

## Article 27-800 Planned Neighborhood Development (PND)

### SECTION 27-801 GENERAL

#### A. INTENT

These regulations are intended to allow large and medium sized parcels to use a set of design elements and a combination of zone districts that results in greater compatibility between city and county neighborhoods and produces a walkable, sociable, and resilient urban design.

#### B. PUBLIC WATER AND SEWER REQUIRED

The PND may only be used in areas with access to City of Billings' public services, including, but not limited to, water and sewer services, or a County water and sewer district service.

#### C. APPLICABILITY

1. The following parcels and properties may follow these PND regulations The PND regulations apply as follows:
  - (a) All undeveloped parcels equal to or greater than 3 acres within the five-year City of Billings limits of annexation, except those designated as a P district in their entirety, must follow these PND regulations. Developed parcels are not subject to this requirement when requesting annexation to the City of Billings.
  - (b) All undeveloped parcels equal to or greater than 3 acres within a County water and sewer district may follow these PND regulations.
  - (c) Parcels that are otherwise required to follow these regulations that instead choose a rural development pattern will not be eligible to annex to the City of Billings or into a County water and sewer district. A Waiver of a Right to Petition Annexation will be signed by the property owner at the time of development.
2. For the purposes of PND review, in addition to other requirements, the following shall be shown on the site plan:
  - (a) All abutting land owned or under contract for purchase by owners of the subject property;
  - (b) All abutting undeveloped parcels for which site plans or subdivision plats have been approved or submitted for approval; and
  - (c) All actual or planned transportation facilities including without limitation streets, trails, bikeways, pedestrian ways, alleys, half-streets and similar motorized or non-motorized transportation facilities.
  - (d) All actual or planned water, wastewater, storm water or public utility facilities, corridors or services.

3. A PND shall be submitted and approved in whole as a zone change on the parcel but subdivision, building siting, and construction may occur as separate and distinct phases and approvals.
4. An exemption from the Planned Neighborhood Development regulations may be allowed by the director or his/her designee provided that all of the following apply:
  - (a) The proposed development is limited to no more than two buildings; and
  - (b) The proposed development cannot gain physical access to municipal water and/or sewer or to county water and/or sewer services due to geographic constraints of the location and the water and sewer service agency has not adopted a capital improvement program that would overcome the current geographic constraints.
5. Refer to section 27-1604 and 27-1609 for approval procedures.

## SECTION 27-802 ZONING DISTRICTS

Planned Neighborhood Developments (PNDs) shall include a mix of multiple zoning districts as a neighborhood development plan (site plan). The mix of zoning districts is determined by the type of PND the developer intends to build. The selection of a PND is guided by an adopted growth policy plan, preferred land use plan, neighborhood or area plan, or other city or county adopted land use, development, transportation or similar plans and policies.

### A. DETERMINATION OF PND TYPE

1. Table of PND Types. Refer to Table 27-800-1 for available types of PNDs. The applicant must choose only one type of PND.
2. Multiple PND Types. The applicant must meet the regulation for one type of PND, except as follows:
  - (a) For all sites up to 10 acres, only one of the PND types will be allowed on the site.
  - (b) For developments over 10 acres, multiple PND types are allowed as long as at least 10 acres is applied to any one type. The PND plan must show boundaries for each PND type.

**Table 27-800-1. Types of Planned Neighborhood Districts**

Required Min. Acres		Zoning Districts													
		CMU1	CMU2	NMU	NO	NX1	NX2	NX3	N1	N2	N3	RMH	P1	P2	P3
10	<b>Town Center TC PND</b> (County only)	R	L	R	P	R	P	P	P	P	-	-	R	P	P
	Min. % of gross acres	20		5		25							10		3 buildings
	Max. % of gross acres	35	10	15											10
3	<b>Mixed-Use MU PND</b> (City or County)	R	L	P	P	P	P	L	P	P	-	P	R	P	P
	Min. % of gross acres	10											5		3 buildings
	Max. % of gross acres	30		15	15			8							
3	<b>Mixed Residential MR PND</b> (City or County)	-	-	L	P	R	P	P	P	L	-	P	R	P	P
	Min. % of gross acres					25							10		
	Max. % of gross acres			10						20					
3	<b>Neighborhood N PND</b> (City or County)	-	-	L	L	L	L	-	R (mix of all 3 districts)			P	R	P	P
	Min. % of gross acres								5	20			10		
	Max. % of gross acres			10	10	20	20				50				

