

Section 9 URBAN RESIDENTIAL MIXED-USE DISTRICT (UR)

901 Intent To encourage the creation and preservation of mixed-use development opportunities, including a wide range of housing options serving a wide range of incomes and demographics; to provide for the protection and enhancement of historic and cultural resources; to establish minimum requirements and responsibilities for the installation of public improvements in support of redevelopment; and to encourage desirable site design for all development occurring in the district. These aspects are all essential for the development of a diverse, dynamic and desirable city environment.

11-2-1 F of the City of Helena code: *The off street loading and parking, landscaping, screening, and dimensional requirements of this title are required unless specifically exempted in those respective chapters. (Ord. 3097, 4-7-2008)*

Look at how many ordinances we're trying to squeeze into one document. Either do this right or toss parking/landscaping/screening/signage/lighting. I recommend you do it right but you'll need a consultant with experience (or you can copy the City of Helena and modify where appropriate).

902 Principal Uses

Copy the City of Helena DT with the following exceptions:

Mobile Home Park by CUP
Animal shelter by CUP
Correctional facility by CUP
Restaurant, drive-in by CUP
All Industrial/manufacturing by CUP
Campground RV Park by CUP
Large Equipment rental by CUP
Agriculture supply sales by CUP
Construction Material sales by CUP
Manufactured Housing sales by CUP
Shopping center by CUP
Commercial kennel by CUP
Crematorium by CUP
Veterinary clinic, large animals by CUP
Storage by CUP
Airport – See City of Helena 11-2-5
Freight terminal by CUP
Railroad Yard by CUP
Copy City of Helena Land Use Definitions

SUB-DISTRICT (Adjacent to Helena) – All parcels adjacent to the City of Helena AND within 300 feet of the City of Helena AND parcels that the City of Helena is willing to provide a letter to verify capacity must be developed on City of Helena services.

In order to encourage development on City of Helena Services, the developer may develop the property utilizing an RID/SID for infrastructure. The RID may be up to 100% of the horizontal infrastructure (i.e. water/sewer/storm/roads/utilities). RID’s may also be used for off-site infrastructure. The developer will be responsible for the installation of all infrastructure and then apply for reimbursement via an RID. The RID will be capped at \$30,000 per residential lot. An RID may be used in conjunction with a multi-unit building at which time after the completion of the building an RID will be capped at \$30,000 per residential unit. See attached MoU that was developed for 46 North.

(i.e. \$30,000 / 5% / 30-yr amm = \$161.05/mo)

Applicants may apply for the creation of a TIFF district for commercial developments. The TIFF can be used for horizontal infrastructure.

DEVELOP A WRITTEN APPLICATION PROCESS AND WRITE IT DOWN SOMEWHERE THAT PEOPLE CAN SEE IT.

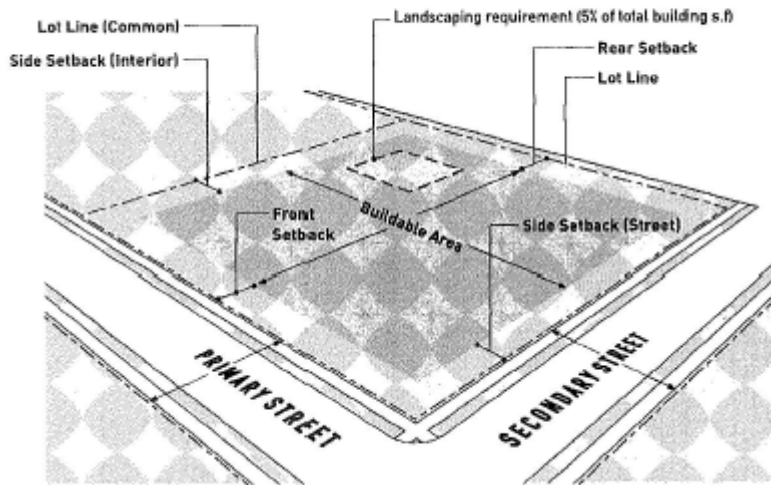
11-9-7: DESIGN STANDARDS:

The following design standards apply to all properties and uses within the UR / Adjacent to Helena sub-district

A. Site

Design Standard	Additional Requirements	
1. Lot Size	No minimum	
2. Lot Width	No minimum	
3. Lot Coverage	25% minimum	May be phased
4. Landscaping	Minimum 5% of ground floor story sq. footage	Reference Figure 1. May be located anywhere onsite.

