

Chapter 20.10 Business and Commercial Districts

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20.10.010 General

A. Districts

1. List

The city's business and commercial zoning districts are listed below. When this zoning ordinance refers to "business," "B," "commercial" or "C" zoning districts, it is referring to these districts.

| Map Symbol | District Name |
|------------|---------------------------|
| B1 | Neighborhood Business |
| B2 | Community Business |
| C1 | Neighborhood Commercial |
| C2 | Community Commercial |
| CBD | Central Business District |

2. Deciphering the District Names and Map Symbols

The B and C district names and map symbols shown above provide only a general, relative indication of the types and scale of uses allowed within respective B and C districts. On the zoning map these districts include at least one other essential information component: an intensity designator, which is identified by a dash and a numeral following the initial letter-number combination, as in B2-2 (B2 dash 2.) The intensity designator establishes the allowable intensity of development and applicable parcel and building standards.

B. Purposes

Missoula's business and commercial zoning districts are primarily intended to accommodate and promote neighborhood and community-serving business and commercial uses (e.g., retail, service, office), as well as mixed-use development consisting of business uses and residential uses in the same building or on the same site. Encouraging true mixed-use development can help reduce vehicle travel demand and provide increased housing choice and transit-oriented densities.

([Ord. 3439](#), 2010; [Ord. 3410](#), 2009)

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20.10.020 Allowed Uses

A. Use Table

Uses are allowed in B and C zoning districts in accordance with [Table 20.10-1](#), below.

B. Use Classification System

For the purpose of this zoning ordinance, uses are classified into “use groups,” “use categories,” and “specific use types.” These are described and defined in [Chapter 20.105](#). Uses are identified in the first column of [Table 20.10—1](#).

C. Permitted Uses

Uses identified with a “P” in [Table 20.10—1](#) are permitted as-of-right in the subject zoning district, subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning ordinance.

D. Conditional Uses

Uses identified with a “C” in [Table 20.10—1](#) may be allowed if reviewed and approved in accordance with the conditional use procedures of [20.85.070](#). Conditional uses are subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning ordinance.

E. Prohibited Uses

Uses identified with a “-” are expressly prohibited.

F. Use Standards

The “use standards” column of [Table 20.10—1](#) identifies use-specific standards that apply to some uses. Unless otherwise expressly stated, compliance with such standards is required regardless of whether the use is permitted as-of-right or requires conditional use approval.

Table 20.10—1 Uses Allowed in Business and Commercial Districts

| Use Category ↳specific use type | B1 | B2 | C1 | C2 | CBD | Standards |
|--|----|----|----|----|-----|---------------------------|
| | | | | | | |
| RESIDENTIAL | | | | | | |
| Household Living | | | | | | |
| ↳In Vertical Mixed-use Building | P | P | P | P | P | |
| ↳In Single-purpose Residential Building | P | P | P | P | P | |
| ↳In Mixed-use Building | P | P | P | P | P | |
| Group Living (except as noted below) | C | C | C | C | C | 20.40.070 |
| ↳Community Residential Facility (8 or fewer) | P | P | P | P | P | |
| ↳Community Residential Facility (9+) | P | P | P | P | P | 20.40.070 |
| ↳Health Care Facility | P | P | P | P | P | |
| PUBLIC/CIVIC | | | | | | |
| Fraternal Organization | - | C | C | P | P | |
| College/University | P | P | P | P | P | |
| Day Care (except as noted below) | P | P | P | P | P | |
| ↳Day Care Center (13+) | C | P | P | P | P | |
| Emergency Homeless Shelter | C | C | C | C | C | 20.40.045 |
| Hospital | - | C | P | P | P | |
| Library/Cultural Exhibit | P | P | P | P | P | |
| Meal Center | C | C | C | C | C | 20.40.085 |
| Park/Recreation | P | P | P | P | P | |
| Preschool (except as noted below) | P | P | P | P | P | |
| ↳Preschool Center (13+) | C | P | P | P | P | |

