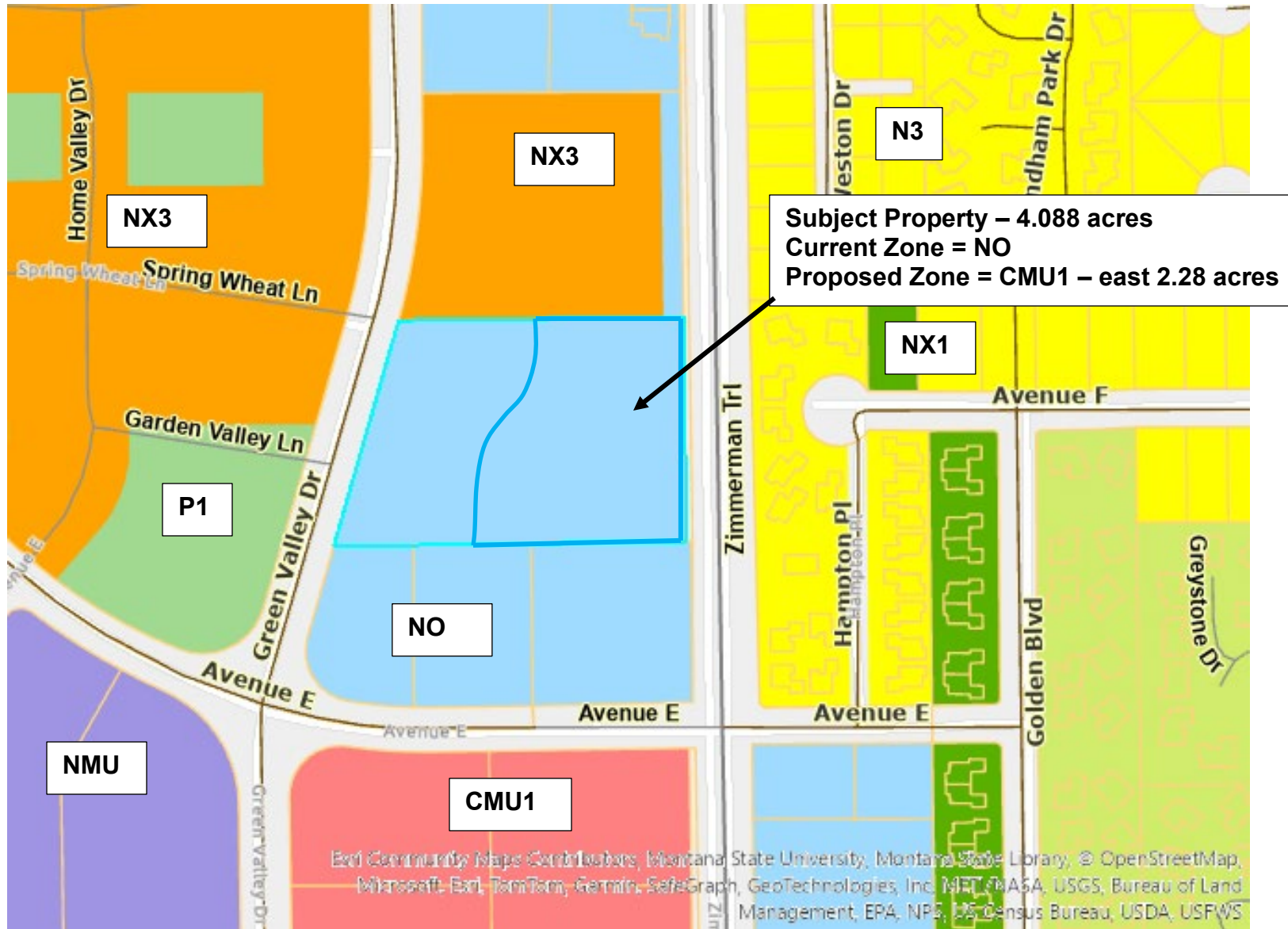
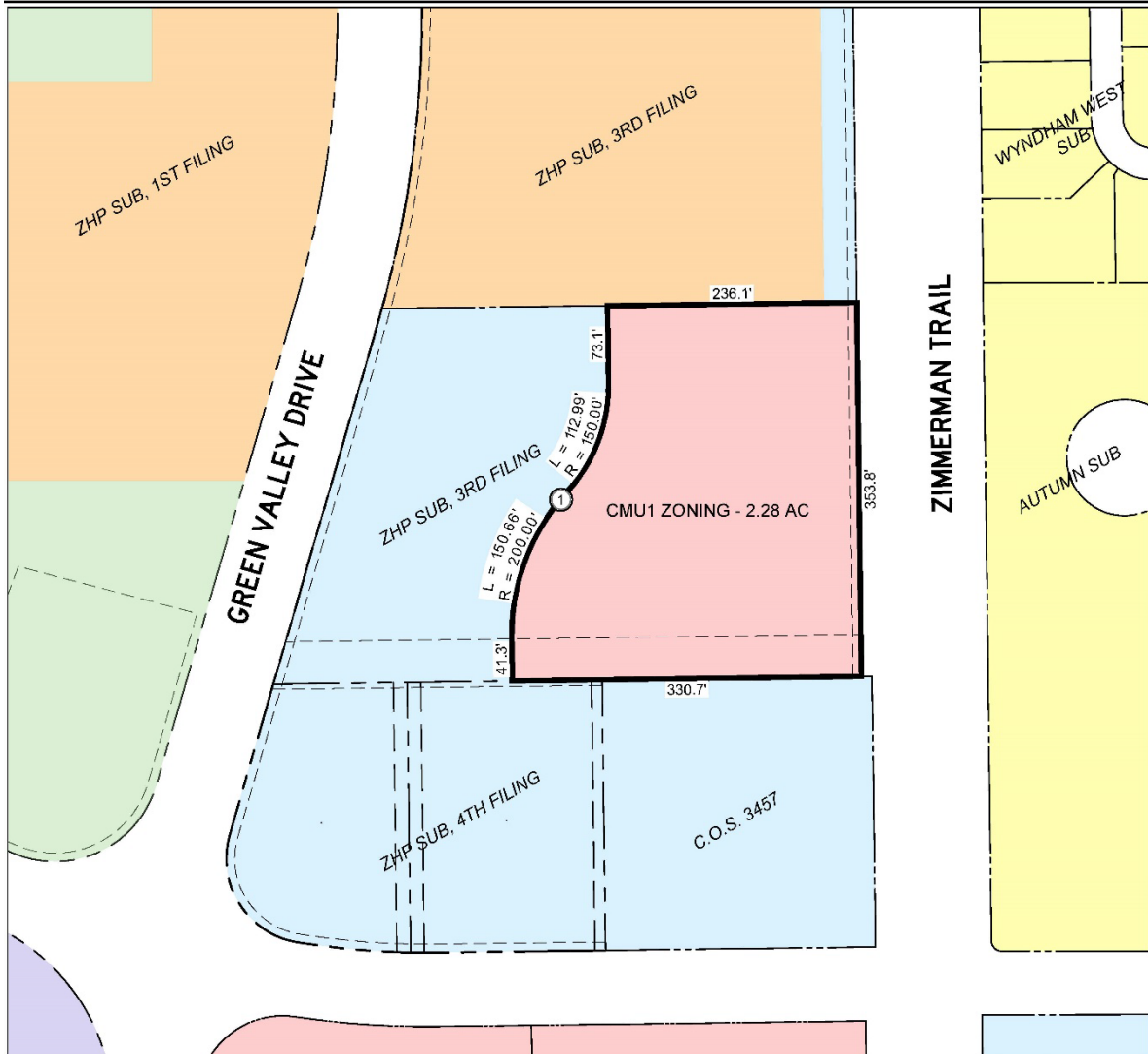