**R** = *Required*. Refer to specific development type regulations in section 27-802.

**P** = *Allowed or permitted*. Refer to specific development type regulations in section 27-802.

**L** = *Allowed but limited* per Table 27-800-1 or specific development type regulations in section 27-802.

- = *Not allowed or permitted* per specific development type regulations in section 27-802.

**Table Notes:**

All numeric values are percentages of the actual gross parcel area.

**B. GENERAL LAYOUT OF NEW DISTRICTS**

1. Location of CMU Districts

- (a) CMU2 districts shall be located within 660 feet of an arterial or collector streets and not adjacent to or sharing a property line with any existing N, RR, RMH, or A district.

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- (b) CMU1 districts shall be located within 1,320 feet of an arterial or collector street intersection and must be separated from any existing N, RR or A district by a public street or alley.
  - (c) CMU districts areas shall be uninterrupted and continuous.
2. General Layout of PND Districts
- (a) The same districts shall face each other across streets, including existing districts. This requirement excludes existing zone districts RR, A, RMH, or N4. Similar districts within the same district category (e.g. NX1 and NX2 districts) may be located adjacent to or across the street from the new districts.
  - (b) More intense uses located on blocks with less intense uses shall be located on block ends.
  - (c) Changes in districts shall generally occur at a rear lot line, at an alley, or at corner parcels.
  - (d) N1, N2, and N3 districts shall not be located along arterial streets.
3. Minimum District Mix Regulations.
- (a) Each type of Planned Neighborhood Development has required zoning districts.
  - (b) Zoning district area minimums and maximums are either set as a percentage of the total land area.
  - (c) Variations from the minimum or maximum of up to two percent are allowed. Deviations greater than two percent will require a Variance approval from the Board of Adjustment.

### c. TOWN CENTER PLANNED NEIGHBORHOOD DEVELOPMENT (TC-PND)

Town Center PNDs are required to provide at least three zone districts in addition to the P1 district as shown in Table 27-800-1. Refer to Table 27-800-1 for the allowed zoning districts available for use in the TC-PND.

1. CMU and NMU District. A maximum of 60% of the total MU-PND area may be designated for these zones.
2. CMU2 District. A maximum of 10% of the total TC-PND may be designated as a CMU2 zone.
3. N District. One NX1 district is required for each TC-PND. Additional N districts may be designated.
4. Additional Districts.
  - (a) A P3 zone must accommodate at least three buildings within the designated area. A P3 zone may not be greater than ten percent of the TC-PND area.

**D. MIXED-USE PLANNED NEIGHBORHOOD DEVELOPMENT (MU-PND)**

Mixed-Use PNDs are required to designate a minimum amount of CMU1 district with other permitted districts, in addition to the P1 district as shown Table 27-800-1. Refer to Table 27-800-1 for the allowed zoning districts available for use in the MU-PND.

1. CMU, NMU, or NO District. A maximum of 60% of the total MU-PND area may be designated for these zones.
2. CMU2 District. When at least 2 acres of CMU1, NMU, and/or NO district area is designated, a CMU2 district is permitted, so long as all the CMU, NMU and NO area is less than or equal to 60% of the total MU-PND area. All CMU2 districts must be within 660 feet of an arterial or collector street intersection.
3. Additional Districts.
  - (a) Minimum Required Residential Mix. With more than five acres of residential districts, at least one NX districts shall be designated.
  - (b) NX3 districts shall be limited to no more than eight percent of the total MU-PND area.
  - (c) All P3 zones must accommodate at least three buildings within the designated area.
4. Other Districts. Other districts are allowed per Table 27-800-1.
5. P1 Districts. Public and private open space types required in section 27-803 must be zoned P1.

