

## **\*\*ATTENTION\*\***

The City Council meeting will be held in a hybrid format that may include both in-person AND virtual attendance via Zoom. Unless they have cause to appear virtually, Councilmembers will attend this meeting in person in the Billings Public Library Community Room, 510 N. Broadway. In order to honor the Right of Participation and the Right to Know in Article II, Sections 8 and 9, of the Montana Constitution, the City of Billings and City Council are making every effort to meet the requirements of the open meeting laws.

Citizens are invited to:

- . Review the Agenda Packet on the City's website at: [www.billingsmt.gov](http://www.billingsmt.gov) and click on "Your Government," "City Council," and "Agendas & Minutes".
- . View the meeting:
  - . On Community 7 TV - Channel 7 or Channel 507 -- Spectrum Cable. *(On evenings when there is a conflict with School District No. 2 Board meetings, the City Council meeting will be broadcast on Channel 8 - Spectrum Cable.)* Channel 7 or Channel 978 - TDS Fiber.
  - . Online at [www.comm7tv.com](http://www.comm7tv.com) and click on the "Watch Live" icon. Community 7 also has links to their Facebook page and YouTube channel.
  - . On the City's website at [www.billingsmt.gov](http://www.billingsmt.gov) and click on "Watch Meetings Online" on the homepage.
  - . In-Person.

Citizens may submit public comment via the following methods:

- . Mail: City Clerk, P.O. Box 1178, Billings, MT 59103
- . Email: [Council@billingsmt.gov](mailto:Council@billingsmt.gov).
  - . Emails received after 3:00 PM on the day of the meeting, may be posted on the Council's webpage the following day for public viewing.
- . Attend the meeting in person

Please contact Denise Bohlman, City Clerk, at [bohlmand@billingsmt.gov](mailto:bohlmand@billingsmt.gov), or at 406.657.8210, with any questions.



**VISION STATEMENT:**  
"The Magic City: A diverse,  
welcoming community  
where people prosper and  
business succeeds."

**WORK SESSION AGENDA  
JANUARY 21, 2025**

**BILLINGS PUBLIC LIBRARY -  
COMMUNITY ROOM  
510 N. Broadway**

**5:30 P.M.**

**CALL TO ORDER:** Mayor Cole

**PUBLIC COMMENT ON ALL ITEMS.** This is the time to comment on any matter (Agenda or Non-Agenda) falling within the scope of the Billings City Council. There will also be time in conjunction with each agenda item for public comment relating to that item. You may only speak once for each item during the meeting.

Please note, the City Council cannot take action on any item of significant interest to the public that does not appear on the agenda. Comments are limited to three (3) minutes during each public comment period or as set by the Mayor. **Speaker sign-in required.** Please sign the roster at the cart located at the back of the Council chambers or at the podium.

**1. Off The Streets.**

-Public Comment

**2. 2025 Housekeeping Amendments to Zoning Code.**

-Public Comment

**HIGHLIGHT UPCOMING AGENDA ITEMS OF COUNCIL INTEREST:**

**COUNCIL DISCUSSION:**

**PUBLIC COMMENT on "NON-AGENDA ITEMS".** **Speaker Sign-in required.** *(Restricted to ONLY items not on this printed agenda. Comments are limited to 3 minutes or as set by the Mayor. Please sign the roster at the cart located at the back of the Council chambers or at the podium.)*

**ADJOURN:**

**Note:**

- This meeting is an "informal" meeting of the City Council. The content of the Agenda is subject to change at the meeting.
- In the event there is a Closed Executive Session, the sole purpose is to discuss litigation strategy. The other parties to the case(s) discussed are not public bodies or associations as described in Section 2-3-203(1) and (2), MCA. The meeting is closed, as allowed by Section 2-3-203(4) (a), MCA, "to discuss a strategy to be followed with respect to litigation when an open meeting would have a detrimental effect on the litigating position" of the City of Billings.

**City Council Work Session**

**Date:** 01/21/2025  
**Title:** 2025 Housekeeping Amendments to Zoning - Initiated by Zoning Commission on Dec 3, 2024  
**Presented by:** Nicole Cromwell  
**Department:** Planning & Community Services  
**Presentation:** Yes  
**Legal Review:** Yes  
**Project Number:** N/A

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**RECOMMENDATION**

The planning staff recommends the City Council review the draft amendments and suggest any changes at this time. The amendments will be legally advertised for public hearings in March 2025.

**BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)**

In 2021, the City Council approved a major overhaul of the zoning code. The Planning staff has been working to correct errors within the code and to keep track of changes in Montana laws, as well as best practices for land use regulations. Several items need correction and updating. In addition, the Zoning Commission has discussed an amendment to the CMU1 zone district to allow some vehicle related uses by special review approval. The Planning staff has drafted a zoning code amendment to make these corrections and to consider two substantive amendments to the code.

This group of amendments includes the following:

- Correction of errors in district descriptions
- Adding language to allow height exceptions for unoccupied structures such as flag poles and chimneys
- Eliminating the reference to a "type" of manufactured home
- Correcting table and code cross-reference errors
- Eliminating the block and street requirements from the PND process (now in Subdivision regulations)
- Allow car sales lots in CMU1 by Special Review approval
- Expanding the list of intended recreation uses in P1 zones
- Allowing the conversion of a shipping container to a building and zoning code compliant structure for uses permitted within a zone district
- Correcting violation language on misdemeanor

The Zoning Commission reviewed the draft on December 3, 2024, and initiated the code amendment. Initiation of the amendment does not indicate either approval or denial of the proposed amendment by either the City Council or the Zoning Commission. Initiation of the amendment allows planning staff to engage the public process with outreach to stakeholders, publication of legal advertisements and other public notice procedures for the amendment. Planning staff has sent the proposed amendment to interested stakeholders and posted the draft on the Current Zoning Applications web page.

**STAKEHOLDERS**

Planning staff has reached out to all stakeholders including home builders and Realtors as well as the Neighborhood Task Forces to engage them in a discussion about the proposed amendments. No concerns have been raised as of early January 2025.

**ALTERNATIVES**

There is no decision required by the City Council at this time. The Planning staff is requesting the City Council review and raise any questions or suggestions before the public hearings are scheduled for March.

**FISCAL EFFECTS**

There may be an effect on the Planning Division budget if the amendment is adopted. The Planning Division may pay for the incorporation of the amendment into the official City Code, as administered by Municode, the city's official codification company. However, any changes to City Code affect the entire community and so costs to update the City Code administered by Municode should be funded by the City's General Fund.

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**Attachments**

Draft City Zoning Text Amendment 2025

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

**AN ORDINANCE OF THE CITY OF BILLINGS,  
PROVIDING THE REGULATIONS IN SECTIONS 27-300, 27-400, 27-500, 27-600, 27-800, 27-900, 27-1000, 27-1700, and 27-1800, BE AMENDED TO CORRECT ERRORS, CROSS REFERENCES, OMISSIONS AND TO AMEND AND PROVIDE CLARIFICATION OF THE REGULATIONS**

**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 27-302 and 27-1502, BMCC,* provide for amendment to the text of the Zoning regulations from time to time. The City Zoning Commission and staff have reviewed the proposed corrections and clarifications to the zoning regulations that pertain to all the real property within the City of Billings. 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.** Section 27-300 - Neighborhood Districts, Section 27-400 – Commercial and Mixed-Use Districts, Section 27-500 – Public Districts, Section 27-600 – Industrial Districts, Section 27-800 – Planned Neighborhood Developments, Section 27-900 – EBURD Districts, Sections 27-1000 – Uses and Use Standards, 27-1700 – Violations, Enforcement and Remedies, and Section 27-1800 – Definitions and Measurements, have been found to contain errors and concordance issues unrelated to the substance of the zoning regulations. Correction of these errors and concordance issues through an ordinance will make the regulations clearer and provide for accurate administration of the code.

**Section 3. ZONE REGULATION CORRECTIONS AND AMENDMENTS**

**a. Section 27-302.E is amended as follows:**

**Sec. 27-302. - District descriptions.**

Neighborhood districts are primarily intended to allow a mix of residential uses within appropriately scaled buildings to maintain and promote the desired physical character of neighborhoods within the city.