FIGURE 1: GENERAL SITE ELEMENTS

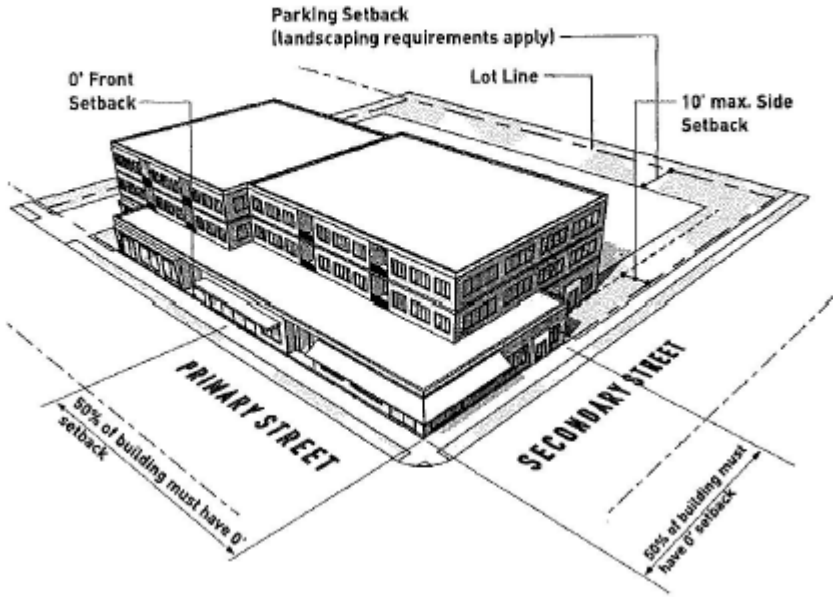


B. Building Placement Setback requirements apply only to the ground floor story. Building placement standards do not apply to interior remodeling.

Design Standard			Additional Requirements
1. Lot Line, Primary Street	0 ft. setback	A minimum of 50% of the building frontage is required to meet the zero lot line setback if the main floor is a commercial use.	Reference Figures 1 and 2. - Garages must be set back 20' from the right-of-way equivalent. - Main floor residential must be set back 10' from the right-of-way equivalent.
2. Lot Line, Secondary Street	0 ft. setback	A minimum of 50% of the building frontage is required to meet the zero lot line setback if the main floor is a commercial use.	Reference Figures 1 and 2. - Garages must be set back 20' from the right-of-way equivalent. - Main floor residential must be set back 10' from the right-of-way equivalent.
3. Lot Line, Common	0 ft. setback	If abutting R-U, R-1, R-2, R-3, R-4, R-O, TR, or SR districts, a 10 ft. minimum setback is required.	Reference Figures 1 and 2. If a setback is required, the setback must be comprised of vegetative screening or fencing that conforms to the requirements as specified in Chapter 24 of this Title . This setback cannot include vehicle parking or circulation.
4. Lot Line, Rear	0 ft. setback	If abutting R-U, R-1, R-2, R-3, R-4, R-O, TR, or SR districts, a 10 ft. minimum setback is required.	Reference Figures 1 and 2. If a setback is required, the setback must be comprised of vegetative screening or

			fencing that conforms to the requirements as specified in Chapter 24 of this Title .
5. Corner Lot Orientation	0 ft. setback	On corner lots or lots with multiple street frontages, building placement must conform to primary or secondary frontage requirements.	Reference Figure 2 for guidance on building placement.
6. Surface Parking Setback	8 ft. minimum	The setback is applicable only when parking is located adjacent to the building.	Reference Figure 2. The setback must be landscaped in conformance with requirements as specified in Chapter 24 of this Title .