**E. MIXED RESIDENTIAL PLANNED NEIGHBORHOOD MR-PND**

Mixed Residential PNDs are required to provide one zone district in addition to the P1 district as shown in the locational requirements of Table 27-800-1. Refer to Table 27-800-1 for the allowed zoning districts available for use in the MR-PND.

1. NX District. A minimum of 25% of the MR-PND area must be zoned NX1.
2. NMU District. The NMU district is limited to nodes at local street intersections up to ten percent of the MR-PND area.
3. N2 districts are limited to no more than 20% of the MR-PND area.
4. P1 Districts. Public and private open space types required in section 27-803 must be zoned P1.
5. Additional Districts.
  - (a) With more than five acres of residential districts, at least one of the following districts must be included with a minimum area of at least 1/2 acre of development: NX2, or NX3 districts.

**F. NEIGHBORHOOD PLANNED NEIGHBORHOOD (N-PND)** Neighborhood

PNDs are required to provide two zone districts in addition to the P1 district as shown in Table 27-800-1. Refer to Table 27-800-1 for the allowed zoning districts available for use in the N-PND.

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1. NMU District. The NMU district is limited to nodes at local street intersections and may be up to 10% of the total N-PND land area. No more than four local street intersections shall have an NMU zone district designated on two or more block ends.
2. NO District. The NO district may be designated at local street intersections and may not exceed 10% of the N-PND land area.
3. Additional Districts.
  - (a) For all developments, at least two N districts shall be designated.
  - (b) For developments over 40 acres, at least one NX district shall be designated and may not exceed 20% of the total N-PND area.
  - (c) A maximum of 50% of the land area may include land designated as an N3 district with lot sizes over 15,000 square feet.
4. P1 Districts. Public and private open space types required in section 27-803 must be zoned P1.

### SECTION 27-803 USES AND USE STANDARDS

#### A. APPLICABILITY

1. This section identifies primary and accessory uses permitted in PNDs. Uses permitted in PND zoning districts may be different than uses permitted in the County base zoning districts. Uses are allowed in a zoning district only when identified in the applicable primary uses or accessory uses table. Interpretation of new uses into any use table is done as provided in Section 27-1002.B, Interpretation.
2. Uses permitted in PNDs may have use-specific standards.
  - (a) Use-specific standards that are generally applicable in the County are located in Section 27-1000 and identified in the PND use tables by cross-reference.
  - (b) Use-specific standards that are applicable only to uses allowed in the PND districts are provided in this section and identified in the PND use tables by cross-reference.

#### B. USE TABLES

Table 27-800.2, Permitted Primary Uses, identifies the permitted primary uses in each zoning district. Each use is given one of the following designations for each zoning district in which that use is permitted.

1. Permitted /P/. These uses are permitted by-right in the zone districts in which they are listed. Permitted uses are required to comply with applicable use-specific standards.
2. Permitted in a specified location, such as on upper stories or in the back of a structure /PL/. These uses are permitted by-right in the districts in which they are listed, provided that the uses are located in the upper stories of a structure. These uses may also be located in the ground story provided that they are located beyond a depth of at least 30 feet from the front facade.
3. Permitted with use restrictions /PR/. These uses must comply with the use restrictions identified in this Zoning Code, including those restrictions included in this article and any use restrictions identified in the zone district where the use is proposed to be located.

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4. Requires a special review /SR/. These uses require special review by the County Commission are not permitted uses in the districts in which they are listed but may be allowed as special exceptions subject to specific conditions. Uses permitted by special review must follow any applicable development standards associated with the use as well as meet the requirements of the special review.
5. Uses that are not permitted are indicated by a blank space.

