



Capital Hill Mall from helenahistory.org, courtesy of John and Rosie Crocker

Entryway Corridor Overlay District

CITY OF HELENA
PLANNING DIVISION,
FEBRUARY 2021



What is an overlay district?



Why an overlay district?

What is it, and how would it work?

Conformance with Existing Plans



2019 Growth Policy



**Capital Hill Mall Urban Renewal
District Plan (URD Plan)**

Proposed District Code Language

LOT COVERAGE
ALLOWANCES

SETBACK
REQUIREMENTS

HEIGHT CHANGES

PARKING SPACE
REQUIREMENTS

GENERAL
LANDSCAPING
AND BUFFER
REQUIREMENTS

PARKING LOT
LANDSCAPING
REQUIREMENTS

Proposed District Code Language (Cont'd)

1. Lot Coverage

- Decrease the minimum lot coverage to 45% and increase the minimum landscaping to 15%

2. Setback Requirements

- At street level, multi-dwelling residential uses shall have a landscaped/hardscaped area a minimum of five (5) feet in depth up to a maximum of ten (10) feet in depth measured from the property line adjacent to the street.
- At street level, non-residential uses shall have a flexible build-to line of between zero (0) feet in depth and eight (8) feet in depth measured from the property line adjacent to the street.
- Screen dumpsters, mechanical components

Proposed District Code Language (Cont'd)

3. Height Changes

- No minimum height for residential uses.
- A minimum height of 24' for commercial non-residential uses.
- Drop the allowed height to 42' and then allow up to 75' in height if three of the following standards are met:
 - Plaza space or pocket park in designs
 - Pedestrian amenities in excess of those required in code
 - Onsite or shared parking structure that provides at least 50% of minimum parking required
 - Housing in upper story(s) above ground floor commercial use(s)
 - Minimum of one (1) pedestrian entrance along primary street frontage
 - Shared monument signage for mixed-use developments
 - Shared public art installation
 - Incorporation of low-impact development/green infrastructure in designs

Proposed District Code Language (Cont'd)

4. Parking Space Requirements

- For residential uses – remains the same.
- For non-residential uses – reduced by 25%, perhaps more if structured parking
- Placement of new parking lots must be to the side or rear of the primary commercial or residential use. No parking is permitted on the property along the primary or secondary street frontages (e.g., in front of a building), unless it is structured parking

Proposed District Code Language (Cont'd)

5. General Landscaping & Buffer Requirements

- If there is connectivity in the landscaping plan between parcels, development can be exempt from the required standard that requires each parking space to be within 35 feet of the trunk of a tree.

6. Parking Lot Landscaping Requirements

- If there is connectivity in the landscaping plan between parcels, development can be exempt from the required standard that requires each parking space to be within 35 feet of the trunk of a tree.

Future of the District

- How will this impact current developments and non-conformities?
 - Grandfathering – no sunseting provisions
- Future planning efforts in the area
 - Potential for the development of a neighborhood plan
 - Potential for future rezone of neighborhood planning area



Anticipated Timeline for Adoption

1. Zoning Commission Public Hearing → April
2. City Commission First Passage → May
3. City Commission Final Passage → June
4. Code in effect → July





Questions?

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