

**ORDINANCE 3155**

**AN ORDINANCE AMENDING TITLE 17, CHAPTERS 32 AND 36, OF  
THE OFFICIAL CODE OF THE CITY OF GREAT FALLS (OCCGF),  
PERTAINING TO DRIVEWAYS AND OFF-STREET PARKING**

\* \* \* \* \*

**WHEREAS**, the City Commission recognizes the need for City residents to be allowed additional vehicle parking within the incorporated City limits; and

**WHEREAS**, the City Commission wishes to provide additional options for off-street parking surfaces within the incorporated City limits; and

**WHEREAS**, the City Commission recognizes that additional restrictions should ensure off-street parking areas do not negatively impact neighborhood character and City beautification efforts.

**NOW, THEREFORE**, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, that:

Section 1. Title 17, Chapter 32, Sections 150, 160, 190, and 200 of the OCCGF pertaining to driveways and residential off-street parking be amended as depicted in Exhibit "A" attached hereto, which removes any language indicated by a ~~strike-out~~ and adds any language which is **bolded**; and,

Section 2. Title 17, Chapter 36, Article 2, Section 030 of the OCCGF pertaining to driveways and residential off-street parking be amended as depicted in Exhibit "B" attached hereto, which removes any language indicated by a ~~strike-out~~ and adds any language which is **bolded**; and,

Section 3. This ordinance shall be in full force and effect thirty (30) days after second reading and final adoption by the City Commission.

APPROVED by the City Commission on first reading May 2, 2017.

ADOPTED by the City Commission of the City of Great Falls, Montana, on second reading May 16, 2017.

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Bob Kelly, Mayor

ATTEST:

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Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

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Sara R. Sexe, City Attorney

State of Montana    )  
County of Cascade  : ss  
City of Great Falls )

I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the Commission, Ordinance 3155 in three conspicuous places within the limits of said City to-wit:

On the Bulletin Board, first floor, Civic Center Building;  
On the Bulletin Board, first floor, Cascade County Courthouse;  
On the Bulletin Board, Great Falls Public Library

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Lisa Kunz, City Clerk

(CITY SEAL)

Exhibit "A"

Title 17 - LAND DEVELOPMENT CODE

Chapter 32 TRANSPORTATION FACILITIES

**17.32.150 Driveways access.**

- A. **Generally.** Prior to the installation of a driveway curb cut or other access point onto a public street or right-of-way, the developer or owner shall obtain approval from the **City, and if applicable, the Montana Department of Transportation, or Cascade County, or from the City.** The City Engineer may require site driveway plans prior to approval and the start of construction on any driveway accessing any public street or right of way within the City, **and may deny, limit, or modify access.**
- B. **Width and Surfacing.** Curb cuts shall not be wider than the widths listed in Exhibit 32-3. For single-family and duplex uses, the width of curb cuts shall conform to the standards listed in Exhibit 32-3 or the following, whichever is more restrictive:
1. For lots less than sixty-one (61) feet in width of frontage, the cumulative width of curb cuts shall not be more than thirty (30) percent of the lot frontage width.
  2. For lots sixty-one (61) feet or greater width of frontage, the cumulative width of curb cuts shall not be more than thirty-five (35) percent of the lot frontage width.
  3. For commercial and industrial zoning districts where commercial trucking or transportation is a significant use, driveway width may exceed widths listed in Exhibit 32-3 with approval of the City Engineer. If approved, boulevard landscaped area used for the additional driveway width shall be relocated elsewhere upon the private property.
  4. Driveway width shall not be wider than the curb cut bottom width (excluding driveway wings) for the entire length of the driveway. **Exception: For single-family and two-family residential uses, driveways accessing a street may taper to be wider than the curb cut width at the street in order to accommodate vehicle parking needs. This allowance is subject to the following restrictions:**
    - a. **Maximum Additional Width** – The additional width of the driveway to accommodate vehicle parking may not be more than ten (10) feet greater than the curb cut bottom width (excluding driveway wings). The combined driveway and associated parking area shall be limited to no more than forty (40) total feet, measured parallel to the residential structure's frontage, and not be located in front of the living area of the structure. See Exhibit 32-4.
    - b. **Surfacing** – The associated parking area shall be surfaced and maintained with Portland cement concrete, asphaltic concrete, pavers, or gravel conforming to the standards prescribed by the City Engineer. The main driveway area must be paved except noted in 17.32.150(B)(4)(d) and 17.32.150 (G).
    - c. **Alley Accessed Lots** – For those properties which are served by an alley, no new driveways or expansions of existing driveways accessing the street are allowed unless authorized by both the City Engineer and the Director of Planning and Community Development. A driveway accessing an alley is allowed. Such driveway and associated parking area shall be surfaced and maintained with Portland cement concrete, asphaltic concrete, pavers, or gravel conforming to the standards prescribed by the City Engineer. The combined driveway and associated parking area shall be limited to no greater than nine hundred (900) square feet. See Exhibit 32-5. For lots that are one (1) acre or larger, the area of the combined driveway and

