

**Residential Zone Example:**

902 R-1/R-2

902.01 Intent

The R-1/R-2 (residential) Zone provide for residential dwellings and limited nonresidential development that protects and enhances the residential nature of the area.

902.02 Principal Uses

The following principal uses are allowable in the R-1/R-2 Zone:

- 902.02.01 Agriculture, apiculture, forestry, horticulture, silviculture
- 902.02.02 Boarding/rooming house (1-3 residents)
- 902.02.03 Community residential facility, Type I (1 to 12 residents)
- 902.02.04 Day care, adult (up to 12 adults)
- 902.02.05 Day care, family (up to 6 children)
- 902.02.06 Day care, group (7 to 12 children)
- 902.02.07 On-site construction office
- 902.02.08 Open space
- 902.02.09 Parks/playgrounds
- 902.02.10 Residence, single-dwelling unit
- 902.02.11 Residence, two-dwelling units
- 902.02.12 Trails
- 902.02.13 Utility, distributed power
- 902.02.14 Utility, minor

902.03 Accessory Uses

Each permitted accessory use shall be customarily incidental to the principal use established on the same parcel; be subordinate to and serve such principal use; be subordinate in area, extent, and purpose to such principal use; and contribute to the comfort, convenience, or necessity of users of such principal use.

The following uses shall be allowed only when a principal use has already been established on the parcel:

- 902.03.01 Accessory Uses and Buildings
- 902.03.02 Home Occupations, in compliance with Section 16, of these Regulations.
- 902.03.03 Temporary Uses, in compliance with Section 15 of these Regulations.

902.04 Conditional Uses

The following uses are permitted, upon approval of a Conditional Use Permit (CUP) by the Board of Adjustment (BoA), in accordance with Section 14, of these Regulations:

- 902.04.01 Bed and breakfast
- 902.04.02 Cemeteries, mausoleums, columbariums **(Remove?)**
- 902.04.03 Community cultural facility

- 902.04.04 Community residential facility, Type II (13 or more residents)
- 902.04.05 Day care center (13 or more individuals)
- 902.04.06 Educational facility (Higher Education)
- 902.04.07 Educational facility (K-12)
- 902.04.08 Mobile home park
- 902.04.09 Parking lot
- 902.04.10 Public safety facility
- 902.04.11 Residence, multiple-dwelling units (3 or more units)
- 902.04.12 Worship facility

902.05 Special Exception Uses

The following uses are allowed in addition to an established principal use, an accessory use, or conditional uses:

- 902.05.01 Agricultural
- 902.05.02 Apiculture
- 902.05.03 Community residential facility, Type 1
- 902.05.04 Day Care Facility
  - 902.05.04.01 Adult Daycare
  - 902.05.04.02 Family Daycare
  - 902.05.04.03 Group Daycare
- 902.05.05 Forestry
- 902.05.06 Horticulture
- 902.05.07 Silviculture
- 902.05.08 Telecommunication Facility (?)

902.06 Minimum and Maximum Lot Area

There is no minimum lot area. The maximum lot area is 1/4-acre in size.

902.07 Maximum Lot Coverage

Forty (40%) percent.

902.08 Minimum Setbacks

Front: Ten (10) feet.

Rear: Ten (10) feet.

Side: Eight (8) feet.

902.09 Encroachments (Setbacks)

Utility distribution lines and related equipment may be located within a required setback.

902.10 Building Height

Maximum building height: thirty (30) feet.

**(NOTE: Add exceptions to height requirements.)**

902.11 Street Standards

Construction of streets shall be in accordance with City of Helena requirements.

902.12 Parking Standards  
The minimum number of off-street parking spaces required for each land use can be found in Table A. (NOTE: Table A will be located towards the end of this Chapter.)

902.13 Lighting Standards  
All outdoor electrical lighting shall be installed in conformance with the lighting standards found in Section 9?? (NOTE: This Section will be located at the end of this Chapter and will include Residential, Commercial, Feature, American Flag, and Construction Sites lighting requirements, along with Exemptions from these requirements.)

**Commercial Zone Example:**

907 B-2

907.01 Intent  
The B-2 (general commercial) Zone provides for compatible residential uses and a broad range of commercial and service uses that serve large areas of the City and that are normally required to sustain a community.

907.02 Principal Uses  
The following principal uses are allowable in the B-2 Zone:

- 907.02.01 Administrative government agency
- 907.02.02 Administrative services
- 907.02.03 Agriculture, apiculture, forestry, horticulture, silviculture
- 907.02.04 Agriculture supply sales
- 907.02.05 Artisan shop
- 907.02.06 Auction sales
- 907.02.07 Bed and breakfast
- 907.02.08 Boarding/rooming house (1-3 residents)
- 907.02.09 Boarding/rooming house (4-20 residents)
- 907.02.10 Bus terminal
- 907.02.11 Carnivals and circuses
- 907.02.12 Community center
- 907.02.13 Community cultural facility
- 907.02.14 Community residential facility, Type I (1 to 12 residents)
- 907.02.15 Community residential facility, Type II (13 or more residents)
- 907.02.16 Construction material sales
- 907.02.17 Country inn, guest ranch
- 907.02.18 Day care, adult (up to 12 adults)
- 907.02.19 Day care center (13 or more individuals)
- 907.02.20 Day care, family (up to 6 children)
- 907.02.21 Day care, group (7 to 12 children)
- 907.02.22 Equipment rental, large
- 907.02.23 Equipment rental, small

