

ORDINANCE 22-5798

AN ORDINANCE OF THE CITY OF BILLINGS, PROVIDING THE ZONE CLASSIFICATION ON LOT 1, BLOCK 1 AND LOT 1, BLOCK 2 OF ZIMMERMAN HOME PLACE SUBDIVISION, 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. Lot 1, Block 1 and Lot 1, Block 2 of Zimmerman Home Place Subdivision, is presently zoned **Suburban Neighborhood (N3), Mixed Residential 1 (NX1), Mixed Residential 3 (NX3) and Public 1 (P1)** and is shown on the official zoning map within this zone.

Section 3. ZONE DISTRICT AMENDMENT. The official zoning map is hereby amended the zoning for **Lot 1, Block 1 and Lot 1, Block 2 of Zimmerman Home Place Subdivision,** is hereby changed from **Suburban Neighborhood (N3), Mixed Residential 1 (NX1), Mixed Residential 3 (NX3) and Public 1 (P1) to Mid-Century Neighborhood (N2), Mixed Residential 1 (NX1) and Mixed Residential 3 (NX3) and Public 1 (P1)** 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 **Mid-Century Neighborhood (N2), Mixed Residential 1 (NX1) and Mixed Residential 3 (NX3) and Public 1 (P1),** 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, or upon effective date of Resolution 22-11029 approving the annexation of the above territory, whichever is later.

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 All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.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 28th day of February, 2022.

PASSED, ADOPTED and APPROVED on second reading this 14th day of March, 2022.



CITY OF BILLINGS

DocuSigned by:
William A Cole
BY: _____
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William A. Cole, Mayor

Attest:

DocuSigned by:
Denise Bohlman
BY: _____
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Denise R. Bohlman, City Clerk

Zone Change 1009, Zimmerman Home Place Subdivision
Lot 1, Block 1 and Lot 1, Block 2

Zone Change 1009

Zoning Exhibit





**HIGHLANDS
APARTMENTS, LLC**

BILLINGS, MT 59102

ZIMMERMAN HOME PLACE
PROPOSED ZONING MAP

SHEET NUMBER
PROJECT NUMBER
SHEET NUMBER
EXHIBIT

B

2021-175
2 OF 2
2024R-041-2291-6