



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

**Project Re:Code**

**Urban Issues Working Group Meeting**

**Date – Thursday, May 17, 2018**

**Time – 11:30 am to 1 pm**

**Location – \*\*City Hall – 1<sup>st</sup> Floor Conference Room 210 N 27<sup>th</sup> Street\*\***

- 1. Review of Meeting Notes – Previous Meeting Date: April 19, 2018**
- 2. Public Comment** – *Any member of the public may be heard on any subject that is or is not on the agenda. Public comment is limited to 3 minutes or less at the discretion of the Chair. Public comment on agenda items may also be accepted at the time those agenda items are under discussion.*
- 3. Access to Affordable Housing - Credit, Lending Information for Billings & Yellowstone County 2014 – 2016 data years – Presented by Claire Yang, VISTA**
  - a. Group Discussion on Zoning Barriers to Affordable Housing/Fair Housing**
  - b. Group Discussion on Missing (or Rare) Housing Types – The Missing Middle**
- 4. Set Next Meeting Date and Time – Consultant Kick Off Visit**
- 5. Adjourn**

**ARTICLE 27-300 ZONING DISTRICTS AND OFFICIAL MAP**

**SEC. 27-309. AREA, YARD AND HEIGHT REQUIREMENTS – COMMERCIAL AND INDUSTRIAL**

ZONING REQUIREMENTS	ZONING CLASSIFICATION DISTRICTS								
	Residential Professional	Neighborhood Commercial	Community Commercial	Highway Commercial	Central Business District	Controlled Industrial	Heavy Industrial	Public	27 <sup>th</sup> Street Corridor
MINIMUM LOT AREA REQUIREMENT IN SQUARE FEET: (a)	10,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MINIMUM YARD REQUIREMENTS: (a) (b)									
Front	20	20	20	20	N/A	20	20	20	(d)
Side (c)	10	0	0	0	N/A	0	0	0	(d)
Side Adjacent to Street	10	10	10	10	N/A	10	10	10	(d)
Rear (c)	0	0	0	0	N/A	0	0	0	(d)
MAXIMUM HEIGHT	34	34	45	45	N/A	70	N/A	N/A	(d)
MAXIMUM LOT COVERAGE IN PERCENT (a)	50	50	50	75	N/A	75	75	50	50

- (a) For minimum lot size, yard and lot coverage requirements for residential dwellings in Commercial or Industrial zones, see BMCC Section 27-310.
- (b) For arterial setback and watercourse setback requirements, see BMCC Sections 27-602 and 27-616, respectively.
- (c) Additional development standards apply where commercial or industrial zones are within 50 feet of residentially zoned property or residential uses. See Section 27-612(e).
- (d) Minimum yard requirements and maximum height for property located in the South 27<sup>th</sup> Street Corridor Zoning District are located in BMCC Sections 27-810 and 27-811, respectively.

**NOTE:**

- All height and setback requirements denote feet; all minimum lot area figures denote square footage.
- For height exceptions, see BMCC Section 27-310(F).
- For permitted projections, see BMCC Section 27-310(G).
- N/A = Not Applicable.