

RESIDENTIAL DISTRICT APPLICABLE TO BILLINGS

N1: First neighborhood residential

The N1 (first neighborhood residential) district is intended to continue the existing character of single- and two-family homes 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 include homes 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.

N2: Mid-Century Neighborhood Residential

The N2 (mid-century neighborhood residential) district is intended to continue the existing character of the residential neighborhoods with single- and two-family homes 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 homes 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.

N3: Suburban Neighborhood Residential

The N3 (suburban neighborhood residential) district is intended for residential neighborhoods with primarily single family homes. Character includes wide lots, and attached garages located on the front building facade greater than 30% of the facade. Regulations include basic setback and height parameters, and a range of allowed lot widths. Accessory Dwelling Units (ADUs) may be existing in these neighborhoods and may be allowed in the future.

NX1: Neighborhood Mixed Residential 1

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. Multi-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. Buildings may have up to 4 dwellings/structure.

NX2: Neighborhood Mixed Residential 2

The NX2 (neighborhood mixed residential) district is intended for small- and mid-scale multi-family buildings in mid-scale 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. Buildings may have up to 8 dwellings/structure.

NX3: Neighborhood Mixed Residential 3

The NX3 (neighborhood mixed residential) district is intended for mid- to large-scale multi-family buildings in larger neighborhood nodes. The buildings may include larger apartment buildings with more than 8 dwelling units/structure. The development may have an internal private street system for access throughout the larger node. Covered parking may include rows of canopies or enclosed garages. Common open space, shared recreational facilities or central gathering spaces are generally provided for residents. Buildings will generally have more than 8 dwellings/structure.

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.

Mapping Considerations for these New Zone Districts:

GENERAL GOOD PLANNING STANDARDS

The following are general urban design standards for mapping and application of districts. In many cases, the existing district layout does not follow these.

1. Match districts across streets and generally change districts at the rear lot line or alley. For example, in the neighborhoods where current R60 and RMFR exists, the change in district occurs along the street. Good planning and design principals suggest that the same (or more similar) district should be across the street.
2. Locate more intense districts on a block should be located on corner lots (not midblock).
3. Transition between more intense and less intense districts. For example, stepping down from DX (proposed Downtown Support district) to NX3 or NX 2 then to NX1 or N1 district.

PRESERVE SF NEIGHBORHOOD ZONING

1. Apply N3 to current R96 lots generally except where the R96 does not match existing development pattern.
2. Apply N1 or N2 to current R96 where mis-zoned parcels are known. Some R96 zoned areas have either first neighborhood (N1) or mid-century neighborhood (N2) form & character but were zoned R96.
3. Apply N1 or N2 to current R50, R60, R70, R96 lots where existing single-family house block faces are intact.

INTRODUCE MORE ALLOWABLE HOUSING TYPES

NX1, NX2 and NX3 allow housing types within existing neighborhoods to be “right-zoned”, and can allow these housing choices within new neighborhoods.

1. Apply NX1 to current R60 locations developed with more than 2 dwelling units/structure (but less than 5 du/structure) and to allow townhouses, cottage courts and multi-family houses.
2. Apply N1 or NX1 to current RMFR/RMF lots when existing development is mainly SF or TF houses.
3. Apply NX2 to current RMFR, RMF and R60 lots where multi-family buildings of more than 4 du/structure dominate.
4. Apply NX3 to current RMF zoned lots except when existing development is mainly SF or TF houses.
5. Apply NX3 to current apartment developments in non-typical R zones (RP, NC, CC, HC, S 27th St Corridor, etc.) unless a Mixed Use zone is more appropriate.
6. Potentially allow Accessory Dwelling Units (ADUs) on parcels with only a SF dwelling in all new N districts.

PLEASE NOTE: ALLOWED HOUSING TYPES MAY NOT AND CANNOT OVERRIDE SUBDIVISION OR UNIT-OWNER COVENANTS AND RESTRICTIONS.

For example, a lot zoned N2 cannot have a 2-family dwelling if the subdivision covenants of record only allow 1 single family dwelling (principal use) per lot.