**c. PRIMARY USES**

1. Use Table

The following uses may be permitted in the PND zone districts:

Table 27-800.2: Permitted Primary Uses	Residential							Mixed-Use and Commercial				Additional Standards
	Key: P = Permitted, PL = Location Limits in Zone District, PR – Applicable Use Restrictions, SR = Special Review											
Use Table	N3	N2	N1	NX1	NX2	NX3	RMH	NO	NMU	CMU1	CMU2	
<b>RESIDENTIAL</b>												
<b>Household Living (du/structure)</b>												
1 du	P	P	P	P			P	P	PL	PL	PL	27-804.C
2 dus		P	P	P	P			P	PL	PL	PL	27-804.C
3-4 dus				P	P			P	PL	PL	PL	27-804.C
5-8 dus					P	P			PL	PL	PL	27-804.C
9+ dus						P						
<b>Manufactured Home</b>												
Type 1 (Jan 1, 1990 or newer)							P					27-1003, RMH: 27-310
Type 2 (all other)							P					
<b>Group Household Living</b>												
<b>Groups Recognized by Montana Statute</b>												
Comm. Res. Facility, Large (> 8 res.)	SR	SR	SR	SR	SR	P	SR	P	PL	PL	PL	27-1003
Comm. Res. Facility, Small (8 or fewer res.)	P	P	P	P	P	P	P	P	PL	PL	PL	27-1003
<b>Independent Groups</b>												
Fraternity/ Sorority House						P			P	P	P	27-804.C
Long-Term Care Facility										P	P	
Retirement Home or Village	SR	SR	SR	SR	SR	P	SR	P	PL	PL	PL	27-804.C
<b>PUBLIC, CIVIC, AND INSTITUTIONAL</b>												
<b>Assembly</b>												
Civic Assembly	SR	SR	SR	SR	SR	SR	SR	SR	P	P	P	
Religious Assembly	SR	SR	SR	SR	SR	SR	SR	SR	P	P	P	27-1004
<b>Educational</b>												
School, College or University								SR	SR	P	P	
School, Primary and Secondary	P	P	P	P	P	P	P	P	P	P	P	
School, Trade, Business, Vo/Tech								P	PL	PL	PL	

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Table 27-800.2: Permitted Primary Uses	Residential							Mixed-Use and Commercial				Additional Standards
	Key: P = Permitted, PL = Location Limits in Zone District, PR – Applicable Use Restrictions, SR = Special Review											
Use Table	N3	N2	N1	NX1	NX2	NX3	RMH	NO	NMU	CMU1	CMU2	
<b>Government and Public Safety</b>												
Correctional Facilities												
Emergency Services	P	P	P	P	P	P	P	P	P	P	P	
Government Buildings and Offices								P	P	P	P	
<b>Health Care and Social Assistance</b>												
Hospice Facility	P	P	P	P	P	P	P	P	P	P	P	
Hospital or Health Care Facility								P	P	P	P	
Office and Clinical Services									P	P	P	
Outpatient Surgical Services										P	P	
Shelter								SR	P	P	P	
<b>COMMERCIAL</b>												
<b>Adult and Child Day Care</b>												
Adult Day Care Center	SR	SR	SR	SR	SR	SR	SR	P	P	P	P	27-1005
Day Care Center	SR	SR	SR	SR	SR	SR	SR	P	P	P	P	27-1005
Family Day Care Home	P	P	P	P	P	P	P	P	PL	PL	PL	27-1005
Group Day Care Home	P	P	P	P	P	P	P	P	PL	PL	PL	27-1005
<b>Amusement and Recreation</b>												
<b>Amusement and Recreation , Indoor</b>												
Large (50,000 sf GFA or more)											P	27-1005
Small (less than 50,000 sf GFA)									P	P	P	27-1005
<b>Amusement and Recreation, Outdoor</b>												
Large (1 acre or more)											P	27-1005
Small (less than 1 acre)									P	P	P	27-1005
Casino, Large (10 or more gambling devices)										SR PR	SR PR	27-1005
<b>Animal Sales and Services</b>												
Boarding/Kennel									PR	P	P	27-1005
General Sales and Services									P	P	P	27-1005
Shelter, Animal											P	27-1005
<b>Veterinary</b>												
Small Animal Veterinary								P	P	P	P	27-1005
With boarding										P	P	27-1005
<b>Assembly, Entertainment and Trade</b>												
Large (125,000 or more sf of exhibit space)											P	27-1005
Small (up to 125,000 sf of exhibit space)									P	P	P	27-1005