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E. NX2: Mixed residential 2. The NX2 district is intended for small- and mid-scale multiple-family homes with ~~three (3)~~ **two (2)** to eight (8) units, in small neighborhood

nodes. The buildings are oriented to the streets in walkable blocks with doors and windows on front facades and parking/garages located behind the buildings.

**b. Section 27-303.F is amended as follows:**

**Sec. 27-303. - Regulations applicable to all neighborhood districts.**

All buildings must comply with the general regulations and the specific regulations per each district, unless otherwise expressly stated in this zoning code. See article 27-1500, Nonconformities, for existing buildings that do not fully conform to the district regulations.

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F. Exceptions and exemptions. The following exceptions and exemptions may apply to the district site and structure regulations. Use specific standards in article 27-1000 are still applicable.

.....

**4. Maximum height exceptions.**

**(a) The maximum height limit shall not apply to spires, belfries, cupolas, antennas, water towers or tanks, chimneys or smokestacks, power transmission lines, cooling or elevator towers, or similar and necessary appurtenances not used for human occupancy.**

**(b) Buildings permitted in neighborhood districts may exceed the height limitations of the district through an application for Administrative Relief (Sec. 27-1614) or through a Variance (Section 27-1627) for increases greater than allowed by administrative relief.**

**c. Section 27-309.C.(2 & 3) is amended as follows:**

**Sec. 27-309. - RMH districts.**

The following site and structure regulations apply to any lot in the RMH district. Refer to section 27-303 for general regulations applicable to all districts and Table 27-300.8, below, for regulations specific to this district. See article 27-1800 for definitions and information on how to measure the following regulations:

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**C. Supplemental regulations.**

1. Open space. One of the following open space types must be provided for every three (3) acres of RMH district:

(a) Parklet. A parklet is a landscaped open space with a minimum seventy (70) percent living plant material, with at least twenty (20) feet of street frontage.

(b) Green. A green is a larger, landscaped space, with at least fifty (50) feet of street frontage.

(c) Natural area. A natural area is a large area, defined to conserve a natural feature, such as a stream, wetland or woodland. At least fifty (50) feet of street frontage is required for a natural area.

2. **Manufactured home, Type 1.** A manufactured home that was certified on or after January 1, 1990, and that satisfies each of the following additional criteria:

(a) The pitch of the home's roof has a minimum vertical rise of three (3) inches for each twelve (12) inches of horizontal run (3:12), and the roof is finished with a type of shingle that is commonly used in standard residential construction;

(b) The exterior siding consists of wood, hardboard, aluminum or vinyl siding comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction; and

(c) A continuous, permanent perimeter foundation is installed under the home.

3. **Manufactured home, Type 2.** A manufactured home that does not satisfy the criteria necessary to qualify the house as a Type 1 manufactured home.

4. **2. Site-built structure.** A site-built structure complying with the state building code may be setback a minimum of five (5) feet from the side lot line.

**d. Section 27-403.F is amended as follows:**

**Sec. 27-403. - Regulations applicable to all commercial and mixed-use districts.**

All buildings must comply with the general regulations of this section and the specific regulations per each district, unless otherwise expressly stated in this chapter.

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F. Exceptions and exemptions. The following exceptions and exemptions may apply to the district site and structure regulations. Use specific standards in article 27-1000 are still applicable.

.....

**5. Maximum height exceptions.**

(a) The maximum height limit shall not apply to spires, belfries, cupolas, antennas, water towers or tanks, chimneys or smokestacks, power transmission lines, cooling or elevator towers, or similar and necessary appurtenances not used for human occupancy.

(b) Buildings permitted in commercial and mixed-use districts may exceed the height limitations of the district through an application for Administrative Relief (Sec. 27-1614) or through a Variance (Section 27-1627) for increases greater than allowed through administrative relief.

**e. Section 27-504.B.2 is amended as follows:**

**Sec. 27-504. - P2: Public, civic, and institutional; P3: Civic campus, P3: Medical campus; and P3: Educational campus.**

The following site and structure regulations apply to any lot in a P2 or P3 district:

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B. Site dimensional standards. Development along exterior lot lines that face, are adjacent to, or within one hundred fifty (150) feet of different zone districts (i.e., not P2

or P3) shall comply with the following exterior dimensional standards, as further described below the table:

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2. Maximum height exceptions. The height limitations in Table 27-500.1 may be exceeded as follows:

(a) The maximum height limit shall not apply to spires, belfries, cupolas, antennas, water towers or tanks, chimneys or smokestacks, power transmission lines, cooling or elevator towers, or similar and necessary appurtenances not used for human occupancy.

