

# 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

	<b>OSR (Open Space/ Residential)</b>	<b>R-U (Residential- Urban)</b>	<b>R-1/R-2 (Residential)</b>	<b>R-3 (Residential)</b>	<b>R-4/R-O (Residential- Office)</b>
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	<del>For multiple DUs 2,000 sq. ft. per DU</del>  <del>For single DUs or nonresidential no minimum</del> No minimum	<del>For multiple DUs 1,200 sq. ft. per DU</del>  <del>For single DUs or nonresidential no minimum</del> No minimum
<del>Lot width</del>	<del>No minimum</del>	<del>No minimum</del>	<del>No minimum</del>	<del>No minimum</del>	<del>No minimum</del>

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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	<del>30</del> <u>40</u> % <u>percent</u> maximum  Additional <del>5</del> % for porch	40% <u>percent</u> maximum  Additional <del>5</del> % for porch	60% <u>percent</u> maximum
Front lot line setback	25' <u>feet</u> from right-of-way	<del>0'</del> <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 <del>except unless</del> <u>abutting</u> <u>right-of-way,</u> <u>then 25' feet</u> from right- of-way	<del>0'</del> <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 <del>except unless</del> <u>abutting</u> <u>right-of-way,</u> <u>then 25' feet</u> <u>from right-</u> <u>of-way</u>	<del>0'</del> <u>No</u> minimum	<u>8' foot</u> minimum	<u>6' foot</u> minimum for each side yard	<u>6' foot</u> minimum
Height	<u>24' foot</u> maximum	<u>42' foot</u> maximum	<u>24' 30' foot</u> maximum	<u>24' 36' foot</u> maximum	<u>36' 42' foot</u> maximum
<del>Minimum floor area</del>	<del>No minimum</del>	<del>No minimum</del>	<del>No minimum</del>	<del>No minimum</del>	<del>No minimum</del>

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	<b>B-1 (Neighborhood Business)</b>	<b>B-2 (General Commercial)</b>	<b>B-3 (Central Business)</b>	<b>DT and TR (Downtown and Transitional Residential)</b>	<b>CLM (Commercial- Light Manufacturing)</b>
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
<del>Lot width</del>	<del>No minimum</del>	<del>No minimum</del>	<del>No minimum</del>	<del>See Chapter 9</del>	<del>No minimum</del>
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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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 16<sup>TH</sup> 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 13<sup>TH</sup> DAY OF JANUARY, 2020.

/S/ WILMOT COLLINS  
MAYOR

ATTEST:

/S/ DANNAI CLAYBORN  
CLERK OF THE COMMISSION