

ORDINANCE 3259

AN ORDINANCE AMENDING TITLE 17, CHAPTER 20, ARTICLE 3, EXHIBIT 20-1 OF THE OFFICIAL CODE OF THE CITY OF GREAT FALLS (OCCGF) PERTAINING TO PRINCIPLE USES BY DISTRICT – ALLOWING RESIDENCE, MULTI-FAMILY IN THE GENERAL COMMERCIAL (C-2) ZONING DISTRICT.

* * * * *

WHEREAS, in 2005, the City Commission adopted the City’s first comprehensive, inclusive compilation of code provisions relating to development, Title 17 of the Official Code of the City of Great Falls (OCCGF); and

WHEREAS, Title 17 of the OCCGF has been modified a number of times to keep the Title relevant and to correct errors or omissions; and

WHEREAS, in the last few years, the Planning and Community Development Department for the City of Great Falls has fielded numerous inquiries from developers concerning multi-family dwellings within the General Commercial(C-2) Zoning District. The current code within Title 17, Chapter 20, Article 3 - Allowable Uses, prohibits all residential uses within the C-2 District; and

WHEREAS, based upon Staff’s comprehensive review of the OCCGF, staff is recommending revisions to Title 17, Chapter 20, Article 3, Exhibit 20-1 permitting “Residence, multi-family” within the C-2 district. This proposed code revision would diversify residential development opportunities, further encourage infill, and provide additional financial sources for commercial development projects; and

WHEREAS, at its regularly scheduled April 25, 2023 meeting, the Great Falls Planning Advisory Board recommended that the City Commission adopt Ordinance 3259.

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

EXHIBIT "A"

Exhibit 20-1. Principal Uses by District

| Use | R-1 | R-2 | R-3 | R-5 | R-6 | R-9 | R-10 | C-1 | C-2 | C-3 | C-4 | C-5 | M-1 | M-2 | PLI | POS | GFIA | I-1 | I-2 | Special Standards |
|---|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-------------------|
| Agricultural Uses | | | | | | | | | | | | | | | | | | | | |
| Agriculture, horticulture, nursery | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | P | P | 17.20.6.005 |
| Marijuana cultivation | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | C | P | |
| Residential Uses | | | | | | | | | | | | | | | | | | | | |
| Mobile home/park | - | - | - | - | - | - | P | - | - | - | - | - | - | - | - | - | - | - | - | 17.20.6.010 |
| Residence, single-family detached | P | P | P | P | P | P | - | P | - | - | - | P | P | P | - | - | - | - | - | |
| Residence, zero lot line | - | - | P | P | P | P | - | - | - | - | - | P | P | P | - | - | - | - | - | 17.20.6.020 |
| Residence, two-family | - | C | C | P | P | C | - | P | - | - | - | P | P | P | - | - | - | - | - | |
| Residence, multi-family | - | - | - | P | P | C | - | P | P | - | P | P | P | P | - | - | - | - | - | 17.20.6.040 |
| Residence, townhouse | - | C | C | P | P | C | - | - | - | - | - | P | P | P | - | - | - | - | - | 17.20.6.050 |
| Residence, manufactured/factory-built | P | P | P | P | P | P | - | P | - | - | - | P | P | P | - | - | - | - | - | 17.20.6.060 |
| Retirement home | - | C | C | P | P | C | - | P | - | - | P | P | P | P | - | - | - | - | - | |
| Special Care Facilities | | | | | | | | | | | | | | | | | | | | |
| Community residential facility, type I | P | P | P | P | P | P | - | - | - | - | - | P | P | P | - | - | - | - | - | |
| Community residential facility, type II | C | C | C | P | P | P | - | - | - | - | - | - | C | C | - | - | - | - | - | |
| Day care center | C | C | C | C | C | C | - | P | P | - | P | P | P | P | P | - | - | - | - | |
| Emergency shelter | - | - | - | - | - | - | - | C | C | C | C | C | C | C | C | - | - | - | - | |
| Family day care home | P | P | P | P | P | P | - | P | - | - | C | P | P | P | - | - | - | - | - | |
| Group day care home | P | P | P | P | P | P | - | P | - | - | C | P | P | P | - | - | - | - | - | |

