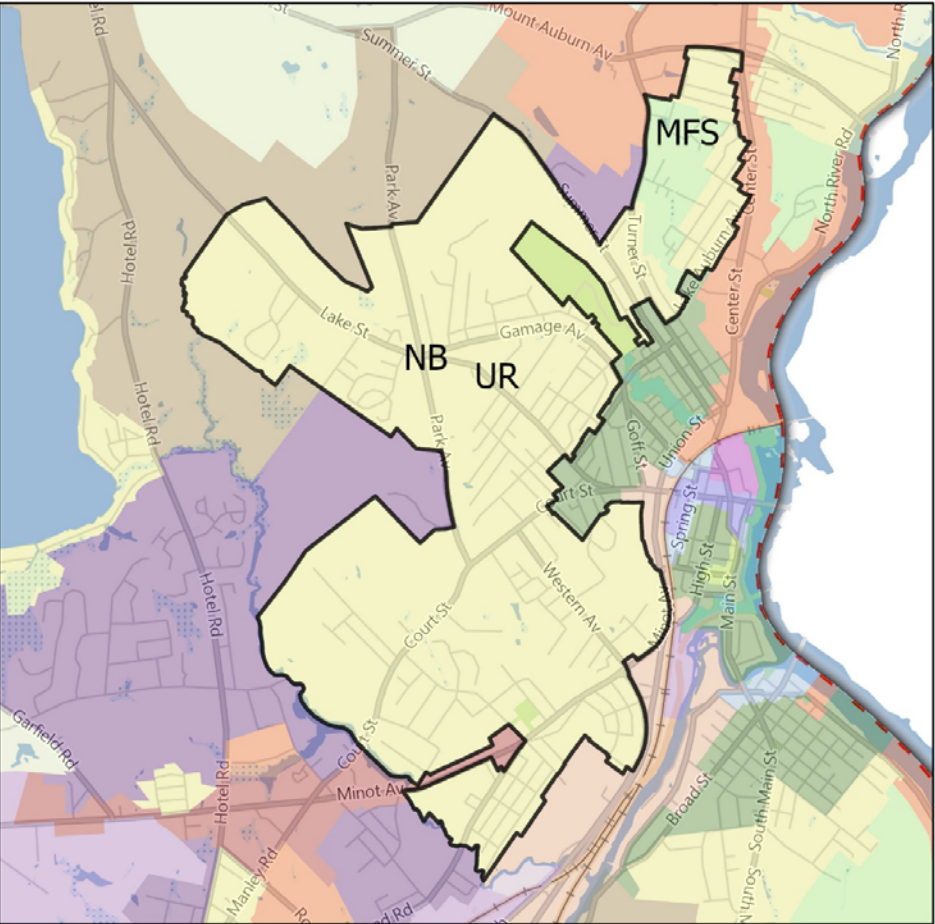
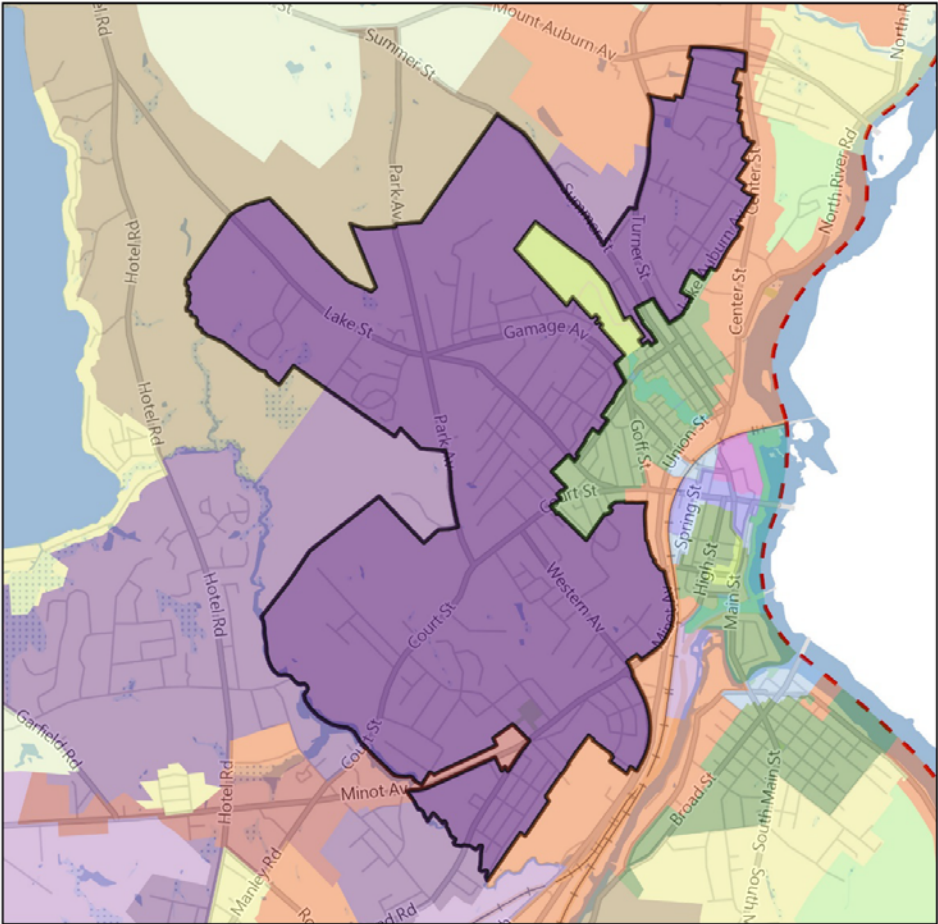


