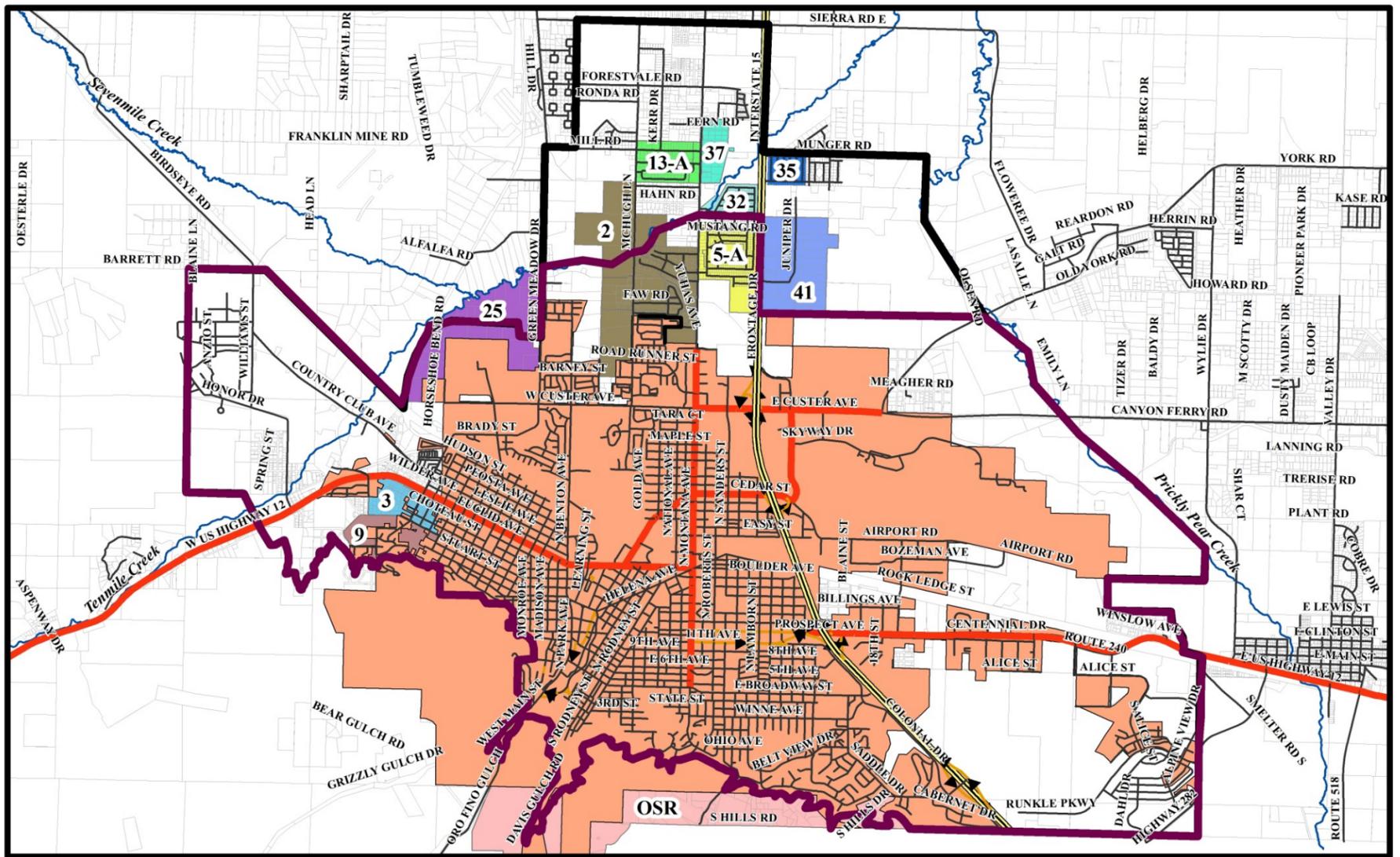
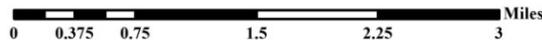


# PART I ZONING DISTRICTS AND OPEN SPACE/RESIDENTIAL DISTRICT WITHIN URBAN STANDARDS BOUNDARIES



## Legend

-  Urban Standards Boundary A
-  Urban Standards Boundary B
-  Helena City Limits



Printed: January 28, 2015

### Special Zoning District No. 2: West Valley

This District is adjacent to the City Limits of Helena, and contains six zoning classifications: A-1; R-1; R-2; R-3; B-2; and LCLM.

The intent of the A-1 classification is to provide for the transition of moderately large, sparsely settled areas from agricultural characteristics to urban single-family residential use and to provide certain areas wherein a partial agricultural atmosphere is retained. This classification allows for single-family dwellings and farming, ranching, dairying, and poultry pursuits and activities. The minimum lot size is 2.5 acres. Most of the A-1 is floodplain.

Minimum residential lot sizes in the R Districts include 8000 sq. ft., 18,000 sq. ft., and one acre. Portions of the R districts are floodplain.

