

PROPOSED BILLINGS ZONE DISTRICTS

DISTRICTS LIST

1. **CBD** (rename as D?)
2. **DX**: Downtown Support

3. **IN**: Institution

4. **EBURD** (rename as EB and make sub-districts)

5. **CMU1**: Corridor Mixed-Use
6. **CMU2**: Corridor Mixed-Use (Commercial Centers) (may be able to combine CMU1 and CMU2 based on complexity of regulations)
7. **CX**: Heavy Commercial

8. **NMU** Neighborhood Mixed-use (**NMU+** for internal neighborhood use?)
9. **NO**: Neighborhood Office

- 10.**N1**: First Neighborhood Residential
- 11.**N2**: Mid-Century Neighbor-hood (combine with N3?)
- 12.**N3**: Suburban Neighborhood (combine with N2)
- 13.**NX1**: First Neighborhood Mixed Residential
- 14.**NX2**: Neighborhood Mix, more intense than NX1

- 15.**I1**: Controlled Industrial (includes solar farms, wind farms?)
- 16.**I2**: Heavy Industrial

- 17.**RMH**: Residential Mobile Home
- 18.**RR**: Rural Residential
- 19.**A**: Agricultural

- 20.**P1**: Parks & Open Space
- 21.**P2**: Civic Buildings (includes airport)

DISTRICT INTENT STATEMENTS

CBD (rename as DX1 with support as DX2?)

The CBD district is the downtown, mixed-use core and is intended to continue the existing character of the city's downtown commercial corridors with storefronts on the ground story and upper story residential, lodging, and office uses.

Code Type: retaining existing code as is

DX: Downtown Support (DX2?)

The downtown support (DX) district is intended primarily for use surrounding the downtown core (CBD) district and would accommodate higher intensity office, and residential uses in support of the core.

Code Type: form-based

IN: Large-Scale Institution (may combine with P2 or call this P3)

The institution (IN) district is intended to accommodate the multiple types of structures, uses, and site layout requirements typically included in the development of public and private institutions such as educational facilities and health care campuses.

Code Type: standard

EBURD (rename as EB with sub-districts)

[utilize language in existing code for each sub-district]

Code Type: standard

CMU1: Corridor Mixed-Use

The CMU1 (corridor mixed-use) district is intended to accommodate commercial and other uses along the city's corridors to promote development accessible via all modes of transportation, including motor vehicles, bicycles, and walking. Commercial uses in the CMU1 district may be somewhat larger in scale and more flexible than the neighborhood mixed-use district, including more auto-oriented uses such as gas stations. While ground stories along streets are intended for commercial uses, the upper stories could accommodate residential and/or office uses.

Code Type: form-based

CMU2: Corridor Mixed-Use (Commercial Centers)

The CMU2 (corridor mixed-use - commercial centers) district is intended to accommodate regional commercial and other uses on larger, deeper parcels along corridors. This district allows multiple buildings, including large-scale, warehouse-style uses, arranged on the lot for accessibility via all modes of transportation. While ground stories along streets are intended for commercial uses, the upper stories could accommodate residential and/or office uses.

Code Type: form-based

CX: Heavy Commercial

The CX (commercial-industrial mix) district is intended for heavy commercial, wholesale, warehouse-distribution facilities, and contractor commercial uses. This district allows outdoor storage and accommodates truck traffic. This district is intended to be located along corridors where proximity to residential and walkable mixed-use development is limited.

Code Type: standard

NMU Neighborhood Mixed-use

The NMU (neighborhood mixed-use) district is intended to accommodate a mix of uses, primarily located along neighborhood corridors and highly accessible to pedestrians. Includes ground story uses focused on daily needs primarily for adjacent neighborhood residents, such as corner stores, personal services, and eating and drinking establishments. Upper stories accommodate residential and/or office uses.

A version of this district (NMU-1) is intended for neighborhood corner mixed-use/commercial.

Code Type: form-based

NO: Neighborhood Office

The NO (neighborhood office) district is intended to accommodate office and office/residential uses in neighborhood corridor and internal neighborhood locations where other commercial uses are inappropriate. This district is meant to intermix well with adjacent neighborhood residential buildings on corners or block ends.

Code Type: form-based

N1: First Neighborhood Residential

The N1 (first neighborhood residential) district is intended to continue the existing character of single-and two-family houses in the first residential neighborhoods developed in the early part of the twentieth century in the city. This district may also be used for new neighborhoods intending to utilize similar characteristics of the first neighborhoods. Characteristics includes houses deeper on the lot than wide, parking/garages located in the rear of the lot, pitched roofs, and doors and windows on the front facades. *[Note: these references to the neighborhoods may not be necessary once mapped.]*

Code Type: form-based

N2: Mid-Century Neighborhood

The N2 (mid-century neighborhood residential) district is intended to continue the existing character of the residential neighborhoods with single-and two-family houses developed during the middle of the twentieth century. This district may also be used for new neighborhoods intending to utilize similar characteristics of the mid-century neighborhoods. Character includes houses wide on the lot, single garages located in the front facade though less than 30% of the facade, low pitched roofs, and doors and windows on the front facades. *[Note: these references to the neighborhoods may not be necessary once mapped.]*

Code Type: form-based *OR Combine with N3 as standard code

N3: Suburban Neighborhood

The N3 (suburban neighborhood residential) district is intended for residential neighborhoods with single- and two-family houses. Regulations include basic setback and height parameters, and a range of allowed lot widths.

