

**CHAPTER 27.06  
R-3 RESIDENTIAL**

**Sections:**

**27.06.010: Intent.** A district intended to provide lot areas for urban residential development. This district should have good thoroughfare access, and be in proximity to community and neighborhood facilities, i.e., schools, parks, shopping areas, etc. Development within this district must be served by all public utilities. This zoning district would typically be found in areas designated as suburban residential or urban residential on the Kalispell Growth Policy Future Land Use Map.

**27.06.020: Permitted Uses.**

- (1) Day care - home (12 or fewer)
- (2) Dwelling - single family
- (3) Fairgrounds (public)
- (4) Home Occupations (Refer to Section 27.20.060)
- (5) Jail Facilities (public)
- (6) Parks
- (7) Police and fire stations
- (8) Safe houses
- (9) Schools – K-12 (public)
  - post secondary (public)

**27.06.030: Uses Which May Be Permitted By Conditional Use Permit.**

- (1) Bed and breakfast
- (2) Church
- (3) Community center
- (4) Day care – center (13 or more)
- (5) Dwelling - townhouse (2 attached units)
  - townhouse (3 or more attached units)
- (6) Golf courses
- (7) Group home - 8 or fewer
- (8) Residential care home or facility
- (9) Schools - K-12 (private)
  - post secondary (private)
- (10) Utilities (primary distribution site)

**27.06.040: Property Development Standards.**

- (1) Minimum Lot Area (sq ft): 6,000
- (2) Minimum Lot Width (ft): 50
- (3) Minimum Setbacks (ft):
  - Front Yard - 15
  - Side Yard - 5
  - Rear Yard - 10
  - Side Corner - 15
  - Attached Garage (Front/Side Corner) - 20
  - Accessory Structures – See Section 27.20.020
- (4) Maximum Building Height (ft): 35
- (5) Permitted Lot Coverage (%): 45
- (6) Off-Street Parking (refer to Chapter 27.24)
- (7) Fences (refer to Section 27.20.040)
  - Maximum Heights (ft):
    - Front - 4
    - Side - 6.5
    - Rear - 6.5
    - Side Corner - 6.5
- (8) Signs (refer to Chapter 27.22)