


Neighborhood Zoning

Building and Preserving Neighborhoods

(Not Just Developments)


THE "N" ZONES

N1




Preserves the character of single- and two-family homes in the first Billings neighborhoods or new neighborhoods in the same style

N2

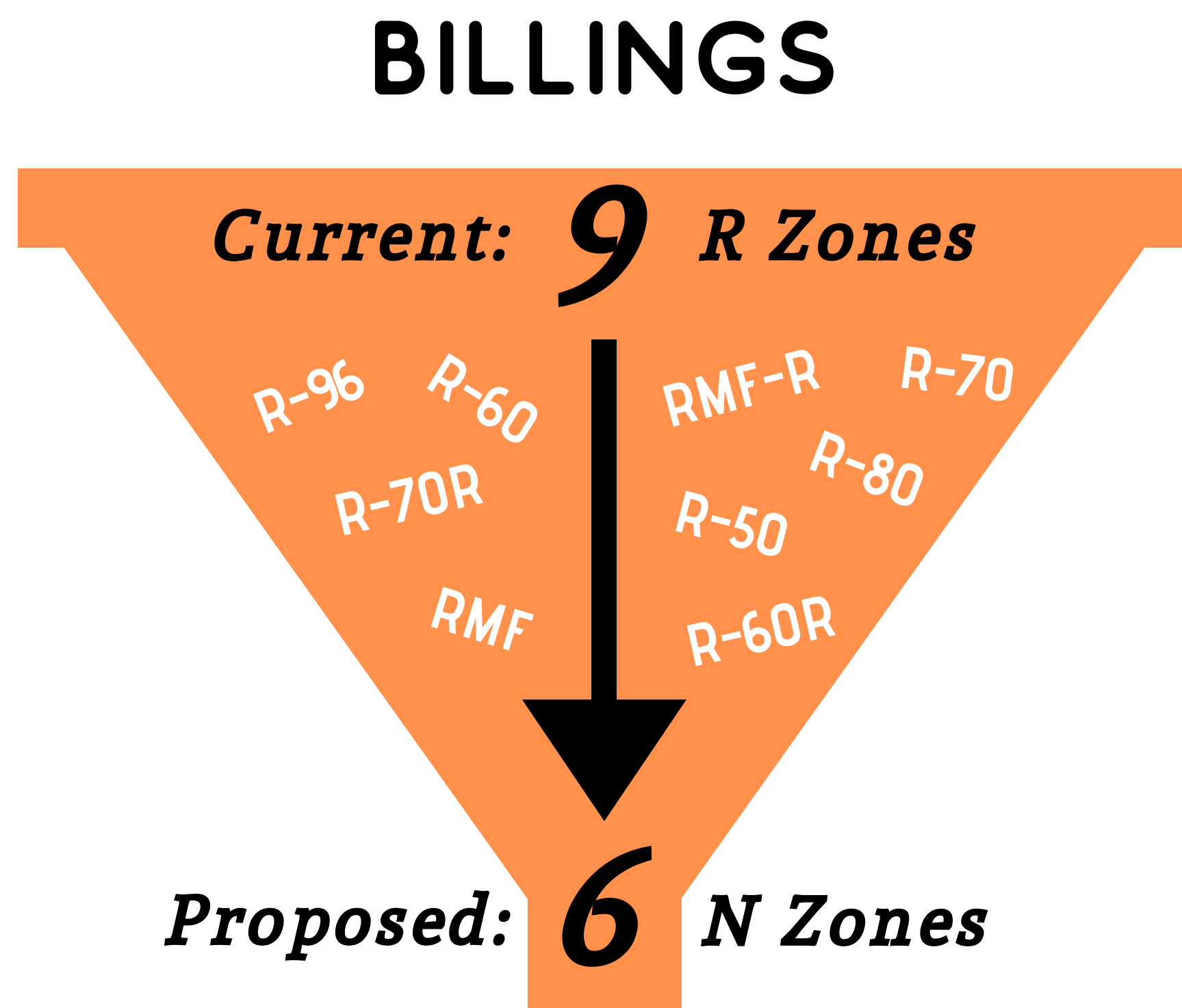


Preserves the character of mid-century Billings neighborhoods with single- and two-family homes or new neighborhoods in the same style

