

District No.*	Year Established	Height Limits	Accessory Building Limits	Accessory Building Height	Min Lot Area	Misc
12	1970	1.5 stories 25 feet	For Ag uses 1 for residential uses	1.5 stories 25 feet	20,000 sf	
14	1977	None in A-O 25-30 ft in other zones	None	None in A-O 25-30 ft in other zones	20 acres	
15	1984	None	None	None	5 acres	
16	1986	None	None	None	40 acres	
17	1994***	35 ft for dwellings No height limit for non- residential structures	None	None	5-10-20 acres	Variance for dwelling unit min floor area granted in 2021
18	1997	35 ft	None**	35 ft	1-2-5 acres	**Accessory dwelling unit allowed within the primary residence only
20	2011	37 ft	None **	37 ft	20,000 sf	** Accessory Dwellings may be separate on property

*Districts 1-11, 13 and 19 no longer exist. District 19 was dissolved at the request of the property owners and Districts 1-11 and 13 were subsumed into the County's jurisdictional zoning or were annexed to Billings and have city zoning.

*** Provision for all "on-site" construction was declared not constitutional by MT Supreme Court in Yurczky v Yellowstone County, Jan 14, 2004