Proposed Urban Residential to Traditional Neighborhood Development District Area:T-4.2 (1,687.41 Acres)

















Court Street: Exhibit C



Current Zoning



Proposed Change

Recommended Zoning Updates		Current Zoning	
Description			
	Comp Plan to TNDD		AG - Agriculture and Resource Protection
	<all other values>		GB - General Business
			GB II - General Business II
			ID - Industrial
			MFS - Multi-Family Suburban
			RR - Rural Residential
			SR - Suburban Residential
			UR - Urban Residential
			T-4.1 - Traditional Mainstreet Neighborhood
			T-4.2 - Traditional Downtown Neighborhood
			T-5.1 - Downtown Traditional Center
			T-5.2 - Downtown City Center
			T-6 - Great Falls Metropolitan
			C/OS - Conservation / Open Space

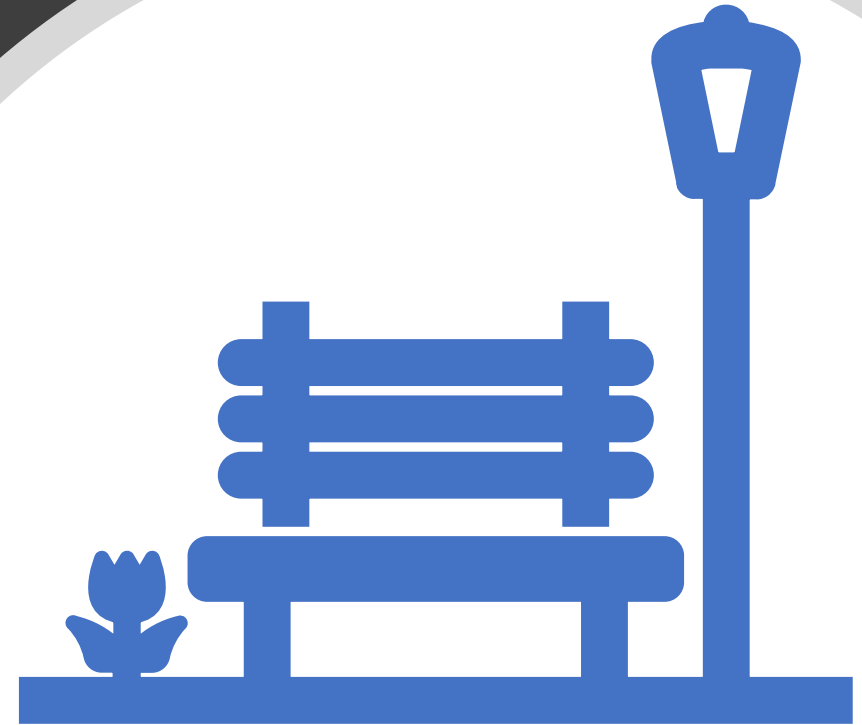


TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT (COURT STREET) (TND) T-4.2

Objective – Allow for the development of a wide range of residential and community uses at a density of up to 16 units per acre in areas that are served or can be served by public/community sewerage and public/community water (see Figures 2.3, 2.4 and 2.6). New development should be designed to minimize the number of vehicular access points to existing collector or other through roads.

