

# THE EAST BILLINGS URBAN REVITALIZATION DISTRICT (EBURD) CODE

FINAL DRAFT 3

April 2012



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# Article 27-1800. East Billings Urban Revitalization District Code

Uses	EBURD Districts				
	Rail Spur Village Main Street	Rail Spur Village	Central Works	13th Street Main Street	Industrial Sanctuary
<b>KEY</b>					
●	Permitted				
◐	Permitted in Upper Stories Only				
◑	Permitted with Development Standards				
○	Requires a Special Review				
<b>Residential &amp; Lodging</b>					
Residential	◐	●	●	◐	
Lodging & Residential Care	◐	●	●	◐	
<b>Civic</b>					
Assembly	◐	●	●	◐	●
Hospital	◐	●	●	◐	●
Library/Museum	●	●	●	●	●
Police and Fire	●	●	●	●	●
Post Office	●	●	●	●	●
School	◐	●	◐	◐	●
<b>Retail &amp; Wholesale</b>					
General Retail	●	●	●	●	
Commercial Equipment & Supply	●	●	●	●	●
Outdoor Sales Lot		◐	●	●	●
<b>Service</b>					
General Service	●	●	●	●	●
Large Scale Entertainment			●	●	●
Vehicle Service		◐	●	◐	●
<b>Office</b>					
Office	●	●	●	●	◐
<b>Industrial</b>					
Craftsman Industrial	◐	●	●	●	●
General Manufacturing			●		●
Warehousing & Distribution			◐		●
Heavy Manufacturing					◐
Transportation Facilities			●		●
Sexually Oriented Business			○	○	○
<b>Infrastructure</b>					
Parking Lot	◐	◐	◐	◐	◐
Utility & Infrastructure		○	●	○	●
Wireless Transmission Facility	○	○	○	○	○
Open Space	◐	◐	◐	◐	◐

Uses	EBURD Districts				
	Rail Spur Village Main Street	Rail Spur Village	Central Works	13th Street Main Street	Industrial Sanctuary
<b>Accessory Uses</b>					
Outdoor Storage of Material		◐	◐	◐	●
Employee/Caretaker Units		◐	◐	◐	◐

Table 27-1806-1. Use Table by District.

rooms. Rooms shall be accessed from the interior of the building.

- (e) Civic Uses. A category of uses related to fulfilling the needs of day-to-day community life including assembly, public services, educational facilities, hospitals, and cemeteries.
- (1) Assembly. A facility that has organized services, meetings, or programs to benefit, educate, entertain, or promote discourse amongst the residents of the community in a public or private setting. Assembly includes such uses as a community center, house of worship, and private clubs and lodges. Residential uses accessory to and on the same lot as an assembly use, such as a convent, parish house, or caretaker's home, are also permitted.
  - (2) Hospital. A licensed institution providing medical care and health services to the community. These services may be located in one (1) building or clustered in several buildings and may include laboratories, in- and out-patient facilities, training facilities, medical offices, staff residences, food service, pharmacies, and gift shop.
  - (3) Library/Museum. A structure open to the general public housing educational, cultural, artistic, or historic information, resources, and exhibits. May also include food service and a gift shop.

# Article 27-1800. East Billings Urban Revitalization District Code

## Sec. 27-1808 Introduction to Frontage Type Requirements

The Frontage Types detailed in BMCC Sec. 27-1813 outline the required building forms for new construction and renovated structures within the EBURD.

- ii. Detached accessory structures shall be located behind the principal structure in the corner side yard.
- iii. Detached accessory structures shall not exceed the height of the principal structure and in no case shall be taller than two and a half (2.5) stories.

