



PLANNING DIVISION
"SERVING BILLINGS, BROADVIEW AND YELLOWSTONE COUNTY"
PLANNING & COMMUNITY SERVICES DEPARTMENT
2825 3RD AVENUE NORTH, 4TH FLOOR
BILLINGS, MONTANA 59101
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AGENDA

Project Re:Code

Urban Issues Working Group Meeting

March 22, 2018

11:30 am to 1 pm

2825 3rd Avenue North, 1st Floor Conference Room

- 1. Review of Meeting Notes – February 22, 2018**
- 2. Public Comment – Items not on the Agenda**
- 3. Fair Housing Presentation – Ian Williams, Billings Metro Vista**
- 4. Residential Zoning Mechanics “101” – Working Group and Public**
 - a. Understanding the Current Code Challenges – Setbacks, Height, Lot Coverage, Lot Area (see the Matrix 27-308 on following page)**
- 5. Set Next Meeting Date and Time**
- 6. Adjourn**

SEC. 27-308. AREA, YARD AND HEIGHT REQUIREMENTS – RESIDENTIAL

ZONING CLASSIFICATION DISTRICTS													
ZONING REQUIREMENTS	Agricultural-Open Space	Agricultural-Suburban	Residential-15,000	Residential-9,600	Residential-8,000	Residential-7,000 Restricted	Residential-7,000	Residential-6,000 Restricted	Residential-6,000 (c)	Residential-5,000	Residential Multi-Family	Residential Multi-Family – Restricted	Residential Manufactured Home
MINIMUM LOT AREA PER DWELLING UNIT: (a) (b) One Unit Two Units (attached or detached) Three Units (attached) Four Units (attached) Five Units (attached) Six Units (attached) Seven Units (attached) Eight Units (attached) Nine Units (attached) Ten Units (attached)	10A	1A	15,000	9,600	8,000 10,000	7,000	7,000 9,600	6,000	6,000 7,000 8,500 10,000 11,500 13,000 14,500 16,000 17,500	5,000 8,000	6,000 7,000 8,500 10,000 11,500 13,000 14,500 16,000	400 each add. (attached) unit 1,500 each add. (attached) unit	6,000 6,000
MINIMUM YARD REQUIREMENTS: (d) (e) Front (f)(g) Side (h) (k) Side Adjacent to Street (l) Rear	35 15 35 35	25 10 25 25	25 10 25 25	20 5 10 20	20 5 10 20	20 5 10 20	20 5 10 20	15 5 10 20	15 5 10 20	15 5 10 20	15 5 10 15	15 5 10 15	20 8 10 20
MAXIMUM HEIGHT (m) (n)	34	34	34	34	34	34	34	34	34	34	N/A	40	34
MAXIMUM LOT COVERAGE IN PERCENT	15	25	30	30	30	30	30	40	40	40	55		30

SEC. 27-308. AREA, YARD AND HEIGHT REQUIREMENTS – RESIDENTIAL

- (a) In the A-1 & A-S districts, minimum lot area figures are in Acres. All other minimum lot area figures denote square footage.
- (b) The above requirements are applicable to all structures located on a single lot. For building groups see BMCC Section 27-310(B).
- (c) In the Residential-6,000 zone, three-plexes up through ten-plexes up require Special Review approval, see BMCC Section 27-1503 or 27-1509.
- (d) For arterial setback and watercourse setback requirements, See BMCC Sections 27-602 and 27-616, respectively.
- (e) For yard setbacks on corner lots, refer to definitions of lot frontage and yard (side) in BMCC Section 27-201.
- (f) Block frontages which have buildings constructed prior to the effective date of this Resolution/Ordinance shall have a minimum twenty (20) foot front setback for all districts.
- (g) Garages and carports that have their approach from a street shall be setback a minimum of twenty (20) feet.
- (h) Required side yards shall be increased to eight (8) feet in distance from the nearest second story portion of the building, plus one (1) foot for each story in excess of two (2).
- (k) In the Residential Manufactured Home district, a site built structure complying with the CABO One and Two Family Dwelling code, may be setback a minimum of five (5) feet from the side property line, unless the structure contains two (2) or more stories.
- (l) Front yard setbacks as required in the district shall be provided on side streets when a side street frontage exceeds one hundred and fifty (150) feet.
- (m) In the A-1 district, maximum height restrictions apply to buildings designed and constructed for human occupancy.
- (n) Where there is a change in the adjacent grade of three (3) feet or more the maximum height will be increased one (1) foot for each two (2) feet of grade change

NOTE:

- All height and setback requirements denote feet.
- For height exceptions, see BMCC Section 27-310(F).
- For permitted projections, see BMCC Section 27-310(G)
- For setbacks for detached accessory structures, see BMCC Section 27-310(I)
- N/A = Not Applicable