| Use Category ↳specific use type | B1 | B2 | C1 | C2 | CBD | Standards |
|---|----|----|----|----|-----|--|
| | | | | | | |
| Religious Assembly | P | P | P | P | P | |
| Safety Services | P | P | P | P | P | |
| School | P | P | P | P | P | |
| Utilities and Services | | | | | | |
| ↳Minor | P | P | P | P | P | |
| ↳Major | C | C | C | C | C | |
| COMMERCIAL | | | | | | |
| Animal Services | | | | | | |
| ↳Sales and Grooming | C | C | P | P | C | 20.40.020 |
| ↳Shelter or Boarding Kennel | – | – | C | C | C | |
| ↳Veterinary | C | C | P | P | C | |
| Artist Work or Sales Space | P | P | P | P | P | 20.40.170 |
| Building Maintenance Service | – | C | P | P | C | |
| Business Equipment Sales and Service | P | P | P | P | P | 20.40.170 |
| Business Support Service | – | P | P | P | P | 20.40.170 |
| Communication Service Establishments | – | P | P | P | P | 20.40.170 |
| Construction Sales and Service | – | – | P | P | – | |
| Day Labor Employment Agency | – | – | C | C | C | 20.40.170 |
| Eating and Drinking Establishments | | | | | | |
| ↳Restaurant | P | P | P | P | P | 20.40.170 |
| ↳Tavern or Nightclub | – | C | C | C | C | 20.40.040 20.40.170 |
| Enterprise Commercial Use | – | – | C | C | P | 20.40.050 |
| Entertainment and Spectator Sports | | | | | | |
| ↳Small Venue | – | P | P | P | P | |
| ↳Medium Venue | – | – | P | P | P | |
| ↳Large Venue | – | – | P | P | P | |
| Financial Services (except as noted below) | – | P | P | P | P | 20.40.170 |
| ↳Check cashing/loan service | – | – | C | C | – | 20.40.170 |
| ↳Pawn Shop | – | – | – | P | P | Error! Reference source not found. |
| Food and Beverage Retail Sales | P | P | P | P | P | 20.40.170 |
| Funeral and Interment Services | | | | | | |
| ↳Cemetery/Columbarium/Mausoleum | – | – | – | – | – | |
| ↳Cremating | – | – | – | – | – | |
| ↳Undertaking | – | P | P | P | – | |
| Gasoline and Fuel Sales (except as noted below) | – | – | C | C | C | 20.40.060 |
| ↳Truck Stop/Travel Plaza | – | – | C | C | – | 20.40.150 |
| Lodging | | | | | | |
| ↳Bed and Breakfast | P | P | P | P | P | 20.40.030 20.40.170 |
| ↳Hostel | – | – | P | P | P | 20.40.170 |
| ↳Hotel/Motel | – | – | P | P | P | 20.40.170 |
| ↳Recreational Vehicle Park | – | – | – | – | – | |
| ↳Tourist Homes | – | P | P | P | P | |

| Use Category ↳specific use type | B1 | B2 | C1 | C2 | CBD | Standards |
|--|----|----|----|----|-----|--|
| | | | | | | |
| Office | | | | | | |
| ↳Administrative, Professional or General Office | P | P | P | P | P | 20.40.170 |
| ↳Medical Office | P | P | P | P | P | 20.40.170 |
| Parking, Non-Accessory | - | C | P | P | P | |
| Personal Improvement Service | P | P | P | P | P | 20.40.170 |
| Repair or Laundry Service, Consumer | P | P | P | P | P | 20.40.170 |
| Research Service | - | P | P | P | P | 20.40.170 |
| Retail Sales | P | P | P | P | P | 20.40.170 |
| Sports and Recreation, Participant (except as noted below) | - | - | P | P | P | |
| ↳Casino | - | - | C | C | C | 20.40.040 20.40.170 |
| Vehicle Sales and Service | | | | | | |
| ↳Car Wash/Cleaning Service | - | - | C | P | - | |
| ↳Heavy Equipment Sales/Rentals | - | - | C | C | - | |
| ↳Light Equipment Sales/Rentals | - | - | P | P | P | |
| ↳Motor Vehicle Repair, Limited | - | - | P | P | P | |
| ↳Motor Vehicle Repair, General | - | - | - | P | - | |
| ↳Vehicle Storage and Towing | - | - | - | C | - | |
| INDUSTRIAL | | | | | | |
| Manufacturing, Production and Industrial Service | | | | | | |
| ↳Artisan | C | C | P | P | P | |
| ↳Limited | - | - | P | P | P | |
| Microbrewery/Microdistillery | - | C | C | C | C | |
| Recycling Service | | | | | | |
| ↳Limited | - | - | - | P | - | |
| ↳General | - | - | - | - | - | |
| Residential Storage Warehouse | - | - | C | C | - | 20.40.110 |
| Warehousing, Wholesaling and Freight Movement | | | | | | |
| ↳Limited | - | - | P | P | P | |
| ↳General | - | - | P | P | - | |
| Winery | - | C | C | C | C | |
| OTHER | | | | | | |
| Agriculture, Crop | P | P | P | P | P | |
| Community Garden | P | P | P | P | P | |
| Transportation Terminals | - | - | - | - | P | |
| Wireless Communication Facility | | | | | | |
| ↳Ground mounted support structure | P | P | P | P | P | 20.40.160 |
| ↳Roof-mounted & structure mounted support structures | P | P | P | P | P | 20.40.160 |

