

# PROJECT RE:CODE

JULY 21, 2020  
CITY ZONING COMMISSION  
PUBLIC HEARING  
SESSION 1  
RESIDENTIAL ZONE DISTRICTS

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Project Re: Code  
Steering Committee  
City-County Planning Staff



## Growth Policy & Guiding Principles



### ***Billings' 2016 Growth Policy – Foundation for Project ReCode***

*"In the next 20 years, Billings will manage its growth by encouraging development within and adjacent to the existing City limits, but preference will be given to areas where City infrastructure exists or can be extended within a fiscally constrained budget and with consideration given to increased tax revenue from development. The City will prosper with strong neighborhoods with their own unique character that are clean, safe, and provide a choice of housing and transportation options."*

#### ***Seven Guidelines:***

Essential Investments (relating public and private expenditures to public values)

Place Making (enhance, maintain, preserve, and improve existing public places)

Community Fabric (attractive, aesthetically pleasing, uniquely Billings)

Strong Neighborhoods (livable, safe, sociable and resilient neighborhoods)

Home Base (healthy, safe and diverse housing options)

Mobility and Access (transportation choices in places where goods and service are accessible to all)

Prosperity (promoting equal opportunity and economic advancement)



## Growth Policy & Guiding Principles



### ***Steering Committee – Guiding Principles (Jan 2018)***

**Mission Statement** – *To create a zoning code that allows for efficient and intelligent growth while meeting the goals of the community today and into tomorrow. As the Steering Committee, working groups, City & County staff review, revise and draft new zoning regulations, we will adhere to the following Guiding Principles:*

- CLARIFY AND SIMPLIFY
- REGULATE WHAT MATTERS
- PRESERVE AND PROTECT THE RIGHTS OF OWNERS AND RESIDENTS
- PREVENT CONFLICTS
- OPTIONS AND CONTEXT
- MAINTAIN WHAT WE CARE ABOUT
- FILL THE VOID
- PROSPERITY







# N is for Neighborhood

- Residential zones = Neighborhood zones
  - **10** R zones consolidated to **7** N zones
- Focus on building form and housing choices



Residential manufactured housing (RMH)  
zones will remain largely unchanged



THE "N" ZONES	THE "NX" ZONES
<p><b>N1</b></p>  <p><i>Preserves the character of single- and two-family homes in the first Billings neighborhoods or new neighborhoods in the same style</i></p>	<p><b>NX1</b></p>  <p><i>Preserves character of first neighborhoods with single-family, two-family, and small-scale multi-family homes with 3 to 4 units</i></p>
<p><b>N2</b></p>  <p><i>Preserves the character of mid-century Billings neighborhoods with single- and two-family homes or new neighborhoods in the same style</i></p>	<p><b>NX2</b></p>  <p><i>Intended for small- and mid-scale multi-family homes with 3 to 8 units in small neighborhood nodes designed as walkable blocks</i></p>
<p><b>N3</b></p>  <p><i>Intended for suburban-style residential neighborhoods primarily with single-family homes</i></p>	<p><b>NX3</b></p>  <p><i>Intended for large-scale multi-family homes which may include 8+ unit apartments, designed as walkable blocks with private streets and shared areas</i></p>

# N is for Neighborhood

- N<sub>1</sub> – First Neighborhood



**N1**



*Preserves the character of single- and two-family homes in the first Billings neighborhoods or new neighborhoods in the same style*



# N is for Neighborhood

## • N2 – Mid-Century Neighborhood



**N2**



*Preserves the character of mid-century Billings neighborhoods with single- and two-family homes or new neighborhoods in the same style*

# N is for Neighborhood

## • N<sub>3</sub> – Suburban Neighborhood



N<sub>3</sub>



*Intended for suburban-style residential neighborhoods primarily with single-family homes*

# N is for Neighborhood

## • NX1 – Mixed Residential



NX1

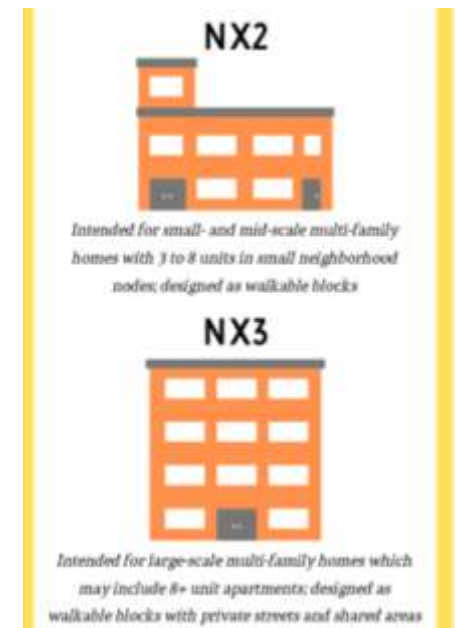


*Preserves character of first neighborhoods with single-family, two-family, and small-scale multi-family homes with 3 to 4 units*



# N is for Neighborhood

## • NX2 & NX3 – Mixed Residential



# N is for Neighborhood

- RMH – Residential Manufactured Home



Residential manufactured housing (RMH)  
zones will remain largely unchanged



# Questions?

<https://project-recode.com/code-outline>

- Public Adoption Process
  - City Zoning Commission
    - First three public hearing sessions July 21, 22, 23
    - Additional hearings in August & Sept
  - City Council hearings Fall 2020

