

ORDINANCE NO. 12-_____

AN ORDINANCE AMENDING THE ZONE CLASSIFICATION FOR Lot 1, Block 4, of Central Avenue Addition 1st Filing and all of Block 1, Central Avenue Addition, 2nd Filing, a 27,101 square foot parcel of land and generally located at 640 Saint Johns Avenue

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

1. RECITALS. *Title 76, Chapter 2, Part 3, MCA, and Sections 27-302 and 27-1502, BMCC*, provide for amendment to the City Zoning Map from time to time. The City Zoning Commission and staff have reviewed the proposed zoning for the real property hereinafter described. The Zoning Commission and staff have considered the twelve (12) criteria required by Title 76, Chapter 2, Part 3, MCA. The recommendations of the Zoning Commission and staff have been submitted to the City Council, and the City Council, in due deliberation, has considered the twelve (12) criteria required by state law.

2. DESCRIPTION Lot 1, Block 4, of Central Avenue Addition 1st Filing and all of Block 1, Central Avenue Addition, 2nd Filing are presently zoned **Residential 6,000 (R-60)** and are shown on the official zoning maps within this zone.

3. ZONE AMENDMENT. The official zoning map is hereby amended and the zoning for **the above described parcels** is hereby changed from **Residential 6,000 (R-60) to Community Commercial (CC)** on Lot 1, Block 4, of Central Avenue Addition 1st Filing and all of Block 1, Central Avenue Addition, 2nd Filing from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to **Community Commercial (CC)** as set out in the Billings, Montana City Code.

4. REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

5. EFFECTIVE DATE. This ordinance shall be effective from and after final passage and as provided by law.

PASSED by the City Council on first reading January 23, 2012.

PASSED, ADOPTED AND APPROVED on second reading February 13, 2012.

CITY OF BILLINGS:

BY: _____
Thomas W. Hanel, Mayor

ATTEST:

BY: Cari Martin, City Clerk
Zone Change #881 – 640 Saint Johns Avenue