



CITY ZONING COMMISSION
AGENDA-Tuesday, June 7, 2016, 4:30 p.m.
Miller Building, 1st Floor Conference Room
2825 3rd Avenue North, Billings, Montana

NOTICE TO THE PUBLIC

Public Comment:

There will be a Public Comment Section as noted on the agenda. This is the time members of the public may comment on any item not appearing on the agenda. Under State law, matters presented under this section cannot be discussed or acted upon by the Zoning Commission during this time. For items appearing on the agenda, the public will be invited to make comments at the appropriate time. It is very important to speak clearly, and state your name and address for the record. Please limit your comments to three (3) minutes or less.

Call the meeting to order.

Introduction of City Zoning Commission Members and Planning Department Staff.

Public Comment

Approval of Minutes:

The minutes of the Board meeting of May 3, 2016.

Disclosure of any Conflict of Interest-Members of the Commission and Staff

Disclosure of an Outside (Ex Parte Communication)-Members of the Commission and Staff
a. The Exparte Communication Binder is available at the Sign-In and Agenda Station.

Regular Business:

- A. Opening of public hearings.
- B. Reading of rules for the procedure by which the public hearings will be conducted.
- C. Reading of notices of the public hearings on the following items:

Public Hearings:

- a. **City Special Review #943 – 741 S 24th St West – Service Station** – A special review request to allow the construction of a service station (Jiffy Lube) in a Neighborhood Commercial (NC) zone on a 13,068 square foot parcel of land described as Lot 9A, Block 2, Justiss Subdivision, 1st Amended. Tax ID: C01676. Presented by: Nicole Cromwell, Zoning Coordinator

Other Business/Announcements

Adjournment

The City Council has designated **Monday, June 27, 2016**, at 6:30 p.m. in the City Council Chambers as the time and place to hear testimony for or against the zone change and special reviews.

Before taking any action on an application for a **special review use**, the City Council shall first consider the findings and recommendations of the City Zoning Commission. In no case shall the City Council approve a special review use other than the one advertised. The City Council shall take one of the following actions on these Special Review requests: 1) approve the application; 2) conditionally approve the application; 3) deny the application; 4) allow withdrawal of the application; or 5) delay the application for a period not to exceed thirty (30) days.

The Zoning Commission and City Council will hear all persons wishing to speak relative to the proposed zone change and special reviews. Testimony regarding the above mentioned items may also be submitted in writing to the Planning Division, 2825 3rd Avenue North, 4th Floor, Miller Building, Billings, MT 59101 (247-8676) or to the Mayor and City Council, P.O. Box 1178, Billings, MT 59103.

Additional information on any of these items is available in the Planning and Community Services Office. Public hearings are accessible to individuals with physical disabilities. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Please notify Robbin Bartley, Administrative Assistant, at 247-8676 or e-mail to bartleyr@ci.billings.mt.us

City Zoning Commission

Meeting Date: 06/07/2016

Information

Subject

The minutes of the Board meeting of May 3, 2016.

Attachments

BZC_2016_05_03

City of Billings Zoning Commission Meeting Minutes May 3, 2016

The City of Billings Zoning Commission met on Tuesday, May 3, 2016 in the Miller Building 1st Floor Conference Room, 2825 3rd Avenue North, Billings, Montana

Chairman Wagner called the meeting to order at 4:30 p.m. The City Council has designated **Monday May 23, 2016** at 6:30 p.m. in the City Council Chambers as the time and place to hear testimony for or against the zoning applications.

Commission and Staff		01/05/2016	02/02/2016	03/01/2016	04/05/2016	05/03/2016	06/07/2016	07/05/2016	08/02/2016	09/06/2016	10/04/2016	11/03/2016	12/06/2016
Dan Wagner	Chairman	1	1	-	1	1							
Dennis Ulvestad	Commissioner	1	1	-	1	1							
Mike Boyett	Vice Chairman	E	1	-	1	1							
Michael Larson	Commissioner	1	1	-	1	1							
James Mariska	Commissioner	1	1	-	1	1							
Candi Millar	Director, Planning & Community Services	-	-	-	-								
Wyeth Friday	Division Planning Manager	-	-	-	-								
Nicole Cromwell	Planner Zoning Coordinator	1	1	-	1	1							
Tammy Deines	Planning Clerk	-	-	-	-								
Dave Green	Planner II	1	-	-	-								
Karen Husman	Planner I	1	1	-	-								
Robbin Bartley	Administrative Support	1	1	-	1	1							

Total Number of 2016 Applications	01/05/2016	02/02/2016	03/01/2016	04/05/2016	05/03/2016	06/07/2016	07/05/2016	08/02/2016	09/06/2016	10/04/2016	11/03/2016	12/06/2016	TOTAL
Zone Change	1	0	-	1	0								2
Special Review	2	1	-	4	1								8

Chairman Wagner introduced the Planning Division Staff and Commission: Attending Staff were Nicole Cromwell, Zoning Coordinator; Robbin Bartley, Administrative Support.