(b) ~~Structures~~ Buildings permitted in P2 or P3 districts may exceed the height limitations of the district if the minimum depth of the front, side and rear yard setbacks are increased two (2) feet for every one foot by which the ~~structure~~ building exceeds the height limitation of the district. This allowed height shall not exceed two (2) times the allowed height in the zoning district in which it is located except by approved variance.

**f. Section 27-602 is amended as follows:**

**Sec. 27-602. - Regulations applicable to all industrial districts.**

All buildings must comply with the general regulations and the specific regulations per each district, unless otherwise expressly stated in this code.

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I. Maximum height exceptions. The height limitations in Table 27-600.1 may be exceeded as follows:

(a) The maximum height limit shall not apply to spires, belfries, cupolas, antennas, water towers or tanks, chimneys or smokestacks, power transmission lines, cooling or elevator towers, or similar and necessary appurtenances not used for human occupancy.

(b) Buildings permitted in I1 or I2 districts may exceed the height limitations of the district through an application for Administrative Relief (Sec. 27-1614) or through a Variance (Section 27-1627) for increases greater than allowed through administrative relief.

**g. Section 27-804 is amended as follows:**

Sec. 27-804. - Blocks.

Each development shall contribute to an interconnected system of streets and blocks as required by the city subdivision regulations, ~~in addition to the following requirements.~~

Streets shall be located to result in the following block regulations.

A. Maximum block face length.

1. For CMU districts, the maximum block face length between street intersections shall be no more than six hundred sixty (660) feet in length.

**2. For all districts other than CMU, maximum block face length shall be no more than eight hundred (800) feet.**

**B. Maximum block perimeter.** The maximum perimeter of any block shall be two thousand two hundred (2,200) feet.

**C. Connectivity.**

1. Streets shall connect and continue existing or planned streets from adjoining areas.
2. Block faces at the maximum length above require pedestrian access at mid-block points to ensure walkability. Pedestrian access or walkways may be incorporated as a dedicated alley or as an easement between lots.

**h. Section 27-905 – Table 27-900-13 is amended as follows:**

**F. Side and rear buffer requirements (Refer to Figure 27-905(3)).**

Table 27-900-13. Side and Rear Buffer.

<b>A. Intent &amp; Applicability</b>		
Intent	To minimize the impact that one building may have on a neighboring district and to provide a transition between districts	
General	Applies to all directly adjoining properties as outlined in Table <b>905-B,<sup>1</sup> 27-900-14<sup>1</sup></b>	
<b>B. Required Landscape Screen</b>		
Size	5' landscape screen in addition to any other buffer landscaping	1
Location	Directly adjacent to the Rear or Side Lot line per <b>Table 27-905.A Fig. 27-905.3</b>	
Hedge	Continuous double row of shrubs required between shade trees	2
Hedge Composition	Double row of individual shrubs with a minimum width of 24", spaced no more than 36" on center; Mature height in one year of 24"	
Hedge Frequency	Minimum of 15 shrubs per 100' of Lot line is required	
Shade Trees	At least 1 medium or large shade tree per every 40' within the buffer	3
Uses and Materials	Uses and materials other than those indicated are prohibited within the buffer	
Existing Vegetation	May be credited toward buffer area	
<b>C. Required Fence</b>		
Permitted Materials	Steel or painted, matte finish PVC for semi-opaque; Wood or masonry for opaque. Chain link not permitted.	4
Minimum Height	6'	
Maximum Height	8'	
Colors	If steel: black, gray, or dark green	
Opacity	Option 1: Semi-Opaque 20%—60% opacity, hedge required; Option 2: Opaque fence, no hedge required	
<b>Notes:</b>		
<sup>1</sup> Zoning coordinator may reduce width of buffer, width of landscape screen, or location of landscape screen based on existing landscaping and similarity between uses.		