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associated parking area may not exceed six percent (6%) of the gross lot area.

- d. **Unpaved Streets.** Where a property abuts an unpaved street, a gravel driveway and associated parking area otherwise conforming to the chapter may be installed directly off the unpaved street.
- e. **Separation for Sidewalk and Street Boulevard –** For properties that do not contain sidewalks or have a sidewalk connected to the curb, associated parking areas shall not encroach beyond the front property line into the street boulevard. See Exhibit 32-4a. For properties where the sidewalk is separated from curb, the associated parking area shall only connect at a point where the driveway intersects the sidewalk. The remaining associated parking area must be set back from the sidewalk as shown in Exhibit 32-4b.
- f. **Gravel Driveway and Parking Area Maintenance –** All gravel driveways and associated parking areas shall be maintained to ensure that they do not become rutted, contain standing water, or contain noxious or nuisance weeds. Gravel shall not be tracked, erode, nor spill over any paved driveway or onto any public sidewalk, path, paved street, or adjacent property. Stormwater runoff from driveways associated parking areas shall not negatively impact adjacent properties.

**Exhibit 32-3. Maximum curbcut widths**

Type of Use	Maximum Width
Single-family residential & Duplex <del>Two-family residential</del> *(see 17.32.150(B) for further restrictions)	<ul style="list-style-type: none"> <li>• One stall, 10 feet*</li> <li>• Two stalls, 20 feet*</li> <li>• Three or more stalls, 30 feet*</li> <li>• 30 feet is the maximum allowed width*</li> </ul>
Multi-family	<ul style="list-style-type: none"> <li>• 24 feet, two-way</li> <li>• 12 feet, one-way</li> </ul>
Commercial zoning district	<ul style="list-style-type: none"> <li>• 36 feet, two-way</li> <li>• 45 feet with City Engineer approval</li> </ul>
Industrial zoning district	<ul style="list-style-type: none"> <li>• 45 feet</li> <li>• 55 feet with City Engineer approval</li> </ul>

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Exhibit 32-4. Street accessed driveway and parking area

