



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, Sept 19, 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 – Complete 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. Started discussion on Aug 15th, need direction on how new “nonconforming” code section will address lots of record, last lots in a subdivision, new development and subdivision of existing large lots in subdivisions. **Reminder:** code structure is set up to count lot area per “principal building” not the total lot area per se. Example – a 45,000 sf lot must have at least 3 principal buildings (read dwelling units) to be code conforming and there is no minimum lot area any longer in the N3 zone.
- Current code at Section 27-402 allows a single family dwelling to be built (and re-built) 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%.
- Last proposal was for 35% or up to 40% - especially if we have no more minimum lot area in N3. Typical new SFR in Billings = 2,500 to 3,000 foot print. At 40% lot coverage this will fit on a 7,500 sf lot with the 20 ft front setback and minimum lot width of 65 ft per principal structure. At max lot area in N3 of 15,000 sf, a 6,000 sf footprint would be allowed at 40% lot coverage. First house in Shadow Lawn was 6,000 sf footprint. House required 20,000 sf lot at current R-96 zone to meet lot coverage maximum 30%.

3. Task 2 - Parking Regulations – Review parking location requirements

4. Next Meeting – TBD

Agenda Items:

5. Adjourn

City of Billings Zoning Regulations **ARTICLE 27-300 NEIGHBORHOOD DISTRICTS**

27-306 N3 DISTRICTS

The following site and structure regulations apply to any lot in the N3 district. Refer to 27-303 for general regulations applicable to all districts and Table 27-306-1, below, for regulations specific to this district, keyed to illustrations in Figure 27-306(1). See [insert reference] for definitions and information on how to measure the following regulations.

TABLE 27-306-1. SITE AND STRUCTURE REGULATIONS		
A. BUILDING SITING		REFERENCES
1 Minimum Lot Width (feet) per principal building	65	See [insert reference] existing lots of record
Minimum Lot Size (square feet) per principal building	none	
Maximum Lot Size (square feet) per principal building	15,000	
2 Maximum Building Width (feet)	none	
3 Front Setback (feet)	20 minimum	
4 Street-Side Setback (feet)	10 minimum	
5 Side Setback (feet)	5 minimum	
Space Between Principal Buildings on Lot (feet)	10	
6 Rear Setback (feet)	5 minimum	
7 Accessory Building Yard Location	Rear	
8 Accessory Building: Rear Setback (feet)	5 minimum, except 0 at alley	
10 Maximum Total Building Coverage (%)	30	
11 Permitted Driveway Access Location	Any	
Attached Garage Entrance Location	Any façade; front façade limited to no more than 50% of façade ¹⁴	
B. HEIGHT		
12 Principal Building: Maximum Height (stories)	3	See XXX for instructions for measuring height
Maximum Height (feet)	34	
13 Accessory Building: Maximum Height (stories)	1.5 stories, no taller than the principal building	