**i. Section 27-1000 is amended as follows:**

**Sec. 27-1002. - Uses by district.**

A. Use table. Table 27-1000.1, Permitted Primary Uses, identifies the permitted primary uses in each zoning district. Each use is given one of the following designations for each zoning district in which that use is permitted:

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**Section 27-1002.C – Uses by District – Table 27-1000.1 is amended as follows:**

Table 27-1000.1: Permitted Primary Uses	Residential							Mixed-Use and Commercial							Indust.		EBURD				Public			Additional Standards			
	N3	N2	N1	NX1	NX2	NX3	RMH	NO	NMU	CMU1	CMU2	DX	CBD	CX	I1	I2	RSV MS	RSV	CW	13	IS	P1	P2		P3Civ	P3 Ed	P3 Med
Use Table																											
Manufactured Home																											
Type 1 (Jan 1, 1990, or newer) Manufactured Homes built on or after June 15, 1976 (HUD code)							P																				27-1003, RMH: 27-310 309
Type 2 (all other)							P																				

Eating and Drinking Establishment																											
No Alcohol																											
Restaurant								P	P	P	P	P	P	P		P	P	P	P	P	P			P	P	P	27-1005.N
with drive-thru								SR	P	P	SR		P	P			P	P	P	P	P			P	P	P	27-1005.N 27-1009.1008.J
Beer and Wine License, On-Premises Consumption																											
Bar or Tavern									SR PR	SR PR	P	P	SR PR	P		P	P	P	P	P	P						27-1005.G
Craft Alcohol									P	P	P	P	P	P		P	P	P	P	P	P			P	P	P	27-1005.K
Restaurant								P	P	P	P	P	P	P		P	P	P	P	P	P			P	P	P	27-1005.N
All-Beverage License, On-Premises Consumption																											
Bar or Tavern									SR PR	SR PR	P	P	SR PR	P		P	P	P	P	P	P						27-1005.G
Craft Alcohol									P	P	P	P	P	P		P	P	P	P	P	P			P	P	P	27-1005.K
Restaurant								P	P	P	P	P	P	P		P	P	P	P	P	P			P	P	P	27-1005.N
Financial Services																											
Financial Institution								P	P	P	P	P	P	P		P	P	P	P	P	P			P	P	P	27-1005.F
with drive-thru								P	P	P	P	P	P	P			P	P	P	P	P						27-1005.F & 27-1008.J
Alternative Financial Services									P	P	P	P	P	P		P	P	P	P	P	P						27-1005.F

Use Table	N3	N2	N1	NX1	NX2	NX3	RMH	NO	NMU	CMU1	CMU2	DX	CBD	CX	I1	I2	RSV MS	RSV	CW	13	IS	P1	P2	P3Civ	P3 Ed	P3 Med	Additional Standards	
Vehicle Sales and Service, Personal																												
Car Wash										SR	P			P	P	P			P	P	P							27-1005.Q
Vehicle Sales and Rental										SR	P	P	SR	P	P	P		P	P	P	P							
Outdoor Sales Lot											PR	SR	SR	P	P	P		PR	P	P	P							27-1005.M 27-1008.P
Vehicle Maintenance and Repair, Minor (5,000 SF or less)										P	P	P	SR	P	P	P		P	P	P	P							
Vehicle Maintenance and Repair, Major (>5,000 SF)											SR			P	P	P			P	P	P							
Vehicle Service Station										PR	PR	PR	PR	P	P	P		PR	PR	PR	PR				P	P	P	27-1005.Q
with Convenience Store									SR	PR	PR	PR	PR	P	P	P		PR	PR	PR	PR			P	P	P	27-1005.Q	

**j. Section 27-1003.D is amended as follows:**

**Sec. 27-1003. - Standards for residential uses.**

**D. Manufactured homes.**

1. Type 1 or Type 2 mManufactured homes shall not be used for any commercial use.
2. Type 1 and Type 2 mManufactured homes may be used as an on-premises office in connection with a manufactured home sales area.

**k. Section 27-1005.C Amusement and recreation is amended as follows:**

**Sec. 27-1005.C.2. P1 District.**

(a) Amusement and recreation facilities located in P1 districts may be in either public or private ownership and may charge appropriate fees.

