

ORDINANCE 24-_____

AN ORDINANCE OF THE CITY OF BILLINGS, PROVIDING THE ZONE CLASSIFICATION for the South ½ and East ½ of Lot 27 & the South ½ and West ½ of Lot 28 of Burnstead 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 27-1628, 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. The South ½ and East ½ of Lot 27 of Burnstead Subdivision is presently zoned First Neighborhood (N1), and the South ½ and West ½ of Lot 28 of Burnstead Subdivision is presently zoned Mixed Residential 1 (NX1) and are shown on the official zoning map within these zone districts.

Section 3. ZONE DISTRICT AMENDMENT. The official zoning map is hereby amended and the zoning for The South ½ and East ½ of Lot 27 of Burnstead Subdivision, is hereby changed from First Neighborhood (N1), to Mixed Residential 2 (NX2), and the South ½ and West ½ of Lot 28 of Burnstead Subdivision is hereby changed from Mixed Residential 1 (NX1), to Mixed Residential 2 (NX2), and from the effective date of this ordinance, both lots shall be subject to all the rules and regulations pertaining to Mixed Residential 2 (NX2), 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 All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.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 22nd day of April, 2024.

PASSED, ADOPTED and APPROVED on second reading this 13th day of May, 2024.

CITY OF BILLINGS

BY: _____

William A. Cole, Mayor

Attest:

BY: _____

Denise R. Bohlman, City Clerk

Zone Change 1049 – 1911 and 1915 8th Ave N