

# ORDINANCES OF THE CITY OF HELENA, MONTANA

## ORDINANCE NO. 3257

AN ORDINANCE ESTABLISHING DISTRICT DIMENSIONAL AND DESIGN STANDARDS FOR THE DOWNTOWN AND TRANSITIONAL RESIDENTIAL 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, ~~and~~ coverage, and design standard requirements for ~~lots~~ 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>B-1 (Neighborhood Business)</b>	<b>B-2 (General Commercial)</b>	<b>B-3 (Central Business)</b>	<b><u>DT and TR (Downtown and Transitional Residential)</u></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	<u>See Chapter 9</u>	No minimum
Lot width	No minimum	No minimum	No minimum	<u>See Chapter 9</u>	No minimum
Lot coverage	Residential uses, 60 percent maximum  No maximum for nonresidential uses	No maximum	No minimum	<u>See Chapter 9</u>	No maximum
Front lot line	No minimum	No minimum	No minimum	<u>See Chapter 9</u>	15 foot minimum

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setback					
Rear lot line setback	15 foot minimum	No minimum unless abutting residential zone, then 15 foot minimum	No minimum	<u>See Chapter 9</u>	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	<u>See Chapter 9</u>	No minimum unless abutting residential zone, then 15 foot minimum
Height	36 foot maximum	42 foot maximum	70 foot maximum	<u>See Chapter 9</u>	60 foot maximum

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

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FIRST PASSED BY THE COMMISSION OF THE CITY OF HELENA,  
MONTANA, THIS 10<sup>TH</sup> DAY OF JUNE, 2019.

/S/ WILMOT COLLINS  
MAYOR

ATTEST:

/S/ DEBBIE HAVENS  
CLERK OF THE COMMISSION

FINALLY PASSED BY THE COMMISSION OF THE CITY OF HELENA,  
MONTANA, THIS 24<sup>TH</sup> DAY OF JUNE, 2019.

/S/ WILMOT COLLINS  
MAYOR

ATTEST:

/S/ DEBBIE HAVENS  
CLERK OF THE COMMISSION