EXHIBIT "A"

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| Nursing home | - | - | C | C | C | C | - | P | C | - | P | P | P | P | P | - | - | - | - | |
| Overnight Accommodations | | | | | | | | | | | | | | | | | | | | |
| Campground | - | - | - | - | - | - | - | - | C | P | - | - | - | - | - | - | P | - | - | 17.20.6.070 |
| Hotel/motel | - | - | - | - | - | - | - | P | P | P | P | C | P | P | - | - | P | - | - | |
| Food and Beverage Sales | | | | | | | | | | | | | | | | | | | | |
| Micro-brewery | - | - | - | - | - | - | - | - | P | - | P | C | C | C | - | - | P | P | - | 17.20.6.080 |
| Restaurant | - | - | - | - | - | - | - | P | P | P | P | P | P | P | - | - | P | P | P | 17.20.6.080 |
| Tavern | - | - | - | - | - | - | - | P | P | P | P | C | C | C | - | - | P | P | P | 17.20.6.080 |
| General Sales | | | | | | | | | | | | | | | | | | | | |
| Agriculture sales | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | P | P | |
| Auction sales | - | - | - | - | - | - | - | - | C | - | - | - | - | - | - | - | P | P | P | |
| Construction materials sales | - | - | - | - | - | - | - | - | P | P | - | - | - | - | - | - | P | P | P | |
| Convenience sales | C | - | - | - | - | - | - | P | P | P | P | C | - | - | - | - | P | P | P | |
| General sales | - | - | - | - | - | - | - | P | P | P | P | P | P | P | - | - | P | P | P | |
| Manufactured housing sales | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | P | P | |
| Marijuana dispensary | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | P | |
| Off-site liquor sales | - | - | - | - | - | - | - | P | P | P | P | C | C | C | - | - | P | P | P | |
| Secondhand sales | - | - | - | - | - | - | - | P | P | - | P | P | - | - | - | - | P | P | P | |
| Shopping center | - | - | - | - | - | - | - | C | P | - | - | - | - | - | - | - | P | P | P | |
| General Services | | | | | | | | | | | | | | | | | | | | |
| Administrative services | - | - | - | - | - | - | - | P | P | P | P | P | P | P | C | - | P | - | - | |
| Commercial kennel | - | - | - | - | - | - | - | - | P | P | - | - | - | - | - | - | P | P | - | 17.20.6.090 |
| Financial services | - | - | - | - | - | - | - | P | P | - | P | P | P | P | - | - | P | - | - | |
| Funeral home | - | - | - | - | - | - | - | P | P | - | P | C | P | P | - | - | - | - | - | |
| General services | - | - | - | - | - | - | - | P | P | P | P | P | P | P | - | - | P | P | P | |
| Professional services | - | - | - | - | C | C | - | P | P | - | P | P | P | P | - | - | P | - | - | |

EXHIBIT "A"

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| Sexually-oriented business | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | P | 17.20.6.100 |
| Veterinary clinic, large animal | - | - | - | - | - | - | - | - | C | - | - | - | - | - | - | - | P | P | |
| Veterinary clinic, small animal | - | - | - | - | - | - | - | C | P | - | - | - | P | P | - | - | P | P | 17.20.6.110 |
| Rental and General Repair | | | | | | | | | | | | | | | | | | | |
| Large equipment rental | - | - | - | - | - | - | - | - | C | C | - | - | - | - | - | - | P | P | |
| Small equipment rental | - | - | - | - | - | - | - | - | P | - | P | - | - | - | - | - | P | P | |
| General repair | - | - | - | - | - | - | - | P | P | - | P | P | - | - | - | - | P | P | |
| Vehicle Trade and Service | | | | | | | | | | | | | | | | | | | |
| Vehicle fuel sales | - | - | - | - | - | - | - | C | P | P | P | P | - | - | - | - | P | P | - |
| Vehicle repair | - | - | - | - | - | - | - | - | P | P | C | P | - | - | - | - | P | P | 17.20.6.120 |
| Vehicle sales and rental | - | - | - | - | - | - | - | - | P | P | P | P | - | - | - | - | P | P | - |
| Vehicle services | - | - | - | - | - | - | - | C | P | P | P | P | C | P | - | - | P | P | - |
| General Storage | | | | | | | | | | | | | | | | | | | |
| Agricultural commodity storage facility | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | P | |
| Climate controlled indoor storage | - | - | - | - | - | - | - | P | P | P | P | P | P | P | P | - | P | P | |
| Fuel tank farm | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - | P |
| Marijuana transporter | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | P |
| Mini-storage facility | - | - | - | - | - | - | - | - | - | C | - | - | - | C | - | - | P | P | 17.20.6.130 |
| Freight terminal | - | - | - | - | - | - | - | - | - | C | - | - | - | - | - | - | P | P | |
| Warehouse | - | - | - | - | - | - | - | - | - | C | - | - | - | C | - | - | P | P | |
| Indoor Recreation/Sports/Entertainment | | | | | | | | | | | | | | | | | | | |
| Casino | - | - | - | - | - | - | - | - | P | - | P | - | - | - | - | - | P | P | |

