



BILLINGS MT PARTIAL ZONING MAP

LEGEND

PROJECT INFORMATION

LEGAL: LOTS 1-12 BILLINGS 2ND ADDITION
 OWNER: GRAINS OF MONTANA BAKERY OPERATIONS
 ZONING: DX DOWNTOWN SUPPORT
 LOT AREA: 0.95 ACRES
 ADDITION AREA: 2,855 SF±

CODE COMPLIANCE

AREA, YARD, HEIGHT AND PARKING REQUIREMENTS	REQUIRED		PROVIDED
	SETBACKS:		
	FRONT	5-15 FEET	81± FEET
	SIDE	5-15 FEET	1 FEET MIN
	REAR	20 FEET	82± FEET
MAXIMUM HEIGHT:	5 STORIES		<5 STORIES
MAXIMUM LOT COVERAGE:		85 PERCENT	35.8 PERCENT
OFF STREET PARKING OFFICE			21 SPACES

LAYOUT NOTES

- CONDUCT ALL WORK IN ACCORDANCE WITH THE MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS, CURRENT EDITION, WITH THE CITY OF BILLINGS STANDARD MODIFICATIONS DATED JANUARY, 2021.
- REMOVE AND REPLACE ANY AND ALL UTILITIES, STRUCTURES, CURBING AND SURFACE FEATURES DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- IMMEDIATELY REPORT ANY AND ALL DISCREPANCIES FOUND ON THE PROJECT IN CONTRAST TO THE PLANS OR DIFFERING SITE CONDITIONS TO THE OWNERS REPRESENTATIVE.
- EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- LEGALLY REMOVE ALL SURPLUS MATERIAL FROM PROJECT AREA TO OBTAIN LINE AND GRADE.
- PROVIDE TRAFFIC CONTROL PER MPWSS AND CITY OF BILLINGS STANDARDS IF REQUIRED.
- SEE LANDSCAPE PLAN FOR SITE RESTORATION AND PLANTING.
- ALL RADIUS DIMENSIONS ARE TO THE FACE OF CURB.
- INSTALL CURB AND GUTTER AGAINST CLEAN VERTICAL ASPHALT SURFACE IF R. IF A CLEAN SURFACE IS UNATTAINABLE SAWCUT AND REMOVE A MINIMUM OF 2' EXISTING ASPHALT TO PROVIDE A VERTICAL CLEAN SURFACE.
- COMPLETE ALL WORK IN COMPLIANCE WITH PROJECT GEOTECHNICAL INVESTIGATION REPORT BY RIMROCK ENGINEERING, INC. DATED NOVEMBER 5, 2025.
- PROVIDE THICKENED EDGE CONCRETE SIDEWALK AT ALL LOCATIONS WHERE SIDEWALK ABUTS PAVEMENT.

