

ARTICLE 27-800 PLANNED NEIGHBORHOOD DEVELOPMENT

SECTION 27-801 GENERAL

A. INTENT

These regulations are intended to allow large and medium sized parcels to use a set of design elements and a combination of zone districts that produces a walkable, sociable, and resilient urban design.

B. APPLICABILITY

1. **Annexed Land.** All undeveloped parcels equal to or greater than 10 acres requesting annexation into the City must meet these PND regulations, submitting the PND application concurrent with the annexation request. City of Billings public services, including, but not limited to, water and sewer, are required. Developed parcels and parcels designated as a P district in their entirety are not subject to this requirement.
2. **Optional Applicability.** Any parcels equal to or greater than 10 acres within city boundaries and with City of Billings' public services, including, but not limited to, water and sewer, may follow these PND regulations.
3. For the purposes of PND review, in addition to other requirements, the following shall be shown on the site plan:
 - (a) All abutting land owned or under contract for purchase by owners of the subject property;
 - (b) All abutting undeveloped parcels for which site plans or subdivision plats have been approved or submitted for approval to any governmental body; and
 - (c) All actual or planned transportation facilities including without limitation streets, trails, bikeways, pedestrian ways, alleys, half-streets and similar motorized or non-motorized transportation facilities.
 - (d) All actual or planned water, wastewater, storm water or public utility facilities, corridors or services.
4. A PND shall be submitted and approved in whole as a zone change on the parcel but subdivision, building siting, and construction may occur as separate and distinct phases and approvals.
5. Refer to Section 27-1619, Master Site Plan, and Section 27-1628, Zone Change, for procedures.

SECTION 27-802 ZONING DISTRICTS

Planned Neighborhood Developments (PNDs) shall include a mix of multiple zoning districts as a neighborhood development plan (site plan). The mix of zoning districts is determined by the type of PND the developer intends to build. The selection of a PND is guided by an adopted growth policy plan, preferred land use plan, neighborhood or area plan, or other city adopted land use, development, transportation or similar plans and policies.

A. DETERMINATION OF PND TYPE

1. Table of PND Types. Refer to Table 27-800.1 for available types of PNDs. The applicant must choose only one type of PND.
2. Multiple PND Types. The applicant must meet the regulation for one type of PND, except as follows:
 - (a) For all sites up to 20 acres, only one of the PND types will be allowed on the site.
 - (b) For developments over 20 acres, multiple PND types are allowed as long as at least 10 acres is applied to any one type. The PND plan must show boundaries for each PND type.

Table 27-800.1. Types of Planned Neighborhood Districts

Required Min. Acres	Types of PND	Zoning Districts													
		CMU1	CMU2	NMU	NO	NX1	NX2	NX3	N1	N2	N3	RMH	P1	P2	P3
10	Mixed-Use MU PND Choose at least 2 districts: Pick 1 MU and Pick 1 NX or 1 N Min. % of net acres	L	L	P	P	P	P	L	P	P	P	P	R	P	P
													2		3 buildings
10	Mixed Residential MR PND Choose at least 2 districts: Pick 1 NX and Pick 1 N Min. % of net acres	-	-	L	P	P	P	P	P	P	P	P	R	P	P
													2		3 buildings
10	Neighborhood N PND Choose at least 2 N/NX districts Min. % of net acres	-	-	L	L	L	L	L	P	P	P	P	R	P	P
													2		3 buildings

R = Required. Refer to specific development type regulations in section 27-802.

P = Allowed or permitted. Refer to specific development type regulations in section 27-802.

L = Allowed but limited or specific development type regulations in section 27- 802.

- = Not allowed or permitted per specific development type regulations in section 27-802.

B. GENERAL LAYOUT OF NEW DISTRICTS

- 1. Location of CMU Districts
 - (a) CMU2 districts shall be located within 660 feet of an arterial or collector street and not adjacent to or sharing a property line with any existing City or County N, RR, RMH, RMH-R, or A district.
 - (b) CMU1 districts shall be located within 1,320 feet of an arterial or collector street intersection and must be separated from any existing City or County N, RR or A district by a public street or alley.
 - (c) CMU districts areas shall be uninterrupted and continuous.
- 2. General Layout of PND Districts
 - (a) The same districts shall face each other across streets, including existing districts. This requirement excludes existing Yellowstone County zone districts RR, A, RMH, RMH- R, or N4. Similar districts within the same district category (e.g., NX1 and NX2 districts) may be located adjacent to or across the street from the new districts.
 - (b) More intense uses located on blocks with less intense uses shall be located on block ends.
 - (c) Changes in districts shall generally occur at a rear lot line, at an alley, or at corner parcels.
 - (d) N1, N2, and N3 districts shall not be located along arterial streets.
- 3. Minimum District Mix Regulations.
 - (a) Unless Table 27-800.1 indicates otherwise, each type of Planned Neighborhood Development requires a combination of at least two development zoning districts with a percentage mix of 88% maximum and 10% minimum measured by total net parcel area, plus the minimum required open space (2 percent minimum). For example, an applicant with a 12-net acre lot may choose to create a Neighborhood PND (N-PND) with a mix of: (1) 10.56 acres (88%) N3, 1.2 acres (10%) N2, and the required .24 acres of P1 open space.
 - (b) Zoning district area minimums and maximums are set as a percentage of the total net parcel area.

