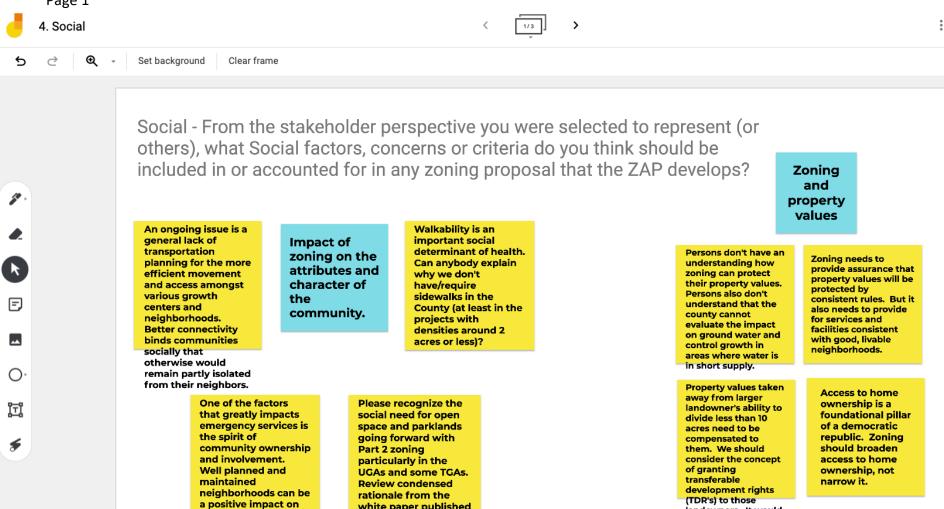
STEEP Analysis Social Jamboard Page 1



landowners. It would

greater/cluster density in all zones.

require allowance of

white paper published

by the Trust for Public

Land by Paul Sherer).

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Social

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Set background

Clear frame

Zoning and its impact on controversial uses/practices

An issue in our district relates to the common use of roads for de facto moto-cross practice runs, ATV tracking, and speed courses by motorcyclists and car drivers alike. Area residents complain and report about this all the time. Could zoning expressly disallow such uses and other incompatible uses in the UGAs and TGAs?

IN RGAs, there is risk some industries could occur adjacent to surrounding residential communities. Carefully planned zoning should ensure industrial uses can move forward as long as they are in harmony with surrounding social uses (residential, recreational) properties.

generatio

Our schools depend on property taxes. Growth (both in the tax base and students) in the Helena School District is necessary/needed. We need more kids.

Revenue generation

All of our public

need more tall,

dramatically

increased while

considering the

(i.e. form based

use-based.)

zoning instead of

services depend on

property taxes. We

valuable, commercial buildings. Height

restrictions in zoning

should be removed or

impacts of the height.

Zoning types and approaches

Single-use zoning (Euclidean Zoning) is basically going extinct because of all the social issues it leads to. Placing the entire bowl in single-use zoning is an extremely risky social experiment.

Cluster-type housing should include low-income apartments, mobile home parks, etc. New water treatment facilities will be needed in the future for housing clusters.

With growth comes change making it inevitable to upgrade **Part 1 Zoning Districts** (CIZs) consistent with Part 2 zoning. CIZs provide future direction that citizens charted for managing growth/development in their respective zones and their primary purpose must not be compromised while marrying up to the Part 2 zoning process.