

ORDINANCES OF THE CITY OF HELENA, MONTANA

ORDINANCE NO. 3278

AN ORDINANCE INCREASING LOT COVERAGE IN THE R-1 (RESIDENTIAL) AND R-2 (RESIDENTIAL) ZONING DISTRICTS; INCREASING MAXIMUM BUILDING HEIGHT IN THE R-1 (RESIDENTIAL), R-2 (RESIDENTIAL), R-3 (RESIDENTIAL), R-4/R-O (RESIDENTIAL-OFFICE), AND B-2 (GENERAL COMMERCIAL) ZONING DISTRICTS; AND ELIMINATING MINIMUM LOT SIZES FOR MULTIPLE DWELLING UNITS IN THE R-3 (RESIDENTIAL), R-4/R-O (RESIDENTIAL-OFFICE) ZONING DISTRICTS BY AMENDING CHAPTER 4 OF TITLE 11 OF THE HELENA CITY CODE

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

Title 11, Chapter 4, of the Helena City Code is hereby amended as follows:

11-4-1: No change.

11-4-2: LOT REQUIREMENTS FOR ZONING DISTRICTS:

A. through D. No change.

E. The dimensional, area, coverage, and design standard requirements for property in the various zoning districts are shown in table 2 of this section.

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TABLE 2
 LOT REQUIREMENTS BY ZONING DISTRICT
 DU = Dwelling Unit

	OSR (Open Space/ Residential)	R-U (Residential- Urban)	R-1/R-2 (Residential)	R-3 (Residential)	R-4/R-O (Residential- Office)
Lot area	1 - 3 acres; no more than 1 DU per acre for cluster development. See section 11-2-5 of this title	No minimum	No minimum	For multiple DUs 2,000 sq. ft. per DU For single DUs or nonresidential no minimum No minimum	For multiple DUs 1,200 sq. ft. per DU For single DUs or nonresidential no minimum No minimum
Lot width	No minimum	No minimum	No minimum	No minimum	No minimum

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	OSR (Open Space/ Residential)	R-U (Residential- Urban)	R-1/R-2 (Residential)	R-3 (Residential)	R-4/R-O (Residential- Office)
Lot coverage	No maximum	60% <u>percent</u> maximum Additional 5% <u>percent</u> for porch attached to front or side	30 <u>40</u> % <u>percent</u> maximum Additional 5 % for porch	40% <u>percent</u> maximum Additional 5 % for porch	60% <u>percent</u> maximum
Front lot line setback	25' <u>feet</u> from right-of-way	0' <u>No</u> minimum	10' <u>foot</u> minimum	10' <u>foot</u> minimum	10' <u>foot</u> minimum
Rear lot line setback	No minimum except unless <u>abutting</u> <u>right-of-way,</u> <u>then 25' feet</u> from right- of-way	0' <u>No</u> minimum	10' <u>foot</u> minimum	10' <u>foot</u> minimum	10' <u>foot</u> minimum

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	OSR (Open Space/ Residential)	R-U (Residential- Urban)	R-1/R-2 (Residential)	R-3 (Residential)	R-4/R-O (Residential- Office)
Side lot line setback	No minimum except unless <u>abutting</u> <u>right-of-way,</u> <u>then 25' feet</u> <u>from right-</u> <u>of-way</u>	0' No minimum	8' foot minimum	6' foot minimum for each side yard	6' foot minimum
Height	24' foot maximum	42' foot maximum	24' 30' foot maximum	24' 36' foot maximum	36' 42' foot maximum
Minimum floor area	No minimum	No minimum	No minimum	No minimum	No minimum

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	B-1 (Neighborhood Business)	B-2 (General Commercial)	B-3 (Central Business)	DT and TR (Downtown and Transitional Residential)	CLM (Commercial- Light Manufacturing)
Lot area	For multiple DUs 1,000 square feet per DU No minimum for single DUs or nonresidential	No minimum	No minimum	See Chapter 9	No minimum
Lot width	No minimum	No minimum	No minimum	See Chapter 9	No minimum
Lot coverage	Residential uses, 60 percent maximum No maximum for nonresidential uses	No maximum	No minimum	See Chapter 9	No maximum
Front lot line setback	No minimum	No minimum	No minimum	See Chapter 9	15 foot minimum

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	B-1 (Neighborhood Business)	B-2 (General Commercial)	B-3 (Central Business)	DT and TR (Downtown and Transitional Residential)	CLM (Commercial- Light Manufacturing)
Rear lot line setback	15 foot minimum	No minimum unless abutting residential zone, then 15 foot minimum	No minimum	See Chapter 9	No minimum unless abutting residential zone, then 15 foot minimum
Side lot line setback	6 foot minimum	No minimum unless abutting residential zone, then 10 foot minimum	No minimum	See Chapter 9	No minimum unless abutting residential zone, then 15 foot minimum
Height	36 foot maximum	42 <u>75</u> foot maximum	70 foot maximum	See Chapter 9	60 foot maximum

(Ord. 3222, 9-26-2016; amd. Ord. 3257, 6-24-2019; amd. Ord. 3278, 1-13-2020.)

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FIRST PASSED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA,
THIS 16TH DAY OF DECEMBER, 2019.

/S/ ANDRES HALADAY
MAYOR PRO TEM

ATTEST:

/S/ DANNAI CLAYBORN
CLERK OF THE COMMISSION

FINALLY PASSED BY THE COMMISSION OF THE CITY OF HELENA,
MONTANA, THIS 13TH DAY OF JANUARY, 2020.

/S/ WILMOT COLLINS
MAYOR

ATTEST:

/S/ DANNAI CLAYBORN
CLERK OF THE COMMISSION