

ORDINANCE 24-\_\_\_\_\_

AN ORDINANCE OF THE CITY OF BILLINGS,  
PROVIDING THE ZONE CLASSIFICATION for A portion of  
Lots 6A-1 and 27A of the Sunny Cove Fruit  
Farms 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.** A portion of Lots 6A-1 and 27A of the Sunny Cove Fruit Farms Subdivision is presently zoned **Single Family Residential (N3) and Rural Residential 3 ac – 9.99 ac (RR3)**, and is shown on the official zoning map within this zone districts.

**Section 3. ZONE DISTRICT AMENDMENT.** The official zoning map is hereby amended and the zoning for **A portion of Lots 6A-1 and 27A of the Sunny Cove Fruit Farms Subdivision**, is hereby changed from **Single Family Residential (N3) and Rural Residential 3 ac – 9.99 ac (RR3)** to **Mid-Century Neighborhood (N2)**, and as shown on Exhibit A, and from the effective date of this ordinance, the area shown on Exhibit A shall be subject to all the rules and regulations pertaining to **Mid-Century Neighborhood (N2)**, 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 REPEALER.** All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.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 28<sup>th</sup> day of October, 2024.

PASSED, ADOPTED and APPROVED on second reading this 12<sup>th</sup> day of November, 2024.

CITY OF BILLINGS

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

William A. Cole, Mayor

Attest:

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

Denise R. Bohlman, City Clerk

Zone Change 1057 – A portion of Lots 6A-1 and 27A of the Sunny Cove Fruit Farms Subdivision

# Exhibit A

# PROPOSED REZONING MAP BILLINGS, MONTANA



LOCATION MAP

NOT TO SCALE

- Parcels - Ownership lines
- Zoning - Billings County**
- N3 - Suburban Neighborhood
- N4 - Large Lot Suburban Neighborhood\*
- CMU1 - Corridor Mixed-Use
- NX1 - Mixed Residential 1 (1-4 du/structure)
- CMU2 - Corridor Mixed-Use & Commercial Centers
- P1 - Open Space, Parks, Recreation
- N1 - First Neighborhood
- RR1 - Rural Residential (1 to 2.89 acres)\*
- N2 - Mid-Century Neighborhood
- RR3 - Rural Residential (3 to 9.9 acres)\*



## LEGEND