

4.3.120 Commercial Entrance Zoning District 3 (C-3-N)

4.3.121 Purpose and Intent

The purpose and intent of the C-3-N Zoning District is to provide a mix of uses and promote aesthetic, multi-modal approaches to the City Center that is consistent with the Community Entrance Goals, Strategies and Regulations. This zoning district is intended to encourage residential, commercial and light industrial uses in an urban context that is consistent with Red Lodge's historic image. A further intent of the C-3-N district is to maximize connectivity between new development and the City by extending the existing street grid and the trail system into the zoning district. The C-3-N District is intended to avoid typical strip commercial development, ensure controlled access to U.S. Highways 212 and 78 and promote a mix of types of transportation, or multi-modal transportation, for the purpose of coordinating land use with major transportation corridors and announcing the arrival into Red Lodge.

4.3.122 Allowed Uses

Permitted and Conditional Uses allowed in the C-3-N District are listed in Table 4.3.122. All Conditional Uses must comply with Section 4.4.10, Conditional Uses. Some Permitted Uses shall comply with specific standards as referenced in the Table 4.3.122. All Uses shall comply with Article 4.5.0, Standards of General Applicability.

4.3.123 Dimensional Standards

Development in the C-3-N District shall comply with the Dimensional Standards established in Table 4.3.123.

4.3.124 Specific District Standards

The following standards shall apply to development in the C-3-N Zoning District:

A. Parking lots

All parking spaces shall be located on the side or rear of the principal building and are prohibited between the principal building and highway.

B. Controlled Access

Access to U.S. Highways 212 and 78 shall be consistent with the Resolution 3228, *Controlled Access Plan*. Said access shall comply with Section 4.5.45, Access, Curb Cuts.

C. Sidewalk

Continuous sidewalks shall be provided across the street fronts of property that connect to the existing sidewalk system. Corner and reverse frontage lots shall provide sidewalks on all sides of the property fronting a street. See Section 4.5.86, Pedestrian Access.

D. Rock Creek Views

Site plans shall be designed to preserve views of Rock Creek from the state highway to the maximum extent practical.

TABLE 4.3.122 Allowed Uses C-3-N		
Permitted		
Single Family	Day Care, family See 4.4.2(B)	Home Occupation See 4.4.22(C)
Short-term Rental See 4.4.33	Public Parks & Recreation	Guest House See 4.4.22(F)
Retail	Group Home	2-family / Duplex, 3-family Triplex
Medical Office	Long Term Care Facility	Bed & Breakfast See 4.4.22(A)
Professional Office, See	Day Care, Group, See 4.4.2(B)	Health Care Facility (i.e., clinic, hospital)
Government Buildings, Facilities	Worship Facility	Commercial Entertainment
Restaurant	Pharmacy	Hotel, Motel, Lodging
Conditional		
Light Industrial / Manufacturing and Assembly	Mini-storage	Multi-family, >3 units
Vehicle Sales, Repair and Service	Drive Through Facilities	Gambling as a tertiary use
Propane Distribution and Bulk Storage, See 4.4.22(J)	School	Outdoor Storage, See 4.4.30
Alcohol – Consumption / Sales as a Secondary Use	Waste Collection	Warehousing / Freight Distribution
Mobile Home Court/Park		

E. Street Wall Length and Shape

To avoid long and monotonous building facades, the building façade facing any street shall not be more than fifty (50) feet without an offset in the wall plane or architectural features or indents designed to break up the apparent mass of the wall and prevents the building from being a rectangle or square.

F. Roof Standards

Roofs shall be of a color and design that are compatible with the rest of the building. Roofs shall have varying pitches, parapets, angles and other acceptable styles that prevent the monotony of roofs.

G. Historic Character

The design of all new buildings and the design of existing buildings that are expanded in gross floor area by twenty (20) percent or more shall be compatible with the historic architecture of Red Lodge as described in the *Red Lodge Revitalization Master Plan*. Compatible design includes, but is not limited to, the use of false fronts, and the type of ground floor windows typically used on historic buildings in Red Lodge. Acceptable exterior building materials traditionally used on historic buildings in Red Lodge, such as stone, brick, and wood shall be used. Stucco, dryvit and other similar materials are not historic materials of Red Lodge.

H. Design Review Required

Designs and plans for all new buildings and expansions to existing buildings that increase gross floor area by twenty (20) percent or more shall be reviewed by the Planning Board / Zoning Commission pursuant to Section 4.9.72, Design Review, for compliance with Subsection F, Residential Appearance and Subsection G, Historic Character, above. Sign packages as part of Secondary and Tertiary Uses are subject to Design Review.

I. Non-Residential Uses over 2,000 Square Feet

Permitted commercial uses and all Conditional Uses that propose to construct or expand in such a way that the square footage of gross floor area increases beyond any multiple of 2,000 square feet are required to comply with Section 4.4.10, Conditional Uses and obtain a Conditional Use Permit and Section 4.5 Standards of General Applicability.

Table 4.3.123 Dimensional Standards C-3-N	
Lot Standards	
Lot Area, min. square feet	NA
Lot Frontage, min. feet	NA
Minimum Setbacks (feet)	
Front, Maximum	10
Side	10
Rear	10
Building Standards	
Building Height	35