

Exhibit A
Resolution 25-_____

The Zoning Regulations for the Yellowstone County Jurisdictional Area are amended by revising Sections 27-1100 to correct errors, provide clarification and continuity of the regulations.

Section 1. Section 27-1100 is amended as follows:

Sec. 27-1103 – ZONE DISTRICT STANDARDS ELIGIBILITY AND MEASUREMENT

The following proportionate compliance standards apply to redevelopment in the N1, N2, NX, NMU, NO, CMU1, and CMU2 districts:

A. General site and structure design requirements.

For any site renovations, the applicable neighborhood or mixed-use general site design requirements shall be met. For any site or structure renovations, the applicable neighborhood or mixed-use districts shall be met for that aspect of the site or structure subject to renovation.

B. GENERAL RENOVATIONS Zone district specific regulations.

Where any renovation includes an addition of more than 50 percent in gross building square footage within a 5-year period, all site and structure regulations shall be met.

Any renovation involving the addition of fifty (50) percent or more gross building square footage, measured cumulatively within a five-year period as determined by the zoning compliance permit(s), shall comply with applicable zone district site and structure standards as follows:

1. Build-to zones.

a. Build-to zones are locations, when required by the zone district, on a lot in which the front or street side facade of a building shall be placed. Refer to subsection 27-1802.B, Building and parking siting measurements and terms.

b. The renovation or expansion of existing structures is exempt from compliance to place any part of the structure within the required build-to zone identified in the zone district building siting standards unless the renovation is designed to encroach into a build-to zone. Where the expansion does encroach into a required build-to zone, that aspect of the building design shall comply with the build-to standard.

2. Façade regulations.

a. Façade regulations are those zone district-specific regulations that apply to the design of the front or street side of a building; façade regulations include doors and windows.

b. Renovations are required to comply with façade regulations only when the renovation is to a front or street façade that exists or will exist in the required build-to zone and which meets one of the following:

(i) Expansion or change in location of fifty (50) percent or more of the doors or windows on any street façade of the building; renovations to garage openings are not included in this calculation. Refer to article 27-1800 for the definition of street façade.

(ii) Roof renovations. If the renovation of the shape or style of more than fifty (50) percent of the roof occurs, the applicable roof pitch regulations shall be met. Changing shingle types is not a change in shape or style (see subsection 27-1802.E). Renovations that do not extend or change the roof of an existing structure do not trigger the application of the zone district's roof regulations.

C. FACADE RENOVATIONS

If the building's façade exists or will exist within the required build-to zone of the district regulations, the facade regulations shall be met, if the renovation includes any one of the following:

1. Expansion or change in location of 50 percent or more of the windows on any street façade of the building. Refer to Section 27-1800 for the definition of street facade.
2. Replacement of 50 percent or more of facade materials on any street facade of the building with a different facade material.

D. ROOF RENOVATIONS

If the renovation of the shape or style of more than 50 percent of the roof occurs, the roof regulations shall be met.