



What is Project Re:Code?

[Project Re:Code](#) is working on an update to our out-of-date zoning code. The City & County have adopted new growth goals and aspirations and the old zoning is blocking progress on these goals.

Project Re:Code is directed by an 18-member Planning Board appointed Steering Committee and four Working Groups comprised of dedicated citizens from Billings and Yellowstone County. Planning staff and a consultant team serve the Steering Committee and working groups and provide professional advice and information on the best zoning tools for achieving our community goals. The Steering Committee adopted [Nine Guiding Principles](#) in January 2018, to help focus the efforts of Project Re:Code.

Billings and Yellowstone County is the place where more wealth and prosperity is created than in any other region of Montana generating more than **10 billion dollars** every year. Keeping this economy vibrant and resilient is imperative. Our amazing choices for retail experiences, medical care and financial services brings people to Billings from across the region—from Wyoming to the Dakotas. Our new **Mixed Use (MU)** zones along with preservation of our core **downtown district** will help keep our economic success going and bring predictability to the growing areas of Billings and Lockwood.

WHAT'S NEW

Promoting Prosperity

Commercial districts =

Mixed **U**se districts

Corridors and **N**eighborhoods will have the fine grain detail needed for commerce to work well and maintain compatibility.

Clarity & Simplicity

36 pages of listed uses will become **one** table

WHAT'S CHANGING

Say it with Graphics

Our new code will include **more graphics** so we can say “a thousand words” easily. Developers and builders will better understand the zone district rules.

Flexibility with Certainty

“Form” districts so new development fits established walkable environment

“Manners” so neighbors know new uses will fit in

“Heavy Commercial” districts near transportation hubs

NEW DISTRICT LINE-UP

NO = Neighborhood Office – Small 9-5 offices adjacent to or in neighborhoods. Many of these existing offices are in converted dwellings.

NMU = Neighborhood Mixed Use – Small service businesses such as groceries, sandwich shops, that fit in neighborhoods on corner lots or along neighborhood corridors. Upper story residences may be allowed.

CMU1 = Corridor Mixed-Use 1—Larger scale than NMU and along transportation corridors but uses and locations are walkable or accessible by vehicle. Lots tend to be adjacent to or across an alley from neighborhoods. Upper story residences are allowed.

CMU2 = Corridor Mixed-Use 2— Primary access is by vehicle along major transportation corridors. Uses allowed include large format retail & restaurants serving alcohol. Residences are allowed in upper stories. Lots tend to be larger and separated by public streets from nearby neighborhoods.

CBD = Central Business District – Retaining the existing downtown zone district .

DX = Downtown Support—New district with highly walkable, higher intensity office and residential uses. District will extend from and will be connected to the **CBD**.

CX = Heavy Commercial – New district intended for heavy commercial, wholesale, warehouse -distribution facilities, and contractor commercial uses. These districts will be separated from neighborhoods and walkable commercial corridors.

C3 = General Commercial – Less intense uses than CX but still separated from neighborhoods. Auto oriented access with basic site requirements. These districts will be mapped primarily outside the city limits.

EB = East Billings Urban Revitalization District— Retain existing zone districts and form requirements.

