



PLANNING DIVISION
“SERVING BILLINGS, BROADVIEW AND YELLOWSTONE COUNTY”
PLANNING & COMMUNITY SERVICES DEPARTMENT
2825 3RD AVENUE NORTH, 4TH FLOOR
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AGENDA

Project Re:Code

Urban Issues Working Group (UIWG) Meeting

Date – Thursday, October 10, 2019

Time – 1:30 pm to 3:00 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 Maximum Lot Area & Minimum Lot Width Measurement

- Maximum lot area in N3 district – current draft = 15,000 square feet per principal structure (not per lot). If the maximum lot area is calculated on a per lot basis, then existing developed lots may exceed this maximum area per principal structure. How should we measure compliance with the new code for new developments? By averaging all the new N3 lots in a subdivision and dividing by the number of principal structures?
- Existing lots of record >15,000 sf in N3 zone (developed & undeveloped) = about 2,600 lots
- Existing lots of record are given special protection as buildable and re-buildable for single family dwellings in current zoning – this will carry forward and apply to these lots of record.
- Minimum lot width is 65 feet in current draft. How and where is this measured? At minimum setback (20 ft from front property line) or another location? This would allow the narrow frontages on cul-de-sacs or similar curvilinear streets to be conforming.

3. Task 2 - Parking Regulations – Finish review of draft parking regulations – City Engineering Comments and Public Comments

4. Initial Comments on DRAFT Procedures section and Industrial & Public zone district sections

5. Next Meeting – TBD

Agenda Items:

6. Adjourn

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
	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
	Maximum Height (feet)	34
13	Accessory Building: Maximum Height (stories)	1.5 stories, no taller than the principal building

EXISTING ZONING CODE---SEC. 27-402. NONCONFORMING LOTS OF RECORD.

- (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.)