([Ord. 3559](#), 2015; [Ord. 3549](#), 2015; [Ord. 3519](#), 2014; [Ord. 3511](#), 2013; [Ord. 3471](#), 2011; [Ord. 3439](#), 2010; [Ord. 3410](#), 2009)

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20.10.025 Building with Residential Use

Mixed-use Buildings, vertical mixed-use buildings and the types of residential buildings permitted in the RM1 district (See [20.05.030](#)) are permitted as-of-right.

20.10.030 Parcel and Building Standards**A. General**

This section establishes basic parcel and building standards for all development in B and C districts. The standards that apply vary according to the intensity designator that is attached to the zoning map symbol. These intensity designators are identified by the numeral following the dash (-) in the district name, as in “B1-2” (B1 dash 2.)

B. Basic Standards

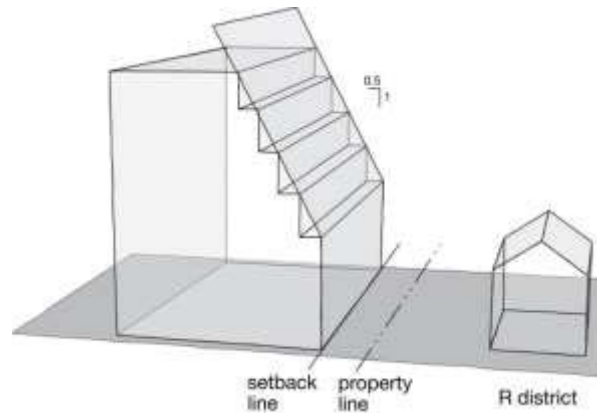
All residential and nonresidential development in B and C districts must comply with the parcel and building standards of [Table 20.10—2](#), except as otherwise expressly provided. General exceptions to parcel and building standards and rules for measuring compliance can be found in [Chapter 20.110](#).

Table 20.10—2 Parcel and Building Standards (B and C Districts)

| Standard | -1 | -2 | -3 | -4 |
|--|--|--------|--------|---------|
| Parcel Size | | | | |
| ↳ Minimum parcel area (sq. feet) | None | None | None | None |
| ↳ Minimum parcel area per unit (sq. ft.) | | | | |
| ↳ Vertical Mixed-use Building | None | None | None | None |
| ↳ Single-Purpose Residential Building/Mixed Use Building | Minimum parcel area: 3,000 square feet; minimum parcel area per unit: 1,000 square feet ^[1] | | | |
| Minimum Front Setback [2] | | | | |
| ↳ Abutting residential district | [2] | [2] | [2] | [2] |
| ↳ Not abutting R district | None | None | None | None |
| Minimum Rear Setback | | | | |
| ↳ Abutting R district | | | | |
| ↳ % of parcel depth | 25 | 25 | 25 | 25 |
| ↳ Maximum required (feet) | 20 | 20 | 20 | 20 |
| ↳ Not abutting R district | None | None | None | None |
| Minimum Interior Side Setback | | | | |
| ↳ Abutting residential district | [3] | [3] | [3] | [3] |
| ↳ Not abutting R district | None | None | None | None |
| Minimum Street Side Setback | | | | |
| ↳ Abutting residential district | [2] | [2] | [2] | [2] |
| ↳ Not abutting R district | None | None | None | None |
| Maximum Building Height (feet) | 40 [4] | 50 [4] | 65 [4] | 125 [4] |

