

ORDINANCE 23-\_\_\_\_\_

AN ORDINANCE OF THE CITY OF BILLINGS,  
PROVIDING THE ZONE CLASSIFICATION ON Tracts 1  
and 2 of Certificate of Survey No. 2828, 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.** Tracts 1 and 2 of Certificate of Survey No. 2828, is presently zoned **Agriculture (A)**, a county zone, and is shown on the official zoning map within this zone.

**Section 3. ZONE DISTRICT AMENDMENT.** The official zoning map is hereby amended and the zoning for Tracts 1 and 2 of Certificate of Survey No. 2828, is hereby changed from **Agriculture (A)**, a county zone, to **Neighborhood 1 (N1), Mixed Residential 2 and 3 (NX2-NX3) and Public 1 (P1)**, 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 **Neighborhood 1 (N1), Mixed Residential 2 and 3 (NX2-NX3) and Public 1 (P1)**, 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, or upon effective date of Resolution 23-\_\_\_\_\_ approving the annexation of the above territory, whichever is later.

**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 REPEALER.** All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.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 13<sup>th</sup> day of February, 2023.

PASSED, ADOPTED and APPROVED on second reading this 27<sup>th</sup> day of February, 2023

CITY OF BILLINGS

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

William A. Cole, Mayor

Attest:

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

Denise R. Bohlman, City Clerk

Zone Change 1021 – Vista West – Agriculture to N1, NX2, NX3 and Public

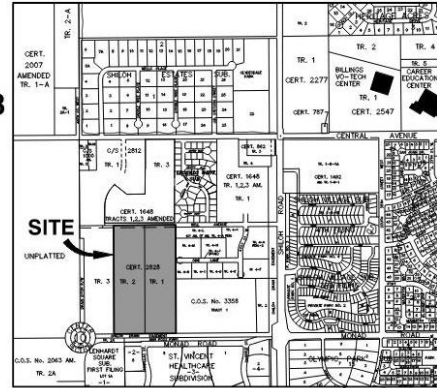
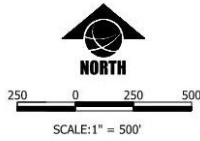
# Zone Change 1021

## Zoning Exhibit – Without Variance from 27-804.C – Connectivity

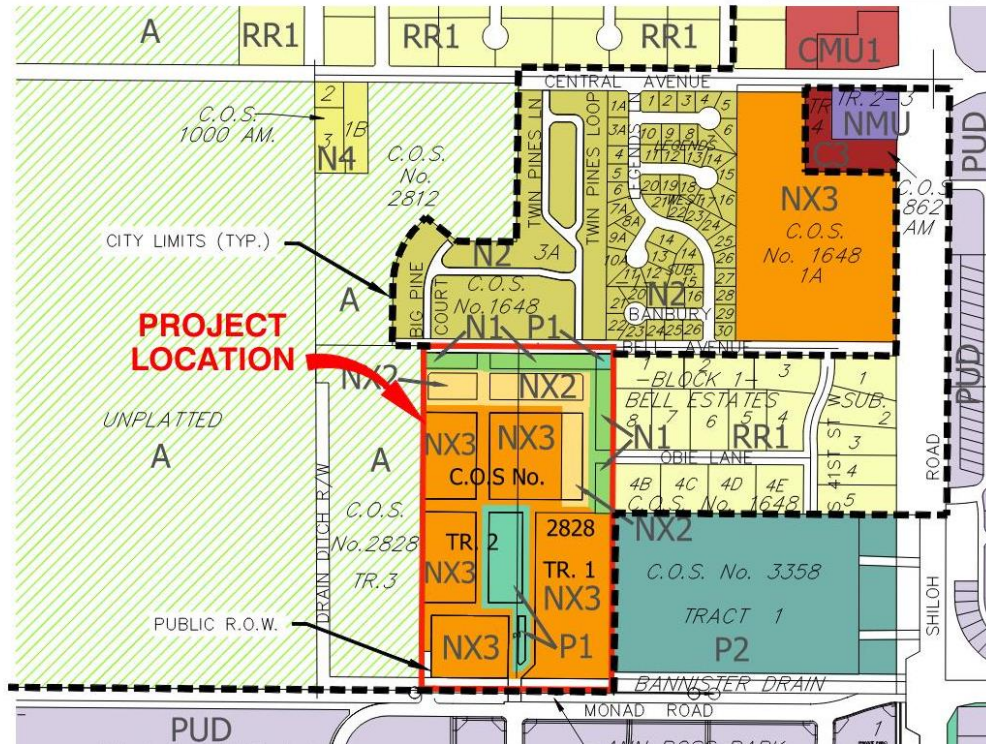
### EXHIBIT A LAND USE AND ANNEXATION DETAILS TRACTS 1 & 2, CERTIFICATE OF SURVEY No. 2828

PREPARED FOR : DORN REAL ESTATE AND DEVELOPMENT  
PREPARED BY : **SANDERSON STEWART**  
BILLINGS, MONTANA      NOVEMBER, 2022

LAND USE SUMMARY  
P1 = 1.547 ACRES = 5.90%  
N1 = 2.022 ACRES = 7.71%  
NX3 = 14.155 ACRES = 53.98%  
NX2 = 2.349 ACRES = 8.96%



VICINITY MAP



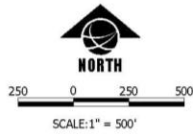
# Zone Change 1021

## Zoning Exhibit - With Variance from 27-804.C – Connectivity

### EXHIBIT B LAND USE AND ANNEXATION DETAILS TRACTS 1 & 2, CERTIFICATE OF SURVEY No. 2828

PREPARED FOR : DORN REAL ESTATE AND DEVELOPMENT  
PREPARED BY : **SANDERSON STEWART**  
BILLINGS, MONTANA      NOVEMBER, 2022

LAND USE SUMMARY  
P1 = 1.547 ACRES = 5.90%  
N1 = 2.208 ACRES = 8.42%  
NX3 = 14.155 ACRES = 53.98%  
NX2 = 2.494 ACRES = 9.51%



VICINITY MAP