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Table 27-800.2: Permitted Primary Uses	Residential							Mixed-Use and Commercial				Additional Standards
	Key: P = Permitted, PL = Location Limits in Zone District, PR – Applicable Use Restrictions, SR = Special Review											
Use Table	N3	N2	N1	NX1	NX2	NX3	RMH	NO	NMU	CMU1	CMU2	
<b>Commercial Services</b>												
Broadcasting Stations and Studios								SR	SR	P	P	
Business Service								P	P	P	P	
Crematory, Funeral Services										P	P	
Consumer Maintenance and Repair								P	P	P	P	
Personal Service								P	P	P	P	
Studio or Instruction Service								P	P	P	P	
<b>Eating and Drinking Establishments</b>												
<b>No Alcohol</b>												
Restaurant									P	P	P	27-1005
with drive-thru									SR	P	P	27-1005
<b>Beer and Wine License, On-Premises Consumption</b>												
Bar or Tavern										SR PR	SR PR	27-1005
Craft Alcohol										P	P	27-1005
Restaurant									P	P	P	27-1005
<b>All Beverage License, On-Premises Consumption</b>												
Bar or Tavern										SR PR	SR PR	27-1005
Craft Alcohol										P	P	27-1005
Restaurant									P	P	P	27-1005
<b>Financial Services</b>												
Financial Institution								P	P	P	P	27-1005
with drive-thru									P	P	P	27-1009
Alternative Financial Services										P	P	
<b>Lodging</b>												
Boarding House	SR	SR	SR	SR	SR	SR			PL	PL	PL	
Bed and Breakfast Inn	SR	SR	SR	SR	SR	SR	SR	P	P	P		27-1005
Hotel/Motel									SR	P	P	
Short-Term Rental (Tourist Home)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	27-1005
<b>Office</b>												
Business or Professional								P	P	P	P	
Research and Testing Laboratories											SR	
<b>Parking, Commercial</b>												
Surface Parking, primary use								SR	SR	SR	SR	
<b>Retail Sales</b>												
Commercial Greenhouse/Nursery									SR	P	P	

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Table 27-800.2: Permitted Primary Uses	Residential							Mixed-Use and Commercial				Additional Standards
	N3	N2	N1	NX1	NX2	NX3	RMH	NO	NMU	CMU1	CMU2	
	Key: P = Permitted, PL = Location Limits in Zone District, PR – Applicable Use Restrictions, SR = Special Review											
Liquor Sales									P	P	P	
Retail, Limited with drive-thru									SR	P	P	27-1009
without drive-thru									P	P	P	
Retail, General with drive-thru									SR	P	P	27-1009
without drive-thru										PR	P	
Retail, Large-Format											SR	
Car Wash										SR	P	
<b>Vehicle Sales and Service, Personal</b>												
Vehicle Sales and Rental											P	
Outdoor Sales Lot											PR	27-1005
Vehicle Maintenance and Repair, Minor (5,000 SF or less)										P	P	
Vehicle Maintenance and Repair, Major (>5,000 SF)											SR	
Vehicle Service Station										PR	PR	
with Convenience Store									SR	PR	PR	
<b>INDUSTRIAL, WHOLESALE, AND STORAGE</b>												
<b>Industrial and Construction Services</b>												
RV and Trailer Rental, Sales and Service											P	
<b>Manufacturing, Assembly, or Processing</b>												
Artisan/Craft									PL	PL	PL	27-1006
<b>Warehouse and Storage Services</b>												
Personal Self-Service Storage										PRP L	PRP L	27-1006
Warehouse												27-1006
<b>TRANSPORTATION, UTILITIES, AND COMMUNICATIONS</b>												
<b>Transportation</b>												
Bus or Taxi Maintenance and Parking Shed											P	
Bus/Public Transit Terminal										P	P	
Train Passenger Terminal										P	P	
<b>Utilities and Public Facilities</b>												
Minor (e.g., lift stations, substations)	SR	SR	SR	SR	SR	SR	SR	P	P	P	P	
Transmission and Distribution Lines	P	P	P	P	P	P	P	P	P	P	P	
<b>Wireless Communication Facilities</b>												