N3

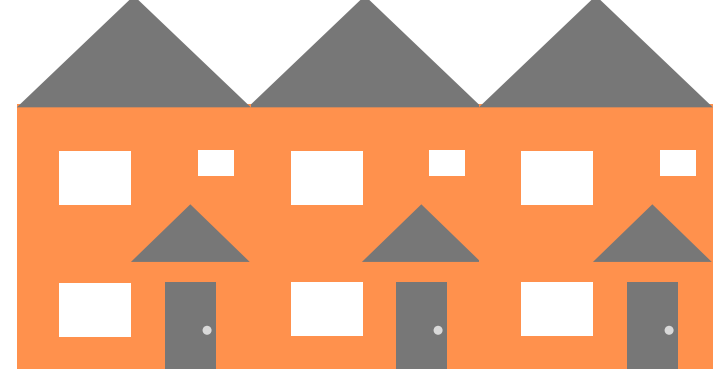


Intended for suburban-style residential neighborhoods primarily with single-family homes



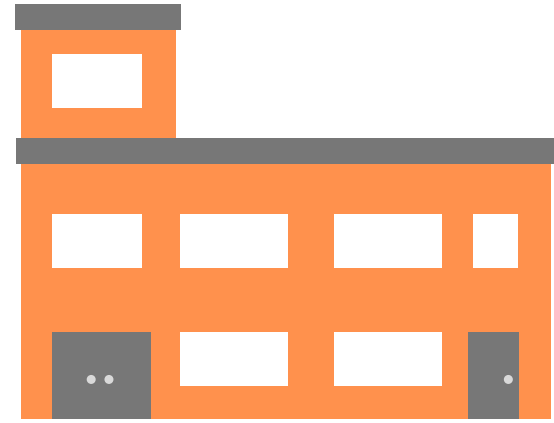
THE "NX" ZONES

NX1



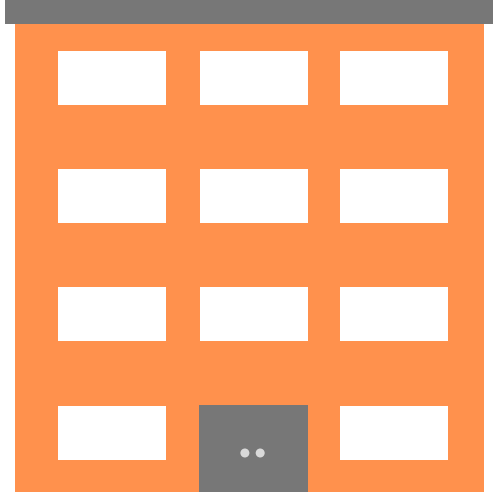
Preserves character of first neighborhoods with single-family, two-family, and small-scale multi-family homes with 3 to 4 units

NX2



Intended for small- and mid-scale multi-family homes with 3 to 8 units in small neighborhood nodes; designed as walkable blocks

NX3



Intended for large-scale multi-family homes which may include 8+ unit apartments; designed as walkable blocks with private streets and shared areas