In Attendance: Travis McDowell, Bluewater Designs; Rob Morehead, Propriedad, LLC; and Larry Larson, developer.

Public Comment

Chairman Wagner called for public comments. There were no public comments. Chairman Wagner closed the public comment portion of the meeting.

Approval of Minutes: April 5, 2016

Chairman Wagner called for approval of the April 5, 2016 meeting minutes. Change the listing of Vice Chairman from Dennis Ulvestad to Mike Boyett before submitting to record.

Motion

Commissioner Mariska made a motion and Commissioner Boyett seconded the motion to approve the April 5, 2016 meeting minutes with the correction.

COMMISSIONER	Yes	No	ABSTAINED	ABSENT
Dan Wagner	x			
Mike Boyett	x			
Dennis Ulvestad	x			
Mike Larson				x
James Mariska	x			

The motion for approval then carried with a unanimous voice vote 4-0.

Chairman Wagner called for disclosures of conflict of interest. There were none.

Disclosure of Conflict of Interest

COMMISSIONER	Yes	No	ABSTAINED	ABSENT
Dan Wagner		x		
Mike Boyett		x		
Dennis Ulvestad		x		
Mike Larson				x
James Mariska		x		

Disclosure of Outside Communication

Chairman Wagner called for disclosure of ex parte communications. There were none.

Public Hearings:

Chairman Wagner reviewed the rules and the procedures by the City Zoning Commission public hearings are conducted and advised the audience this would be heard by the City Council on May 23, 2016. He then asked Nicole Cromwell to review the first agenda item. Nicole Cromwell presented:

City Special Review #942 – 2250 St. John’s Avenue – Multi-family – A special review request to allow the construction of 1 four-plex multifamily dwelling in a Residential 6,000 (R-60) zone on a 13,200 square foot parcel of land described as Lot 1A, Block 13, Sweet Acres Subdivision, 4th Filing. Tax ID: A17011.

RECOMMENDATION

The Planning Division recommends conditional approval based on the 3 criteria for special review: The proposed conditions of approval are:

- Limited to proposed 4-plex
- Limited to this legally described lot
- Substantial conformance with site plan
- Construct new fence on south and east property lines – wrought & pillars similar to existing apartment complex
- Maintain existing chainlike fence along west property line
- Preserve existing trees – branches may be trimmed with approval of adjacent owners
- Install 2 trees in buffer yard along street
- Full cutoff shields for exterior lighting
- No construction before 7 am or after 8 pm
- Centralized solid waste storage must be enclosed
- Conditions run with the land
- Comply with all other limitations in 27-613 and other city codes apply

Staff also recommended researching some kind of security as the neighboring properties are fully gated and totally enclosed. A second issue needs consideration; whether garbage collection would be curbside or a centralized enclosed dumpster. Alley service is not available in this area because there is no alley access. These two issues will need to be resolved before completion of the development.

Commissioner Larson arrived late at 4:38pm during the **Special Review #942** staff presentation.

Discussion

Commissioner Ulvestad asked who owns the adjacent properties. Rimrock West Apartments owns the surrounding property. Chairman Wagner asked about student parking in front of this lot. Students park in this area because there is a shortage of school parking lot space. Staff answered the school district issues the parking permits to students and often issues more permits than they have spaces.

Chairman Wagner asked for the applicant of **Special Review #942**.

Travis McDowell, agent, 2029 Forest Park Drive, Billings

Mr. McDowell identified himself as the agent and asked for any questions from the commissioners. Commissioner Boyett asked about garbage storage and stated curbside collection would not work here because of the students aggressive parking on the street. Mr. McDowell said it is still in the review process and it is being coordinated with the Solid Waste Division and assured the commission this garbage collection would be resolved by making additional room (moving the structure back) to accommodate pick up. Commissioner Boyett indicated the students in this area park regularly during school session and are aggressive and destructive when told they may not occupy space. He then asked what the surrounding property owners opinion was regarding the proposed project. Mr. McDowell replied he had not received any input from the adjacent or other neighbors. Chairman Wagner inquired as to the square footage of the 1 and 3 bedroom units and what the monthly rent would be. He also asked the square footage of the garages. Commissioner Boyett asked why they decided to build the 3 bedroom units. Mr. McDowell replied 3 bedrooms were more desirable as rentals and attracted families. The decision was a result of market survey. Developer Larry Larson interjected stating the prospect is single parents with children in school and the 1 bedroom units are to attract professionals, school teachers, new to the area.

