

ZONING

27 Attachment 3

Zoning Appendix C

Property Development Standards for All Uses

	R-1	R-2	R-3	R-4	R-5	RA-1	RA-2	H-1	B-1	B-2	B-3	B-4	B-5	I-1	I-2	P-1
Minimum lot area (sf)*	20,000	10,000	6,000	6,000	6,000	6,000 + 3,000/each unit beyond duplex	6,000 +1,500/each unit beyond duplex	7,000	7,000	7,000	0	0	7,000	7,000	7,000	7,000
Minimum lot width (ft)	100	70	50	50	50	50	50	70	70	70	0	0	70	70	70	70
Front yard setback (ft)	20***	20***	15***	15***	15***	15	15	15	15	15	0	0	20	20	40	15
Side yard setback (ft)*	20***	10***	5***	5***	5***	5	5	5	5	5	0	0	5	10	20	5
Rear yard setback (ft)*	20***	20***	10***	10***	10***	10	10	10	10	10	0	0	10	10	40	10
Side corner setback (ft)	20***	20***	15***	15***	15***	15	15	15	15	15	0	0	15	20	40	15
Attached garage/ carport setback (Front and Side Corner) (ft)	20	20	20	20	20	20	20	20	20	20	20	20	20	-	-	20
Accessory structure setbacks (ft)	See Section 27.20.002 for Accessory Structure Setbacks for all zones															
Maximum building height (ft)	35	35	35	35	35	45	45	60; unlimited w/CUP	60; unlimited w/CUP	60; unlimited w/CUP	60; unlimited w/CUP	60; unlimited w/CUP	60; unlimited w/CUP	60; unlimited w/CUP	60; unlimited w/CUP	60; unlimited w/CUP
Permitted lot coverage (%)	35	35	45	45	50	45	50	45	50	N/A	N/A	N/A	N/A	N/A	N/A	45
Front fence height (ft)	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Side fence height (ft)	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	8**	8**	6.5
Rear fence height (ft)	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	8**	8**	6.5
Side corner fence height (ft)	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	8**	8**	6.5

KALISPELL CODE

- * Flag lots – property boundary abutting street(s) to meet the front setback requirement, all other lot line setbacks to meet the rear setback requirement. “Pole” portion of lot is not included in net acreage of lot.
- ** Option to increase side, rear and side corner fence heights by 2 feet with barbed wire in industrial zones.
- *** See Section 27.20.093 for allowable eave encroachment into setback.

(Ord. 1677, 7-19-2010; amd. Ord. 1768, 3-21-2016; Ord. 1771, 6-6-2016; Ord. 1824, 3-18-2019; Ord. 1946, 10-20-2025)