(b) P1 district uses are limited to any combination of the following:

- (1) Golf courses and driving ranges.
- (2) Sports fields or courts (indoor or outdoor)
- (3) Aquatic facilities (indoor or outdoor)
- (4) Ice Arenas (indoor or outdoor)
- (5) Playgrounds and trails
- (6) Picnic shelters and gazebos
- (7) Community centers
- (8) Gardens and orchards
- (9) Nature preserves and conservation land

**l. Section 27-1006.D is amended as follows:**

**Sec. 27-1006. - Standards for industrial, wholesale, and storage uses.**

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**D. Outdoor storage.**

1. All outside storage areas, whether permitted as a principal or accessory use, shall comply with the following standards. Outdoor storage does not include outdoor display and sales, which are addressed in section 27-1008.

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(d) Screening. Screening of all outdoor storage areas from right-of-way and adjacent properties shall be provided according to section **27-12076**, Utility and service area screening.

2. Shipping containers permanent off-chassis and on-site.

(a) Permanent use, defined as placement for more than one year, is restricted to the following zoning districts: CX, I1, I2 and EBURD or as allowed below.

(b) Use.

- (1) Permanent shipping containers shall be used for storage purposes only.
- (2) Permanent shipping containers shall not be permitted as a principal building.
- (3) Permanent shipping containers shall not be permitted to be rented or leased to a use not located on the same lot.
- (4) These prohibitions do not exclude the use of shipping containers that may be converted to a building code compliant structure for a use allowed within any zone district. The converted shipping container must meet all zone district building and siting requirements.

**m. Section 27-1007.C is amended as follows:**

**Sec. 27-1007.C.2. (c) Pre-existing WCFs.**

(1) Any WCF for which a permit has been properly issued prior to the adoption of this zoning code (February 25, 2021) and for which no changes will be made shall not be required to meet the requirements of this section.

(2) Changes and additions to pre-existing WCFs (including trading out of antennas for an equal number of antennas) shall meet applicable requirements of subsection 27-1007.C.54, General requirements.

**n. Section 27-1704.G is amended as follows:**

**Sec. 27-1704. - Penalties for violation.**

The effective enforcement of adopted standards is necessary to accomplish their intended purpose. The city has a variety of options for the enforcement of this zoning code. The zoning coordinator may select the option which in their opinion is most suitable to the circumstance and violation. More than one enforcement option may be used to attain compliance with the standards of this zoning code when deemed appropriate. The remedies and enforcement powers established in this zoning code are cumulative, and the city may exercise them in any order and combination.

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G. Criminal penalties (current).

1. Violation of the provisions of this zoning code or failure to comply with any of its requirements, including violations of conditions and safeguards established in connection with the grant of variances or special review uses or any of the required conditions imposed by the review authority, **is may be a** misdemeanor.

2. Each day such violation continues shall be considered to be a separate offense.

**o. Section 27-1802.C is amended as follows:**

**Sec. 27-1802. - Measurements and associated terms.**

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C. Building height measurements and terms.

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2. Overall building height. Refer to Figure 27-1800-5, Measuring Building Height in Stories and Stories with Floor-to-Floor Height.

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(c) Roof types. Roof heights are measured per subsection 27-1803.E **1802.E** and are additional to the allowable stories and floor-to-floor heights.

**p. Section 27-1803 is amended as follows:**

M. Terms

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Manufactured home: (See MCA 15-1-101(m)) A home built on a non-removable steel chassis or frame. Each transportable unit of a manufactured home has a red certification label on the exterior section and is built according to the Manufactured Home Construction and Safety Standards (HUD Code). A manufactured home does not include a mobile home or house-trailer constructed before the federal Manufactured Home Construction and Safety Standards went into effect on June 15, 1976. **Manufactured homes are classified as Type 1, homes that were certified on or after January 1, 1990; and Type 2, homes that were certified prior to January 1, 1990.**

**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 \_\_\_\_ day of March 2025.

PASSED, ADOPTED and APPROVED on second reading this \_\_\_\_day of April 2025

CITY OF BILLINGS

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

William A. Cole, Mayor

Attest:

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

Denise R. Bohlman, City Clerk

Zone Change 1060 - Zoning Code Housekeeping Amendments 2025