Code Type: standard

NX1: First Neighborhood Mixed Residential

The NX1 (first neighborhood mixed residential) district is intended to continue the character of the first neighborhoods with single-family, two-family, and small-scale multiple-family houses. Multiple-family houses are intended to match the scale of the neighborhood single-family houses with characteristics such as building width, parking and garages location, roof design, and doors and windows on the front facades.

Code Type: form-based

NX2: Neighborhood Mix, more intense than NX1

The NX2 (neighborhood mixed residential) district is intended for small- and mid-scale multiple-family buildings in small neighborhood nodes. The buildings are oriented to the streets in walkable blocks with doors and windows on front facades and parking/garages located behind the buildings. *[An NX3 district may also allow for more intense multiple-family developments in the Suburban Character Areas; however, it is possible the NX2 district will fulfill those needs as well, once drafted.]*

Code Type: form-based

I1: Controlled Industrial (includes solar farms, wind farms?)

The I1 (controlled industrial) district is intended to accommodate a variety of heavy commercial and light industrial structures and uses and to provide locations directly accessible to arterial and other transportation systems where they can conveniently serve business and industrial centers.

Code Type: standard

I2: Heavy Industrial

The I2 (heavy industrial) district is intended to accommodate manufacturing, processing, fabrication, and assembly of materials and products. Areas designated as I2 should have access to two or more major transportation routes, and such sites should have sufficient space for parking and loading facilities.

Code Type: standard

RMH: Residential Manufactured Home

The RMH (residential manufactured home) district is intended to provide stable environments for individual manufactured homes, manufactured home parks, and compatible accessory uses.

Code Type: standard

RR: Rural Residential (allow in the city limits?)

The RR (rural residential) district is intended for single-and two-family residential, with or without agricultural, stable, and ?? uses and basic setback and height parameters. A range of allowed lot widths are defined by “-3” and “-5” , meaning RR-3 has a minimum lot size of 3 acres and RR-5 has a minimum lot size of 5 acres. [Include an RR-1?] Accessory barns are allowed.

Code Type: standard

A: Agricultural (need in city limits in case land is annexed and the city intends to allow development only with the Master Plan Overlay?)

The A (agricultural) district is intended to protect and preserve agricultural lands for the performance of a wide range of agricultural functions and to limit the scattered intrusion of uses not compatible with an agricultural environment; to encourage agricultural pursuits and protect environmental concerns.

Code Type: standard

P1: Parks & Open Space

The P1 (parks and open space) district is intended to provide a classification for publicly-dedicated parks and open space.

Code Type: standard

P2: Civic and Institutional Buildings (includes airport)

The P2 (civic and institutional buildings) district is intended to provide a district classification for civic and small institutional buildings, such as schools, churches.

Code Type: standard

PROPOSED YELLOWSTONE COUNTY ZONE DISTRICTS

DISTRICTS LIST

Districts available for initial mapping:

IN: Institution

CMU1: Corridor Mixed-Use

CMU2: Corridor Mixed-Use (Commercial Centers)

CX: Heavy Commercial

I1: Controlled Industrial (includes solar farms, wind farms?)

I2: Heavy Industrial

RMH: Residential Mobile Home

RR: Rural Residential

A: Agricultural

P1: Parks & Open Space

P2: Civic Buildings (includes airport)

Districts available for use in Master Plan Developments:

Districts allowed here but not available for initial mapping need a walkable block structure as defined by a Master Plan Development to function appropriately.

CMU1: Corridor Mixed-Use

CMU2: Corridor Mixed-Use (Commercial Centers)

NMU Neighborhood Mixed-use (**NMU+** for internal neighborhood use?)

NO: Neighborhood Office

N1: First Neighborhood Residential

N3: Suburban Neighborhood (rename N2, if City combines N2 and N3)

NX1: First Neighborhood Mixed Residential

NX2: Neighborhood Mix, more intense than NX1

RR: Rural Residential

P1: Parks & Open Space

P2: Civic Buildings (includes airport)

DISTRICT INTENT STATEMENTS

IN: Institution

The institution (IN) district is intended to accommodate the multiple types of structures, uses, and site layout requirements typically included in the development of public and private institutions such as educational facilities and health care campuses

Code Type: standard

CMU1: Corridor Mixed-Use

The CMU1 (corridor mixed-use) district is intended to accommodate commercial and other uses along the county' s corridors to promote development **accessible via all modes of transportation**. Commercial uses in the CMU1 district may be somewhat larger in scale and more flexible than the neighborhood mixed-use district, including more auto-oriented uses such as gas stations. While ground stories along streets are intended for commercial uses, the upper stories could accommodate residential and/or office uses.