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Table 27-800.2: Permitted Primary Uses	Residential							Mixed-Use and Commercial				Additional Standards
	Key: P = Permitted, PL = Location Limits in Zone District, PR – Applicable Use Restrictions, SR = Special Review											
Use Table	N3	N2	N1	NX1	NX2	NX3	RMH	NO	NMU	CMU1	CMU2	
Land Mobile Radio and Broadcast Antennae	PR	PR	PR	PR	PR	PR	PR	PR SR	PR SR	PR SR	PR SR	27-1007
Wireless Communication Facilities	PL PR	PL PR	PL PR	PL PR	PL PR	PL PR	PL PR	PR	PR	PR	PR	27-1007
<b>Agriculture</b>												
Farm Stand									P	P	P	
Greenhouse, Non-Commercial	P	P	P	P	P	P	P					

2. Use-Specific Standards

The following standards apply in the PND zone districts

- (a) Fraternity/Sorority House: In Mixed Use and Commercial districts, the use will follow the guidelines for site development within those zone districts and is exempt from the requirement that residential uses shall be located either above the ground floor or on the ground floor at least 20 feet from the front façade.
- (b) Household Living: In Mixed-Use and Commercial districts, dwelling units shall be located either above the ground floor or on the ground floor at least 20 feet from the front façade.
- (c) Retirement Home or Village: In Mixed Use and Commercial districts, the use will follow the guidelines for site development within those zone districts and shall be located either above the ground floor or on the ground floor at least 20 feet from the front façade.

D. ACCESSORY USES

The following accessory uses may be permitted in the PND zone districts.

Table 27-800.3: Accessory Uses	Residential							Mixed-Use and Commercial				Additional Standards
	Key: P = Permitted, PL = Location Limits in Zone District, PR –Use Restrictions, SR – Special Review											
Use Table	N3	N2	N1	NX1	NX2	NX3	RMH	NO	NMU	CMU1	CMU2	
<b>Residential</b>												
Accessory Dwelling Unit	SR	PR PL	PR PL	PR PL			PR PL					27-1009
Home Occupation	P	P	P	P	P	P	P	P	P	P	P	27-1009
Short-Term Rental (Guest Home)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	27-1005
<b>Casino</b>												
Limited (1-3 gambling devices)									P	P	P	27-1005

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Table 27-800.3: Accessory Uses	Residential							Mixed-Use and Commercial				Additional Standards
	N3	N2	N1	NX1	NX2	NX3	RMH	NO	NMU	CMU1	CMU2	
Small (4-9 gambling devices)									P	P	P	27-1005
<b>Day Care Facilities</b>												
Day Care Center								P	P	P	P	27-1009
Family Day Care Home	P	P	P	P	P	P	P					27-1009
Group Day Care Home	P	P	P	P	P	P	P					27-1009
Drive-Through (Thru) Facility									SR	P	P	27-1009
Electric Vehicle Charging Facility	P	P	P	P	P	P	P	P	P	P	P	27-1009
<b>Eating and Drinking Establishment</b>												
<b>No Alcohol</b>												
Restaurant, no drive thru									P	P	P	
With drive-thru									SR	P	P	27-1009
<b>Beer and Wine, On-Premises Consumption</b>												
Bar or Tavern										SR PR	SR PR	27-1005
Craft Alcohol										PR	PR	27-1005
Restaurant									P	P	P	27-1005
<b>All Beverage, On-Premises Consumption</b>												
Bar or Tavern										SR PR	SR PR	27-1005
Craft Alcohol										P	P	27-1005
Restaurant									P	P	P	27-1005
Kennel, Private	P	P	P	PR	PR	PR	PR					27-1009
<b>Outdoor Uses</b>												
Outdoor and Sidewalk Seating									PR	PR	PR	27-1009
Outdoor Storage												27-1009
Park/Playground	P	P	P	P	P	P	P	P	P	P	P	
Shipping Container									PR	PR	PR	27-1009
Solar Energy Facility, Tier 1	P	P	P	P	P	P	P	P	P	P	P	27-1007
Wind Energy Conversion System, Tier 1	P	P	P	P	P	P	P	P	P	P	P	27-1007
<b>Wireless Communication</b>												
Amateur Radio Support Towers	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	27-1009
Satellite Antenna and Dishes	P	P	P	P	P	P	P	P	P	P	P	
<b>Urban Agriculture/Hobby Farm</b>												
Beekeeping												