Larry Larson, developer, 1550 Poly Drive, Billings

This lot was originally sold as a six-plex site. We were looking at lower density and a different way to address the infill in Billings. There is a shortage of 1 bedroom apartments available in Billings. A single story one bedroom appeals to two different markets; single professional who works close by and the elderly. There is little provision for no stairs in the area. He believes there will be ample parking and only 30 feet will be used for the driveway. Commissioner Boyett asked about rental cost of these units. Mr. Larson explained these units were to be of finer quality and he anticipates rent to be \$1000.00 for the 1 bedroom and deferred to Rob Morehead regarding rent for the 3 bedroom. Chairman Wagner asked when the project would be completed. Mr. Larson hopes to start the project in July or August eliminating the parking issue during construction since school is not in session. Commissioner Ulvestad asked about the 3 bedroom units having multiple college students and each student having a car. Mr. Larson explained this area is out of the college corridor, you may see on the west end but not in this area. Commissioner Mariska asked about the lack of storage in the units and the possible overflow into the garage therefore displacing cars and again, creating a parking issue. He addressed the parking stating this is a significant problem in this area with squabbling neighbors and more during the school year.

Rob Morehead, 1014 North 32nd Street, Billings

Mr. Morehead showed a photo of a recent project completed on Terry Ave to demonstrate the quality of the units being proposed. He stated he had not built 1 bedroom units before but due to the market analysis find there is a need for 1 bedroom units.

Travis McDowell talked about the parking concerns. He has every intention of moving the building back to the maximum allowance.

Chairman Wagner closed the public hearing and asked for a motion.

Commissioner Michael Larson made a motion and Commissioner Boyett seconded the motion to conditionally approve **Special Review #942**.

Commissioner	YES	NO	ABSTAINED	ABSENT
Dan Wagner	x			
Mike Boyett	x			
Dennis Ulvestad	x			
Mike Larson	x			
James Mariska	x			

The motion carried with a unanimous verbal vote of 5-0.

Commissioner Boyett boldly recommended the applicants be more prepared to address questions regarding parking and garbage storage and collection. He also advised a revised drawing including the building relocation and garbage storage.

Meeting adjourned at 5:03pm.

Other Business:

The next meeting is scheduled for Tuesday, June 7, 2016. Nicole Cromwell listed the current Board openings.

Commissioner Boyett will not be here for the June 7, 2016 meeting.

Adjournment: The meeting adjourned at **5:07 p.m.**

DRAFT: To be approved by a motion: **June 7, 2016.**

ATTEST:

Robbin Bartley, Administrative Assistant I

Dan Wagner, Chairman



City Zoning Commission

Meeting Date: 06/07/2016

SUBJECT: Special Review 943 - 741 S 24th St West - Jiffy Lube

THROUGH: Nicole Cromwell

PRESENTED BY: Nicole Cromwell

Information

REQUEST

City Special Review #943 – 741 S 24th St West – Service Station – A special review request to allow the construction of a service station (Jiffy Lube) in a Neighborhood Commercial (NC) zone on a 13,068 square foot parcel of land described as Lot 9A, Block 2, Justiss Subdivision, 1st Amended. Tax ID: C01676. Presented by: Nicole Cromwell, Zoning Coordinator

RECOMMENDATION

The Planning staff is recommending conditional approval and adoption of the findings of the 3 criteria for Special Review 943.

APPLICATION DATA

OWNER: 741 S 24th Street West, Inc. - Jeff Essman

AGENT: Terra Form Companies, Elliot Smith

LEGAL DESCRIPTION: Lot 9A, Block 2, Justiss Subdivision

ADDRESS: 741 S 24th Street West

CURRENT ZONING: NC

EXISTING LAND USE: former Valet Today Dry Cleaner

PROPOSED USE: Jiffy Lube (Service Station)

SIZE OF PARCEL: 13,068 square feet

CONCURRENT APPLICATIONS

None.

APPLICABLE ZONING HISTORY

Subject Property: This location has been the subject of 5 zone change applications and 1 special review. Three zone changes from Residential 7,000 (R-70) to Residential Professional (RP) or Community Commercial (CC) zoning were attempted but denied in the late 1970s and early 1980s. In 1996, the City approved a zone change to RP and a special review to allow the drive-through service for the Valet Today dry cleaning service. The business closed approximately 2 years ago. The owner of the property submitted a zone change in 2015 from RP to Neighborhood Commercial (NC) zoning. The City Council approved the zone change in July, 2015. At the time, the property was to be sold to a small national food retailer. This sale did not occur.

Surrounding Property: The Justiss Subdivision and the Valley View Acres Subdivision to the north have been the subject of numerous zone changes and special review requests since the early 1970s. Four of the 11 zone change requests were denied. These proposed zone changes were from residential zoning to commercial zoning. Notably, in 1993, the lot directly north of the subject property received a Planned Development zone change from Public zoning to allow the city to sell a portion of property to Pier One for development. The underlying zoning for the Pier One property is NC. Special reviews for liquor licenses, large satellite dishes, a clothing store and for a

veterinary clinic have been approved in the Valley View Acres Subdivision north of the subject property.

SURROUNDING LAND USE & ZONING

NORTH:	Zoning: PD-NC (Pier One) Land Use: Pier One retail store
SOUTH:	Zoning: RP Land Use: Insurance agent
EAST:	Zoning: RP Land Use: Real estate office
WEST:	Zoning: CI Land Use: Applebee's, Wal-mart, Toys R Us, City Brew

BACKGROUND

This is a special review request to locate a service station, a Jiffy Lube, in an NC zoning district. Service stations include single service locations such as oil changes, alignments, tire services and minor vehicle repairs. The use is an allowed use provided the proposal meets the 3 criteria for special review approval.

