



YELLOWSTONE COUNTY ZONING COMMISSION
YELLOWSTONE COUNTY, MONTANA
MONDAY, MARCH 12, 2012

SUBJECT: Zone Change #630, Text Amendment – Detached Accessory Buildings in Residential Zones - 27-310

THROUGH: Candi Beaudry, AICP, Planning Director

PRESENTED BY: Nicole Cromwell, AICP, Zoning Coordinator, Planner II

REQUEST

This is a zone change that will amend Section 27-310, of the Unified Zoning Regulations for Billings and Yellowstone County to create two subsections that regulate detached accessory buildings in residential zones. The existing code has a single subsection that applies inside and outside the city limits. The proposed amendment will separate the requirements for construction inside the city limits from the requirements outside the city limits. The City Zoning Commission initiated this amendment on February 7, 2012, and the County Zoning Commission initiated this amendment on February 13, 2012. The City and County Zoning Regulations are unified and these standards should apply within the zoning area outside the city limits.

RECOMMENDATION

The Planning Division is recommending approval.

BACKGROUND

The current code was unified with the County Zoning Regulations in 1997. In 2006, the City Council adopted major amendments to the code that only apply within the city limits. Although carefully written, the code is confusing to interpret. The amendment will create an additional subsection to separate the requirements for the city and county.

ATTACHMENTS

Attachment A: Draft Resolutions

Attachment A – Draft Resolution Zone Change #630

Final Resolution 12-_____

A RESOLUTION TO AMEND THE UNIFIED ZONING REGULATIONS FOR THE CITY OF BILLINGS AND YELLOWSTONE COUNTY JURISDICTIONAL AREA BY REVISING SECTION 27-27-310(i) AND ADDING A NEW SECTION 27-310(j) – YARDS AND SETBACKS FOR ACCESSORY BUILDINGS IN RESIDENTIAL ZONES - TO DELETE LANGUAGE AND ADD LANGUAGE TO CLARIFY THE REGULATION AND ADOPT THE REVISION AS AN AMENDMENT TO THE ZONING REGULATIONS

WHEREAS, pursuant to Title 76, Chapter 2, Montana Code Annotated, the Board of County Commissioners of Yellowstone County, Montana, held a public hearing and adopted a resolution of intent on the 29th day of March, 2012, on the following proposed amendments and additions to the City of Billings – Yellowstone County Unified Zoning Regulations.

Section 1. That the Unified Zoning Regulations for the City of Billings and Yellowstone County Jurisdictional Area be amended by revising Section 27-310(i) as follows:

- (i) **Yards and Setbacks for Accessory Buildings in Residential Zones within the Billings city limits.** The following setbacks shall be provided for accessory buildings in Residential zones:

(1) Detached garages, carports, patios, tool or storage sheds, playhouses, greenhouses or other accessory buildings shall meet the setbacks required in below Table 1.

TABLE 1 Setbacks from property lines for detached garages, carports, tool or storage sheds, greenhouses or other detached accessory structures					
	Front (b)	Side Adjacent to Street (b)	Side	Rear with Alley (c)	Rear Without Alley
BUILDINGS LESS THAN 18 FEET IN HEIGHT (a) (d) (e) (f) Approach from a street	20	20	3	0	3
Approach at right angle from an alley	20	10	3	6	N/A
All others	20	10	3	0	3
BUILDINGS GREATER THAN 18 FEET IN HEIGHT UP TO AND INCLUDING THE MAXIMUM ALLOWED HEIGHT (a) (d) (e) Approach from a street	20	20	8	6	8
Approach at right angle from an alley	20	10	8	6	N/A
All others.	20	10	8	6	8