- (a) **Applicability.** The Frontage Type standards shall be applied to all new construction and exterior renovation of existing structures. Refer to BMCC Sec. 27-1804 Nonconformances for more information on the continuation of nonconforming structures.
- (b) **General Requirements.** All Frontage Types must meet the following requirements.
  - (1) **Zoning Districts.** Each Frontage Type shall be constructed only within its designated districts (Refer to Table 27-1808-1 Permitted Frontage Types by Districts). Permitted Frontage Types in each zoning district defines which Frontage Types are permitted in which zoning districts. Refer to BMCC Sec. 27-1802 EBURD zoning districts for more information.
  - (2) **Uses.** Each Frontage Type can house a variety of uses depending on the district in which it is located. Refer to BMCC Sec. 27-1806 EBURD uses for general uses permitted per district. Some Frontage Types have additional limitations on permitted uses.
  - (3) **No Other Frontage Types.** All buildings constructed must meet the requirements of one of the Frontage Types permitted within the zoning district of the lot.
  - (4) **Permanent Structures.** All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.
  - (5) **Accessory Structures.**
    - a. Attached accessory structures are considered part of the principal structure.
    - b. Detached accessory structures are permitted per each Frontage Type and shall comply with all setbacks except the following:
      - i. Detached accessory structures are not permitted in the front yard.

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		EBURD Districts				
		Rail Spur Village Main Street	Rail Spur Village	Central Works	North 13th Street	Industrial Sanctuary
Frontage Types	Yard Frontage		●			
	General Stoop		●	●		●
	Storefront	●	●	●	●	●
	Limited Bay		●	●	●	●
	Commerce			○		●
	Open Frontage					●
	Civic Frontage	●	●	●	●	●
	Commercial Outdoor Site		○	●	●	●
			● = Permitted                      ○ = Permitted only on Boulevard Street Type			

Table 27-1808-1. Permitted Frontage Types by District

# Article 27-1800. East Billings Urban Revitalization District Code

## Sec. 27-1811 Explanation of Table Requirements.

The following explains and defines the requirements included in the tables for each Frontage Type, Sections 27-1813(a) through 27-1813(h). Not all line items listed below may appear within each Frontage Type's individual requirements table.

### (a) Building Siting.

#### (1) Street Frontage.

- a. **Multiple Principal Buildings.** The presence of more than one principal structure on a lot.
- b. **Front Lot Line Coverage.** (Refer to Figure 27-1811(a)-1). Measurement defining the minimum percentage of street wall or building facade required along the primary street. (Refer to Figure 27-1817(e)-3 for Primary Street Priority Map.) The width of the principal structure(s) (as measured within the front build-to zone) shall be divided by the maximum width of the front build-to zone (BTZ).
  - i. Some Frontage Types allow side yard parking to be exempted from the front lot line coverage calculation. If such an exemption is permitted, the

width of up to one (1) double loaded aisle of parking, located with the drive perpendicular to the street and including adjacent sidewalks and landscaping, may be exempted, to a maximum of sixty five (65) feet.

- c. **Occupation of Corner.** Occupying the intersection of the front and corner build-to zones with a principal structure.
- d. **Front Build-to Zone or Setback.** The build-to zone or setback parallel to the front lot line.
  - i. All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
- e. **Corner Build-to Zone or Setback.** The build-to zone or setback parallel to the corner lot line.
  - i. All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
- f. **Right-of-Way Encroachment.** Specified building components, such as awnings and canopies, may be permitted to extend beyond the front lot line and encroach upon the City right-of-way. If permitted, such building components are

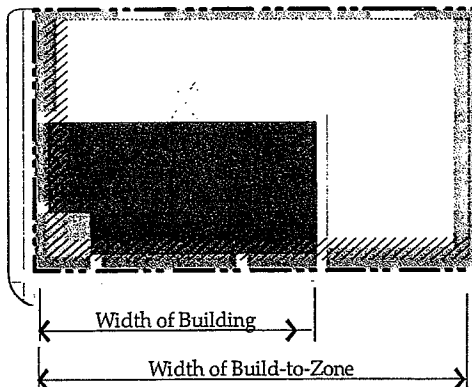


Figure 27-1811(a)-1. Measuring Front Lot Line Coverage.