The subject property was zoned R-70 until 1996 when the zoning was changed to RP to allow the construction and operation of a drive-through service for the former Valet Today dry cleaners. The business closed at this location about 2 years ago. The owner of the property submitted a zone change from RP to NC last year to allow the location of a small national food service business. The zone change was approved but the sale was not completed. The owner now has interest in the property for the development of a Jiffy Lube. This business provides lubricating service to vehicles on a drive through basis similar to Master Lube, Wal-mart, Sears and Pep Boys.

The site has been fully developed but has 3 street frontages; Rosebud Drive, Henesta Drive and S 24th St West. This will make re-development of the 1/3-acre property a challenge. The property will only have access from the Henesta Drive street frontage. No access will be allowed from S 24th St West or from Rosebud Drive. The traffic count on this section of S 24th St West is about 26,000 vehicle trips per day and King Ave West 1/2-block to the south carries about 27,000 vehicle trips per day. South 24th Street West at this location is a 6-lane arterial street with a full traffic control signal at its intersection with Rosebud Drive. Rosebud Drive is a 2-lane local street with a dedicated left turn bay at the signalized intersection. Henesta Drive is also a 2-lane local street that provides service to the adjacent businesses as well as dwellings to the south and east. Henesta Drive is a dead end street when it meets property owned by Lithia Dodge on King Avenue West. There are no directly adjacent residential uses to the subject property.

The Planning Division has reviewed the request and is recommending conditionally approved based on the findings of the 3 review criteria. Before a recommendation of approval or conditional approval may be made, each special review request must demonstrate conformance with three primary criteria: 1) the application complies with all parts of the Unified Zoning Regulations, 2) the application is consistent with the objectives and purposes of the Unified Zoning Regulations, the 2008 Growth Policy including any neighborhood plans, and 3) is compatible with surrounding land uses and is otherwise screened and separated from adjacent land to minimize adverse impacts. This application conforms to the first criteria in so far it is in a zoning district where service stations are allowed by special review approval. The application is consistent with the objectives and purposes of the Unified Zoning Regulations and the site plan appears to meet all of the requirements of those regulations. The application is consistent with the adopted Growth Policy and Infill Policy to encourage development or re-development of property with compatible uses in existing neighborhoods where city infrastructure already exists and can readily serve the property. The proposed use may have some adverse impact to the immediate vicinity and the Planning staff is recommending several conditions of approval to ensure these potential impacts are minimized. The staff proposes the following conditions of approval:

1. The special review approval is for the operation of a service station and no other use is intended or implied by this approval.
2. The special review is limited to Lot 9A, Block 2 of Justiss Subdivision generally located at 741 S 24th St West.
3. The applicant will retain all existing trees on the property and on the adjacent rights of way. Any tree trimming required for the demolition of the existing building or construction of the new building will be done

in consultation with a certified arborist. Tree trimming on trees within the public rights of way will be done after consultation with the City's Forester.

4. The applicant will use the color scheme for the new building as shown on the submitted site plan.
5. The applicant will develop the site in substantial conformance with the submitted site plan. Minor deviations and modifications are allowed.
6. The applicant will install one bike rack capable of parking and locking 2 bicycles near a public entrance of the new building. The applicant will chose a type and style as recommended in the City of Billings Off-Street Bicycle Parking Guidelines.
7. There shall be no demolition or construction activity on the site before 7 am or after 8 pm daily.
8. Any centralized solid waste storage shall be enclosed by a wall on 3 sides and a closing gate or gates. The wall and gates for the solid waste storage shall be similar or complimentary in color to the adjacent buildings and shall be sight-obscuring. The wall and gates shall be tall enough that no part of the interior dumpster(s) are visible from the outside.
9. These conditions of special review approval shall run with the land described in this authorization and shall apply to all current and subsequent owners, operators, managers, lease holders, heirs and assigns.
10. The proposed development shall comply with all other limitations of Section 27-613 of the Unified Zoning Regulations concerning special review uses, and all other City of Billings regulations and ordinances that apply.