- 907.02.24 Financial services
- 907.02.25 Funeral home
- 907.02.26 General/professional services
- 907.02.27 General repair
- 907.02.28 General retail sales
- 907.02.29 Health care center
- 907.02.30 Health care facility
- 907.02.31 Hotel/motel, lodge, resort
- 907.02.32 Indoor entertainment, sports and recreation
- 907.02.33 Instructional facility
- 907.02.34 Itinerant outdoor sales
- 907.02.35 Manufactured/mobile/modular housing sales
- 907.02.36 Medical marijuana dispensary
- 907.02.37 On-site construction office
- 907.02.38 Open space
- 907.02.39 Outdoor concerts and theatrical performances
- 907.02.40 Parking lot
- 907.02.41 Parks/playgrounds
- 907.02.42 Public safety facility
- 907.02.43 Residence, single-dwelling unit
- 907.02.44 Residence, two-dwelling units
- 907.02.45 Residence, multiple-dwelling units (3 or more units)
- 907.02.46 Restaurant
- 907.02.47 Restaurant, drive-in
- 907.02.48 Specialized food production
- 907.02.49 Tavern
- 907.02.50 Trails
- 907.02.51 Utility, distributed power
- 907.02.52 Utility, minor
- 907.02.53 Vehicle fuel sales
- 907.02.54 Vehicle sales and rental
- 907.02.55 Vehicle services
- 907.02.56 Veterinary clinic, small animals
- 907.02.57 Worship facility

907.03 Accessory Uses

Each permitted accessory use shall be customarily incidental to the principal use established on the same parcel; be subordinate to and serve such principal use; be subordinate in area, extent, and purpose to such principal use; and contribute to the comfort, convenience, or necessity of users of such principal use.

The following uses shall be allowed only when a principal use has already been established on the parcel:

- 907.03.01 Accessory Uses and Buildings
- 907.03.02 Home Occupations, in compliance with Section 16, of these Regulations.
- 907.03.03 Temporary Uses, in compliance with Section 15 of these Regulations.

907.04

Conditional Uses

The following uses are permitted, upon approval of a CUP by the BoA, in accordance with Section 14, of these Regulations:

- 907.04.01 Animal shelter
- 907.04.02 Campground/RV park
- 907.04.03 Casino
- 907.04.04 Cemeteries, mausoleums, columbariums (Remove?)
- 907.04.05 Commercial kennel, animal boarding, stables or other animal-related services
- 907.04.06 Contractor yard
- 907.04.07 Educational facility (Higher Education)
- 907.04.08 Educational facility (K-12)
- 907.04.09 Emergency shelter
- 907.04.10 Industrial, light
- 907.04.11 Mini-storage facility
- 907.04.12 Mobile home park
- 907.04.13 Outdoor entertainment, sports and recreation
- 907.04.14 Parking structure
- 907.04.15 Pre-release center
- 907.04.16 Shopping center
- 907.04.17 Vehicle repair
- 907.04.18 Veterinary clinic, large animals
- 907.04.19 Warehouse

907.05

Special Exceptions

The following uses are allowed in addition to an established principal use, an accessory use, or conditional uses:

- 907.05.01 Agricultural
- 907.05.02 Apiculture
- 907.05.03 Community residential facility, Type 1
- 907.05.04 Day Care Facility
  - 907.05.04.01 Adult Daycare
  - 907.05.04.02 Family Daycare
  - 907.05.04.03 Group Daycare
- 907.05.05 Forestry
- 907.05.06 Horticulture
- 907.05.07 Silviculture
- 907.05.08 Telecommunication Facility (?)

907.06

Minimum and Maximum Lot Area

There is no minimum lot area. The maximum lot area is 1/4-acre in size.

907.07

Maximum Lot Coverage

No maximum.

907.08

Minimum Setbacks

Front: No minimum.

Rear: No minimum., unless abutting a residential zone and then the minimum setback is fifteen (15) feet.

Side: No minimum., unless abutting a residential zone and then the minimum setback is fifteen (15) feet.

907.09 Encroachments (Setbacks)

Utility distribution lines and related equipment may be located with a required setback.

907.10 Building Height

Maximum building height: seventy-five (75) feet.

(NOTE: Add exceptions to height requirements.)

907.11 Street Standards

Construction of streets shall be in accordance with City of Helena requirements.

907.12 Parking Standards

The minimum number of off-street parking spaces required for each land use can be found in Table A. (NOTE: Table A will be located towards the end of this Chapter.)

907.13 Lighting Standards

All outdoor electrical lighting shall be installed in conformance with the lighting standards found in Section 9?? (NOTE: This Section will be located at the end of this Chapter and will include Residential, Commercial, Feature, American Flag, and Construction Sites lighting requirements, along with Exemptions from these requirements.)