

SECTION 3.6 HIGHLAND MEADOWS PLANNED UNIT DEVELOPMENT DISTRICT

3.6.01 INTENT AND PURPOSE.

The intent and purpose of the Highland Meadows Planned Unit Development district is to establish standards within the Highland Meadows Subdivision that are primarily residential in character and to set forth certain minimum standards for development within the Highland Meadows Subdivision. There is a rebuttable presumption that the uses set forth for the district will be compatible with each other when the standards of this title are met, and any applicable conditions of approval have been satisfied. All development within the Highland Meadows Subdivision is subject to the requirements of the Zoning Ordinance in its entirety.

3.6.02 AUTHORIZED USES.

A. Principal uses.

- Day Care Center (Licensed by DPHHS with 12 or fewer children)
- Dwelling, single household
- Dwelling, two-household
- Park, public and private

B. Accessory uses.

- Fencing
- Garage, domestic (private and noncommercial)
- Greenhouse, domestic (private and noncommercial)
- Home based business (as allowed in Chapter 8)
- Other buildings and structures typically accessory to authorized uses
- Parking, domestic (private, noncommercial, and 1.5 ton or less)
- Sign, subject to this title
- Tool shed, domestic (private and noncommercial)

3.6.03 PHYSICAL STANDARDS.

A. Lot Coverage.

1. Maximum lot coverage by principal and accessory buildings shall be not more than 40 percent of the lot area.

B. Lot Area. These lot areas are cumulative, and these minimums assume a lack of development constraints.

1. Single-household dwelling shall have a minimum lot area of 7,500 square feet.
2. Two-household dwelling in an attached single-household townhouse configuration shall have a minimum lot area of 3,500 square feet per lot.

3. Lots for all other uses shall have a minimum lot area of 7,500 square feet.

C. Lot Width.

1. Single-household dwelling shall have a minimum lot width of 60 feet at the front edge of the principal structure.

D. Yards.

1. Front yard setback:

a. Adjacent to arterial streets as designated in the East Helena growth policy
- 25 feet

b. Adjacent to local streets - 15 feet

2. Rear yard setback:

c. 15 feet

3. Side yard setback:

d. 6 feet

e. 0 feet for interior walls of townhouses

4. All vehicle entrances into garages shall be no closer than 20 feet to a property line, unless explicitly authorized otherwise under this title.

E. Building Height.

1. Maximum building height shall be 30 feet.

F. Parking.

1. One off-street, paved parking space shall be provided for each bedroom in the dwelling unit up to a maximum of 2 parking spaces.

2. One off-street, paved parking space shall be provided for each 250 square feet of floor area for all other uses.