RECOMMENDATION

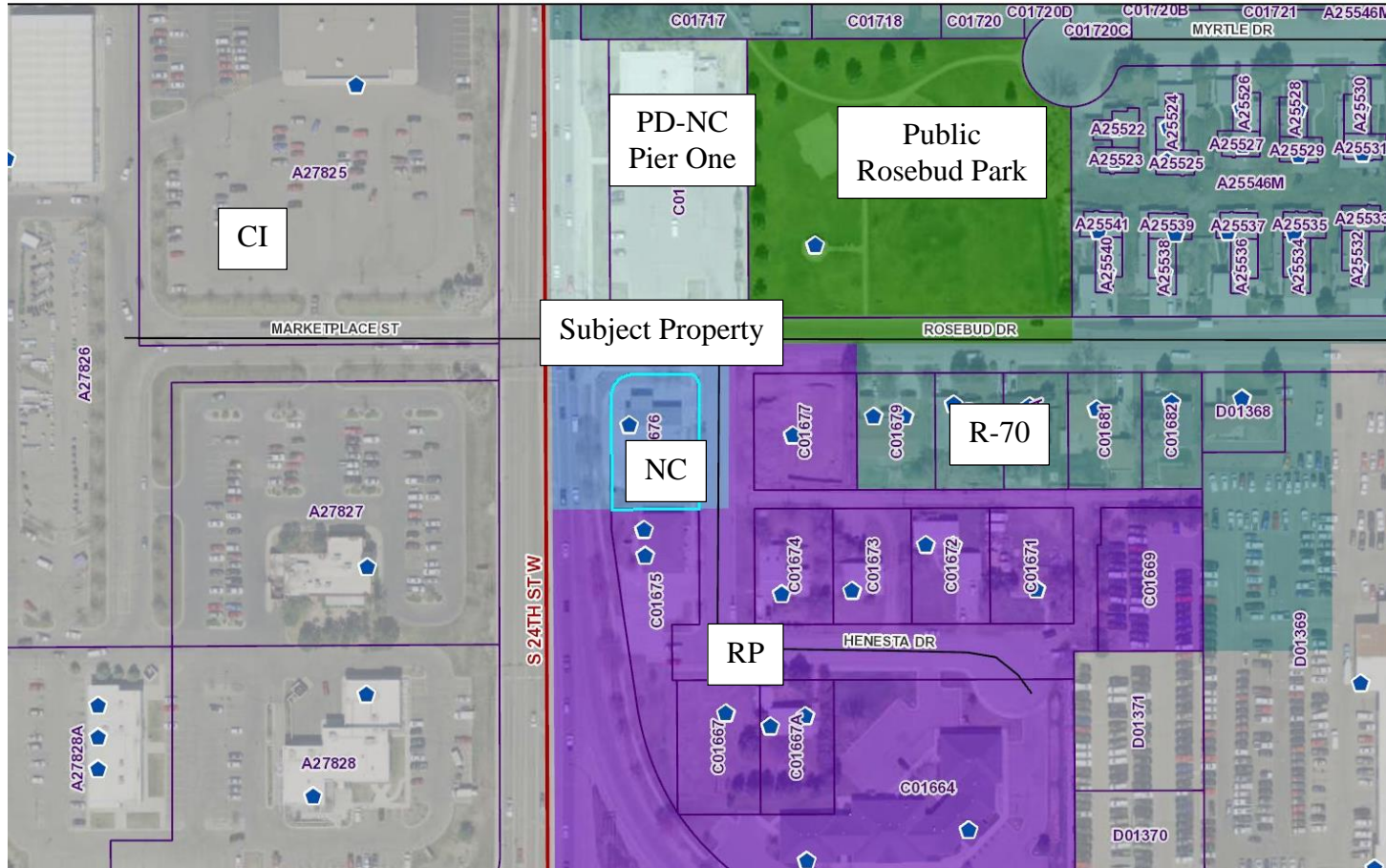
Planning staff recommends conditional approval and adoption of the findings of the 3 criteria for Special Review 943.