Notes to Table 20.10-2

- [1] Single-purpose residential buildings and mixed-use buildings in the CBD district are not subject to minimum parcel area or minimum parcel area per unit standards.
- [2] Front and street side setbacks are required only when a B- or C-zoned parcel abuts an R-zoned parcel with frontage on the same street. In such cases, the B- or C-zoned parcel must match the actual front or street side setback of the building that exists on the abutting R-zoned parcel, but no greater than the required setback for the abutting R-zoned parcel, or if no building exists on the abutting R-zoned parcel, the B- or C-zoned parcel must provide at least 50% of the front setback that applies to the abutting R-zoned parcel.
- [3] Interior side setbacks are required only when a B- or C-zoned parcel abuts an R-zoned parcel. In such cases, the B- or C-zoned parcel must provide the same interior side setback as required for the abutting R-zoned parcel.
- [4] For parcels abutting R districts that have a maximum allowed building height of 35 feet or less, the maximum building height at the point of the required minimum setback line is 35 feet. Height may be increased above 35 feet by up to one foot (vertical) for each 6 inches of building setback or upper floor step-back.



([Ord 3471](#), 2011; [Ord 3483](#), 2012; [Ord. 3439](#), 2010; [Ord. 3410](#), 2009)
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20.10.040 Site, Design and Operational Standards

A. Enterprise Commercial Uses

Enterprise commercial uses are prohibited in B zoning districts. Enterprise commercial uses in C districts are subject to the standards of [20.40.050](#).

B. Floodplain Setbacks for CBD District

Within the CBD zoning district, no building may be located within 50 feet of the 100 year floodplain. This minimum floodplain setback area may contain pedestrian plazas, walkways, bikeways and other pedestrian-oriented facilities, but it may not be used for parking lots, driveways or other vehicular uses.

C. Indoor/Outdoor Operations

1. B and CBD Districts

All allowed office, business, service and commercial activities in B zoning districts and the CBD district must be conducted within completely enclosed buildings unless otherwise expressly stated. This requirement does not apply to off-street parking or loading areas, automated teller machines, outdoor dining areas or any drive-through facilities allowed in such districts. It is also not intended to prohibit the outdoor display of plants, flowers, produce or similar goods intended for retail sale when such outdoor display areas do not exceed 800 square feet in area.

2. C Districts

Outdoor storage and display is allowed in C districts, subject to the buffer and screening standards of [Chapter 20.64](#).

([Ord. 3471](#), 2011; [Ord. 3439](#), 2010; [Ord. 3410](#), 2009)
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20.10.050 Other Regulations

Uses and development in B and C districts may be subject to other provisions of this zoning ordinance, including the following:

A. Accessory Uses and Structures

See [Chapter 20.44](#).

B. Natural Resource Protection

See [Chapter 20.50](#).

C. Parking and Access

See [Chapter 20.60](#).

D. Landscaping

See [Chapter 20.64](#).

E. Overlay Districts

See [Chapter 20.25](#).

F. Signs

See [Chapter 20.75](#).

G. Nonconformities

See [Chapter 20.80](#).

([Ord. 3471](#), 2011; [Ord. 3439](#), 2010; [Ord. 3410](#), 2009)

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- (4) co-location on existing support structures is not possible because:
- (5) existing or approved support structures are not of sufficient height to meet the applicant's engineering and service requirements and a combination of smaller scale facilities will not enable adequate service delivery; or
- (6) existing or approved support structures do not have sufficient structural strength to support the proposed antenna and related equipment and cannot be reinforced to provide sufficient structural strength; or
- (7) the proposed antenna would cause electromagnetic interference with antenna on existing or approved support structures, or the antenna on existing or approved support structures would cause interference with the proposed antenna; or
- (8) the applicant demonstrates that there are other factual and verifiable limiting factors that render existing or approved structural supports for wireless facilities unsuitable for co-location.

