



**ZONING REQUIREMENTS:**

ZONE (EXISTING) : C-2 - GENERAL COMMERCIAL

ADDRESS : 826 10TH AVE S  
GREAT FALLS, MT 59405

LEGAL DESCRIPTION :  
GEOCODE : 02301513106230000  
GREAT FALLS FIFTEENTH ADDITION, S13, T20 N,  
R03 E, BLOCK 002, Lot 07A, LT 7A AND 8

LOT ACREAGE :  
8799 SQ. FT. OR 0.202 ACRES

BUILDING SQ.FT. :  
ONE FLOOR 1,984 SQ. FT.  
TOTAL 1,984 SQ. FT.

BUILDING COVERAGE:  
BUILDINGS MAY COVER 70% OF LOT  
COVERAGE: 1,984 DIVIDED BY 8,799 = .2254  
.225 OR 22.5% COVERAGE

SETBACKS:  
REAR, SIDE, AND FRONT YARDS ARE  
ESTABLISHED PER CITY OF GREAT FALLS  
FRONT YARD SETBACK (NORTH) : NONE REQ'D 21'+ PROVIDED  
SIDE YARD SETBACK (EAST/WEST) : 10' REQ'D 25'+ PROVIDED  
REAR YARD SETBACK (SOUTH) : 7' REQ'D 0' PROVIDED

**LANDSCAPE REQUIREMENTS:**

NOT APPLICABLE

**PARKING REQUIREMENTS:**

SHELL PARKING		
NAME	AREA	Parking
RETAIL SHELL (1 per 800)	1984 SF	3
	TOTAL	3
PARKING REQUIRED		
RETAIL SHELL		3
TOTAL PARKING REQUIRED		3
TOTAL ACCESSIBLE STALLS REQUIRED		1
AVAILABLE PARKING ON SITE:		
		4
TOTAL AVAILABLE PARKING:		4

SITE PLAN - PROPOSED  
1/16"=1'-0"