FIGURE 2: BUILDING SETBACK AND ORIENTATION

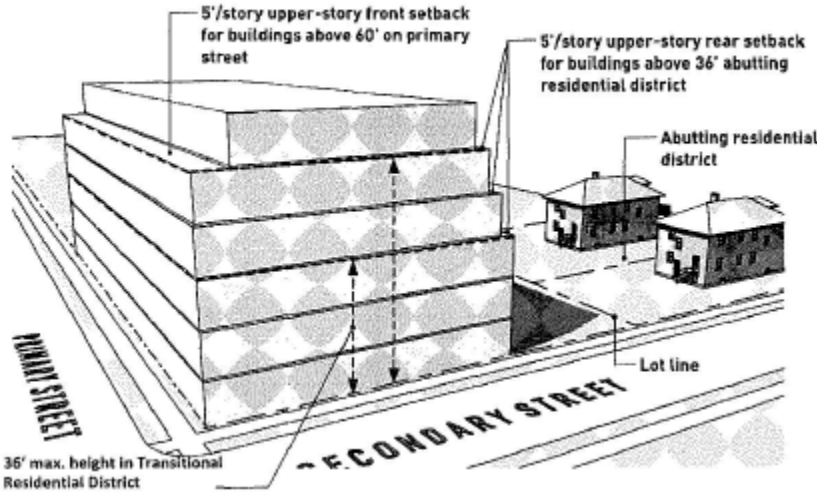


C. Height and Massing

Design Standard		Additional Requirements
1. Building Height	22 ft. minimum No maximum height	Reference Figure 3. Building height is measured from the ground floor story at grade. Height in excess of 36 ft. abutting R-U, R-1, R-2, R-3, R-4, R-O, TR districts requires upper-story setbacks on rear property boundary at a minimum of 5 ft./story.

		Height in excess of 60 ft. requires upper story setbacks at a minimum of 5 ft./story along primary and secondary street frontages.
2. Ground Floor Story Height	12 ft. minimum from top of floor to top of floor	Subsidized housing does not need to meet this requirement.
3. Primary/ Secondary Street Façade Wall Segment Length	45 ft. maximum	Offsets for visual articulation along building frontage are required after 45 feet of linear wall surface.

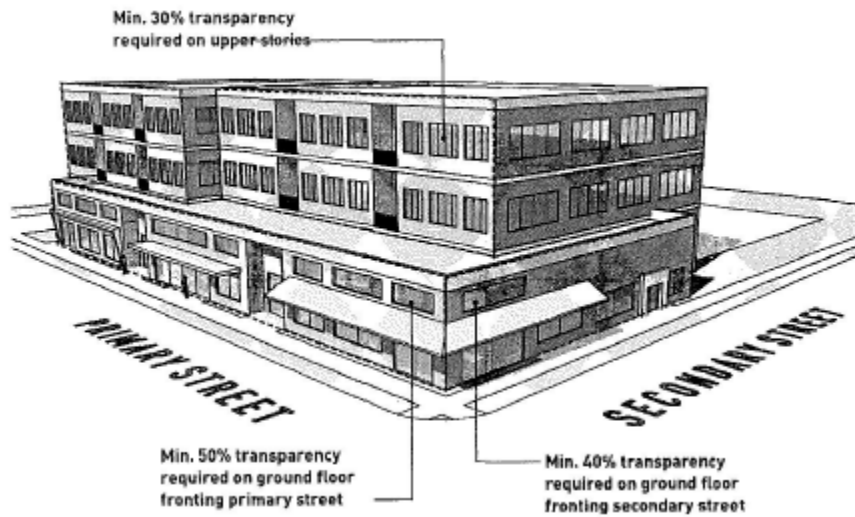
FIGURE 3: BUILDING HEIGHT AND MASSING



- D. Activation
 - 1. Transparency

Design Standard		Additional Requirements
a. Ground Floor Story, Primary Street Frontage	50% minimum	Reference Figure 4
b. Ground Floor Story, Secondary Street Frontage	40% minimum	Reference Figure 4
c. Upper Stories	30% minimum	Reference Figure 4

