

## ORDINANCE NO. 07- 5402

AN ORDINANCE AMENDING THE ZONE  
CLASSIFICATION FOR Lots 26 and 27, Block 5 of  
Central Heights Subdivision, 4<sup>th</sup> Filing, containing  
approximately 14,838 square feet.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS,  
MONTANA:

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 twelve (12) 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 twelve (12) criteria required by state law.

2. DESCRIPTION. A tract of land known as Lots 26 and 27, Block 5 of Central Heights Subdivision, 4<sup>th</sup> Filing, containing approximately 14,838 square feet of land and is presently zoned Residential-6,000 and is shown on the official zoning maps within this zone.

3. ZONE AMENDMENT. The official zoning map is hereby amended and the zoning **for Lots 26 and 27, Block 5 of Central Heights Subdivision, 4<sup>th</sup> Filing** is hereby changed from **Residential-6,000** to **Community Commercial** and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to **Community Commercial** as set out in the Billings, Montana City Code.

4. REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

5. EFFECTIVE DATE. This ordinance shall be effective from and after final passage and as provided by law.

PASSED by the City Council on first reading February 26, 2007.

PASSED, ADOPTED AND APPROVED on second reading March 12, 2007.

CITY OF BILLINGS:

BY: \_\_\_\_\_  
Ron Tussing, Mayor

ATTEST:

BY: \_\_\_\_\_  
Cam Trudeau, Deputy City Clerk

ZC#797 – Central Heights 4<sup>th</sup> Filing, Lots 26 and 27, Block 5