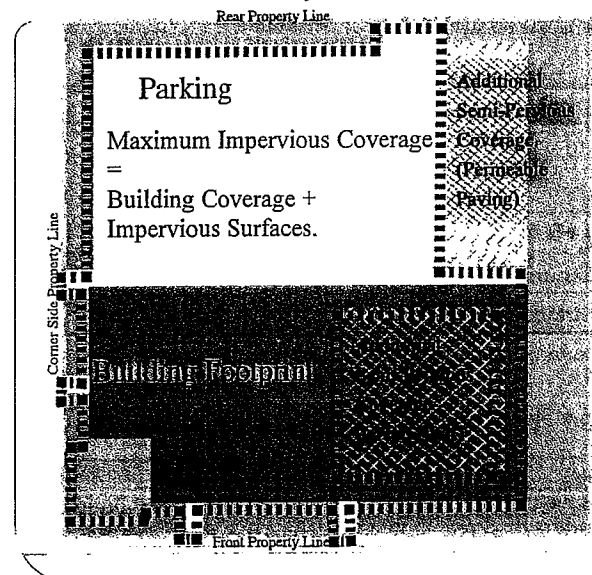


Figure 27-1811(a)-2. Maximum Impervious & Semi-Permeable Pervious Coverage.

# Article 27-1800. East Billings Urban Revitalization District Code

## Sec. 27-1813(c). Frontage Type Standards: Storefront

### (1) Building Siting

a. Street Frontage	
Multiple Principal Buildings	Not Permitted
Front Lot Line Coverage	95% minimum
Occupation of Corner	Required
Front Build-to Zone	0' to 5' <sup>1</sup>
Corner Build-to Zone	0' to 5'
Right-of-Way Encroachment	Eaves, Awnings, Canopies

### b. Buildable Area

Side Yard Setback	0'
Rear Yard Setback	5'; 0' with Alley
Minimum Lot Width	25'
Maximum Lot Width	None
Maximum Impervious Coverage	80%
Additional Semi-Pervious Coverage	20%

### c. Parking Location, Loading & Access

Parking Location	Rear Yard
Service & Loading Facility Location	Rear Facade
Entry for Parking within Building	Rear Facade
Vehicular Access	From Alley; If no Alley exists, one (1) driveway off a side or corner side yard <sup>2</sup>

#### Notes:

<sup>1</sup> Areas within the Front Build-to Zone not occupied by building shall be paved to match adjacent walk.

<sup>2</sup> For parcels with a street frontage longer than 300' and no Alley, two (2) driveways are permitted.

### (2) Height

Minimum Overall Height	2 Stories
Maximum Overall Height	6 Stories <sup>3</sup>
Ground Story: Minimum Height	14'
Maximum Height	24' <sup>4</sup>
Upper Stories: Minimum Height	9'
Maximum Height	14'

#### Notes:

<sup>3</sup> Above the fourth Story, the Upper Stories of any building Facade with Street Frontage shall have a step back from the lower Stories that is a minimum of 6' and a maximum of 12'.

<sup>4</sup> If 18' or more in height, Ground Story shall count as 2 Stories towards maximum building height.

### (3) Uses (refer to BMCC Sec. 27-1806)

Ground Story	Library/Museum, Post Office, General Retail, General Service, Office, Craftsman Industrial
Upper Story	All uses permitted by district
Parking within Building	Permitted in the Rear of all Floors and fully in any Basement(s)
Occupied Space	30' depth space facing Primary Street
Accessory Structures	Permitted per Sec. 27-1808(f).

### (4) Street Facade Requirements

a. Transparency	
Ground Floor: Minimum Transparency	75%, measured between 2' and 8' from sidewalk elevation
Upper Floor: Minimum Transparency	20%, per floor
Blank Wall Limitations	Required

### b. Building Entrance

Principal Entrance Location	Front or Corner of Building
Entrance Type (refer to Sec. 27-1809)	Storefront
Street Facades: Number of Entrances	1 per 75' of Facade
Parking Lot Facades: Number of Entrances	N/A

### c. Roof Type

Roof Type (refer to Sec. 27-1810)	Parapet, Flat, Pitched, or Barrel
Tower	Permitted

### d. Facade Divisions

Vertical Increments	No greater than 30'
Horizontal Expression Line	Required within 3' of top of ground story

### e. Balconies

Size	Minimum 3' deep and 5' wide
Facade Coverage	Maximum 40% of Front & Corner Side Facades, separately
Access to Balcony	Maximum one (1) Dwelling Unit
Structure	Independently secured and unconnected to other balconies; or integral to the Facade