City Zone Change 1059 – Zimmerman Home Place – NO to CMU1 – eastern 2.28 acres of a 4.088-acre parcel
Zoning Map and Site Photos





Zoning Exhibit

LEGAL DESCRIPTION

① LOT 2, BLOCK 1 ZIMMERMAN HOME PLACE SUB, 3RD FILING 178,070 SF (4.088 ACRES) - 2.28 ACRES PROPOSED FOR THIS ZONE CHANGE

ZONING LEGEND

- CMU1: COMMERCIAL MIXED USE 1
- NX3: MIXED RESIDENTIAL 3
- NO: NEIGHBORHOOD OFFICE
- NMU: NEIGHBORHOOD MIXED USE
- N3: SUBURBAN NEIGHBORHOOD
- P1: OPEN SPACE, PARKS, RECREATION

PROPOSED ZONE CHANGE BOUNDARY

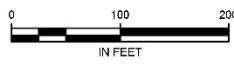
ON-SITE LOT BOUNDARY

SITE AND STRUCTURE REGULATIONS

CITY OF BILLINGS ZONING CODE, ARTICLE 27-300, SECTION 27-308 & ARTICLE 27-400, SECTION 27-400-1

TABLE 27-300.9 & 27-300.10 & 27-400-5

BUILDING SITING	CMU1	NO
MAXIMUM BUILDING COVERAGE (%)	65	75
FRONT BUILD-TO ZONE (FT)	5-20	
STREET-SIDE BUILD-TO ZONE (FT)	5-20	
BUILD-TO CORNER		REQUIRED
HEIGHT	CMU1	NO
OVERALL MAXIMUM HEIGHT (STORIES)	4 STEP-BACKS REQUIRED WITHIN 50 FEET OF N, NX, OR RMH DISTRICT	NO: 2.5 MIN. STORY HT: 9' MAX. STORY HT: 12'



ZIMMERMAN VILLAGE

BILLINGS, MT, 59102

DATE PREPARED BY	QUANTITY
DATE	APPROVAL
DATE	DATE
DATE	DATE
DATE	DATE

SHEET TITLE
PROPOSED ZONING CHANGE

PROJECT NUMBER

SHEET NUMBER
1 OF 1

DRAWING NUMBER

A

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Subject Property May 2023 aerial



Subject Property – Zimmerman Trail



View south along Zimmerman Trail



View south of subject property – Children’s Clinic



View north along Zimmerman Trail



View east across Zimmerman Trail