

# ORDINANCES OF THE CITY OF HELENA, MONTANA

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE ESTABLISHING NO OFF STREET PARKING REQUIREMENT FOR ACCESSORY DWELLING UNITS BY AMENDING TITLE 11, CHAPTER 22 OF THE HELENA CITY CODE

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA:

Title 11, Zoning, Chapter 22, Off Street Parking, of the Helena City Code, is hereby amended as follows:

11-22-1: through 11-22-2: No change.

11-22-3: **MINIMUM NUMBER OF OFF STREET PARKING SPACES REQUIRED:**

- A. The minimum number of off-street parking spaces required for each land use, unless parking reductions are allowed, is shown below, except that parking requirements for land uses in the Downtown and Transitional Residential Districts are regulated as provided for in Chapter 9 of this Title. All calculations are rounded up to the nearest whole number.

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Land Use	On Site Parking Requirement
Residential uses:	
Boarding/rooming house, 1 - 3 residents	1 space/room for rent plus 2 additional spaces if part of building is used as a single-dwelling unit
Boarding/rooming house, 4 - 20 residents	1 space/room for rent plus 2 additional spaces if part of building is used as a single-dwelling unit
Community residential facility, type I, 1 - 12 residents	1 space for each 3 sleeping area rooms
Community residential facility, type II, 13 or more residents	1 space for each 3 sleeping area rooms
Mobile home park	2 spaces/dwelling unit
Residence, single-dwelling unit	2 spaces/dwelling unit
	<u>Accessory Dwelling Unit</u>
	<u>None required</u>
Residence, two-dwelling units	2 spaces/dwelling unit
Residence, multiple-dwelling units (3 or more units):	1 space/dwelling unit
Housing for older persons	1 space/dwelling unit
Nonresidential uses:	
Agricultural uses:	
Horticulture	None required
Community services/uses:	
Administrative government agency	3.0 spaces/1,000 sq. ft. gfa
Animal shelter	2.79 spaces/1,000 sq. ft. gfa
Community center	4 spaces/1,000 sq. ft. gfa

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	Community cultural facility	2 spaces/1,000 sq. ft. gfa
	Correctional facility	3 spaces/1,000 sq. ft. gfa
	Prerelease center	3 spaces/1,000 sq. ft. gfa
	Public safety facility	3 spaces/1,000 sq. ft. gfa
	Worship facility	0.25 space/seat
	Education:	
	Higher education	0.31 space/student
	Instructional facility	0.31 space/student
	K - 12:	
	Elementary/middle school	0.12 space/student
	High school	0.31 space/student
	Food and beverage sales:	
	Casino	14 spaces/1,000 sq. ft. gfa
	Restaurant	14 spaces/1,000 sq. ft. gfa
	Restaurant, drive-in:	
	21 or more seats	14 spaces/1,000 sq. ft. gfa
	Less than 21 seats	0.5 space/seat
	Specialized food production:	

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	Area used for on site consumption	14 spaces/1,000 sq. ft. gfa
	Manufacturing/production area	1.19 spaces/1,000 sq. ft. gfa
	Tavern	14 spaces/1,000 sq. ft. gfa
Healthcare:		
	Healthcare center	4.11 spaces/1,000 sq. ft. gfa
	Healthcare facility	1.8 spaces/bed
Industrial/manufacturing:		
	Contractor yard	0.5 space/1,000 sq. ft. gfa; no less than 1 on site space must be provided
	Industrial, heavy	1.19 spaces/1,000 sq. ft. gfa
	Industrial, light	1.19 spaces/1,000 sq. ft. gfa
	Industrial park	1.19 spaces/1,000 sq. ft. gfa
	Junkyard	1.19 spaces/1,000 sq. ft. gfa
	Motor vehicle wrecking facility	1.19 spaces/1,000 sq. ft. gfa
Overnight accommodations:		
	Bed and breakfast	0.89 space/room plus 1 space/dwelling unit
	Campground/RV park	1 space/RV or tent space
	Country inn	0.89 space/room plus 1 space/dwelling unit
	Emergency shelter	1 space/3 rooms
	Hotel/motel	0.89 space/room