([Ord. 3574](#), 2016; [Ord. 3471](#), 2011; [Ord. 3439](#), 2010; [Ord. 3410](#), 2009)

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20.40.170 Commercial Uses Not Exceeding 30,000 Square Feet

The purpose and intent of these site and building design standards is to ensure that commercial buildings are oriented to face public and private streets, visual impacts of surface parking areas are minimized and building facades feature some level of architectural detail. Standardized corporate architecture is discouraged to the extent that architecture and applied color schemes are a clear representation of corporate identity. The intent is not to dictate design or limit architectural expression but to establish some minimum standards for certain commercial development to enhance the appearance and economic vitality of our commercial corridors, enhance quality of life for citizens and encourage large chain stores and restaurants to design buildings that respect and reflect the unique character of Missoula.

A. Applicability

1. This section establishes site and building design standards for lodging, retail, office, restaurant and certain other commercial uses in B1, B2, C1, C2 and CBD commercial zoning districts (see [Table 20.10—1](#)) and M1R and M1 industrial zoning districts (see [Table 20.15—1](#)) that comprise no more than 30,000 square feet of gross floor area and therefore do not meet the size threshold to be considered Enterprise Commercial Uses (see [20.40.050](#) Enterprise Commercial Uses.)
2. These site and building design standards apply only to new construction.
3. Exceptions to these standards may be granted by the Zoning Officer in consultation with the Historic Preservation Officer, where strict application of these standards would result in site or building designs deemed inconsistent with nationally or locally designated historic sites, buildings or districts.
4. Exceptions to these standards may be granted by the Zoning Officer where strict application of these design standards is impractical due to physical constraints and topographic conditions of the site.

B. Zoning Compliance Permit

A Zoning Compliance Permit may be applied for prior to, or concurrent with, the submittal of building plans. Compliance with the provisions of this section shall be determined from inspection of site plans, building elevations and a signage plan at the time of zoning compliance review. The Zoning Compliance Permit may contain conditions of approval.

C. Building Facades

A primary façade is a side of a building that faces a public or private street, faces residential development or contains a primary customer entrance. A secondary façade is a side of a building that is not a primary façade but is visible from a public or private street.

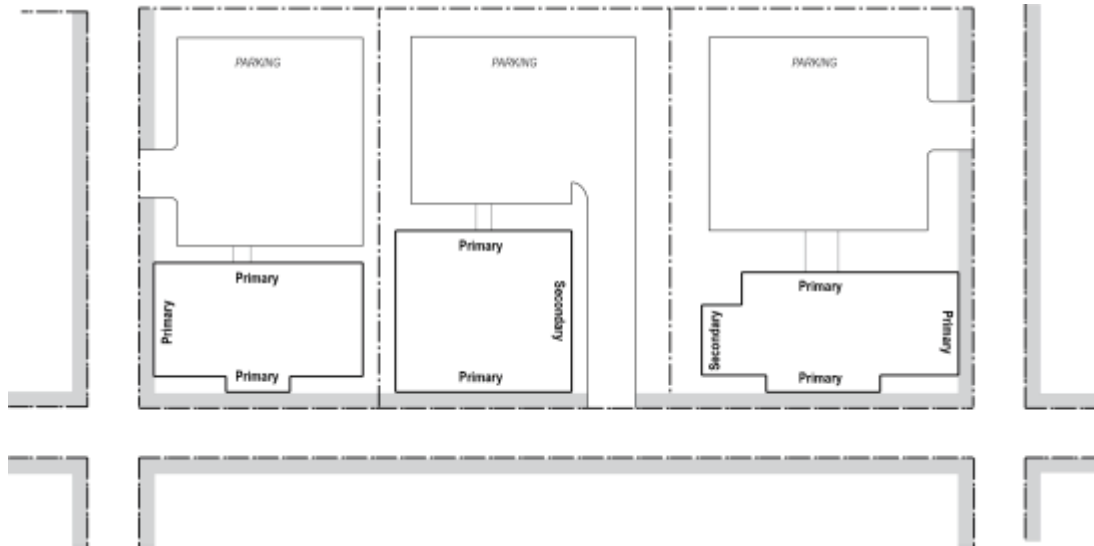


Figure 20.40-10 Primary and Secondary Facades

D. Building Orientation

Buildings shall be oriented to face public and private streets. Mid-block buildings shall be oriented to face the street. Corner-lot buildings shall “hold the corner” meaning at, or close to, the front and street side property lines, unless it is shown that there are compelling site conditions that necessitate a different orientation.