Allowed Uses – The Traditional Neighborhood Development District generally follows the boundaries of the Urban Residential Zoning District, in effect at the time of the 2021 Comprehensive Plan update. The following general types of uses should be allowed within the Traditional Neighborhood Development District:

- Low and High-Density Residential Dwellings
- Home Occupations
- Plant/Crop-Based Agriculture
- Community Services and Government Uses
- Small Offices and Mixed-Use Buildings
- Small commercial operations that do not exceed the average lot size of the neighborhood (or more than two times the average size of the home).



Development Standards – Residential uses should be allowed at a density of up to 16 units per acre with no minimum road frontage required, shared driveways are encouraged. The areas within the Traditional Neighborhood designation are served by public/community sewer and water. In general, the minimum front setback should be 10 feet. Side and rear setbacks should be 5-15 feet or 25% of the average depth of the lot to establish dimensional standards that relate to the size and width of the lot.

A perspective sketch of a city street. On the left, there are large, stylized trees with yellow-green foliage. A few pedestrians are walking on the sidewalk. On the right, there are multi-story buildings with balconies and parked cars. The street is filled with cars, and the sky is blue with light clouds.

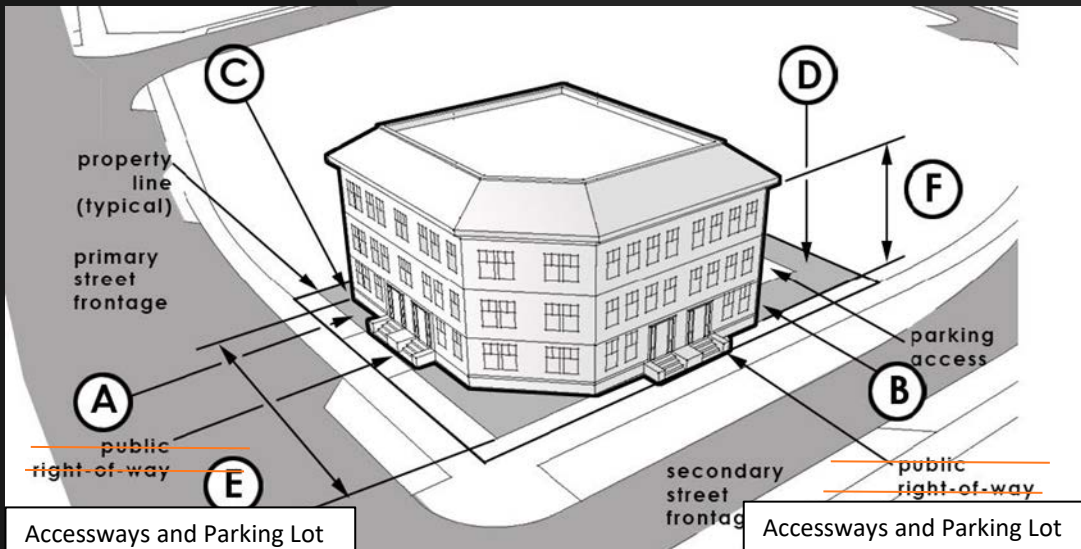
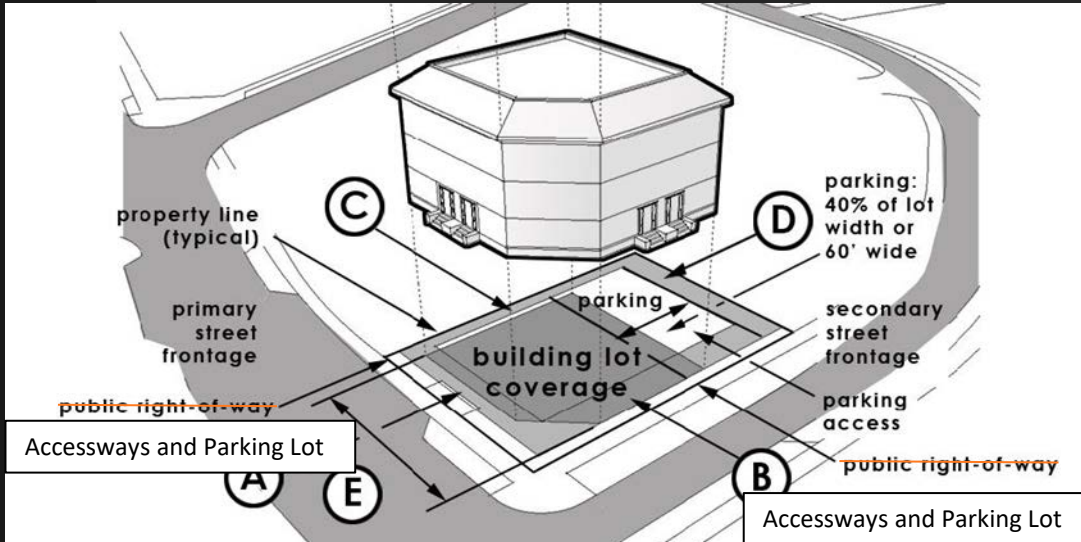
The Traditional Downtown Neighborhood district is characterized by a small to medium sized buildings with smaller front yards and stoops in a more compact urban environment and includes and traditional neighborhood sized storefronts. The smaller minimum and maximum building setbacks form a moderately dense street-wall pattern, diverse architectural styles and pedestrian friendly streets and sidewalks.