Table 27-800.3: Accessory Uses	Residential							Mixed-Use and Commercial				
	Key: P = Permitted, PL = Location Limits in Zone District, PR –Use Restrictions, SR – Special Review											
Use Table	N3	N2	N1	NX1	NX2	NX3	RMH	NO	NMU	CMU1	CMU2	Additional Standards
Community Gardens	P	P	P	P	P	P	P	P	P	P	P	27-1009
Crops	P	P	P	P	P	P	P					
Fowl (chicken hens)	PR	PR	PR	PR	PR	PR	PR					27-1008

**SECTION 27-804 PRIVATE OPEN SPACE REQUIREMENTS**

All PNDs must provide open space to ensure the walkability, sociability, and safety of residents and visitors.

**A. NATURAL FEATURES**

Where significant tree canopy or natural feature exist on the site, the open space shall be located in order to preserve the maximum amount of the existing trees or natural feature, and maximize buffers from waterways and natural features.

**B. TYPES OF OPEN SPACE**

The following types of open space are required based on the type of PND selected.

1. The Town Center and Mixed Use PNDs are required to provide one of the following:
  - (a) Plaza. A plaza must be at least 10,000 square feet in area and share street frontage with a CMU, NMU or P2 zone district. A plaza may provide areas for seasonal shopping or similar community activities. A plaza may be used to meet the required minimum dedication of open space for a subdivision within the TC-PND or MU-PND zone district. A plaza will be developed with landscaping and pedestrian facilities throughout.
  - (b) Square. A square is similar to a plaza except it is surrounded by street frontage on all sides. A square must be at least 10,000 square feet in area and must be developed with landscaping and pedestrian facilities throughout. A square may be used to meet the required minimum dedication of open space for a subdivision within the TC-PND or MU-PND zone district.
2. The Mixed Residential and Neighborhood PNDs are required to provide one or more of the following:
  - (a) Parklet. A parklet is a landscaped open space with a minimum 70% living plant material and a minimum of 20,000 square feet in area, with at least 100 feet of street frontage.
  - (b) Green. A green is a larger, landscaped space, a minimum of one acre in size, with at least 200 feet of street frontage.

## YELLOWSTONE COUNTY ARTICLE 27-800 PLANNED NEIGHBORHOOD DEVELOPMENT (PND)

- (c) Natural area. A natural area is a large area, a minimum two acres in size, defined to conserve a natural feature, such as a stream, wetland or woodland. At least 50 feet of street frontage is required for a natural area.
3. All of the above required open space may be counted towards the minimum required dedication of open space for a subdivision within the Mixed Residential or Neighborhood PND zone districts.

### c. P1 DISTRICT DESIGNATION

The open space must be zoned with the P1 zoning district.

### d. TRAILS

New trails and trail connections shall be provided through and within the site, and any existing trails surrounding the site shall be continued through the Planned Neighborhood Development, in accordance with the county open space and trail plans and master transportation plan, or as otherwise required.

## SECTION 27-805 BLOCKS

Each development shall contribute to an interconnected system of streets and blocks, as required by the city or county subdivision regulations in addition to the following. Streets shall be located to result in the following block regulations.

### A. MAXIMUM BLOCK FACE LENGTH

1. For CMU districts, the maximum block face length between street intersections shall be no more than 660 feet in length.
2. For all districts other than CMU, maximum block face length shall be no more than 800 feet.

### B. MAXIMUM BLOCK PERIMETER

The maximum perimeter of any block shall be 2,200 feet.