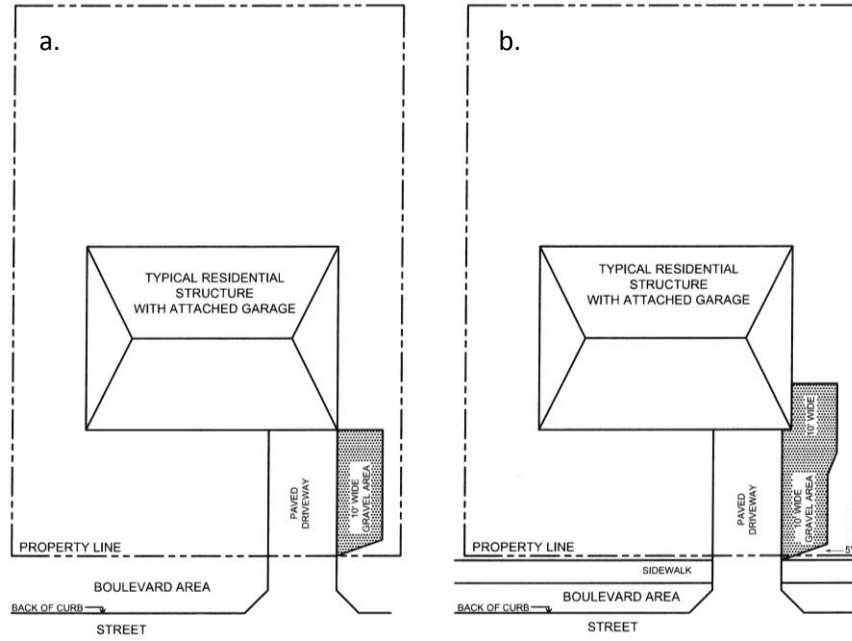
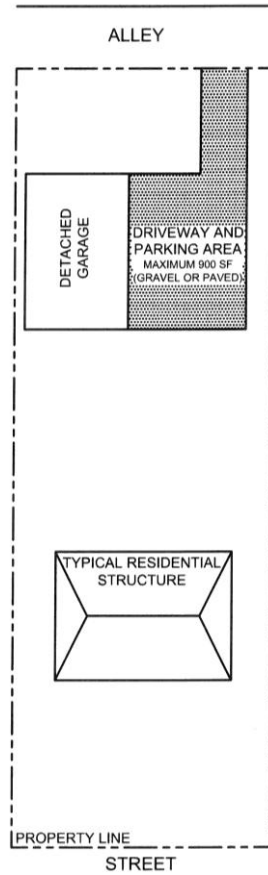


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**Exhibit 32-5. Alley accessed driveway and parking area**



C. **Number.** The number of curb cuts shall conform to the standards listed in Exhibit 32-432.6.

**Exhibit 32-432.6. Number of curb cuts**

Residential Lot Frontage	Number Allowed
less than 101 feet	1
101 feet or more	2

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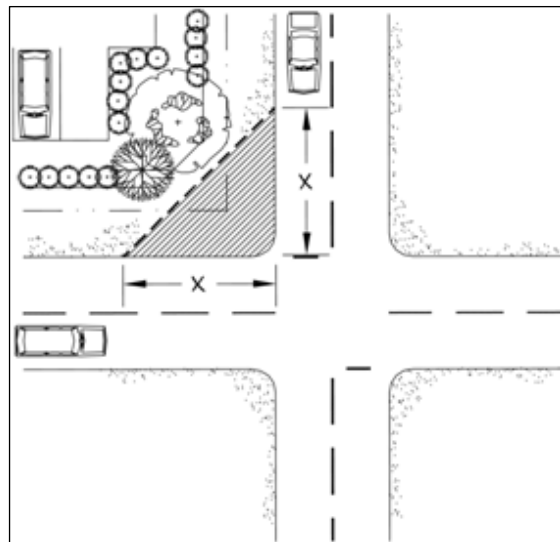
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Commercial-Industrial/PLI Lot Frontage	Number Allowed
Less than 51 feet	1
51 feet to 400 feet	2
More than 400 feet	3

- D. **Location.** Curb cuts shall be located at the discretion and by the approval of the City Engineer to ensure traffic safety and the character of the neighborhood is maintained.
- E. **Off street parking.** Approval of curb cuts to serve off street parking that is not connected to a garage or covered carport in residential areas is discouraged and shall be at the discretion of the City Engineer. If approved, such driveways shall be of adequate length onto the private property to allow parking on the private property beyond the building setback. "U" shaped driveways (one continuous driveway with two curb cuts) in single-family residential zoned areas are prohibited.

**Exhibit 32-532.7. Clear visibility triangle**



- F. **Drainage structures.** All driveways shall be constructed so as to not impair drainage within the right-of-way nor alter the stability of the roadway subgrade and at the same time not impair or materially alter drainage of the adjacent areas. All drainage structures required within the public right-of-way and under the driveways as a result of the property being developed shall be installed in accordance with the standards of the City.
- G. **Driveway paving in the public right of way.** Driveways connecting to a **paved** public street must be surfaced and maintained with **Portland** cement concrete from the back of curb to **the front** property line. ~~The remainder of the driveway must be surfaced and maintained with cement or~~

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~~asphaltic concrete. Paving of~~ **The use of gravel for** driveways connecting to a public street in **the R-1 Zoning District shall may be required allowed** at the discretion of the City Engineer.