The B-2 classification allows for retail trade; service activities; professional organizations; labor unions; fraternal organizations; and churches. There is no minimum lot size.

The primary intent of the LCLM is to provide opportunities for limited commercial and light-manufacturing uses and related retail or office uses and for construction contractors; engineering, architectural, and surveying services; forestry services; landscape and horticultural services; mining services; manufacturing; vocational trade and apprenticeship training schools; storage facilities; specified retail trade. The minimum lot size is one acre.

### Special Zoning District No. 3: Lower West Side

This District is adjacent to the City Limits of Helena and contains two zoning classifications: R-2 and B-1.

The R-2 (Single-Family and Two-Family Residential) classification allows for single-family dwellings; two-family dwellings (duplex); and public and private institutions and uses. The minimum lot size is 7,000 square feet.

The intent of the B-1 classification is to form a transition area between the adjacent lower density residential neighborhoods and the major thoroughfare on Euclid Avenue. This classification allows for single-family dwellings; duplexes; multi-family dwellings; retail trade; and service activities. The minimum lot size is 2,500.

### Special Zoning District No. 5-A: Treasure State Acres

There are four zoning classifications within this District: R-1, R-3, B-2, and PLI.

The R-1 (Single-Family Residential, Low-Density) classification allows for single-family dwellings and churches. The minimum lot size is 10,000 square feet.

The R-3 (Multi-Family Residential) classification allows for single-family dwellings; two-family dwellings; multi-family dwellings; and churches. The minimum lot size is 3,000 square feet per unit when there are two or more units or 5,000 square feet when there is only one unit.

The intent of the B-2 classification is to provide for small neighborhood, low traffic generating community shopping facilities conveniently grouped near North Montana Avenue to serve a trade area encompassing several neighborhoods. There is no minimum lot size, but there are minimum setback requirements.

The PLI classification is solely applicable to a designated park in the subdivision.

### Special Zoning District No. 9: Upper West Side

This District is adjacent to the City Limits of Helena, and its stated purpose is to protect and enhance the residential nature of the area. Uses permitted include: single-family dwellings, and public and private institutions and uses. There is also a provision regarding the allowance of small livestock, so long as certain requirements are met. The minimum lot size is 10,000 square feet.

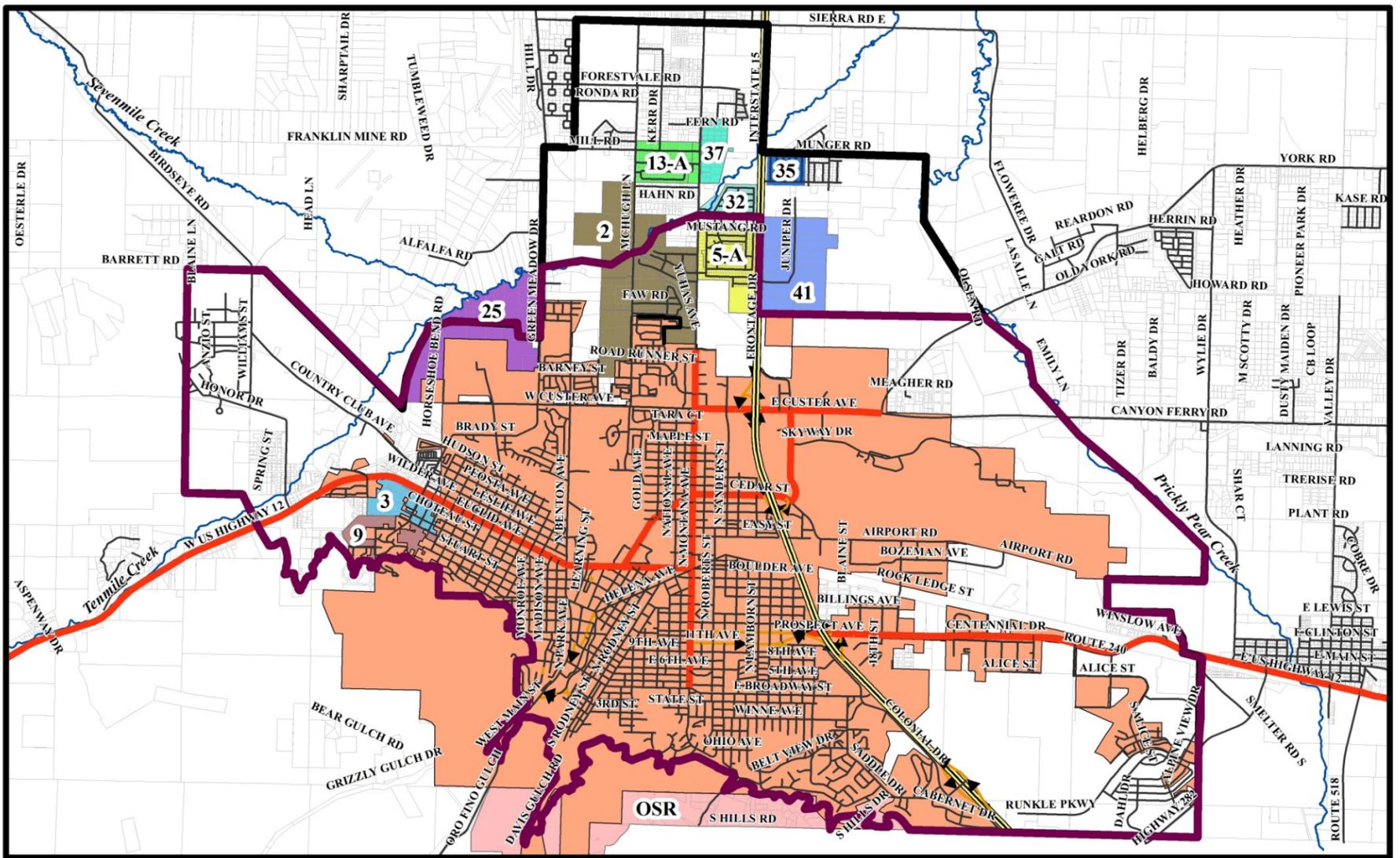
### Special Zoning District No. 13-A: Bryant Addition