- (a) All setbacks are denoted in feet from the property line.
- (b) In districts with Front or Side Adjacent to Street setbacks greater than those required in above Table 1, the structure shall meet the most restrictive setback requirement.
- (c) No above building or structure nor any part thereof shall protrude into or hang over the public right-of-way.
- (d) Structures located adjacent to arterial streets must meet the Arterial Setbacks as outlined in BMCC Section 27-602.
- ~~(e) Detached accessory buildings used to house, keep or shelter livestock or fowl shall meet the setbacks described in BMCC Section 27-607.~~
- (f) (e) The side wall of detached accessory buildings in the R-9,600, R-8,000, R-7,000, R-7,000R, R-6,000, R-6,000R, R-5,000 and Residential Manufactured Home zoning districts within the Billings city limits shall be no greater in height than the side walls, excluding a gable wall, of an existing or proposed principal structure on the property.

N/A = Not Applicable

(2) Garages, carports and other accessory buildings attached to a dwelling shall be considered to be part of the dwelling and setbacks shall be the same as those required for such dwelling. In addition, garages and carports attached to the dwelling that have their approach from a

street shall be setback from that street property line a minimum of twenty (20) feet or meet the front setback in the zoning district in which it is located, whichever is greater.

~~(3) In the R-9,600, R-8,000, R-7,000, R-7,000R, R-6,000, R-6,000R, R-5,000 and Residential Manufactured Home zoning districts within the Billings city limits detached accessory structure(s) greater than 200 square feet in size shall not exceed the principal building first story square footage on the lot or 1,000 square feet, whichever is less. If the lot is greater than .25 acres maximum total square footage of a detached accessory structure shall be as calculated as follows or equal to the principal building first story square footage, whichever is less.~~

~~Except in the R-9600, R-8,000, R-7,000, R-7,000R, R-6,000, R-6,000R, R-5,000, and Residential Manufactured Home zoning districts within the Billings city limits the maximum size allowed for detached accessory structures shall be based on the following criteria, based on the size of the lot:~~

- ~~- Lots containing less than .25 acres = 1,000 square feet maximum size.~~
- ~~- Lots containing .25 acres up to 1 acre shall use the following formula:
(667 x lot acreage) + 833 = maximum detached structure size)~~
- ~~- Lots containing more than 1 acre = 1,500 square foot maximum size.~~

~~This provision shall not apply in the Agricultural Open or Agricultural Suburban zoning districts.~~

~~No detached accessory structure within these residential zoning districts in the Billings city limits shall exceed 1,500 square feet or that amount which, when added to the square footage of the principal structure(s), will achieve the maximum lot coverage allowable in that district, whichever is less. The maximum total square footage in detached accessory structures on any lot within these residential zoning districts in the Billings city limits shall not exceed 2,000 square feet or the total principal building first story square footage on the lot, whichever is less.~~

~~(4) Except in the R-9600, R-8,000, R-7,000, R-7,000R, R-6,000, R-6,000R, R-5,000 and Residential Manufactured Home zoning districts within the Billings city limits the maximum total square footage in detached accessory structures on any lot shall not exceed three thousand (3,000) square feet or that amount which, when added to the square footage of the principal structure(s), will achieve the maximum lot coverage allowable in that district, whichever is less. This three thousand (3,000) square foot limit shall not apply in the Agricultural Open zoning district.~~

~~(5) See BMCC Section 27-607, for setbacks regarding detached structures used to house livestock or fowl.~~

~~(6) (4) For watercourse setbacks, see BMCC Section 27-616.~~

~~(7) (5) No above allowed building or structure nor any part thereof shall protrude into or hang over any public right-of-way.~~

~~(8) In the R-9,600, R-8,000, R-7,000, R-7,000R, R-6,000, R-6,000R, R-5,000 and Residential Manufactured Home zoning districts within the Billings city limits detached accessory structure(s) greater than 200 square feet in size shall not exceed the principal building first story square footage on the lot or 1,000 square feet, whichever is less. If the lot is greater than .25 acres maximum total square footage of a detached accessory structure shall be as calculated in Section 3 above or equal to the principal building first story square footage, whichever is less. No detached accessory structure within these residential zoning districts in the Billings city limits shall exceed 1,500 square feet. The maximum total square footage in~~