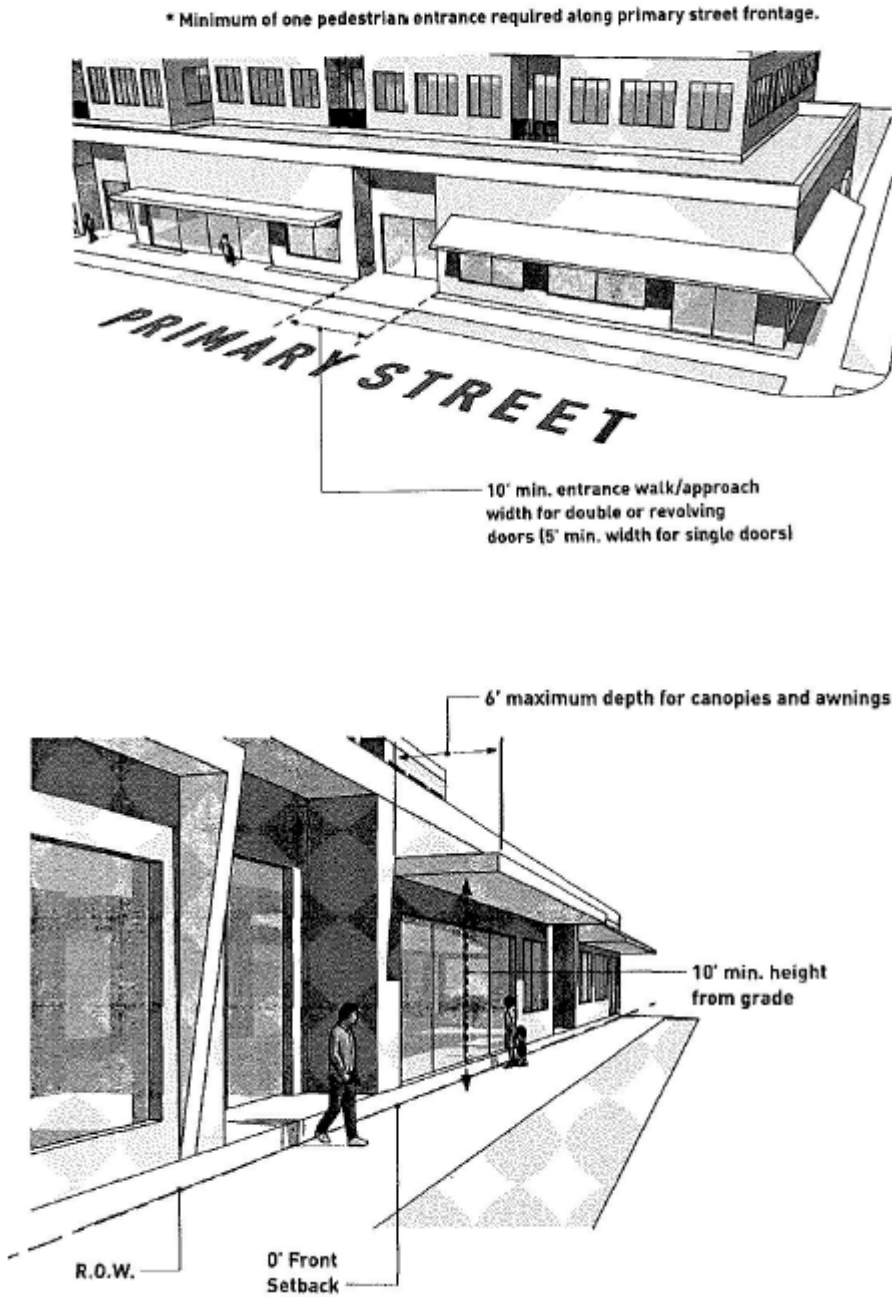
FIGURE 4: BUILDING TRANSPARENCY



2. Pedestrian Access

Design Standard		Additional Requirements
a. Entrance Spacing	Minimum of one (1) pedestrian entrance along primary street frontage required	Reference Figure 5
b. Walk/ Approach Width	5 ft. minimum width for single door entrance. 10 ft. minimum width for double/revolving door entrance.	Reference Figure 5
c. Awnings and Canopies	10 ft. minimum height above grade. 6 ft. maximum overhang into right-of-way. Ground floor story only.	

