

2. Hotels, office buildings, hospitals or similar institutions, auditoriums or similar places of public assembly:

Square feet or aggregate gross floor area	Required number of spaces
Up to 59,999	1
60,000 to 89,999	2
90,000 to 119,999	3
Each additional 60,000	1 additional

**SECTION 6.16 STREET AND ROADWAY STANDARDS**

6.16.010 Access to businesses, service stations, roadside stands, public parking lots and all other businesses requiring motor vehicle access shall meet the requirements as hereinafter provided or as ~~prescribed by~~ applicable of the ~~Approach Standards for Montana Highways Montana Department of Transportation or Flathead County Road and Bridge Department.~~ (whichever requirements are greater).

6.16.020 Access shall be controlled as follows:

1. Access shall be by not more than two (2) roadways for each 100 feet, or fraction thereof, frontage on any street.
2. No two (2) of said roadways shall be closer to each other than 12 feet on the same parcel, and no roadway shall be closer to a side property line than 2 feet. (See Section 6.13.030 for when a parcel may have two access points.)
3. Each roadway shall be not more than 36 feet in width measured at right angles to the center line of the driveway, except as increased by permissible curb return radii. The entire flare of any return radius shall fall within the right-of-way. No roadway shall be less than 10 feet wide for one-way traffic or 20 feet wide for two-way traffic.
4. All accesses onto County roads shall have been approved by the County Road Department with the issuance of an encroachment permit. Such permits shall be obtained prior to the construction and/or use of such access.

6.16.030 On a corner lot, no roadway shall be closer than 20 feet to the point of intersection of two property lines at any corner as measured along the property line, and no roadway shall extend across such extended property line.

6.16.040 In all cases where there is an existing curb or gutter or sidewalk on the street, the applicant for an encroachment permit shall provide a safety island along the entire frontage of the property, except for the permitted roadways. On the two ends and street side of each such island shall be constructed a concrete curb, the height, location and structural specifications of which shall be approved by the Building Inspector or Zoning Administrator.

6.16.050 A safety barrier shall be established along the property line to limit access to and from the property when no curb and gutter exist. A sidewalk, curb, and gutter system may also be constructed.

**Comment [EM33]:** Currently references a highway standard, but access may not be off a highway. This change simplifies by referencing both possible agencies (state and county) and still abiding by zoning standards as applicable.