# Article 27-1800. East Billings Urban Revitalization District Code

## Sec. 27-1813(c). Frontage Type Standards: Storefront

Frontage Type	Permitted in these EBURD Districts
Storefront	Rail Spur Village Main Street
	Rail Spur Village
	Central Works
	North 13th Street
	Industrial Sanctuary

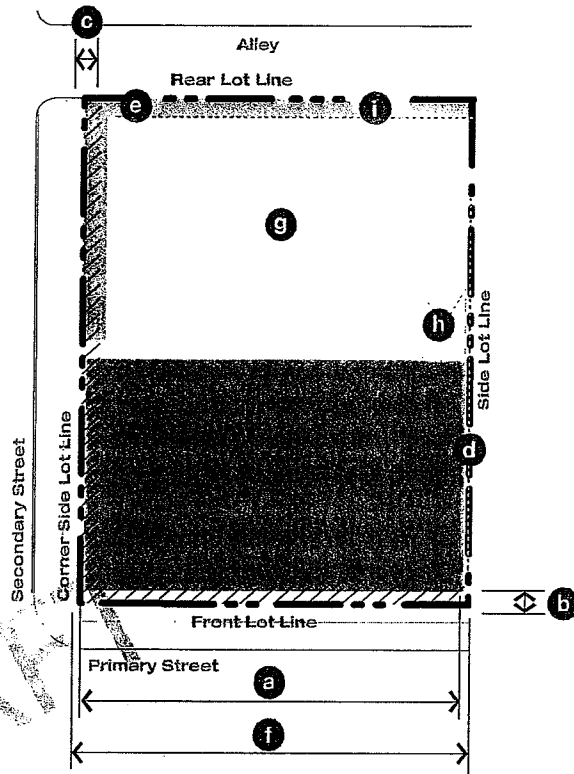


Figure 27-1813(c)-1: Building Siting.

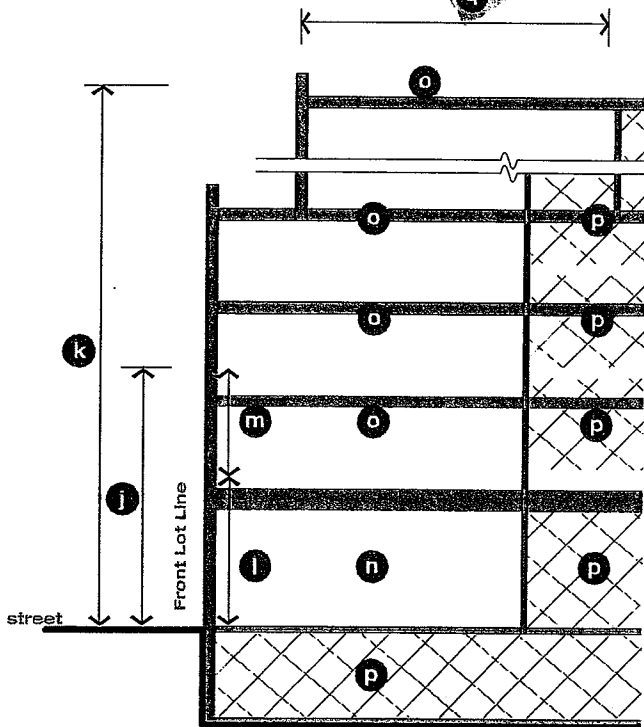


Figure 27-1813(c)-2: Height & Use Requirements.

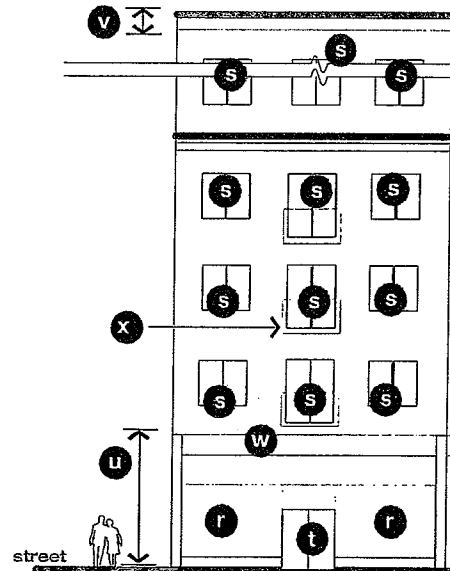


Figure 27-1813(c)-2: Street Facade Requirements.

