

## CHAPTER ? – CENTRAL BUSINESS ZONING DISTRICT

### 11-?-1: PURPOSE:

The Central Business Zoning District (CBZD) is established to implement Three Fork's growth policy by facilitating more intensive commercial and residential development in a pleasant, walkable city center. Specifically, development in the CBZD will:

- rely primarily on on-street parking and pedestrian circulation;
- serve as the hub of the city's commercial and social life with shopping, services, dining, entertainment, lodging, and office space; and
- provide housing that supports the vitality of the central business district and at least has the potential of being affordable to the people who make Three Forks work;
- The CBZD is not the place for new auto-dependent uses (lodging will be an exception and existing auto-dependent uses may continue under the city's generous provisions for nonconforming uses) or most industrial uses.
- Wide sidewalks are a tremendous asset to any downtown. They will be continued in Three Forks CBZD.
- Buildings in the CBZD will ordinarily come to the building lines and be two or more stories in height.

*Three Forks' next step in planning should probably be a downtown master plan based on the principles established by the National Main Street program. For a starting place, please see:*

<https://commerce.mt.gov/Infrastructure-Planning/Programs-and-Services/Montana-Main-Street-Program/>

### 11-?-2: BOUNDARIES:

The boundaries of the CBZD are as shown on the Official Zoning Map of the City of Three Forks.

### 11-?-3: PERMITTED USES:

- A. Retail sales; business, personal, and professional services; dining; entertainment; places of assembly; and offices consistent with the purposes stated in 11-?-1 and in continuing compliance with the standards of these regulations.
- B. Artisanal uses that are technically industrial - making saddles or brewing beer on a small scale would be examples – but consistent with the purposes stated in 11-?-1 and in continuing compliance with the standards of these regulations.

- C. Public facilities and other institutional uses consistent with the purposes stated in 11-?-1 and in continuing compliance with the standards of this chapter.
- D. Dwellings and lodging consistent with the purposes stated in 11-?-1 and in continuing compliance with the standards of this chapter.
- E. Childcare with valid state licenses and in continuing compliance with state regulations and the standards of this chapter.
- F. Infrastructure serving the central business district and the city.
- G. Customary accessory uses and structures in continuing compliance with the standards of this chapter.

### **Dimensional Standards**

#### **11-?-4: BUILDING HEIGHT:**

The maximum building height in the CBZD is 24 feet to the eaves and 32 feet overall.

*The current ordinance does not limit building height in the CBD. That is not consistent with the conversations we've had about the capabilities of the Three Forks Fire Department, but it would be desirable to permit somewhat taller buildings downtown. Let's talk about that.*

#### **11-?-5: LOT COVERAGE:**

There is no lot coverage limit in the CBZD. Landscaped buffers may, however, be required by Section 11-23-8 and parking for lodging and residential uses is required by Chapter 11-?.

#### **11-?-6: SETBACKS:**

*The current ordinance has somewhat confusing requirements for setbacks along side streets and residential uses. That language is reproduced below. We need to talk about what purpose it serves. Our recommendations appear below that.*

no minimum yards set forth except a fifteen foot (15') front yard shall be required on all streets except Main Street (provided pedestrian walkways are preserved). Necessary rear yard setbacks may be required on lots and business uses which adjoin an alley. For all lots that are utilized primarily for residential use in this district, the yard requirements will be the same as those in the R district.

- A. New buildings and additions to buildings in the CBZD are expected to come to the front (the sidewalk) and side building lines, except as provided by B-D, below.
- B. Commercial, mixed-use, and multi-family residential buildings may incorporate entry courtyards no more than 15 feet deep across 50% of the front building line or along the entire side building line.

- C. One and two family dwellings in the CBZD must maintain the setbacks required in the RZD, including landscaped yards.
- D. Where landscaped buffers are required by Section 11-23-8, they supersede this section.

### **Performance Standards**

#### **11-?-7: GENERAL PERFORMANCE STANDARDS:**

Development in the CBZD must, unless specifically exempted, comply with all standards established in Chapters 11.\_\_-11.\_\_.

#### **11-?-8: OFF-STREET PARKING:**

- A. Commercial uses in the CBZD are not required to provide off-street parking, except for lodging and residential uses, which must provide one (1) off-street parking space per dwelling or lodging unit.
- B. Commercial uses in the CBZD may provide new off-street parking that is directly accessible from the alley.
- C. Any off-street parking that is provided in the CBZD must comply with all standards of Chapter 11-?, except Section 11-?-6.

#### **11-?-9 WIDER SIDEWALKS:**

Development in the CBZD must extend the existing width of the sidewalks along Main Street.

*STREET TREES? The provision of street trees is required by the landscaping chapter. But given the need for tree wells and special maintenance of street trees in a downtown environment, the maintenance of trees in the CBZD should ultimately be the responsibility of a business improvement or urban renewal district rather than of individual property owners.*