

LEGAL DESCRIPTION

LOT 1, BLOCK 1, ZIMMERMAN HOME PLACE SUBDIVISION, 1ST FILING (18), S34, T01N, R25E
① (EXISTING) BLOCK 1, LOT 1: 752,843 SF 17.689 ACRES

ZONING LEGEND

- CMU1: COMMERCIAL MIXED USE 1
- NX1: MIXED RESIDENTIAL 1
- NX2: MIXED RESIDENTIAL 2
- NX3: MIXED RESIDENTIAL 3
- P1: OPEN SPACE, PARKS, RECREATION
- NO: NEIGHBORHOOD OFFICE
- NMU: NEIGHBORHOOD MIXED USE
- N2: MID-CENTURY NEIGHBORHOOD
- N3: SUBURBAN NEIGHBORHOOD

PROPOSED ZONE CHANGE BOUNDARY

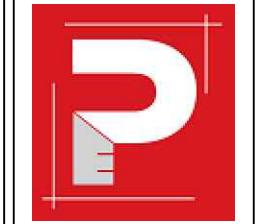
ON-SITE LOT BOUNDARY

SITE AND STRUCTURE REGULATIONS

CITY OF BILLINGS ZONING CODE, ARTICLE 27-300, SECTION 27-308

TABLE 27-300.9 & 27-300.10

BUILDING SITING	NX2 & NX3
MAXIMUM BUILDING COVERAGE (%)	60
FRONT BUILD-TO ZONE (FT)	10-20
STREET-SIDE BUILD-TO ZONE (FT)	5-15
HEIGHT	NX2 & NX3
OVERALL MAXIMUM HEIGHT (STORIES)	NX2: 2.5-4 NX3: 3-4 (BASED ON HOUSING)



HIGHLANDS APARTMENTS, LLC

BILLINGS, MT 59102

ADH DESIGNED BY	QUALITY ASSURANCE	
BRG DRAWN BY	CPD CHECKED BY	
08/2023 DATE	08/2023 DATE	
REV BY	DATE	CHKD BY

SHEET TITLE
ZIMMERMAN HOME PLACE BLOCK 1
PROPOSED ZONING MAP

PROJECT NUMBER
2021-173

SHEET NUMBER
1 OF 1

EXHIBIT

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