# Article 27-1800. East Billings Urban Revitalization District Code

## Sec. 27-1816 Signage

Refer to BMCC Sec. 27-700 for sign requirements. The following additional requirements are specific to the EBURD and replaces information in the BMCC Sec. 27-705.

(a) Intent. Commerce is the primary purpose, function and goal of the EBURD. It is the economic engine that funds the City of Billings and Yellowstone County. The functions of signs are to support and enhance that purpose. Regardless of other considerations, the ability of a business to thrive in any given location is the final measure of appropriateness. In a community of our size serving a broad market including Montana, Wyoming and parts of North Dakota, and in a time of growing online commerce, it is increasingly necessary that a business must be able to reach beyond the immediate neighborhood to survive. The ways traffic moves through districts is the most reliable indicator of sign needs and the assurance of success of this purpose. The Billings Industrial Revitalization District Inc. ("BIRD") is the organization that oversees the EBURD and makes recommendations to the City Council.

(b) The following revises BMCC Sec. 27-706 to incorporate the EBURD.

- (1) Service station and convenience store signage shall adhere to the requirements of this section, BMCC Sec. 27-1816 (b) through (o). BMCC Sec. 27-706(a) does not apply to the EBURD.
- (2) Billboards shall be permitted only on Boulevards or Avenues within the EBURD (Montana Avenue, 1st Avenue N, 4th Avenue N, 6th Avenue N, and N 13th Street) . All other requirements of BMCC Sec. 27-706(b) shall apply, including the requirements of the existing moratorium.
- (3) BMCC Sec. 27-706(c) Shopping center or mall signs does not apply to the EBURD.
- (4) BMCC Sec. 27-706(e) Church, school, and other institutional use signs does not apply to the EBURD. Churches, schools, and other institutions shall adhere to the requirements of this section, BMCC Sec. 27-1816 (b) through (o).

(c) Residential Signage. Refer to BMCC Sec. 27-705(a), except: signage for a home occupation are permitted with the following requirements:

		EBURD Frontage Types							
		Yard Frontage	General Stoop	Storefront	Limited Bay	Commerce	Open	Civic	Outdoor Site
Sign Types	Wall	●	●	●	●	●	●	●	●
	Projecting		●	●	●	●	●	●	●
	Awning	●	●	●	●	●	●	●	●
	Canopy Mounted		●	●	●	●	●	●	●
	Window			●	●	●	●		●
	Monument	●	●		●	●	●	●	●
	Ped. Scale Pole-Mounted	●	●		●	●	●	●	●
	Pole-Mounted					●	●		○
	● = Permitted      ○ = Permitted only on Boulevard Street Type								

Table 27-1816-1. Sign Types permitted by Frontage Type.



