

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.

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	
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	
Hospital	–	C	P	P	P	
Library/Cultural Exhibit	P	P	P	P	P	
Park/Recreation	P	P	P	P	P	
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	C	C	C	20.40.020

Use Category ↳specific use type	B1	B2	C1	C2	CBD	Standards
↳Shelter or Boarding Kennel	C	C	C	C	C	
↳Veterinary	C	C	P	P	C	
Artist Work or Sales Space	P	P	P	P	P	
Building Maintenance Service	-	C	P	P	C	
Business Equipment Sales and Service	P	P	P	P	P	
Business Support Service	-	P	P	P	P	
Communication Service Establishments	-	P	P	P	P	
Construction Sales and Service	-	-	P	P	-	
Day Labor Employment Agency	-	-	C	C	C	
Eating and Drinking Establishments						
↳Restaurant	P	P	P	P	P	
↳Tavern or Nightclub	-	C	C	C	C	20.40.040
Enterprise Commercial Use	-	-	C	C	C	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	
↳Check cashing/loan service	-	-	C	C	-	
↳Pawn Shop	-	-	-	P	P	
Food and Beverage Retail Sales	P	P	P	P	P	
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	
↳Hostel	-	-	P	P	P	
↳Hotel/Motel	-	-	P	P	P	
↳Recreational Vehicle Park	-	-	-	-	-	
Office						
↳Administrative, Professional or General Office	P	P	P	P	P	
↳Medical Office	P	P	P	P	P	
Parking, Non-Accessory	-	C	P	P	P	
Personal Improvement Service	P	P	P	P	P	
Repair or Laundry Service, Consumer	P	P	P	P	P	
Research Service	-	P	P	P	P	
Retail Sales	P	P	P	P	P	
Sports and Recreation, Participant (except as noted below)	-	-	P	P	P	
↳Casino	-	-	C	C	C	20.40.040
Vehicle Sales and Service						
↳Car Wash/Cleaning Service	-	-	C	P	-	
↳Heavy Equipment Sales/Rentals	-	-	C	C	-	

Use Category ↳specific use type	B1	B2	C1	C2	CBD	Standards
↳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	-	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						
↳Freestanding	C	C	C	C	C	20.40.160
↳Co-located antenna	P	P	P	P	P	20.40.160

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](#).

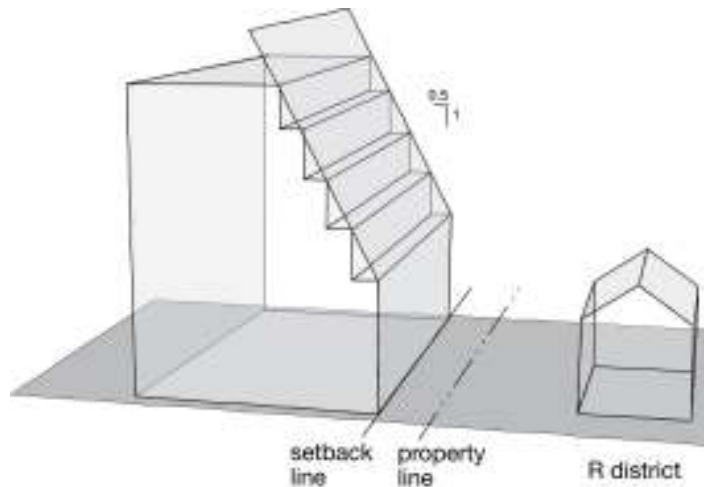
**Table 20.10-2
 Parcel and Building Standards (B and C Districts)**

Standard	-1	-2	-3	-4
Parcel Size				
↳Minimum parcel area (sq. ft.)	None	None	None	None
↳Minimum parcel area per unit (sq. ft.)				
↳Vertical Mixed-use Building	None	None	None	None

Standard	-1	-2	-3	-4
↳Single-Purpose Residential 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 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.



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 20.65](#).

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 20.45](#).

B. Natural Resource Protection

See [Chapter 20.50](#).

C. Parking and Access

See [Chapter 20.60](#).

D. Landscaping

See [Chapter 20.65](#).

E. Overlay District

See [Chapter 20.25](#).

F. Signs

See [Chapter 20.75](#).

G. Nonconformities

See [Chapter 20.80](#).