

ORDINANCE 20-\_\_\_\_\_

AN ORDINANCE OF THE CITY OF BILLINGS,  
PROVIDING THE ZONE CLASSIFICATION ON LOTS 17  
THROUGH 25, BLOCK 31 OF HIGH SIERRA SUBDIVISION,  
16<sup>TH</sup> FILING

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS THAT:

**Section 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.

**Section 2. DESCRIPTION.** LOTS 17 THROUGH 25, BLOCK 31 OF HIGH SIERRA SUBDIVISION 16<sup>TH</sup> FILING, GENERALLY LOCATED on the north side of Mission Oaks Drive is presently zoned Residential 7,000-Restricted (R-70-R) and is shown on the official zoning map within this zone.

**Section 3. ZONE AMENDMENT.** The official zoning map is hereby amended and the zoning for LOTS 17 THROUGH 25, BLOCK 31 OF HIGH SIERRA SUBDIVISION 16<sup>TH</sup> FILING, is hereby changed from Residential 7,000-Restricted (R-70-R) to Residential 5,000 (R-50) and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining Residential 5,000 (R-50) as set out in the Billings, Montana City Code.

**Section 4. EFFECTIVE DATE.** This ordinance shall be effective thirty (30) days after second reading and final adoption as provided by law.

**Section 5. REPEALER.** All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.

**Section 6. SEVERABILITY.** If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other

provisions of this ordinance which may be given effect without the invalid provisions or application, and, to this end, the provisions of this ordinance are declared to be severable.

PASSED by the City Council on first reading this 27<sup>th</sup> day of July, 2020.

PASSED, ADOPTED and APPROVED on second reading this 10<sup>th</sup> day of August, 2020.

CITY OF BILLINGS

BY: \_\_\_\_\_

William A. Cole, Mayor

Attest:

BY: \_\_\_\_\_

Denise R. Bohlman, City Clerk  
Zone Change 979 – High Sierra Sub 16<sup>th</sup> Filing, Lots 17 through 25, Block 31