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	Recreation, indoor:	
	Indoor entertainment, sports and recreation:	4.37 spaces/1,000 sq. ft. gfa
	Theaters for movies and performing arts	0.25 space/seat
	Recreation, outdoor:	
	Open space	None required
	Outdoor entertainment, sports and recreation	0.25 space/seat
	Parks/playgrounds	None required
	Rental and repair:	
	General repair	1.19 spaces/1,000 sq. ft. gfa
	Large equipment rental	2.92 spaces/1,000 sq. ft. gfa
	Small equipment rental	2.92 spaces/1,000 sq. ft. gfa
	Sales:	
	Agriculture supply sales	2.1 spaces/1,000 sq. ft. gfa
	Auction sales	2.1 spaces/1,000 sq. ft. gfa

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	Construction material sales	3.29 spaces/1,000 sq. ft. gfa
	General/specialty sales:	3 spaces/1,000 sq. ft. gfa
	Furniture/carpet/appliance store	1 space/1,000 sq. ft. gfa
	Grocery store	3 spaces/1,000 sq. ft. gfa
	Machinery sales	1.5 spaces/1,000 sq. ft. gfa
	Manufactured housing sales	2.1 spaces/1,000 sq. ft. gfa
	Sexually oriented business	3 spaces/1,000 sq. ft. gfa
	Shopping center	3 spaces/1,000 sq. ft. gfa
	Services:	
	Administrative services	3 spaces/1,000 sq. ft. gfa
	Artisan shop	1.19 spaces/1,000 sq. ft. gfa
	Commercial kennel	1.19 spaces/1,000 sq. ft. gfa
	Crematorium	1.19 spaces/1,000 sq. ft. gfa
	Daycare, adult (up to 12)	3 spaces/1,000 sq. ft. gfa
	Daycare center (13 or more children)	3 spaces/1,000 sq. ft. gfa
	Daycare, family	None required
	Daycare, group	3 spaces/1,000 sq. ft. gfa

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	Financial services	3 spaces/1,000 sq. ft. gfa; stacking lanes for each drive up and ATM do not count toward the on site parking requirement
	Funeral home	0.25 space/seat
	General/professional services	3 spaces/1,000 sq. ft. gfa
	Veterinary clinic, large or small animals	3 spaces/1,000 sq. ft. gfa
Storage:		
	Agricultural commodity storage facility	0.5 space/1,000 sq. ft. gfa
	Fuel tank farm	0.5 space/1,000 sq. ft. gfa
	Ministorage facility	0.5 space/1,000 sq. ft. gfa
	Warehouse	0.5 space/1,000 sq. ft. gfa
Transportation:		
	Airport	None required
	Bus terminal:	
	Office space	3.0 spaces/1,000 sq. ft. gfa
	Storage	0.5 space/1,000 sq. ft. gfa
	Freight terminal	0.5 space/1,000 sq. ft. gfa
	Parking lot	n/a
	Parking structure	n/a
	Railroad yard	1.19 spaces/1,000 sq. ft. gfa

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	Utilities:	
	Composting	1.19 spaces/1,000 sq. ft. gfa
	Recycling	1.19 spaces/1,000 sq. ft. gfa
	Utility, distributed power	1.19 spaces/1,000 sq. ft. gfa
	Utility, major	1.19 spaces/1,000 sq. ft. gfa
	Utility, minor	1.19 spaces/1,000 sq. ft. gfa
	Vehicle trade and service:	
	Vehicle fuel sales:	2.1 spaces/1,000 sq. ft. gfa
	If combined with convenience store	3 spaces/1,000 sq. ft. gfa
	Vehicle repair	2.1 spaces/1,000 sq. ft. gfa
	Vehicle sales and rental	1 space/1,000 sq. ft. gfa
	Vehicle services	1 space/1,000 sq. ft. gfa



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B. No change.

11-22-4: through 11-22-9: No change.

FIRST PASSED BY THE COMMISSION OF THE CITY OF HELENA,  
MONTANA, THIS DAY OF.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CLERK OF THE COMMISSION

FINALLY PASSED BY THE COMMISSION OF THE CITY OF  
HELENA, MONTANA, THIS DAY OF.

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MAYOR

ATTEST:

\_\_\_\_\_  
CLERK OF THE COMMISSION