



**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  
PHONE: (406)247-8676 FAX: (406) 657-8327



**AGENDA**

**Project Re:Code**

**Landscape Working Group Meeting**

Date: April 25, 2018

Time: 3 pm

Location: 2825 3<sup>rd</sup> Avenue North, 1<sup>st</sup> Floor Conference Room

- 1. Review of Meeting Notes – Previous Meeting Date: March 22, 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. Action Item – Topic: Review rough draft of street frontage language**
- 4. Discussion Item – Topic: Brief power point presentation then discussion of Street frontage landscape Planting options**
- 5. Set Next Meeting Date and Time (May 23, 2018, 3pm?)**
- 6. Adjourn**

### **Standard Operating Procedures for WG Meetings:**

- All meetings are public meetings. Please choose a location that can accommodate the public as well as the WG members.
- All meetings require a public comment period. Chairpersons may also take public comment during WG discussion on a particular topic, but a separate public comment period must be opened – preferably at the beginning of the meeting.
- Staff should bring and place name cards around the meeting table so everyone is identified as either a WG member or staff. This provides an important visual cue to the public.
- Staff should ensure WG members are seated at one end of a meeting table or another.
- Copies of meeting agendas, meeting notes from the previous meeting, and any materials for presentation must be provided by staff at the meeting for the WG members and the public. For example, the WG has 9 members – staff should make 9 paper copies for the WG and at least 5 additional copies for the public.
- When in doubt, consult Robert’s Rules of Order, 10<sup>th</sup> edition, Section 2-500 of the Billings MT City Code, or the Planning Board By-Laws.

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

<b>ZONING CLASSIFICATION DISTRICTS</b>													
<b>ZONING REQUIREMENTS</b>	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
<b>MINIMUM LOT AREA PER DWELLING UNIT: (a) (b)</b>													
One Unit	10A	1A	15,000	9,600	8,000	7,000	7,000	6,000	6,000	5,000	6,000		6,000
Two Units (attached or detached)					10,000		9,600		7,000	8,000	7,000		
Three Units (attached)									8,500		8,500		
Four Units (attached)									10,000		10,000		
Five Units (attached)									11,500		11,500		
Six Units (attached)									13,000		13,000		
Seven Units (attached)									14,500		14,500		
Eight Units (attached)									16,000		16,000		
Nine Units (attached)									17,500				
Ten Units (attached)									19,000		400 each add. (attached) unit	1,500 each add. (attached) unit	
<b>MINIMUM YARD REQUIREMENTS: (d) (e)</b>													
Front (f)(g)	35	25	25	20	20	20	20	15	15	15	15		20
Side (h) (k)	15	10	10	5	5	5	5	5	5	5	5		8
Side Adjacent to Street (l)	35	25	25	10	10	10	10	10	10	10	10		10
Rear	35	25	25	20	20	20	20	20	20	20	15		20
<b>MAXIMUM HEIGHT (m) (n)</b>	34	34	34	34	34	34	34	34	34	34	N/A	40	34
<b>MAXIMUM LOT COVERAGE IN PERCENT</b>	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