

ORDINANCE 24-_____

AN ORDINANCE OF THE CITY OF BILLINGS,
PROVIDING THE ZONE CLASSIFICATION for C/S 3844,
Tract 2, 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 27-1628, 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. C/S 3844, Tract 2, is presently zoned **Agriculture (A)**, a county zone district, 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 C/S 3844, Tract 2, is hereby changed from **Agriculture (A)**, to **Corridor Mixed Use 1 (CMU1)**, **Neighborhood Mixed Use (NMU)**, **Mixed Residential 2 (NX2)**, **Mixed Residential 1 (NX1)**, **Mid-Century Neighborhood (N2)** and **Public 1 (P1)**, as shown on the attached **Exhibit A – Zoning Master Plan**, and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to **Corridor Mixed Use 1 (CMU1)**, **Neighborhood Mixed Use (NMU)**, **Mixed Residential 2 (NX2)**, **Mixed Residential 1 (NX1)**, **Mid-Century Neighborhood (N2)** 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 24-_____ 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 All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.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 25th day of March, 2024.

PASSED, ADOPTED and APPROVED on second reading this 8th day of April, 2024.

CITY OF BILLINGS

BY: _____

William A. Cole, Mayor

Attest:

BY: _____

Denise R. Bohlman, City Clerk

Zone Change 1045 – 4524 Central Ave – Clearwater Neighborhood

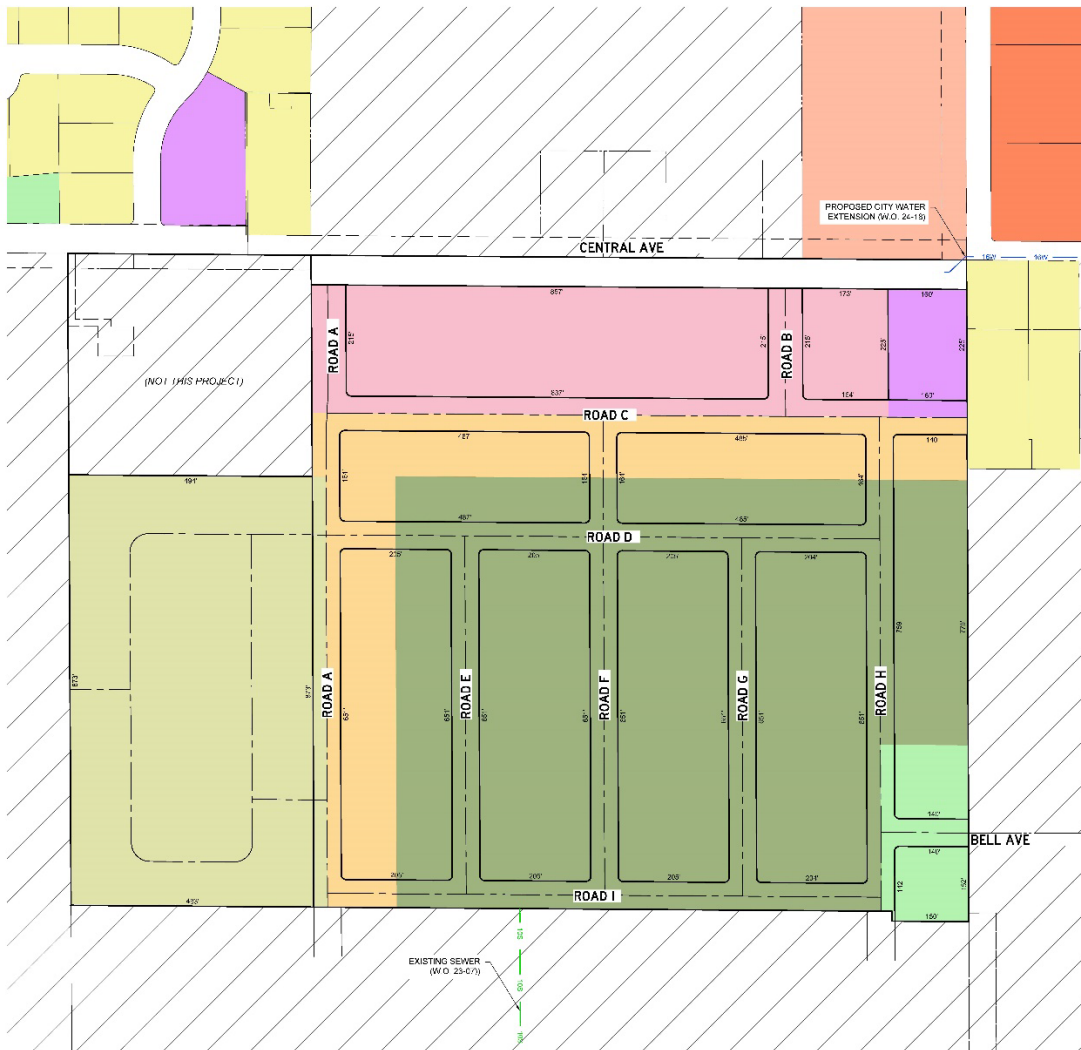
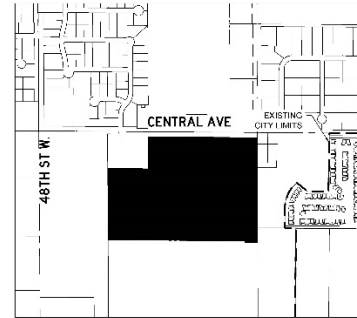
Exhibit A – Zoning Master Plan Zone Change 1045

PROPOSED PLANNED NEIGHBORHOOD DEVELOPMENT FOR TRACT 2 OF CERTIFICATE OF SURVEY 3844 LOCATED NW 1/4 OF SECTION 10, T 01 S, R 25 E, P.M.M. YELLOWSTONE COUNTY, MT



PREPARED FOR : BROWN DEVELOPMENT, LLC
PREPARED BY : PERFORMANCE ENGINEERING, LLC

ZONING INFORMATION		
ZONING DISTRICT	ACRES	PERCENTAGE
CMU 1	6.988	14.4
NMU	0.954	2.0
NK1	21.947	45.3
NK2	6.704	13.8
N2	10.452	21.6
P1	1.452	2.9
TOTAL	48.492	100.0



ZONING LEGEND

CMU 1 - COMMERCIAL MIXED USE 1	RR1 - RURAL RESIDENTIAL 1	P1 - OPEN SPACE
N2 - 1 TO 2 DWELLING UNITS/STRUCTURE	RR3 - RURAL RESIDENTIAL 3	AO - AGRICULTURAL OPEN
NK1 - 1 TO 4 DWELLING UNITS/STRUCTURE	NK2 - 2 TO 8 DWELLING UNITS/STRUCTURE	
NMU - NEIGHBORHOOD MIXED USE	N4 - LARGE LOT SUBURBAN	

