

ORDINANCE NO. 07-5425

AN ORDINANCE AMENDING THE ZONE CLASSIFICATION  
FOR A PORTION OF A 288.38 ACRE PARCEL OF LAND  
IN THE NORTH ½ OF SECTION 20 OF TOWNSHIP 1  
NORTH, RANGE 26 EAST AND C/S 1904.

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 a portion of a 288.38 acre parcel of land in the North ½ of Section 20 of Township 1 North, Range 26 East and C/S 1904 and is presently zoned Residential 9,600 and is shown on the official zoning maps within this zone.

3. ZONE AMENDMENT. The official zoning map is hereby amended and the zoning on **a portion of a 288.38 acre parcel of land in the North ½ of Section 20 of Township 1 North, Range 26 East and C/S 1904** is hereby changed from **Residential 9,600** to **Community Commercial (5.52 acres), Neighborhood Commercial (3.44 acres), Residential Professional (2.29 acres), Residential Multi-family-Restricted (11.92 acres), Residential 6,000 (6.56 acres), Residential 7,000-Restricted (105 lots), and Public (park areas and trails)** and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to **Community Commercial, Neighborhood Commercial, Residential Professional, Residential Multi-family-Restricted, Residential 6,000, Residential 7,000-Restricted and Public** 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 All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 July 23, 2007.

PASSED, ADOPTED AND APPROVED on second reading August 13, 2007.

CITY OF BILLINGS:

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

ATTEST:

BY: \_\_\_\_\_  
Cari Martin, City Clerk

ZC#814 – State Lands in the North ½ of Section 20 of Township 1 North, Range 26 East  
and C/S 1904