FIGURE 5: ACCESS AND SPACING

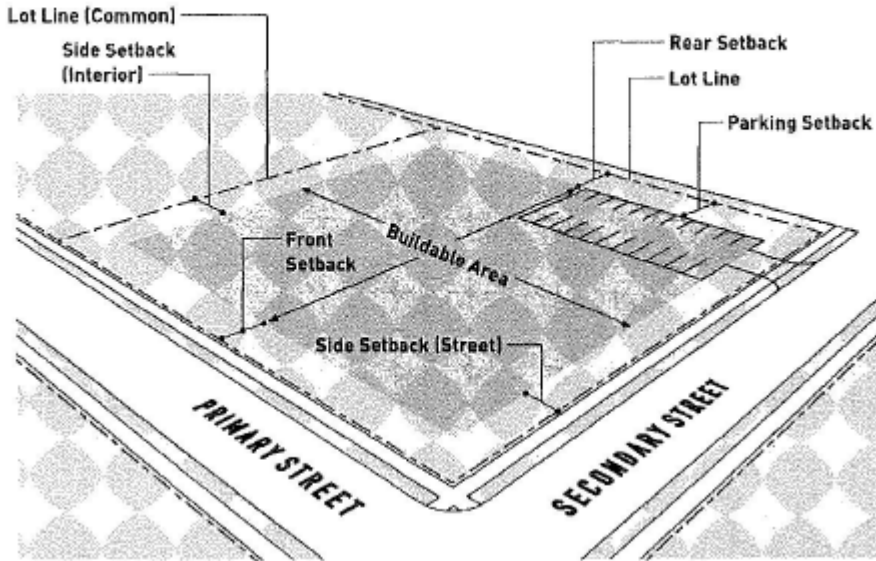


3. Parking

Design Standard		Additional Requirements
a. Location	Rear or side of building	No parking is permitted on the property in front of a building along the primary or secondary street

		frontages, unless it is in the form of a parking structure meeting the requirements of this Section. Reference Figure 7
b. Space Allocation	No parking minimums Maximum Allowance: Residential uses: DT district: 1 space/dwelling unit TR district: 2 spaces/dwelling unit Ground floor story commercial: DT and TR districts: 2 spaces/1,000 sq. ft. Upper story commercial: DT and TR districts: 1 space/1,000 sq. ft.	Maximum parking may be increased, through the variance process as provided for in Chapter 5 of this Title, if no public or shared parking option is available within 700 linear feet of the property line. Maximum parking limitation does not apply to a parking structure proposed onsite that meets the requirements of this Section.
c. Parking Structure	Ground floor story space must be occupied by a non-parking use along primary and secondary street frontages	All design standards apply to parking structures, with the exception that maximum parking caps do not apply if a parking structure replaces surface parking onsite.
d. Drive-Through Aisles and Stacking	Drive-Through Aisle width = 10 ft. minimum Stacking length = 2 cars maximum	Drive-through aisles and circulation must be located to the rear of the structure. Drive-through aisles and circulation must be separated from a residential use or from R-U, R-1, R-2, R-3, R-4, R-O, or TR Districts by a minimum of 50 ft. with vegetative screening or fencing in conformance with requirements as specified in Chapter 24 of this Title. No more than two aisles permitted onsite.
e. Loading and Service Entry Location	Rear or side of building	Loading docks, overhead doors for the purpose of loading and delivery and other service entries are not permitted on primary street frontages
f. Parking Lot Landscaping	Landscaping must conform with requirements as specified in Chapter 24 of this Title.	
g. Bicycle Parking	Chapter 22 of this Title applies for minimum bicycle space requirements.	

