

CHAPTER 27.07
R-4 RESIDENTIAL

Sections:

27.07.010: Intent. This district is comprised of primarily single-family and duplex dwellings. Development within the district will require all public utilities, and all community facilities. This zoning district would typically be found in areas designated as suburban residential and urban residential on the Kalispell Growth Policy Future Land Use Map.

27.07.020: Permitted Uses.

- (1) Day care - home (12 or fewer)
- (2) Dwelling - single family
 - duplex
 - townhouse (2 attached units)
- (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)

27.07.030: 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 (3 or more attached units)
- (6) Golf courses
- (7) Group home - 8 or fewer
- (8) Mobile home park
- (9) Residential care home or facility.
- (10) Schools - K-12 (private)
 - post secondary (private)
- (11) Utilities (primary distribution site)

27.07.040: Property Development Standards.

- (1) Minimum Lot Area (sq ft): 6000
- (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)