



PLANNING DIVISION
“SERVING BILLINGS, BROADVIEW AND YELLOWSTONE COUNTY”
PLANNING & COMMUNITY SERVICES DEPARTMENT
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MEETING NOTES

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** – No changes to the draft meeting notes.
2. **Public Comment – Items not on the Agenda** – Susan Smith provided public comment. She inquired whether Project Re:Code will be doing outreach to city neighborhood task forces and groups. David Goodridge – Co-Chair of the Project Re:Code Steering Committee – stated he was going to start visiting with task forces and neighborhood groups in April and May.
3. **Fair Housing Presentation – Ian Williams, Billings Metro Vista** – Ian presented his findings in a short power point (posted on Urban Issues web page: <http://ci.billings.mt.us/2615/Urban-Issues-Working-Group>) Ian, Claire and Jacob will be working together on the state-wide assessment of Fair Housing.
4. **Residential Zoning Mechanics “101” – Working Group and Public** – N. Cromwell presented a power point to familiarize the working group and public with the current structure and workings of our 10 residential zoning districts. The WG members and the public discussed the strengths and weaknesses of the current code. The Billings Gazette covered the meeting.
 - 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** – The WG set its next meeting for Thursday, April 19 at 11:30 am. The location TBD. Scheduling conflicts in the Miller building continue.

Public Comment – Items not on the Agenda – Bryan Russell who owns property in the EBURD Industrial sanctuary (IS) district was referred to this

meeting by Monica Plecker, Planning Division Manager. He said he bought property in the EBURD understanding that general retail is allowed everywhere. It turns out, retail is not allowed in the IS district. He would like the UIWG to intervene and get this part of the EBURD code changed. The Chair, Greg McCall, let him know the group is working on long term zoning code amendments and it appears this issue is of a more immediate problem. Greg suggested Mr. Russell contact the BIRD and the Council members for Ward I to see if anything can be done faster.

6. Adjourn – 1:05 pm

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