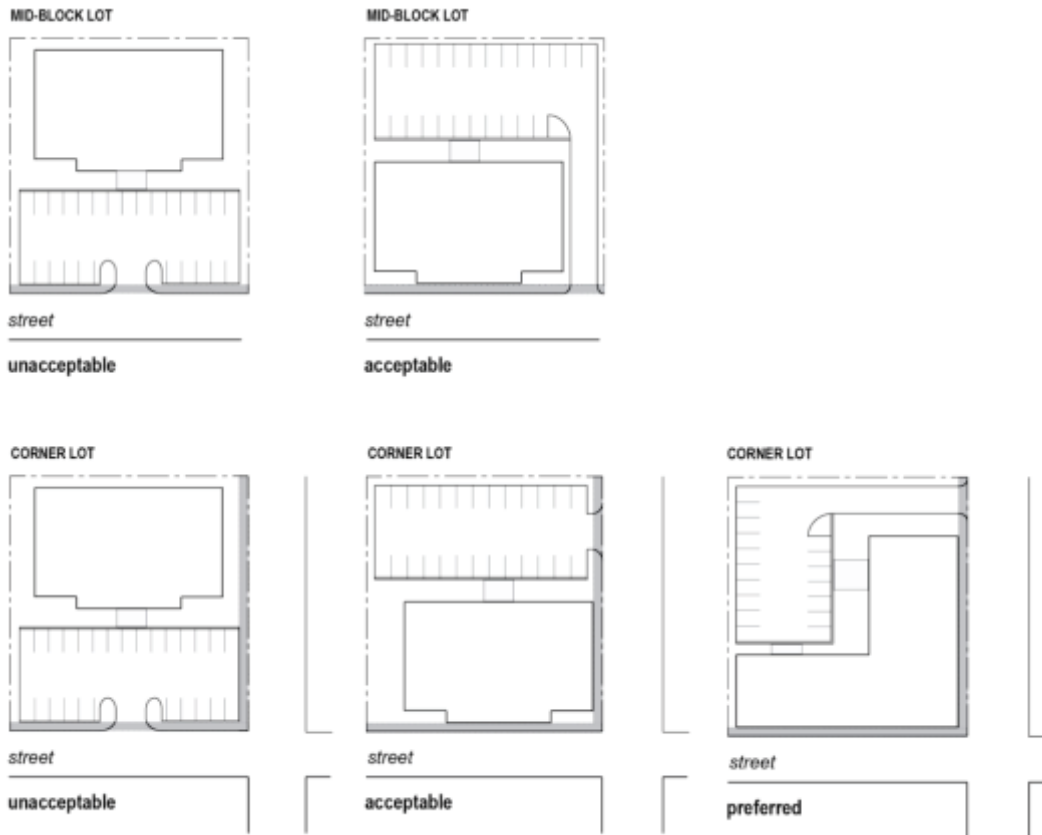


Figure 20.40-11 Building Orientation Standards

E. Customer Entrance

Buildings shall have at least one customer entrance which is clearly defined and highly visible facing the street or public right-of-way.

F. Mechanical Equipment and Utilities

Ground- or wall-mounted mechanical equipment, utility cabinets, junction boxes, valve boxes, utility meters and the like shall not be placed on, or in front of, primary facades.

G. Trash Receptacles

Trash receptacles shall be contained and screened from view (see standards contained in [20.65.070B.3](#)).

H. Parking

Parking areas shall not be located between the building and a public or private street. Surface parking must be located behind the building or within or under the building. When the depth of the parcel is insufficient to permit required parking behind the building, parking may be located to the side of the building provided that it does not occupy more than 50% of the street frontage and is separated from the sidewalk by perimeter parking lot landscaping in accordance with [20.65.050](#). If the parking lot perimeter landscaping requirements of [20.65.050](#) do not apply, the parking must be separated from the sidewalk by a solid wall between 36 and 42 inches in height. [Chapter 12.22](#) contains parking facility standards.