-
- Topographic map showing a residential area with a proposed road alignment (blue line). The map includes lot numbers and street names: Cleveland Av and Sheridan Av. A red arrow points to a specific location on the blue line, labeled "Example of a Red Line".



Sheridan Avenue-
Example; Existing legally non-
conforming lots.
(Required existing 25' setback)

Examples of Traditional Downtown Neighborhood T-4.2



PRINCIPAL BUILDING PLACEMENT:

Front Setback, Principal:	5 ft. Min/, 15 ft. Max	(A)
(Corner Lot) Front Setback, Secondary:	5 ft. Min., 15 ft. Max.	(B)
Side Setback:	5 ft. Min.	(C)
Rear Setback:	10 ft. Min.	(D)
Building Lot Coverage:	70% Max.	
Useable Open Space:	10% Min.	
Frontage Build-Out:	60% Min (along Front Setback, Primary)	
Lot Width:	24 ft. Min, 120 ft. Max.	

PRINCIPAL BUILDING CONFIGURATION:

Building Width:	14 ft. Min., 110 ft. Max.	(E)
Building Height Minimum:	1 Story Min.	(F)
Building Height Maximum:	3 Story Max.	(F) (excluding attic story)

Western Avenue-
Example; legally non-conforming lots.
(Required existing 25' setback) and Infill opportunity.

