



**DATE RECEIVED:**

City of Helena  
**PREZONE**  
Application Form

**APPLICATION FEE: \$410.00**  
(Payable to the City of Helena)  
**ALL FEES ARE NON-REFUNDABLE**

**INTENT:** Application to the Helena Zoning Commission and City Commission for an amendment to the official Zoning Map; such amendment will pre-zone property for annexation purposes. Zoning does not become effective until the property has been annexed into the City.

1. **IS THE PROPERTY CONTIGUOUS TO EXISTING CITY LIMITS?** Yes \_\_\_\_\_ No \_\_\_\_\_  
If so, what is the adjacent city zoning? \_\_\_\_\_

2. **IS THE PROPERTY IN OR ADJACENT TO A COUNTY SPECIAL ZONING DISTRICT?**  
If so, what zoning district? \_\_\_\_\_

3. **PROPOSED ZONING:** \_\_\_\_\_

4. **PRESENT USE:** \_\_\_\_\_

5. **ADJACENT USES:** \_\_\_\_\_

6. **PROPOSED USE:** (attach additional information if necessary)

\_\_\_\_\_

7. **REASON(S) THIS PROPOSAL SHOULD BE APPROVED:** (attach additional information if necessary)

\_\_\_\_\_

\_\_\_\_\_

**GENERAL REQUIREMENTS:**

Submit the following materials:

1. \_\_\_\_\_ An application, including the application fee, according to the Zone Change schedule available in the Community Development Department.

2. \_\_\_\_\_ Description of the boundaries of the area to be prezoned

3. \_\_\_\_\_ Vicinity map of the area with the application form. This map must show the location of \_\_\_\_\_ the property in relation to surrounding land and zoning in the immediate area; location of City water and sewer mains and other utilities; and City streets.

4. \_\_\_\_\_ The application must be COMPLETE and SIGNED by the applicant and property owner. An incomplete application may delay review of your request. Attach additional information if needed.

### **Review Criteria**

(A different zoning district may be recommended if it appropriately fits the review criteria)

Your application will be reviewed using Montana MCA Section 76-2-304, "Criteria and Guidelines for Zoning Regulations" stated below. Therefore, please describe how your proposal relates to the following criteria (attach additional sheets if necessary):

- (1) Zoning regulations must be:*
  - (a) made in accordance with a growth policy; and*
  - (b) designed to secure safety from fire and other dangers;*
    - (ii) promote public health, public safety, and the general welfare; and*
    - (iii) facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.*
- (2) In the adoption of zoning regulations, the municipal governing body shall consider:*
  - (a) reasonable provision of adequate light and air;*
  - (b) the effect on motorized and nonmotorized transportation systems;*
  - (c) promotion of compatible urban growth;*
  - (d) the character of the district and its peculiar suitability for particular uses; and*
  - (e) conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area.*

Section 11-1-10 of the Helena Zoning Ordinance states the Zoning Commission and the City Commission will hold public hearings, to give the public an opportunity to be heard upon the matter.

**ZONING IS NOT EFFECTIVE UNTIL THE PROPERTY HAS BEEN ANNEXED INTO THE CITY.**

The Zoning Commission will make a recommendation to the City Commission who will approve, deny or conditionally approve the requested rezoning.