C. MIXED-USE PLANNED NEIGHBORHOOD DEVELOPMENT (MU-PND)

Mixed-Use PNDs are required to designate at least one MU district and at least one NX or N district, with other permitted districts, in addition to the P1 district as shown Table 27-800.1. Refer to Table 27-800.1 for the allowed zoning districts available for use in the MU-PND.

- 1. MU District. A maximum of 88% of the total net MU-PND area may be designated for these zones.
- 2. All CMU2 districts must be within 660 feet of an arterial or collector street intersection.

CITY OF BILLINGS ARTICLE 27-800 PLANNED NEIGHBORHOOD DEVELOPMENT (PND)

3. Additional Districts.
 - (a) Minimum Required Residential Mix. At least one N or NX districts shall be designated on a minimum of 10% of the net acreage.
 - (b) All P3 zones must accommodate at least three buildings within the designated area.
4. Other Districts. Other districts are allowed per Table 27-800.1.
5. P1 Districts. Public and private open space types required in section 27-803 must be zoned P1.

D. MIXED RESIDENTIAL PLANNED NEIGHBORHOOD (MR-PND)

Mixed Residential PNDs are required to provide two zone districts in addition to the P1 district as shown in the locational requirements of Table 27-800.1. Refer to Table 27-800.1 for the allowed zoning districts available for use in the MR-PND.

1. NX District. One NX-category zone district is required and one N-category zone district is required. At least one of these districts must be 10% of the net acreage.
2. NMU District. The NMU district is limited to nodes at local street intersections.
3. P1 Districts. Public and private open space types required in section 27-803 must be zoned P1.
4. Additional Districts.
 - (a) With more than 10 acres of residential districts, at least one of the following districts must be included with a minimum area of at least 1/2 acre of development: NX2, or NX3 districts.

E. NEIGHBORHOOD PLANNED NEIGHBORHOOD (N-PND)

Neighborhood PNDs are required to provide two zone districts in addition to the P1 district as shown in Table 27-800.1. Refer to Table 27-800.1 for the allowed zoning districts available for use in the N-PND.

1. NMU District. The NMU district is limited to nodes at local street intersections. No more than four local street intersections shall have an NMU zone district designated on two or more block ends.
2. NO District. The NO district may be designated at local street intersections.
3. Additional Districts.
 - (a) For all developments, at least two N districts shall be designated. At least one of these districts must be 10% of the net acreage.
 - (b) For developments over 40 acres, at least one NX district shall be designated with a minimum area of at least one acre of development.
4. P1 Districts. Public and private open space types required in section 27-803 must be zoned P1.

SECTION 27-803 PRIVATE OPEN SPACE REQUIREMENTS

All PNDs must provide open space to ensure the walkability, sociability, and safety of residents and visitors.

A. NATURAL FEATURES

Where significant tree canopy or natural feature exist on the site, the open space shall be located in order to preserve the maximum amount of the existing trees or natural feature and maximize buffers from waterways and natural features.

B. TYPES OF OPEN SPACE

The following types of open space are required.

1. The PNDs are required to provide one of the following:
 - (a) Plaza. A plaza must share street frontage with a CMU, NMU, NO, NX or P2 zone district. A plaza may provide areas for seasonal shopping or similar community activities. A plaza may be used to meet the required minimum dedication of open space for a subdivision. A plaza will be developed with landscaping and pedestrian facilities throughout.
 - (b) Square. A square is similar to a plaza except it is surrounded by street frontage on all sides. A square must be developed with landscaping and pedestrian facilities throughout. A square may be used to meet the required minimum dedication of open space for a subdivision.
 - (c) Parklet. A parklet is a landscaped open space with a minimum 70% living plant material and at least 20 feet of street frontage.
 - (d) Green. A green is a larger, landscaped space, with at least 50 feet of street frontage.
 - (e) Natural area. A natural area is a large area, defined to conserve a natural feature, such as a stream, wetland or woodland. At least 50 feet of street frontage is required for a natural area.
2. All of the above required open space may be counted towards the minimum required dedication of open space for a subdivision.

C. P1 DISTRICT DESIGNATION

The open space must be zoned with the P1 zoning district.

D. TRAILS

New trails and trail connections shall be provided through and within the site, and any existing trails surrounding the site shall be continued through the PND, in accordance with the city open space and trail plans and master transportation plan, or as otherwise required.

SECTION 27-804 BLOCKS

Each development shall contribute to an interconnected system of streets and blocks as required by the city subdivision regulations in addition to the following requirements. Streets shall be located to result in the following block regulations.

A. MAXIMUM BLOCK FACE LENGTH

1. For CMU districts, the maximum block face length between street intersections

CITY OF BILLINGS ARTICLE 27-800 PLANNED NEIGHBORHOOD DEVELOPMENT (PND)

shall be no more than 660 feet in length.

2. For all districts other than CMU, maximum block face length shall be no more than 800 feet.

B. MAXIMUM BLOCK PERIMETER

The maximum perimeter of any block shall be 2,200 feet.

C. CONNECTIVITY

1. Streets shall connect and continue existing or planned streets from adjoining areas.
2. Block faces at the maximum length above require pedestrian access at mid-block points to ensure walkability. Pedestrian access or walkways may be incorporated as a dedicated alley or as an easement between lots.