(Ord. 3155, 2017; Ord. 3087, 2012; Ord. 2950, 2007)

**17.32.160 Intersection visibility.**

- A. **Generally.** To provide motorists with a clear view of intersecting streets, alleys and driveways, nothing within the clear visibility triangle shall be erected, placed, parked, planted, or allowed to grow at a level between two and one-half (2.5) feet and eight (8) feet above the adjoining street center line surface elevation. A tree whose branches are eight (8) feet or higher may be located in this area.

(Ord. 2950, 2007)

- B. **Size.** The configuration of a clear visibility triangle is shown in Exhibit ~~32-532.7~~ and the length of each leg measured along the curbline or edge of roadway, (indicated on Exhibit ~~32-532.7~~ as "x") shall be forty-five (45) feet for street intersections, and ten (10) feet for alleys and fifteen (15) feet for driveways. (Ord. 3155, 2017; Ord. 2950, 2007)
- C. **Exemption.** Properties in the C-4 Central Business zoning district are required to comply with the provisions in this section unless compliance is not possible due to the setback of the building. (Ord. 2950, 2007)

**17.32.170 Dedication of streets.**

- A. Streets shall be dedicated to the City upon City Commission approval of the plat of the subdivision describing subject streets and filing of the plat in the Cascade County Clerk and Records Office.
- B. Private streets may be allowed within developments that will remain under common ownership, provided they are designed and constructed pursuant to the standards as provided for in this chapter, and a homeowner's association is formed to own the streets.

(Ord. No. 3056, § 1, 8-17-2010)

**17.32.180 Right-of-way.**

- A. **Width.** Right-of-way widths shall be provided for new streets and alleys consistent with Exhibit 32-2.
- B. **Allowable uses within right-of-way.** The following may be placed within the right-of-way subject to applicable specifications: streets, sidewalks, pedestrian ways, bikeways, and public or private utilities, including, sanitary sewer, potable water, telephone wires, cable television wires, gas lines, or electricity transmission.

**17.32.190 Bridges.**

- A. **Load capacity.** Bridges shall have a load capacity of H-20 (as described by the American Association of State Highway Officials).
- B. **Width.** The bridge shall be at least as wide as the street surface.



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- C. **Vertical clearance over another street.** Where a bridge passes over another street, there shall be a vertical clearance of at least fourteen and one-half (14.5) feet.
- D. **Bridges.** When a bridge crosses a watercourse or channel, it shall be designed to handle storm events as listed in Exhibit ~~32-632-8~~.

(Ord. 3155, 2017)

**17.32.200 Culverts.**

Culverts shall be installed where appropriate and designed to handle storm events as listed in Exhibit ~~32-632-8~~. Under no circumstance shall the cross-section of the culvert be smaller than 15 inches in diameter.

**Exhibit ~~32-632-8~~. Sizing for bridges and culverts**

	Storm Event
Principal arterial	50-year
Minor arterial	50-year
Collector	25-year
Local	25-year
Driveway	10-year

(Ord. 3155, 2017)

Exhibit "B"

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Chapter 36 PARKING

**17.36.2.030 Construction and maintenance requirements.**

- A. **Surfacing. Except as otherwise noted in 17.32.150.** all off-street parking areas shall be surfaced and maintained with **Portland cement concrete** or asphaltic concrete in accordance with standards prescribed by the City Engineer.
- B. **Border barricades.** Every parking area located adjacent to a property line shall be provided with a suitable curb (asphalt or concrete) so as to protect the adjacent property. Such curb shall be placed at least two (2) feet from the property line to prevent extension of vehicles beyond the property line.
- C. **Outdoor lighting.** Outdoor lighting shall be provided consistent with Chapter 40 of this Title.
- D. **Landscaping.** Landscaping shall be provided consistent with Chapter 44 of this Title.
- E. **Curb cuts and driveways.** Curb cuts and driveways **that access** to parking areas shall be provided consistent with Chapter 32 of this Title.

**(Ord. 3155, 2017)**