

ORDINANCE 25-\_\_\_\_\_

AN ORDINANCE OF THE CITY OF BILLINGS,  
PROVIDING THE ZONE CLASSIFICATION OF LOT 2 AND  
LOT 3, CLEARWATER ESTATES 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 1.775 acres of Lot 2 & all of lot 3, CLEARWATER ESTATES SUBDIVISION, is presently zoned **Mixed Residential 1 & 2 (NX1 & NX2)** and **Mid-Century Neighborhood (N2)** 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 **the south 1.775 acres of Lot 2 & all of Lot 3, CLEARWATER ESTATES SUBDIVISION,** is hereby changed from **Mixed Residential 1 & 2 (NX1 & NX2)** and **Mid-Century Neighborhood (N2),** to **Neighborhood Residential (N3)** and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to **Neighborhood Residential (N3),** 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 REPEALER.** All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.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 27<sup>th</sup> day of October, 2025.

PASSED, ADOPTED and APPROVED on second reading this 24<sup>th</sup> day of November, 2025.

CITY OF BILLINGS

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

William A. Cole, Mayor

Attest:

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

Denise R. Bohlman, City Clerk

Zone Change 1071- Lots 2 & 3 of Clearwater Estates Subdivision

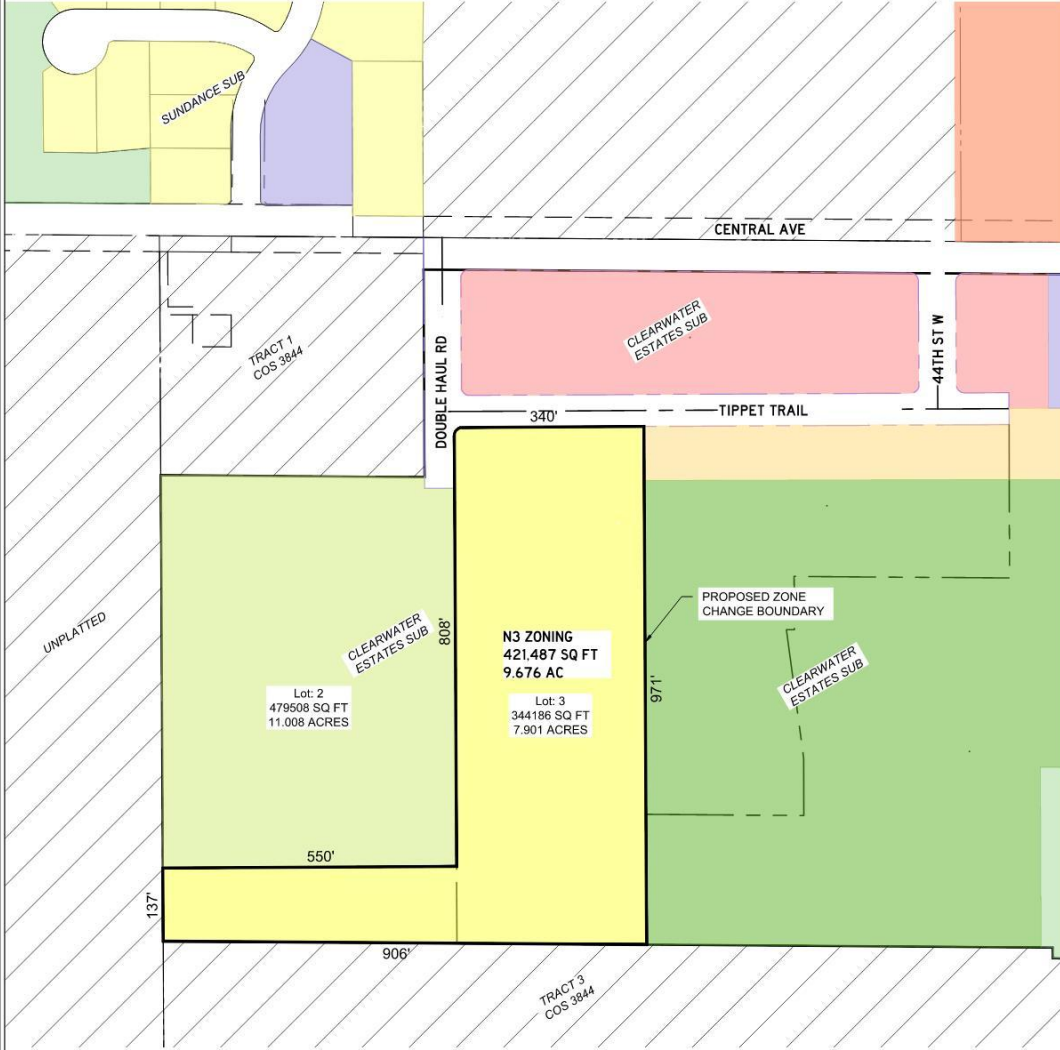
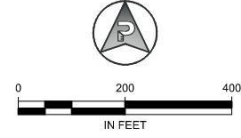
# PROPOSED ZONING EXHIBIT FOR LOTS 2 & 3 OF CLEARWATER ESTATES SUBDIVISION

LOCATED NW 1/4 OF SECTION 10, T 01 S, R 25 E, P.M.M.  
YELLOWSTONE COUNTY, MT

**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**

**PROPOSED ZONE CHANGE BOUNDARY**  
ON-SITE LOT BOUNDARY

BUILDING SITING	N3
MIN LOT WIDTH (FT)	65
MAXIMUM BUILDING COVERAGE (%)	40
FRONT SETBACK (FT)	20
STREET-SIDE SETBACK (FT)	10
OVERALL MAXIMUM HEIGHT (STORIES)	3



**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 |
| NX1 - 1 TO 4 DWELLING UNITS/STRUCTURE | NX2 - 2 TO 8 DWELLING UNITS/STRUCTURE |                        |
| N3 - 1 DWELLING UNIT/STRUCTURE        | N4 - LARGE LOT SUBURBAN               |                        |

<p style="font-size: 2em; font-weight: bold;">EXA</p> <p style="font-size: 0.8em;">DRAWING NUMBER 1 OF 1</p>	<p style="font-size: 0.8em;">PROJECT NUMBER 2022067</p> <p style="font-size: 0.8em;">SHEET NUMBER 1 OF 1</p>	<p style="font-size: 1.2em; font-weight: bold;">PROPOSED ZONE CHANGE MAP</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 0.7em;">DESIGNED BY</td> <td style="font-size: 0.7em;">QUANTITY ASSURANCE</td> </tr> <tr> <td style="font-size: 0.7em;">DRAWN BY</td> <td style="font-size: 0.7em;">AND CHECKED BY</td> </tr> <tr> <td style="font-size: 0.7em;">DATE</td> <td style="font-size: 0.7em;">DATE</td> </tr> <tr> <td style="font-size: 0.7em;">REV BY</td> <td style="font-size: 0.7em;">CHK BY</td> </tr> <tr> <td style="font-size: 0.7em;"> </td> <td style="font-size: 0.7em;"> </td> </tr> <tr> <td style="font-size: 0.7em;"> </td> <td style="font-size: 0.7em;"> </td> </tr> </table>	DESIGNED BY	QUANTITY ASSURANCE	DRAWN BY	AND CHECKED BY	DATE	DATE	REV BY	CHK BY					<p style="font-size: 1.2em; font-weight: bold;">CWE ZONE CHANGE</p> <p style="font-size: 0.8em;">CLEARWATER ESTATES SUB      BILLINGS, MT</p>	
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