I. Neighborhood Commercial

These standards shall apply to certain non-residential uses in the B1 and B2 zoning districts. In order to enhance the visual appearance of commercial development, primary facades shall incorporate at least four design alternatives and secondary facades shall incorporate at least three design alternatives. The design alternatives are:

1. Provide color variation in the building façade, including building trim or accent areas;
2. Provide building façade modulation, such as projections, recesses, off-set planes, overhangs, arcades and/or clearly defined, highly visible pedestrian entrances encompassing at least 75% of the first story of the building façade. No uninterrupted (un-modulated) length of the façade shall exceed 60 feet in length. The break in the facade shall be at least 6 feet in length and a minimum 2 feet in depth;
3. Provide exterior materials that are clearly visibly texturally diverse. Predominant exterior building materials may not include smooth faced concrete block, tilt up concrete panels or prefabricated steel panels. This is not intended to exclude the use of architectural metal wall systems;
4. Incorporate windows, doors and other transparencies to encompass at least 30% of the first story of the building façade between finished grade and 12 feet above grade. Darkly tinted, mirrored or highly reflective glazing or doors with less than 50% glass may not be counted toward minimum glazed area requirements;
5. Provide varied roof lines and multiple roof planes, with three or more roof slope planes, or a rooftop garden or rooftop deck; varied roof lines should not preclude the installation of renewable energy systems;
6. Provide a primary customer entrance which is clearly defined and highly visible facing the street or public right-of-way. Where a customer entrance is provided to meet the requirement in [20.40.170E](#), it shall be counted as meeting one of the design alternatives for that façade;
7. Provide a ground-level covered entryway a minimum of 8 feet wide and 6 feet deep.

J. General Commercial

These standards shall apply to certain non-residential uses in the C1, C2, CBD, M1R and M1 zoning districts. In order to enhance the visual appearance of commercial development, primary facades shall incorporate at least four design alternatives and secondary facades shall incorporate at least three design alternatives. The design alternatives are:

1. Provide color variation in the building façade, including building trim or accent areas;
2. Provide building façade modulation, such as projections, recesses, off-set planes, overhangs, arcades and/or clearly defined, highly visible pedestrian entrances encompassing at least 75% of the first story of the building façade. No uninterrupted (un-modulated) length of the façade shall exceed 80 feet in length. The break in the facade shall be at least 8 feet in length and a minimum 2 feet in depth;

3. Provide exterior materials that are clearly visibly texturally diverse. Predominant exterior building materials may not include smooth faced concrete block, tilt up concrete panels or prefabricated steel panels. This is not intended to exclude the use of architectural metal wall systems;
4. Incorporate windows, doors and other transparencies to encompass at least 25% of the first story of the building façade between finished grade and 12 feet above grade. Darkly tinted, mirrored or highly reflective glazing or doors with less than 50% glass may not be counted toward minimum glazed area requirements;
5. Provide varied roof lines and multiple roof planes, with three or more roof slope planes, or a rooftop garden or rooftop deck; varied roof lines should not preclude the installation of renewable energy systems;
6. Provide a primary customer entrance which is clearly defined and highly visible facing the street or public right-of-way. Where a customer entrance is provided to meet the requirement in 20.40.170 E. it shall be counted as meeting one of the design alternatives for that façade.



- | | |
|---|---|
| <input checked="" type="checkbox"/> COLOR VARIATION | <input checked="" type="checkbox"/> MINIMUM OF DOORS AND WINDOWS, FIRST FLOOR |
| <input checked="" type="checkbox"/> FAÇADE MODULATION | <input checked="" type="checkbox"/> VARIED ROOF LINES |
| <input checked="" type="checkbox"/> VARIED EXTERIOR MATERIALS | <input checked="" type="checkbox"/> CUSTOMER ENTRANCE ON STREET |

Figure 20.40-12 Building Incorporating All General Commercial Design Alternatives
([Ord. 3559](#), 2015)
([Chapter 20.40](#))
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