

ORDINANCE 21-5775

**AN ORDINANCE OF THE CITY OF BILLINGS,
PROVIDING THE ZONE CLASSIFICATION ON LOTS 1-8 &
12A-22, HARMONY MEADOWS SUBDIVISION, 2ND
FILING GENERALLY LOCATED SOUTH OF ELYSIAN
ROAD AND WEST OF DODGER LANE, BE AMENDED**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS THAT:

Section 1. RECITALS. *Title 76, Chapter 2, Part 3, MCA, and Sections 27-302 and 27-1502, BMCC, provide for amendment to the City Zoning Map from time to time. The City Zoning Commission and staff have reviewed the proposed zoning for the real property hereinafter described. The Zoning Commission and staff have considered the ten (10) criteria required by Title 76, Chapter 2, Part 3, MCA. The recommendations of the Zoning Commission and staff have been submitted to the City Council, and the City Council, in due deliberation, has considered the ten (10) criteria required by state law.*

Section 2. DESCRIPTION. **Lots 1 through 8 and Lots 18 through 22, Harmony Meadows 2nd Filing** are presently zoned **Corridor Mixed Use 2 (CMU2)** and **Lots 12A through Lot 17** are presently zoned **Mixed Residential 2 (NX2)**, and these lots are shown on the official zoning map within these zones.

Section 3. ZONE DISTRICT AMENDMENT. The official zoning map is hereby amended and the zoning for **Lots 1 through 4 and Lots 19 through 22** are hereby changed from **Corridor Mixed Use 2 (CMU2)** to **Neighborhood Office (NO)** on the northern 190 feet and to **Mid-Century Neighborhood Residential (N2)** for the remaining portions; and **Lots 5 through 8 and Lot 18** are hereby changed from **Corridor Mixed Use 2 (CMU2)** to **Mid-Century Neighborhood Residential**; and **Lots 12A through Lots 17** are hereby changed from **Mixed Residential 2 (NX2)** to **Mid-Century Neighborhood Residential (N2)**, as shown on the attached exhibit, and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to **Neighborhood Office (NO)** and **Mid-Century Neighborhood Residential (N2)**, as set out in the Billings, Montana City Code.

Section 4. EFFECTIVE DATE. This ordinance shall be effective thirty (30) days after second reading and final adoption as provided by law.

Section 5. REPEALER. All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.

Section 6. SEVERABILITY. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions of this ordinance which may be given effect without the invalid provisions or application, and, to this end, the provisions of this ordinance are declared to be severable.

PASSED by the City Council on first reading this 23rd Day of August, 2021.

PASSED, ADOPTED and APPROVED on second reading this 13th day of September, 2021.

CITY OF BILLINGS

BY: William A. Cole
William A. Cole, Mayor

Attest:

BY: Denise R. Bohlman
Denise R. Bohlman, City Clerk
Zone Change 996, Harmony Meadows Subdivision



Zone Change 996 – Exhibit