# Article 27-1800. East Billings Urban Revitalization District Code

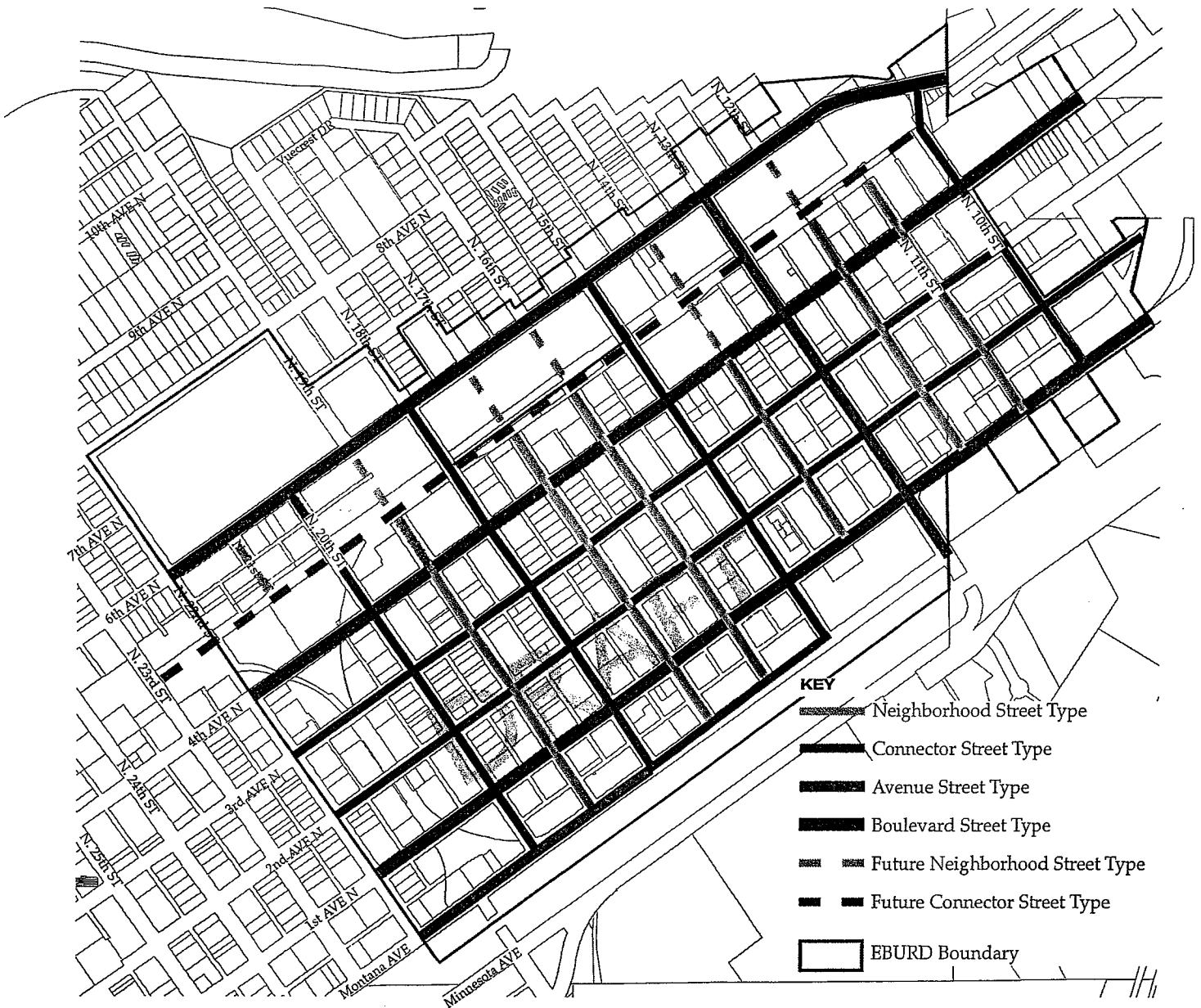


Figure 27-1817(e)-1: Map of Street Types.

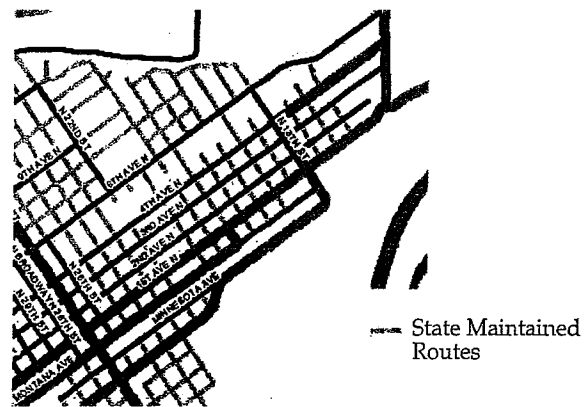


Figure 27-1817(e)-2. Map of State Maintained Routes as of February 2012, for Reference Only..

# Article 27-1800. East Billings Urban Revitalization District Code

## (h) Neighborhood Street.

- (1) Intent. The Neighborhood Street is a low capacity street designed for slow speeds with a standard right-of-way. It primarily serves those residences or businesses directly adjacent to it. Refer to the typical plan and section, Figure 27-1817(h)-1.
- (2) General Requirements. The Neighborhood Street shall be developed using the guidelines in Table 27-1817(h)-1.
  - a. The Department of Public Works, Engineering Division, may require additional right-of-way, pavement width, or street elements depending on specific site characteristics.

