

**ORDINANCE NO. 20-\_\_\_\_\_**

AN ORDINANCE AMENDING THE ZONE CLASSIFICATION FOR Lots 1 & 2, Block 2 Bede Subdivision, a 25,200 square foot parcel of land, generally located at 727 Lincoln Lane.

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 ten (10) 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 ten (10) criteria required by state law.

2. DESCRIPTION That Lots 1 & 2, Block 2 Bede Subdivision, a 25,200 square foot parcel of land, generally located at 727 Lincoln Lane is presently zoned **Residential-7000 (R-70)** and is 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 parcel** is hereby changed from **Residential-7000 (R-70)** to **Highway Commercial (HC)** and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to **Highway Commercial (HC)** 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 All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 27, 2020

PASSED, ADOPTED AND APPROVED on second reading February 10, 2020

CITY OF BILLINGS:

BY: \_\_\_\_\_  
William Cole, Mayor

ATTEST:

BY: Denise Bohlman, City Clerk  
Zone Change 976 –727 Lincoln Lane