

**ORDINANCE 25-5924**

**AN ORDINANCE OF THE CITY OF BILLINGS,  
PROVIDING THE ZONE CLASSIFICATION OF LOTS 1, 4  
AND 5, CLEARWATER ESTATES 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 27-1628, 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.** **3 acres of Lot 1, all of Lot 4 and 14 acres of Lot 5, of CLEARWATER ESTATES SUBDIVISION,** is presently zoned **Corridor Mixed Use 1 (CMU1), Neighborhood Mixed Use (NMU), Mixed Residential 1 & 2 (NX1 & NX2) and Open Space Parks Recreation (P-1)** 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 **3 acres of Lot 1, all of Lot 4 and 14 acres of Lot 5, of CLEARWATER ESTATES SUBDIVISION,** is hereby changed from **Corridor Mixed Use 1 (CMU1), Neighborhood Mixed Use (NMU), Mixed Residential 1 & 2 (NX1 & NX2) and Open Space Parks Recreation (P-1)** to , **Corridor Mixed Use 1 (CMU1), Mixed Residential 1 & 2 (NX1 & NX2) & Public-Civic, Institutional (P-2)** and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to **Corridor Mixed Use 1 (CMU1), Mixed Residential 1 & 2 (NX1 & NX2) & Public-Civic, Institutional (P-2),** 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 REPEALER.** All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.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 27<sup>th</sup> day of October, 2025.

PASSED, ADOPTED and APPROVED on second reading this 24<sup>th</sup> day of November, 2025.



CITY OF BILLINGS

By: William A. Cole  
William A. Cole, Mayor

ATTEST:

By: Denise R. Bohlman  
Denise R. Bohlman, City Clerk

Zone Change 1072- Lots 1, 4, and 5; Clearwater Estates Sub

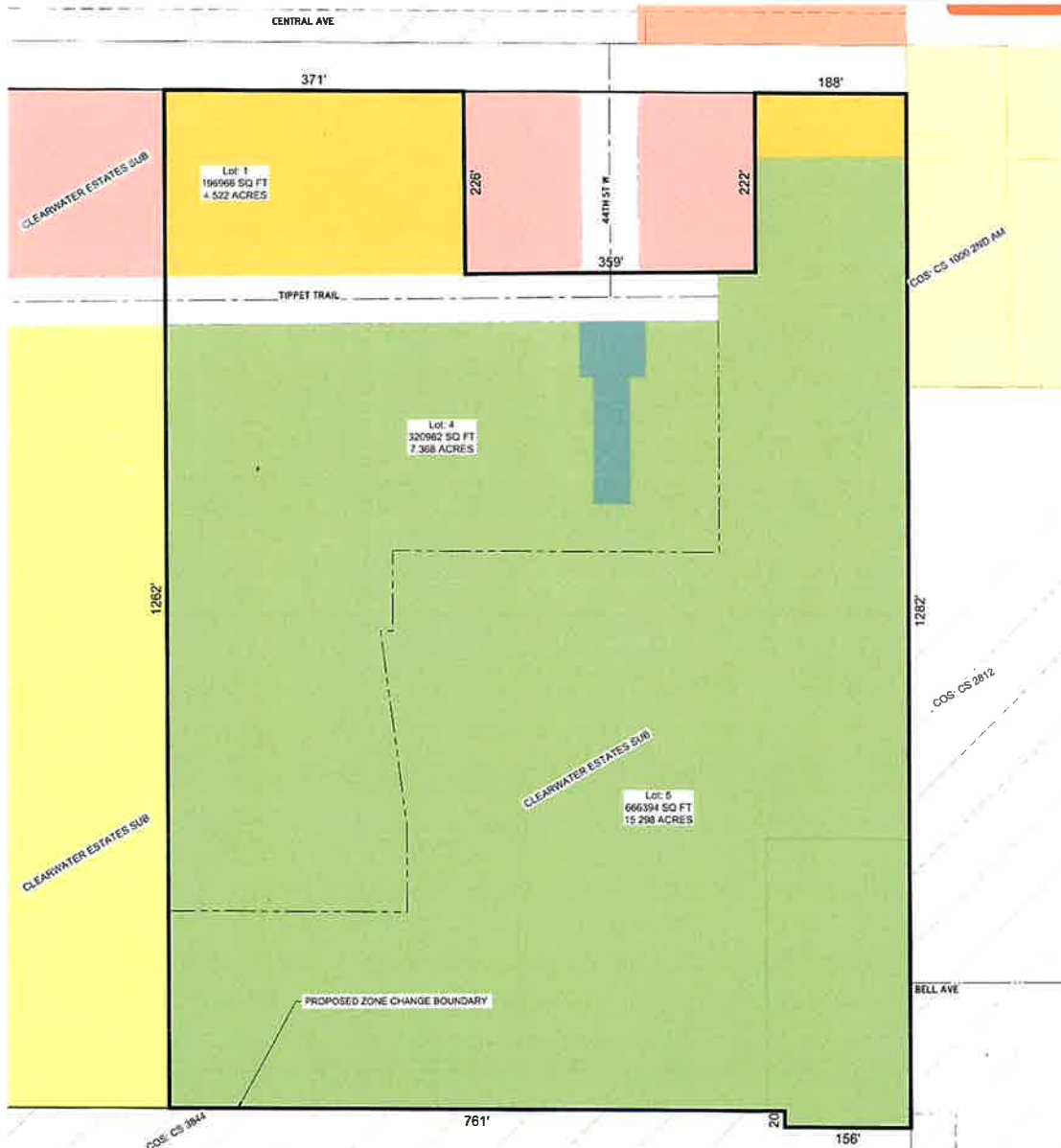
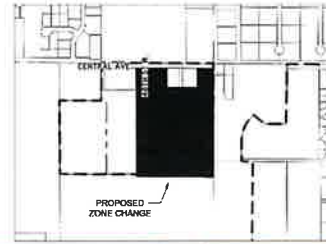
# PROPOSED ZONING EXHIBIT FOR **LOTS 1, 4 & 5 OF CLEARWATER ESTATES SUBDIVISION**

LOCATED NW 1/4 OF SECTION 10, T 01 S, R 25 E, P.M.M.  
 YELLOWSTONE COUNTY, MT



PREPARED FOR : 44 WEST DEVELOPMENT, LLC  
 PREPARED BY : PERFORMANCE ENGINEERING, LLC

ZONING INFORMATION		
ZONING DISTRICT	ACRES	PERCENTAGE
NX1	21.284	89.2
NX2	2.291	9.6
P2	0.292	1.2
TOTAL	23.877	100.0



## **ZONING LEGEND**

CMU 1 - COMMERCIAL MIXED USE 1	RR1 - RURAL RESIDENTIAL 1	P2 - PUBLIC-CIVIL-INSTITUTIONAL
N2 - 1 TO 2 DWELLING UNITS/STRUCTURE	RR3 - RURAL RESIDENTIAL 3	AO - AGRICULTURAL OPEN
NX1 - 1 TO 4 DWELLING UNITS/STRUCTURE	NX2 - 2 TO 8 DWELLING UNITS/STRUCTURE	N3 - SUBURBAN NEIGHBORHOOD
NMU - NEIGHBORHOOD MIXED USE	N4 - LARGE LOT SUBURBAN	