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| Indoor entertainment | - | - | - | - | - | - | - | - | P | - | P | C | C | C | C | - | P | - | - | |
| Indoor sports and recreation | - | - | - | - | - | - | - | - | P | - | P | C | C | C | C | C | P | P | - | |
| Outdoor Recreation/Sports/Entertainment | | | | | | | | | | | | | | | | | | | | |
| Golf course/driving range | C | C | C | C | C | - | - | - | - | - | - | - | - | - | - | P | P | - | - | |
| Miniature golf | - | - | - | - | - | - | - | - | P | C | - | - | - | C | - | - | P | C | - | |
| Outdoor entertainment | - | - | - | - | - | - | - | - | - | - | - | - | - | - | C | C | P | C | - | |
| Park | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Recreational trail | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Community Services/Uses | | | | | | | | | | | | | | | | | | | | |
| Administrative governmental center | - | - | - | - | - | - | - | P | P | P | P | P | P | P | P | C | P | - | - | |
| Animal shelter | - | - | - | - | - | - | - | - | C | C | - | - | C | C | C | - | P | P | - | 17.20.6.160 |
| Cemetery | C | C | C | C | C | C | C | - | - | - | - | - | - | - | P | P | P | - | - | 17.20.6.170 |
| Civic use facility | C | C | C | C | C | C | C | - | P | - | P | P | P | P | P | C | - | - | - | |
| Community center | C | C | C | C | C | C | C | C | P | - | P | P | P | P | P | C | - | - | - | |
| Community cultural facility | C | C | C | C | C | C | C | P | P | - | P | P | P | P | P | C | - | - | - | |
| Community garden | P | P | P | P | P | P | P | C | C | C | C | P | P | P | P | P | P | C | C | 17.20.6.175 |
| Public safety facility | C | C | C | C | C | C | C | C | P | C | P | P | P | P | P | - | P | P | - | |
| Worship facility | C | C | C | C | C | C | C | P | P | - | C | P | P | P | - | - | P | - | - | 17.20.6.180 |
| Health Care | | | | | | | | | | | | | | | | | | | | |
| Health care clinic | - | - | - | - | - | - | - | P | P | - | P | P | P | P | P | - | - | - | - | |
| Health care facility | - | - | - | - | - | - | - | - | P | - | P | P | C | C | P | - | - | - | - | |
| Health care sales and services | - | - | - | - | - | - | - | P | P | - | P | P | P | P | P | - | - | - | - | |
| Education | | | | | | | | | | | | | | | | | | | | |
| Commercial education facility | - | - | - | - | - | - | - | P | P | - | P | P | P | P | - | - | P | P | - | |