Attachments

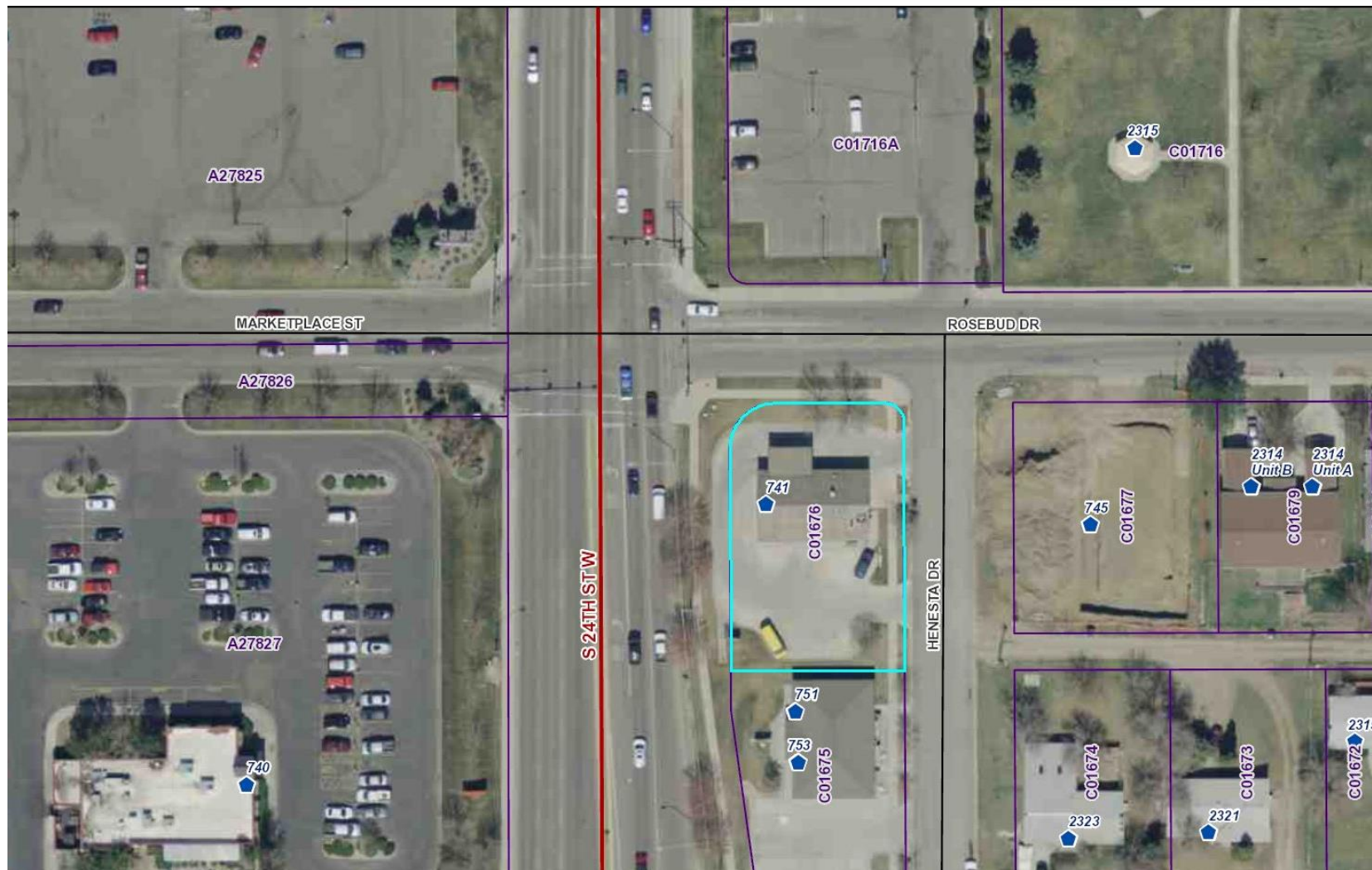
Zoning Map and Site Photos
Applicant Letter and Site Plan
Bicycle Parking Guidelines

Special Review 942
Zoning Map and Site Photos

741 S 24th St West - Special Review 943



741 S 24th St West - Special Review 943





Subject Property – view east from intersection of Rosebud Dr & S 24th St West



View north across intersection of Rosebud Dr & S 24th St West



View south along S 24th St West



View south west across S 24th St West



View north along Henesta Drive – 2 drive existing approaches



View south along Henesta Drive from intersection with Rosebud Drive



View east across intersection of Henesta Drive and Rosebud Drive



View north at intersection of Henesta Drive and Rosebud Drive

Special Review 943
Applicant Letter and Site Plan



May 2, 2016

City-County Planning Division
Planning & Community Services Department
Attn: Nicole M. Cromwell, Zoning Coordinator
2825 3rd Avenue North, 4th Floor
Billings, Montana 59101

RE: Special Review Application – 741 South 24th Street West, Billings, MT 59102 (“Property”)

Dear Ms. Cromwell:

The purpose of this letter is to provide additional information that is required by the Special Review Application for the Property located at 741 South 24th Street West in Billings.

TerraForm Companies LLC (“TFC”) is a boutique land development firm headquartered in Salt Lake City, UT. TFC specializes in commercial retail development and offers full build to suit development services for retail tenants throughout the western United States.

TFC is a preferred developer for Jiffy Lube, the tenant that is interested in operating a store at the Property. The purpose of this Special Review application is to request approval to demolish the existing dry cleaning structure on the Property and build a new Jiffy Lube. Sample architectural renderings of a prototypical Jiffy Lube are attached hereto as Exhibit ‘A’.

The current zoning designation for the Property is Neighborhood Commercial. Under NIC 5531 and 5541, Jiffy Lube could be permitted as a “service station” in the NC zone with a Special Review.

Section 1 of the Special Review Application requires answers to the following questions:

1. *In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?:*
 - a. *Land Use Element:* The Property is located in an infill, urban area. A quick lube use such as Jiffy Lube is not inconsistent with uses on the surrounding properties.
 - b. *Economic Development Element:* A Jiffy Lube will provide more job opportunities than the existing dry cleaning use as well as generate more retail tax base for the City.
 - c. *Aesthetics Element:* The new Jiffy Lube prototype is aesthetically pleasing. The new Jiffy Lube building and site landscaping will enhance and improve the Property.
 - d. *Natural Resources Element:* Development of the intended use will not have a significant impact on natural resources or wildlife.
 - e. *Open Space and Recreation Element:* Development of the intended use will not have a significant impact on the open space on the Property.

