

CHAPTER 27.09

RA-1 RESIDENTIAL APARTMENT

Sections:

27.09.010: Intent. A residential district intended to provide for urban areas for multi-family use and compatible non-residential uses of medium land use intensity. It should be served with all public utilities and be in close proximity to municipal services, parks, or shopping districts. This zoning district would typically be found in areas designated as urban residential or high density residential on the Kalispell Growth Policy Future Land Use Map.

27.09.020: Permitted Uses.

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

27.09.030: Uses Which May Be Permitted By Conditional Use Permit.

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

27.09.040: Property Development Standards.

- (1) Minimum Lot Area (sq ft): 6000 + 3000 for each additional unit beyond duplex.
- (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): 45
- (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)