Code Type: form-based

CMU2: Corridor Mixed-Use (Commercial Centers)

The CMU2 (corridor mixed-use - commercial centers) district is intended to accommodate regional commercial and other uses on larger, deeper parcels along corridors. This district allows multiple buildings, including large-scale, warehouse-style uses, arranged on the lot **for accessibility via all modes of transportation**. While ground stories along streets are intended for commercial uses, the upper stories could accommodate residential and/or office uses.

Code Type: form-based

CX: Heavy Commercial

The CX (heavy commercial) district is intended for heavy commercial, wholesale, warehouse-distribution facilities, and contractor commercial uses. This district allows outdoor storage and accommodates truck traffic. This district is intended to be located along corridors where proximity to residential is limited.

Code Type: standard

I1: Controlled Industrial (includes solar farms, wind farms?)

The I1 (controlled industrial) district is intended to accommodate a variety of heavy commercial and light industrial structures and uses and to provide locations directly accessible to arterial and other transportation systems where they can conveniently serve business and industrial centers.

Code Type: standard

I2: Heavy Industrial

The I2 (heavy industrial) district is intended to accommodate manufacturing, processing, fabrication, and assembly of materials and products. Areas designated as I2 should have access to two or more major transportation routes, and such sites should have sufficient space for parking and loading facilities.

Code Type: standard

RMH: Residential Manufactured Home

The RMH (residential manufactured home) district is intended to provide stable environments for individual manufactured homes, manufactured home parks, and compatible accessory uses.

Code Type: standard

RR: Rural Residential

The RR (rural residential) district is intended for single-and two-family residential, with or without agricultural, stable, and ?? uses and basic setback and height parameters. A range of allowed lot widths are defined by “-3” and “-5” , meaning RR-3 has a minimum lot size of 3 acres and RR-5 has a minimum lot size of 5 acres. [Include an RR-1?] Accessory barns are allowed.

Code Type: standard

A: Agricultural

The A (agricultural) district is intended to protect and preserve agricultural lands for the performance of a wide range of agricultural functions and to limit the scattered intrusion of uses not compatible with an agricultural environment; to encourage agricultural pursuits and protect environmental concerns.

Code Type: standard

P1: Parks & Open Space

The P1 (parks and open space) district is intended to provide a classification for publicly-dedicated parks and open space.

Code Type: standard

P2: Civic and Institutional Buildings (includes airport)

The P2 (civic and institutional buildings) district is intended to provide a district classification for civic and small institutional buildings, such as schools, churches.

Code Type: standard

NMU Neighborhood Mixed-use

The NMU (neighborhood mixed-use) district is intended to accommodate a mix of uses primarily located along neighborhood corridors and highly accessible to pedestrians. Includes ground story uses focused on daily needs primarily for adjacent neighborhood residents, such as corner stores, personal services, and eating and drinking establishments. Upper stories accommodate residential and/or office uses.

A version of this district (NMU-1) is intended for neighborhood corner mixed-use/commercial. (may or may not be needed for district regulations, may be needed just for parking regs)

Code Type: form-based

NO: Neighborhood Office

The NO (neighborhood office) district is intended to accommodate office and office/residential uses in neighborhood corridor and internal neighborhood locations where other commercial uses are inappropriate. This district is meant to intermix well with adjacent neighborhood residential buildings on corners or block ends.

Code Type: form-based

N1: First Neighborhood*(redux (name) "traditional?") Residential (for use with master plan sites)

The N1 (first neighborhood *redux residential) district is intended to utilize similar characteristics of traditional pre-war (first) neighborhoods. Characteristics includes houses deeper on the lot than wide, parking/garages located in the rear of the lot, pitched roofs, and doors and windows on the front facades.

Code Type: form-based

N3: Suburban Neighborhood

The N3 (suburban neighborhood residential) district is intended for residential neighborhoods with single-and two-family houses. Regulations include basic setback and height parameters, and a range of allowed lot widths.

Code Type: standard

NX1: First Neighborhood *(redux (name) "traditional?") Mixed Residential (for use with master plan sites)

The NX1 (traditional mixed residential) district is intended to utilize similar characteristics of traditional pre-war neighborhoods with single-family, two-family, and small-scale multiple-family houses. Multiple-family houses are intended to match the scale of the neighborhood single-family houses with characteristics such as building width, parking and garages location, roof design, and doors and windows on the front facades.

Code Type: form-based

NX2: Neighborhood Mix, more intense than NX1

The NX2 (neighborhood mixed residential) district is intended for small- and mid-scale multiple-family buildings in small neighborhood nodes. The buildings are oriented to the streets in walkable blocks with doors and windows on front facades and parking/garages located behind the buildings. *[An NX3 district may also allow for more intense multiple-family developments in the Suburban Character Areas; however, it is possible the NX2 district will fulfill those needs as well, once drafted.]*

Code Type: form-based