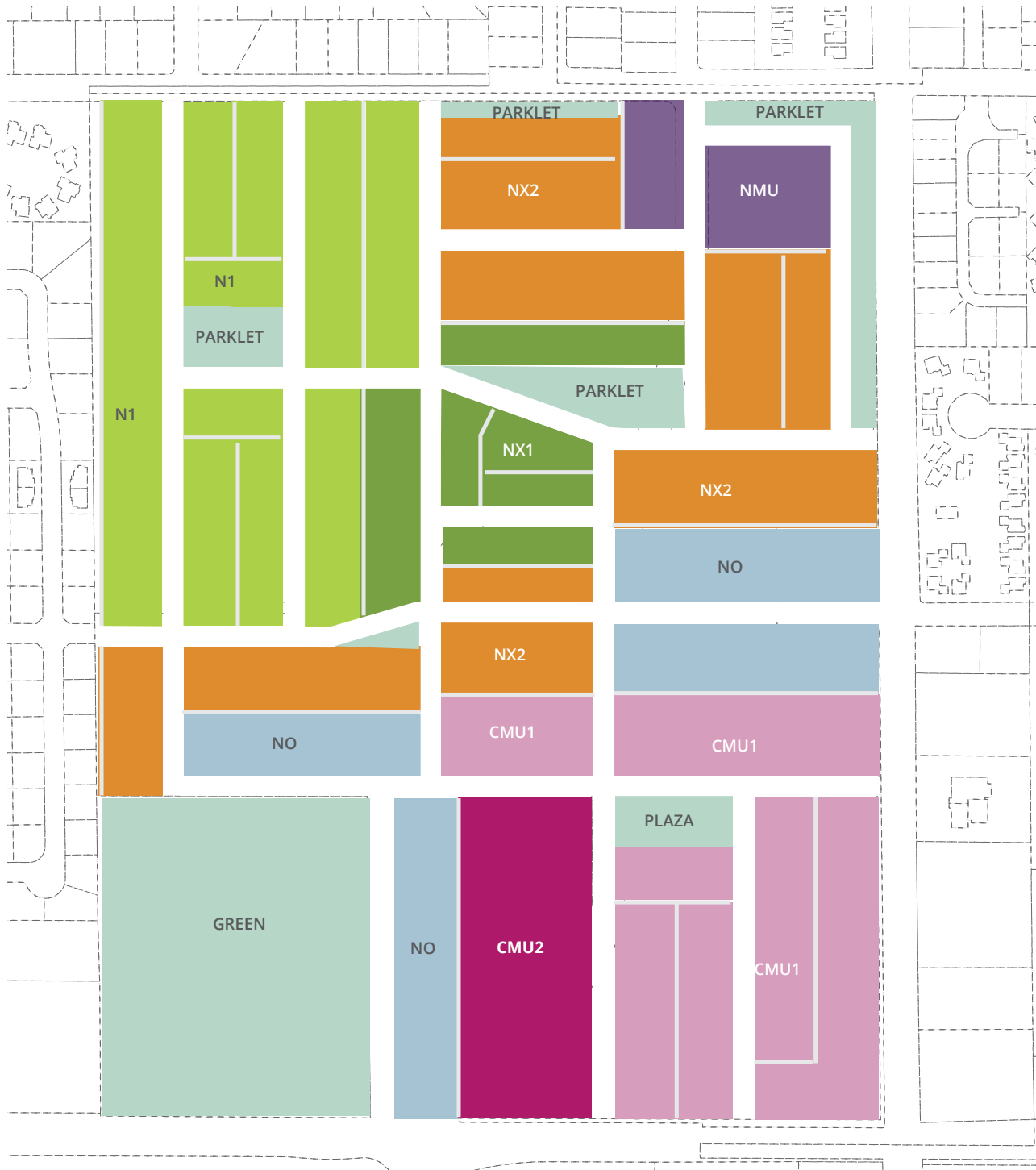
### c. CONNECTIVITY

1. Streets shall connect and continue existing or planned streets from adjoining areas.
2. Block faces at the maximum length above require pedestrian access at mid-block points to ensure walkability. Pedestrian access or walkways may be incorporated as a dedicated alley or as an easement between lots.

# TOWN CENTER: TC PND



# MIXED-USE: MU PND





# NEIGHBORHOOD: N PND