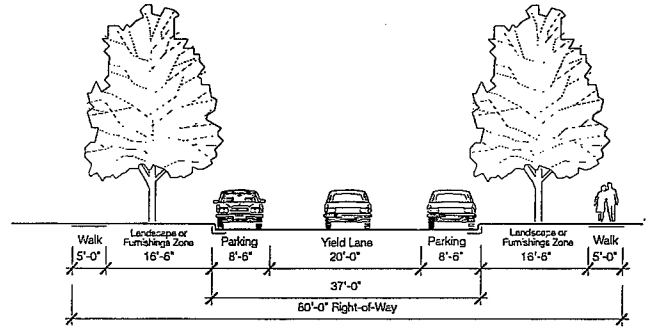
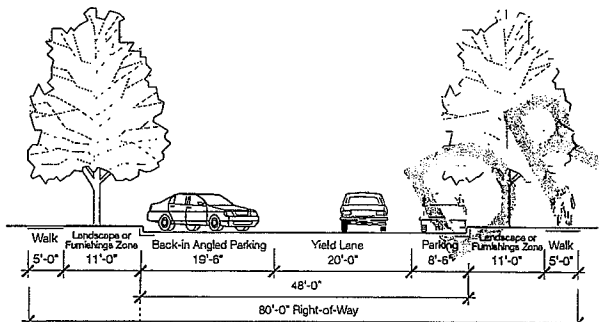


Figure 27-1817(h)-2: Alternative Sample Neighborhood Street.

### Section



### Plan

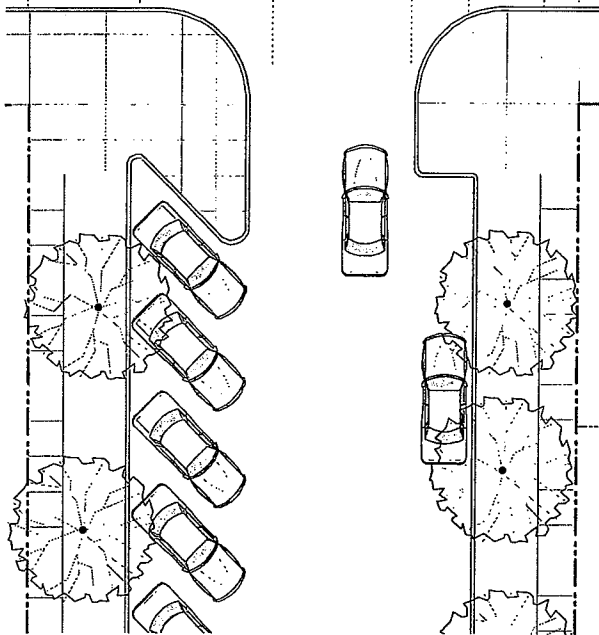


Figure 27-1817(h)-1: Typical Sample Neighborhood Street.

## Sec. 27-1817. STREET TYPES

### Neighborhood Street Guidelines

Location	Permitted adjacent to all districts
Typical Right-of-Way Width	80'
<b>a. Vehicular Realm</b>	
Travel Lanes	1 yield lane
Lane Width	20' (two way yield)
Allowable Turn Lanes	Permitted in place of parking and bulb out at intersections
Parking Lanes <sup>1</sup>	Parallel or back-in diagonal on both sides
Pavement Width	37'-48'
Curbs	Vertical
Median	Prohibited
Bicycle Facilities <sup>2</sup>	Shared
<b>b. Pedestrian Realm</b>	
Pedestrian Facilities	Minimum 5 feet wide clear sidewalk on both sides with bulbouts
Buffer	Minimum 11' wide Planting Zone or Furnishings Zone both sides (refer to BMCC Sec. 27-1817((b)(4)b).

<sup>1</sup>Reference BMCC Sec. 27-1817(c)(7) for on-street parking requirements

<sup>2</sup>Reference BMCC Sec. 27-1817(c)(5) for bicycle facility types and requirements

Table 27-1817(h)-1: Neighborhood Street Guidelines.