- f. *Transportation Element:* Development of the intended use will not alter the current access points to the Property, nor will it significantly change the number of vehicle trips per day.
 - g. *Public Facilities and Services Element:* Development of the intended use will not require additional public facilities or services than those already servicing the Property.
 - h. *Cultural and Historic Resources Element:* Development of the intended use will not negatively impact any historical landmarks, structural or cultural aspects of the surrounding area.
 - i. *Community Health Element:* Development of the intended use will not negatively impact the health or well-being of the citizens in, or the environment of the surrounding community.
2. *Why is there a need for the intend use of the Property at this location?:*
- a. The proposed development of a new Jiffy Lube will be an aesthetic enhancement to the existing dry cleaning structure on the Property, and increase the useful life of the Property.
3. *How will the public interest be served if this application is approved:*
- a. Development of a Jiffy Lube will provide jobs for the surrounding community, increased tax base to the City and offer a convenient location for the surrounding residents to service and maintain their vehicles in a clean, safe, attractive environment.

Please do not hesitate to contact the undersigned with additional questions about the proposed project or details of this application. We appreciate your time and consideration in reviewing this application.

Sincerely,
TERRAFORM COMPANIES, LLC



Elliott B. Smith
Managing Partner

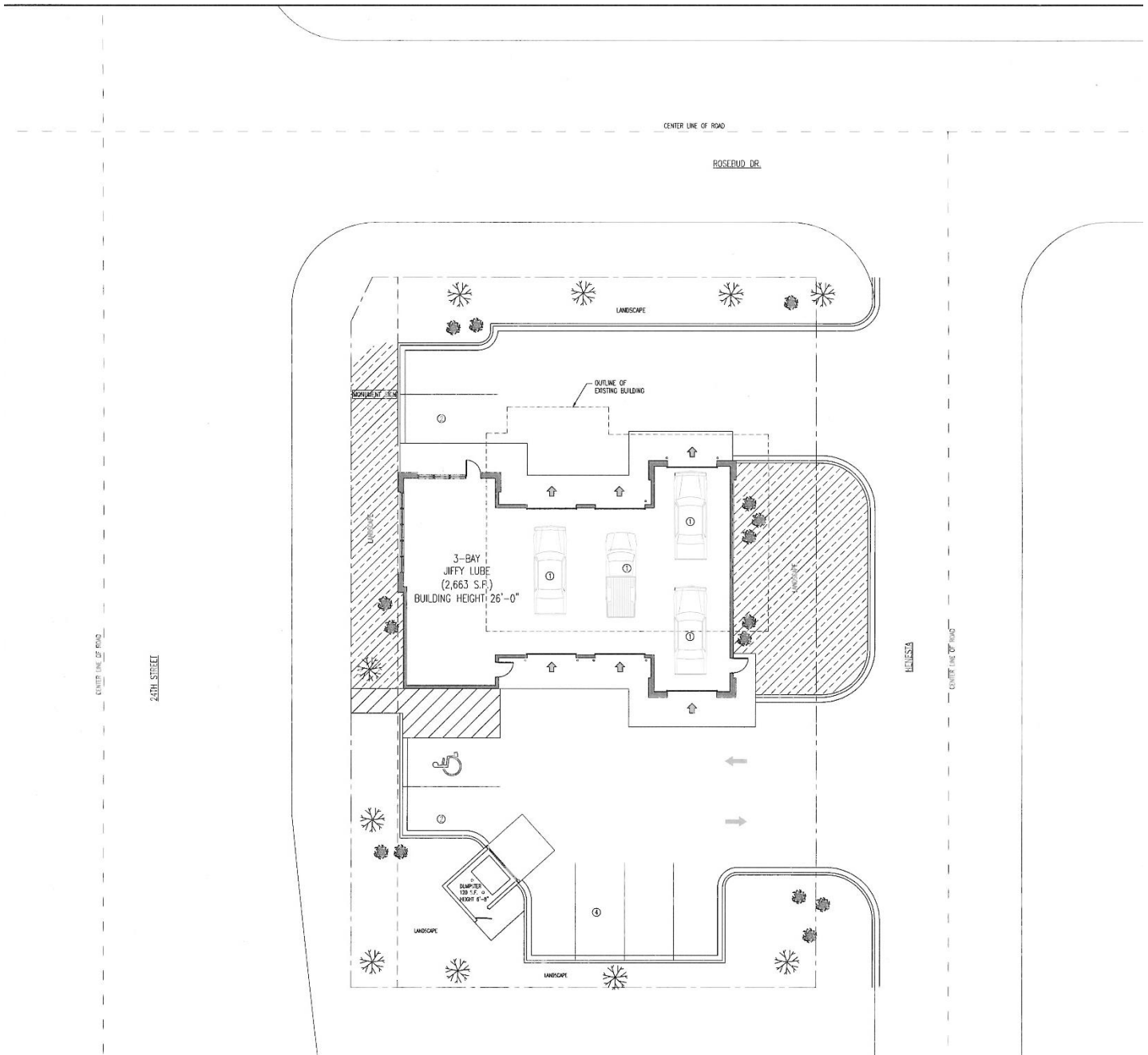


Exhibit 'A'
(sample building elevations**)



**sample elevations of a current Jiffy Lube prototype. Colors and materials will be similar, but number of bays, building footprint and configuration subject to change.