FIGURE 7: PARKING LOCATION AND ORIENTATION



4. Landscaping

Design Standard		Additional Requirements
h. Primary/ Secondary Lot Line Setback	Landscaping is required where a building does not meet the 0 ft. setback requirement along a primary or secondary street frontage.	Landscaping must conform with requirements as specified in Chapter 24 of this Title.
i. Common Lot Line Setback	Landscaping is required within setback when abutting R-U, R-1, R-2, R-3, R-4, R-O, or TR Districts	Landscaping must conform with requirements as specified in Chapter 24 of this Title.

5. Signs

Freestanding pole signs, billboards, roof signs, inflatable signs, animated signs, and changeable copy signs, unless altered manually, are not permitted in the Districts. The definitions contained in Chapter 23 of this Title apply unless specifically defined in this Chapter. The stated signage exemptions in Chapter 23 of this Title apply to the Districts. All other signs must follow the applicable design standards identified in the standards below.

Design Standard		Additional Requirements
a. Total Area	÷ 120 sq. ft. maximum per building Home Occupation 6 sq. ft. maximum	Total sign area is based on the primary use of the lot/ structure.

		Total sign area may be divided between sign types as set forth below for wall signs, painted wall signs, and window signs.
b. Wall Sign	Maximum 30% of primary building facade square footage (not to exceed total sign area permitted)	Signs may be externally illuminated with down directed, fully shielded fixtures only. Reference Figure 9
c. Painted Wall Sign	Maximum 40% of primary building facade square footage (not to exceed total sign area permitted)	Painted wall signs are permitted on any exterior building wall Signs may be externally illuminated with down directed, fully shielded fixtures only.
d. Window Sign	Maximum 30% of primary building facade ground floor story window area (not to exceed total sign area permitted)	
e. Monument Sign	1 sign/frontage 60 sq. ft. maximum 6 ft. height maximum	Combined signage required for buildings with multiple business activities. Signs may be externally illuminated with down directed, fully shielded fixtures only. Reference Figure 10
f. Canopy/ Awning Sign	1 sign/canopy 1 sq. ft./lineal foot of awning width 10 ft. height minimum	External illumination of a canopy or awning sign is not permitted.
g. Projecting Signs	1 sign/business 16 sq. ft. maximum 8 ft. height minimum (from bottom of sign to grade) 4 ft. maximum projection	Signs may be externally illuminated with down directed, fully shielded fixtures only. Reference Figures 10 and 11
h. Sandwich Board Signs	1 sign/business 12 sq. ft. maximum per sign face	Signs must be removed from location at the close of business.

FIGURE 9: WALL SIGNS

Structural / On Building Signage = Max.
30% of building facade square footage or
120 sf., whichever is less