There are two zoning classifications within this District: CR-1 and CB-2.

The CR-1 (Single-Family Residential) classification allows for single-family dwellings. The minimum lot size is 10,000 square feet. Approximately half of this classification lies within either the 100- or 500-year floodplain.

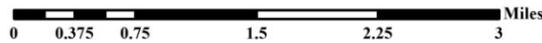
The intent of the CB-2 classification is to provide for community shopping facilities consisting of varied retail, service, and office functions conveniently grouped near North Montana Avenue to serve a trade area encompassing several neighborhoods. There is no minimum lot size, but there are minimum setback requirements. A majority of this classification lies within either the 100- or 500-year floodplain, with the 100-year floodplain lying adjacent to North Montana Avenue.

# PART I ZONING DISTRICTS AND OPEN SPACE/RESIDENTIAL DISTRICT WITHIN URBAN STANDARDS BOUNDARIES



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### Special Zoning District No. 25: Racetrack Meadows

This District lies adjacent to the City Limits of Helena and contains two zoning classifications: RRA and PPE.

The RRA (Rural Residential/Agricultural) classification only allows for one single-family dwelling, and has a minimum lot size of 10 acres. The intent of this classification is to promote and preserve the rural-residential atmosphere of the area.

The PPE (Public and Private Education) classification is still listed in the regulations for the District; however, all property under this classification has been annexed into the City of Helena. Approximately one-half of the District lies within the Urban Standards Boundary (URB), and some of these properties also lie within the 500-year floodplain.

### Special Zoning District No. 32: Ten Mile Creek Estates

The intent of this District is to provide for low-density, single-family residential development. This District allows for single-family dwellings, and the minimum lot size is 7,000 square feet. 100- and 500-year floodplain surrounds and encroaches upon the edges of this District, and 500-year floodplain is located over the entire internal road network.

### Special Zoning District No. 35: Pleasant Valley

The intent of this District is to provide for low-density, single-family residential development. This District allows for single-family dwellings and churches. The minimum lot size is 9,500 square feet.

### Special Zoning District No. 37: Munger Tracts

This District lacks a statement of intent. It allows for single-family dwellings; two-family dwellings; churches; libraries; schools and colleges; parks and playgrounds; and fire stations. The minimum lot size is 40,000 square feet. There is also an area of 500-year floodplain located in the southeast corner of this District.

### Special Zoning District No. 41: Lamb Ranchettes

This District lies adjacent to the City Limits of Helena, and its intent is to promote and preserve the rural-residential atmosphere and to enhance the aesthetic character and property values. It is further the intent of the District to reduce the potential for expanding public service needs, which it states will create a financial burden on local government. This District allows for single-family dwellings; agricultural activities; and home occupations, and has a minimum lot size of 10 acres.

### Open Space/Residential (OSR)

This District lies south of and adjacent to the City Limits of Helena, and is the City's only extraterritorial zoning district. This District primarily provides for residential development consistent with physical constraints, the natural capacity of the land, and available public and private services. The regulations for the District seek to minimize danger from wildland fires, storm water flooding, soil erosion, and other environmental hazards. In addition, they also seek to mitigate traffic hazards, protect the natural scenic character of hillside areas, promote the safety and well-being of property owners, and ensure the efficient expenditure of public funds. Density requirements for the District are as follows:

**Clustered Development:** Detached, single-dwelling unit, residential uses may be clustered on a tract of land or contiguous tracts of land of one or more acres in size and developed as a single development. The overall density of such a cluster development may not exceed one unit per acre.

**Additional Density Restrictions:** Density may be further restricted by constraints related to accessibility, depth to bedrock, and slope as required by the City-County Health Department for sanitation requirements or as otherwise specified under the regulations.