City of Billings

Off-Street Bicycle Parking Guidelines

Thank you for choosing to provide safe and convenient bicycle parking to your customers, clients, employees and residents. This will help meet the City's goal to improve and prioritize bicycle accommodations within Billings.

Customers and Clients

Bicycle Parking

1. Bicycle parking spaces are at least 2 feet by 6 feet; minimum 7 feet overhead clearance.
2. A minimum 5 feet access aisle behind rack for bicycle maneuvering.
3. Spaces should not block pedestrians; 4 foot minimum throughway required.
4. Bicycle rack installed a minimum of 30 inches from adjacent walls and other edges.

Bicycle Rack Site Location

1. Located in highly visible area outside main entrance of building and easily accessible.
2. On a hard surface, such as concrete.
3. In rows and within 50 walking feet of a main entrance, distributed to serve all entrances and buildings.
4. Shared bicycle parking facilities within 150 feet of a main entrance of building served.

Bicycle Racks*

1. Two points of contact with bicycle.
2. Supports "U" type shackle-lock.
3. Securely anchored.

RECOMMENDED



NOT RECOMMENDED



*examples only, not an all inclusive set.

Employees and Residents

1. Either located on site or in an area where the closest point is no more than 300 feet from site.
2. To provide security, long-term facilities are recommended in at least one of the following locations:
 - In a locked room
 - In an area enclosed with a fence with a locked gate.
 - Within 100 feet of an attendant or security guard.
 - In an area monitored by a security camera; or
 - In an area that is visible from employee work areas.
3. At least 50 percent of long-term bicycle parking should be covered.

For Questions Contact:

Jeffrey Butts,
 Bicycle and Pedestrian
 Coordinator
 406.247.8637
 buttsj@ci.billings.mt.us

Bicycle Parking by Land Use

The 2011 Billings Area Bikeway and Trails Master Plan (ci.billings.mt.us/bikeplan) recommends the following amounts of bicycle parking. These are not regulated currently in City Code, but are meant to provide guidance for installation of bicycle parking facilities. Call 406.247.8637 with questions.

Recommended Amount of Short Term Bicycle Parking (Clients and Customers)	
Use Type	Recommended Bicycle Parking Spaces
Warehouses, and freight terminals	1 per 5,000 sq ft of floor space
Wholesale business	10 percent of required auto parking
Food or beverage places with sale and consumption on premises	10 percent of required auto parking
Motor vehicle, machinery, plumbing, heating, ventilation, building material supplies, sales and services	The greater of 2 or 20 percent of required auto parking
Retirement homes and housing projects for the elderly which have received a declaratory ruling from the Montana Human Rights Commission allowing sale or lease of the units exclusively to person sixty (60) years of age or older	1 per 4 employees
Motel and motor courts	1 per 10 rooms
Hotels	1 per 10 rooms
Hospitals (with less than 100 beds based upon state licensed bed count)	15 percent of required auto parking
Hospitals (with over 100 beds based upon state licensed bed count) and institutions	10 percent of required auto parking
Theaters	The greater of 10 spaces or 5 percent of seating capacity
Churches, auditoriums, bingo parlors and similar places of assembly	The greater of 10 spaces or 5 percent of seating capacity
Stadiums, sports arenas and similar open assemblies	The greater of 10 spaces or 5 percent of seating capacity
Bowling Alleys	10 percent of required auto parking
Medical doctor or dental clinics or offices located within the medical corridor	15 percent of required auto parking
Medical doctor or dental clinics or offices located outside the medical corridor	15 percent of required auto parking
Medical and dental clinic	15 percent of required auto parking
Banks, businesses and professional offices	1 per 300 sq ft of gross floor area
Mortuaries	The greater of 2 or 10 percent of required auto parking
Other retail:	
If less than 5,000 sq ft of floor area	15 percent of required auto parking
If over 5,000 sq ft of floor area	10 percent of required auto parking
Manufacturing uses, research testing and processing, assembling and all industries	10 percent of required auto parking
Libraries and museums	20 percent of required auto parking
School, elementary, and junior-high, public, private or parochial	1 per 5 students
School, high school, college - public or private	1 per 5 students
Service stations, and drive-in restaurants	1 per 4 employees
Residential, multi-family	The greater of 2, or 1 per unit (if no garage available)
Fraternity or sorority	1 per bedroom
Boarding houses, lodging homes and similar uses	1 per 3 bedrooms
Convalescent homes, nursing homes, rest homes	1 per 4 employees

Recommended Amount of Long Term Bicycle Parking (Employees and Residents)	
Use Type	Recommended Bicycle Parking Spaces
Residential Categories: Multi-family Single family	The greater of 2, or 1 per unit (if no garage is available) None
Commercial Office	The greater of 2 or 10 percent of required auto parking
Restaurants, cafes, bars, and similar uses	The greater of 2 or 5 percent of required auto parking
Retail store and service establishments	The greater of 2 or 5 percent of required auto parking