Total square footage of building
facade

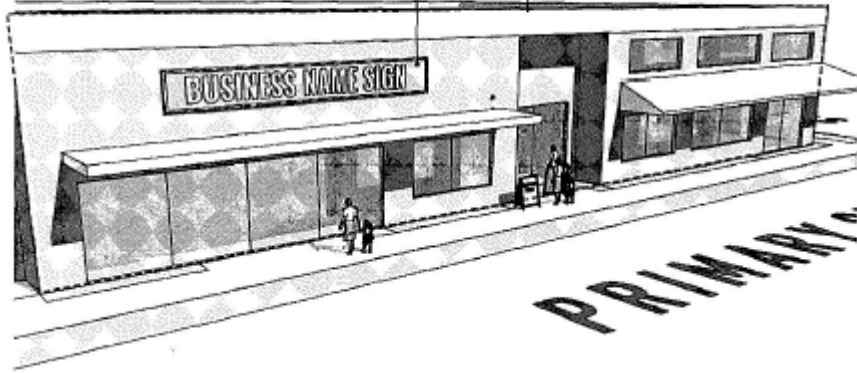


FIGURE 10: MONUMENT SIGNS

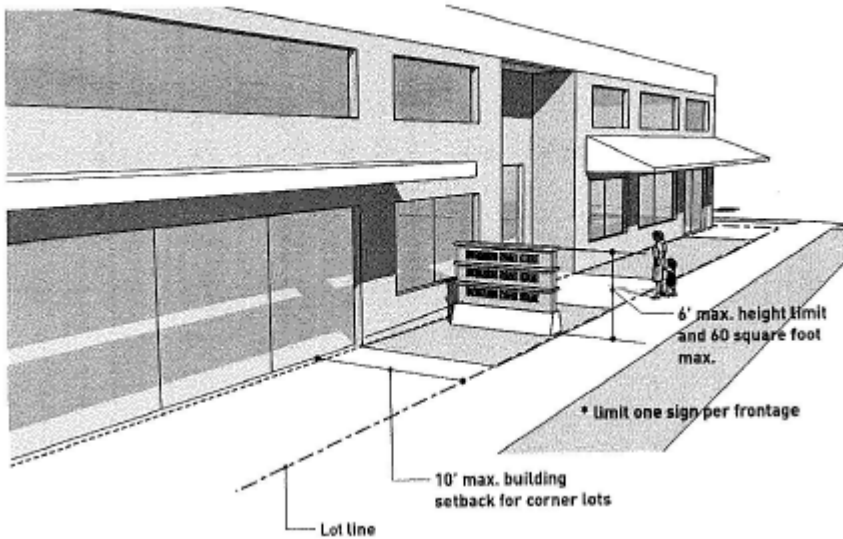
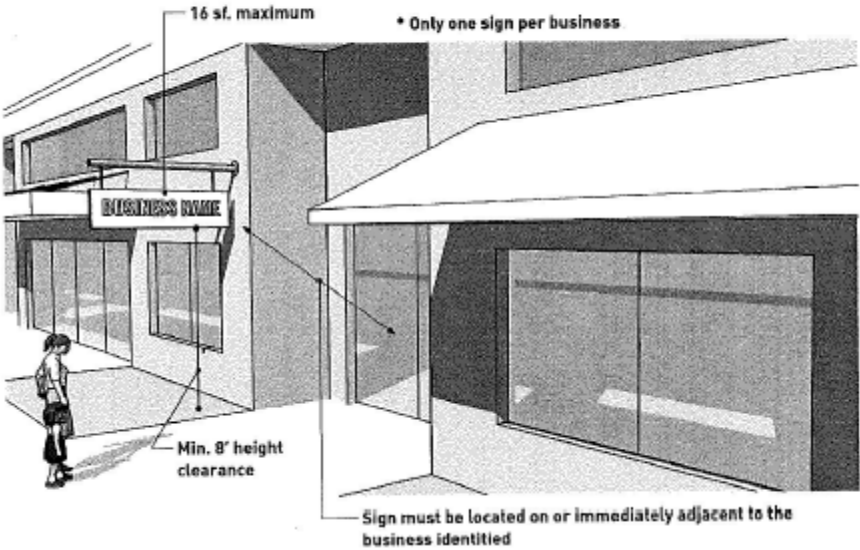


FIGURE 11: PROJECTING/SUSPENDED SIGNS



SUB-DISTRICT (Not Adjacent to Helena or not servable or not within 300 feet)

Development that cannot be served by the City of Helena (either due to non-adjacency or cost associated with extending infrastructure more than 300 feet) may be developed at any density meeting the state law requirements.

Provisions however must be made for the connection of uses to full City of Helena Infrastructure. Properties must also waive their right to an RID/SID. When infrastructure reaches the property it will be installed utilizing an SID/RID and properties will be annexed into the city of Helena.

Curb and Gutter is not required in this area but sidewalks meeting the City of Helena Standards must be installed at the time of vertical construction in the location as necessary to facilitate full complete streets.

There is no density restriction or height restriction in addition to existing state law requirements.