

## ORDINANCE 22-5797

AN ORDINANCE OF THE CITY OF BILLINGS,  
PROVIDING THE ZONE CLASSIFICATION ON BLOCK 2,  
LOTS 12-15, EMMA JEAN HEIGHTS SUB. 1<sup>ST</sup>, FILING,  
BLOCK 4, LOT 1, BLOCK 9, LOTS 10 & 11, BLOCK 10,  
LOTS 10 & 11, BLOCK 19, LOT 1, EMMA JEAN HEIGHTS  
SUB 2<sup>ND</sup>, BLOCK 8, LOTS 1-20, BLOCK 9, LOTS 12-20,  
BLOCK 10, LOTS 1-9, AND BLOCK 11, LOT 4, BLOCK 13,  
LOTS 2-14, EMMA JEAN HEIGHTS SUB 4<sup>TH</sup> FILING, 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.** **Block 2, Lots 12-15, Emma Jean Heights Sub. 1<sup>st</sup>, Filing, Block 4, Lot 1, Block 9, Lots 10 & 11, Block 10, Lots 10 & 11, Block 19, Lot 1, Emma Jean Heights Sub 2<sup>nd</sup>, Block 8, Lots 1-20, Block 9, Lots 12-20, Block 10, Lots 1-9, and Block 11, Lot 4, Block 13, Lots 2-14, Emma Jean Heights Sub 4<sup>th</sup> filing,** is presently zoned **Mid-Century Neighborhood Residential (N2)** and is shown on the official zoning map within this zone.

**Section 3. ZONE DISTRICT AMENDMENT.** The official zoning map is hereby amended and the zoning for **Block 2, Lots 12-15, Emma Jean Heights Sub. 1<sup>st</sup>, Filing, Block 4, Lot 1, Block 9, Lots 10 & 11, Block 10, Lots 10 & 11, Block 19, Lot 1, Emma Jean Heights Sub 2<sup>nd</sup>, Block 8, Lots 1-20, Block 9, Lots 12-20, Block 10, Lots 1-9, and Block 11, Lot 4, Block 13, Lots 2-14, Emma Jean Heights Sub 4<sup>th</sup> filing,** is hereby changed from **Mid-Century Neighborhood Residential (N2) to Suburban Neighborhood Residential (N3)**, and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining **Suburban Neighborhood Residential (N3)** 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 28<sup>th</sup> day of February, 2022.

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

CITY OF BILLINGS



Attest:

BY: DocuSigned by:  
Denise Bohlman  
D503C2218DC34E0  
Denise R. Bohlman, City Clerk

BY: DocuSigned by:  
William A. Cole  
2CA11D5423334EE...  
William A. Cole, Mayor

Zone Change 1007, Emma Jean Heights