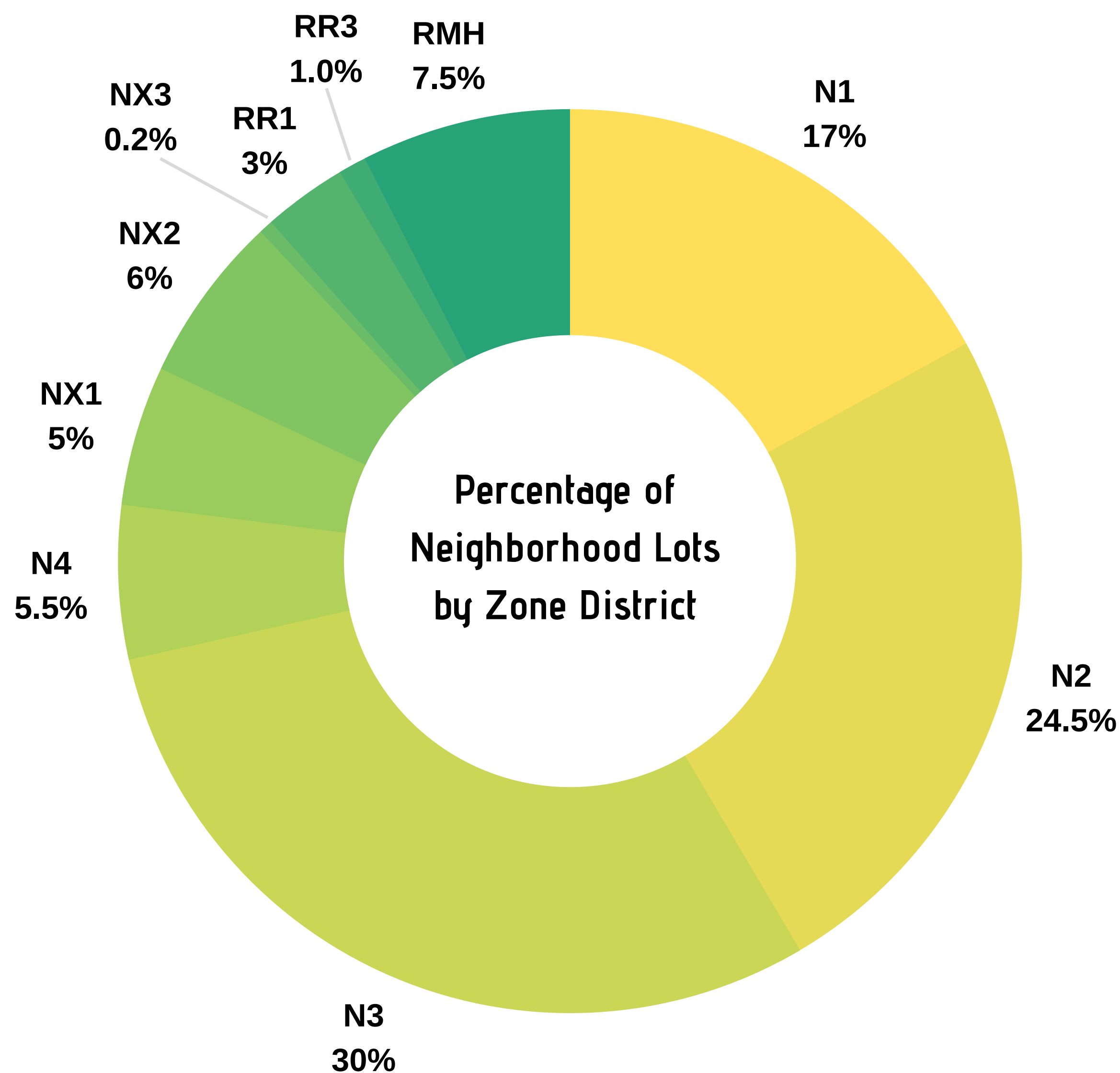
N1 - N2 - N3
NX1 - NX2 - NX3

Residential manufactured housing (RMH) zones will remain largely unchanged

PROPOSED NEIGHBORHOOD ZONING BY THE NUMBERS

- ### SIMPLIFIED ZONES
- **N1** = R50, R60, R70, R80, R96
 - **N2** = R50, R60, R70, R80, R96
 - **N3** = R50, R60, R70R, R80, R96
 - **NX1** = RMF-R
 - **NX2** = RMF
 - **NX3** = higher density RMF

- ### ACCESSORY DWELLING UNITS
- Accessory smaller housing on same lot as a single-family home (max < 750 sqft)
 - Gives homeowners flexibility to support friends and family
 - Proposed as allowed by right in N1 and N2 districts and by special review in N3 districts



- ### COUNTY ZONING
- Yellowstone County will now have its own zoning code to fit its specific needs
 - County residential zones:
 - **N3** - same as Billings
 - **N4** - large suburban lots with single-family homes on lots 1/2 - 1 acre
 - **RR1** - rural-residential lots with single-family homes and some agriculture on lots 1-3 acres
 - **RR3** - rural-residential lots with single-family homes and some agriculture on lots 3-10 acres
 - Urban neighborhood zones will be allowed only in county areas with access to municipal water and sewer (e.g. Lockwood)