



PLANNING DIVISION
“SERVING BILLINGS, BROADVIEW AND YELLOWSTONE COUNTY”
PLANNING & COMMUNITY SERVICES DEPARTMENT
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AGENDA
Project Re:Code
Urban Issues Working Group (UIWG) Meeting
Date – Thursday, August 15, 2019
Time – 11:30 am to 1 pm
1st Floor Conference Room 2825 3rd Ave N

1. 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.*

2. Task 1 – Finish Up Discussion on N3 districts and other N issues

I. Maximum lot area in N3 district – current draft = 15,000 square feet

- Existing lots of record >15,000 sf – how will code treat these “nonconforming lots” of record.
- Current code at Section 27-402 allows a single family dwelling to be built (and rebuilt) on a lot if the use is allowed regardless of the lot size. (see addendum)

II. Maximum building lot coverage in N3 – current draft = 30% of actual lot area (same as current code for R-96, R-70, R-70-R, R-80)

- Dozens of lot coverage variances of record in zones allowing only 30%.
- Most for increases between 31% and 40%.
- Many urban zoning codes allow more than 30% building lot coverage.
- Aging population is demanding more living space on first floor (no stairs).
- As drafted N1 allows 60% and N2 allows 40%.

3. Task 2 - Parking Regulations – Review of Draft Code

4. Next Meeting – Thursday, September 19 at 11:30 am
Agenda Item:

4. Adjourn

Addendum:

NonConforming Lots of Record

Section 27-402(a) - *In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this resolution/ordinance, a single-family dwelling and customary accessory buildings may be erected on any vacant single lot of record at the effective date of adoption, as defined in above subsection (b), or amendment of this resolution/ordinance. Such lot must be in separate ownership and not of contiguous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area, that are generally applicable in the district, provided that the yard dimensions, lot coverage and other requirements not involving area of the lot shall conform to the regulations of the district in which such lot is located. An additional variance of area and yard requirements shall be obtained only through affirmative action by the board of adjustment (see BMCC sections [27-1501](#), et seq.)*