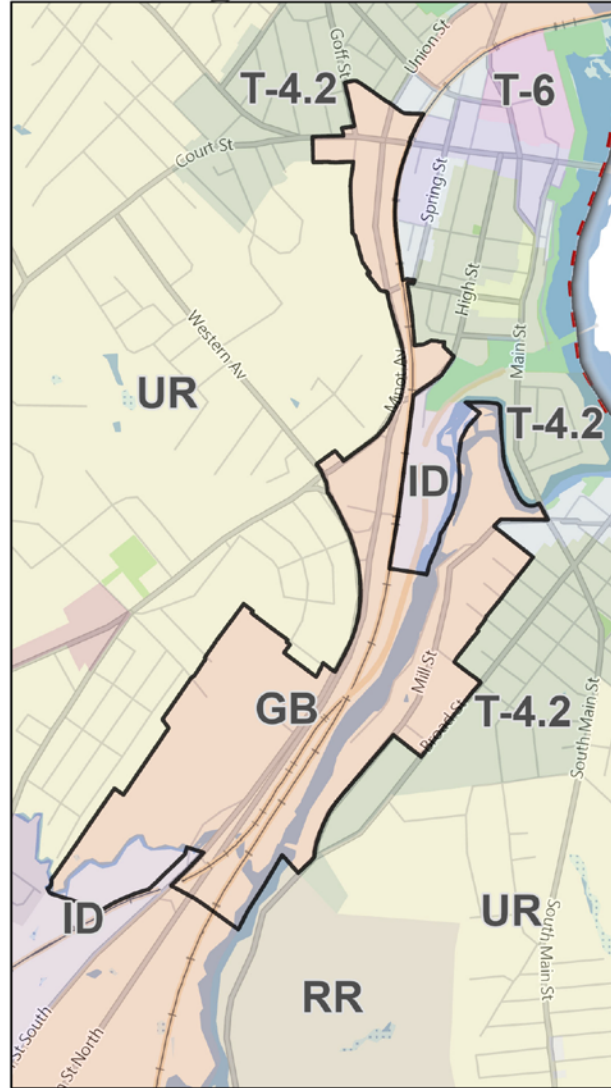


Key:	
S =	Special exception
P =	Permitted
X =	Prohibited
sp =	Parking space
sf =	Square foot of gross floor space
DU =	Dwelling unit

Proposed Allowed Uses for Court Street Area-T-4.2

USE(1)	T-4.1	T-4.2	T-5.1	T-5.2	T-6	PARKING REQUIREMENTS (2)
Residential Type Use						
Single Family	P	P	P			1 sp/DU
Duplex	P	P	P	P	P	1 sp/DU
Townhouse	P	P	P	P	P	1 sp/DU
Multi-Family	P	P	P	P	P	1 sp/DU plus 1 guest space/4 DU
Bed & Breakfast < 4 Rooms	S	P	P	P	P	1 sp/employee plus 1 sp/guest
Bed & Breakfast > 4 Rooms	S	S	P	P	P	1 sp/employee plus 1 sp/guest
Hotel	X	X	S	S	P	½ sp/employee plus 1 sp/room
Elderly/Child Care Facility	S	S	S	S	P	½ sp/employee plus 1 sp/ 8 users
Home Occupation	P	P	P	P	P	Based on Use Type (Ch. 60, Art. IX)
Community Based Residential Facilities	P	P	P	P	P	1 sp/employee plus 1 sp/client
Boarding House/ Lodginghouse	P	P	P	S	X	1 sp/guestroom plus 1 sp/employee
Office/Service Type Use						
Professional Offices	S	S	P	P	P	None
Medical and Dental Clinics	S	S	P	P	P	None
Personal Services	S		P	P	P	None
Retail Type Use						
General Retail	S	S	P	P	P	None
Age Restricted Retail (3)	S	S	S	S	S	None
Specialty Shops	S	P	P	P	P	None
Restaurant up to 30 seats w/16 outdoor	X	S	P	P	P	None
Restaurant over 30 seats w/16 outdoor		S	S	P	P	None
Halls, Private Clubs, Indoor Amusement	S	S	S	P	P	None
Artist Studios, Performing Art Center	S	S	P	P	P	None
Civic						
Church or Places of Worship	S	S	P	P	P	None
Government Offices	X	X	P	P	P	None
Art Galleries	S	P	P	P	P	None
Transportation Facilities	X	X	S	S	S	None
Adaptive Reuse of Structures of Community Significance	S	S	S	S	S	None

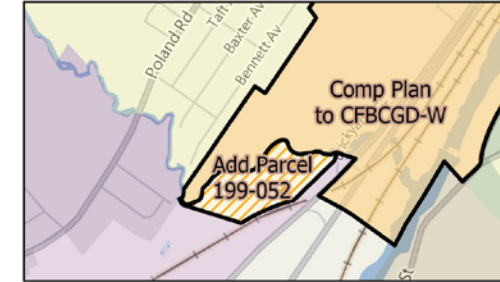
Washington Street: Exhibit B



Current Zoning



Proposed Change



Add Parcel
199-052

Recommended Zoning Updates

- Comp Plan to CFBCGD-W
- Add Parcel 199-052

Current Zoning

- GB - General Business
- GB II - General Business II
- ID - Industrial
- NB - Neighborhood Business
- RR - Rural Residential
- SR - Suburban Residential
- UR - Urban Residential
- T-4.1 - Traditional Mainstreet Neighborhood
- T-4.2 - Traditional Downtown Neighborhood
- T-5.1 - Downtown Traditional Center
- T-5.2 - Downtown City Center
- T-6 - Great Falls Metropolitan
- C/OS - Conservation / Open Space