

ORDINANCE 21-\_\_\_\_\_

AN ORDINANCE OF THE CITY OF BILLINGS,  
PROVIDING THE ZONE CLASSIFICATION ON Lot 4,  
Block 16A of Lampman Subdivision, BE AMENDED

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.** Lot 4, Block 16A of Lampman Subdivision is presently zoned Corridor Mixed Use 1 (CMU1) and is shown on the official zoning map within this zone.

**Section 3. ZONE DISTRICT AMENDMENT.** The official zoning map is hereby amended the zoning for Lot 4, Block 16A of Lampman Subdivision, is hereby changed from corridor Mixed Use 1 (CMU1) to Corridor Mixed Use 2 (CMU2) as shown on the attached exhibit, and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to Corridor Mixed Use 2 (CMU2), 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 REPEALER.** All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.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 25<sup>th</sup> day of October, 2021.

PASSED, ADOPTED and APPROVED on second reading this 8<sup>th</sup> day of November, 2021.

CITY OF BILLINGS

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

William A. Cole, Mayor

Attest:

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

Denise R. Bohlman, City Clerk

Zone Change 999, 733 31<sup>st</sup> Street

Zone Change 998 – Exhibit

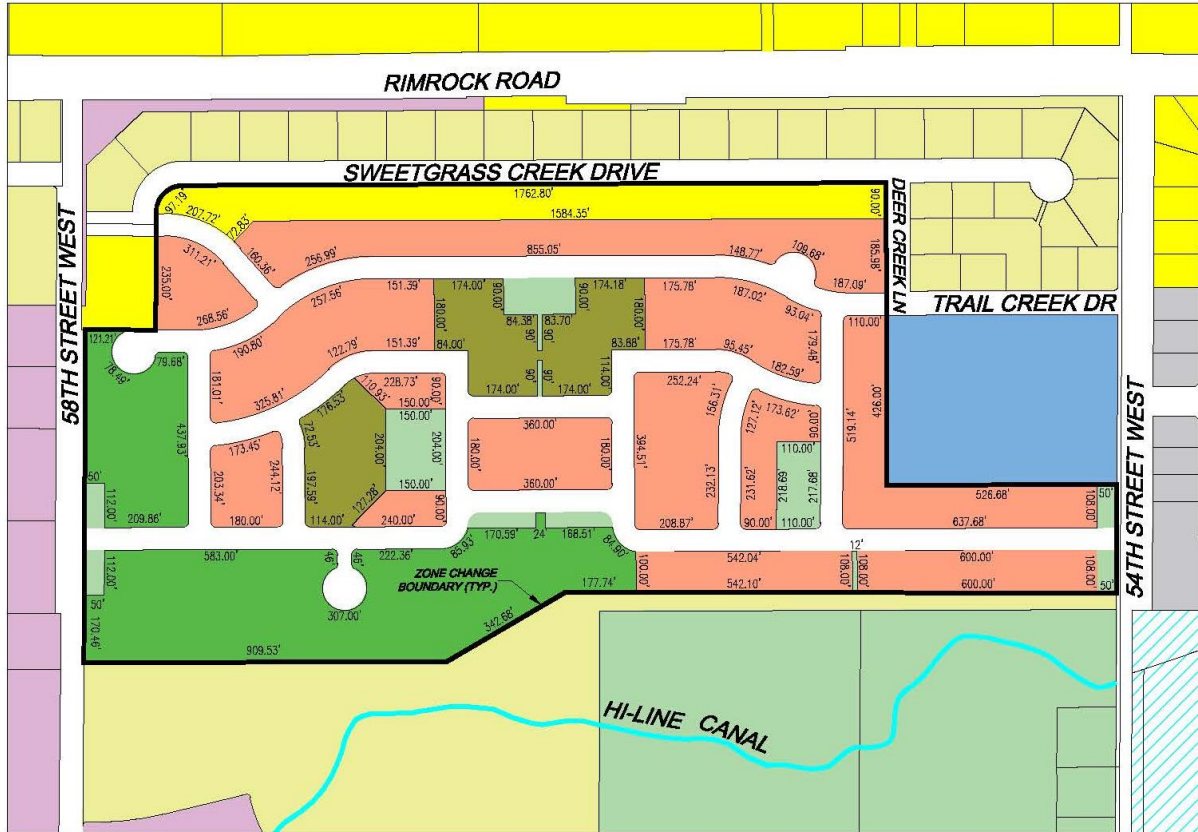
# SWEETGRASS PROPOSED ZONING MAP

LOT 1 OF R.L. SUBDIVISION LOCATED WITHIN YELLOWSTONE MEADOWS PHASE 3, BLOCK 7  
 AMENDED PLANTING AREA SITUATED IN THE N  $\frac{1}{2}$  OF THE NE  $\frac{1}{4}$  OF SECTION 31, T01 N,  
 R25 E, P.M.M.,  
 YELLOWSTONE COUNTY, MT

PROPOSED ANNEXATION / ZONING MODIFICATION AREA = 53.452 ACRES

PREPARED FOR: REGAL LAND DEVELOPMENT, INC.

PREPARED BY: IN SITE ENGINEERING, P.C.



### ZONING LEGEND

- N1: FIRST NEIGHBORHOOD RESIDENTIAL
- N2: MID-CENTURY NEIGHBORHOOD RESIDENTIAL
- N3: SUBURBAN NEIGHBORHOOD RESIDENTIAL
- N4: LARGE LOT SUBURBAN NEIGHBORHOOD
- NX1: MIXED RESIDENTIAL 1
- P1: OPEN SPACE, PARKS, RECREATION
- P2: PUBLIC - CIVIC & INSTITUTIONAL
- RR3: RURAL RESIDENTIAL
- PD: PLANNED DEVELOPMENT
- A - AGRICULTURE

### TABULATIONS

GROSS AREA: 53.452 AC  
 (ANNEXATION AREA)  
 STREETS: 12.988 AC  
 NET AREA  
 N1 2.929 AC (7.2%)  
 N2 20.836 AC (51.5%)  
 N3 3.793 AC (9.4%)  
 NX1 10.367 AC (25.6%)  
 P1 2.539 AC (6.3%)

