

ORDINANCE 25-_____

AN ORDINANCE OF THE CITY OF BILLINGS,
PROVIDING THE ZONE CLASSIFICATION for Tract 1 of
C/S 3894, 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. Tract 1 of C/S 3894 is presently zoned **Suburban Neighborhood Residential (N3)** and is shown on the official zoning map within this zone district.

Section 3. ZONE DISTRICT AMENDMENT. The official zoning map is hereby amended and the zoning for **Tract 1 of C/S 3894**, is hereby changed from **Suburban Neighborhood Residential (N3)**, to **First Neighborhood (N1), Mixed Residential 1 (NX1), Mixed Residential 3 (NX3), Corridor Mixed-Use 1 (CMU1, and Public 1 (P1) 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 **First Neighborhood (N1), Mixed Residential 1 (NX1), Mixed Residential 3 (NX3), Corridor Mixed-Use 1 (CMU1, 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.

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 All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.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 27th day of January, 2025.

PASSED, ADOPTED and APPROVED on second reading this 10th day of February, 2025.

CITY OF BILLINGS

BY: _____

William A. Cole, Mayor

Attest:

BY: _____

Denise R. Bohlman, City Clerk

Zone Change 1056 – C/S 3894 Tract 1 – High Sierra Neighborhood

Exhibit A