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| Educational facility (K–12) | C | C | C | C | C | C | C | C | - | - | - | C | C | C | P | - | - | - | - | 17.20.6.200 |
| Educational facility (higher education) | - | - | - | - | - | - | - | C | C | - | - | C | C | C | P | - | P | - | - | |
| Instructional facility | - | - | - | - | - | - | - | P | P | - | P | P | P | P | - | - | P | P | - | |
| Solid Waste, Recycling and Composting | | | | | | | | | | | | | | | | | | | | |
| Composting facility | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | C | P | 17.20.6.210 |
| Recycling center | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | C | P | 17.20.6.220 |
| Solid waste transfer station | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | C | P | 17.20.6.230 |
| Telecommunications | | | | | | | | | | | | | | | | | | | | |
| Amateur radio station | P | P | P | P | P | P | P | - | - | - | - | - | - | - | - | - | - | - | - | 17.20.6.240 |
| Telecommunication facility | | | | | | | | | | | | | | | | | | | | 17.20.6.250 |
| Concealed facility | C | C | C | C | C | C | C | P | P | P | P | C | P | P | P | C | P | P | P | |
| Unconcealed facility | - | - | - | - | - | - | - | C | C | C | C | C | C | C | C | C | P | P | P | |
| Co-located facility | - | - | - | - | - | - | - | P | P | P | P | C | C | C | C | C | P | P | P | |
| Utilities | | | | | | | | | | | | | | | | | | | | |
| Utility installation | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | P | C | P | |
| Transportation | | | | | | | | | | | | | | | | | | | | |
| Airport | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - | - | |
| Bus transit terminal | - | - | - | - | - | - | - | - | P | P | P | - | C | C | C | - | P | P | - | |
| Heli-pad | - | - | - | - | - | - | - | - | C | C | C | C | C | C | C | C | P | P | P | 17.20.6.260 |
| Parking lot, principal use | - | - | - | - | - | - | - | P | P | P | P | P | P | P | P | P | P | P | P | |
| Parking structure | - | - | - | - | - | - | - | - | P | - | P | P | P | P | P | - | P | P | P | |
| Railroad yard | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | P | P | |
| Taxi cab dispatch terminal | - | - | - | - | - | - | - | - | P | P | P | - | P | P | - | - | P | P | - | |
| Contractor Yards | | | | | | | | | | | | | | | | | | | | |
| Contractor yard, type I | C | - | - | - | - | - | - | - | C | - | - | - | P | P | - | - | P | P | - | 17.20.6.270 |

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| Contractor yard, type II | - | - | - | - | - | - | - | - | - | - | - | - | C | C | - | - | P | P | P | 17.20.6.280 |
| Industrial/Manufacturing | | | | | | | | | | | | | | | | | | | | |
| Artisan shop | - | - | - | - | - | - | - | P | P | P | P | P | P | P | - | - | P | P | - | |
| Industrial, heavy | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - | P | |
| Industrial, light | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | P | P | |
| Industrial park | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | P | P | |
| Junkyard | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | C | P | 17.20.6.290 |
| Light manufacturing and assembly | - | - | - | - | - | - | - | - | P | P | P | P | P | P | - | - | P | P | P | 17.20.6.300 |
| Marijuana manufacturing | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | |
| Marijuana testing laboratory | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | P | |
| Motor vehicle graveyard | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | 17.20.6.310 |
| Motor vehicle wrecking facility | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | 17.20.6.320 |

- The use is not permitted in the district

C The use is allowed through the conditional use process

P The use is permitted in the district by right, consistent with the development standards contained in Article 6 of this chapter, as appropriate

(Ord. 3259, 2023; Ord. 3251 , 2022; Ord. 3249 , 2022; Ord. 3221 , 2020; Ord. 3166, 2017; Ord. 3087, 2012; Ord. 3068, 2011; Ord. 3056, 2010)

Section 1. OCCGF Title 17, Chapter 20, Article 3, Exhibit 20-1 is hereby amended as depicted in Exhibit “A” attached hereto and by reference incorporated herein, with inserted language **bolded**; and

Section 2. This ordinance shall be in full force and effect thirty (30) days after second reading and final adoption by the City Commission.

ACCEPTED by the City Commission of the City of Great Falls, Montana on first reading May 16, 2023.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading and public hearing June 6, 2023.

Bob Kelly, Mayor

ATTEST:

(CITY SEAL)

Lisa Kunz, City Clerk

APPROVED FOR LEGAL CONTENT:

David Dennis, 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 3259 on the Great Falls Civic Center posting board and the Great Falls City website.

Lisa Kunz, City Clerk

(CITY SEAL)