~~detached accessory structures on any lot within these residential zoning districts in the Billings city limits shall not exceed 2,000 square feet or the total principal building first story square footage on the lot, whichever is less.~~

(9) (6) In the R-9,600, R-8,000, R-7,000, R-7,000R, R-6,000, R-6,000R, R-5,000 and Residential Manufactured Home zoning districts within the Billings city limits, horizontal exterior siding is required on detached accessory structures greater than 200 square feet in size, unless the principle structure has vertical siding or a combination of horizontal and vertical siding. The detached accessory structure siding shall match the design and material of the principle structure to the maximum extent practicable.

Section 2. That the Unified Zoning Regulations for the City of Billings and Yellowstone County Jurisdictional Area be amended by adding a new Section 27-310(j) as follows:

(j) **Yards and Setbacks for Accessory Buildings in Residential Zones outside the Billings city limits and within the County jurisdictional zoning area.** The following setbacks shall be provided for accessory buildings in Residential zones:

(1) Detached garages, carports, patios, tool or storage sheds, playhouses, greenhouses or other accessory buildings shall meet the setbacks required in below Table 1.

<u>TABLE 1 Setbacks from property lines for detached garages, carports, tool or storage sheds, greenhouses or other detached accessory structures</u>					
	<u>Front (b)</u>	<u>Side Adjacent to Street (b)</u>	<u>Side</u>	<u>Rear with Alley (c)</u>	<u>Rear Without Alley</u>
<u>BUILDINGS LESS THAN 18 FEET IN HEIGHT (a) (d) (e)</u> <u>Approach from a street</u>	<u>20</u>	<u>20</u>	<u>3</u>	<u>0</u>	<u>3</u>
<u>Approach at right angle from an alley</u>	<u>20</u>	<u>10</u>	<u>3</u>	<u>6</u>	<u>N/A</u>
<u>All others</u>	<u>20</u>	<u>10</u>	<u>3</u>	<u>0</u>	<u>3</u>
<u>BUILDINGS GREATER THAN 18 FEET IN HEIGHT UP TO AND INCLUDING THE MAXIMUM ALLOWED HEIGHT (a) (d) (e)</u> <u>Approach from a street</u>	<u>20</u>	<u>20</u>	<u>8</u>	<u>6</u>	<u>8</u>
<u>Approach at right angle from an alley</u>	<u>20</u>	<u>10</u>	<u>8</u>	<u>6</u>	<u>N/A</u>
<u>All others.</u>	<u>20</u>	<u>10</u>	<u>8</u>	<u>6</u>	<u>8</u>

- (a) All setbacks are denoted in feet from the property line.
- (b) In districts with Front or Side Adjacent to Street setbacks greater than those required in above Table 1, the structure shall meet the most restrictive setback requirement.
- (c) No above building or structure nor any part thereof shall protrude into or hang over the public right-of-way.
- (d) Structures located adjacent to arterial streets must meet the Arterial Setbacks as outlined in BMCC Section 27-602.
- (e) Detached accessory buildings used to house, keep or shelter livestock or fowl shall meet the setbacks described in BMCC Section 27-607.

N/A = Not Applicable

(2) Garages, carports and other accessory buildings attached to a dwelling shall be considered to be part of the dwelling and setbacks shall be the same as those required for such dwelling. In addition, garages and carports attached to the dwelling that have their approach from a street shall be setback from that street property line a minimum of twenty (20) feet or meet the front setback in the zoning district in which it is located, whichever is greater.

(3) The maximum size allowed for detached accessory structures shall be based on the following criteria, based on the size of the lot:

- Lots containing less than .25 acres = 1,000 square feet maximum size.
- Lots containing .25 acres up to 1 acre shall use the following formula:
(667 x lot acreage) + 833 = maximum detached structure size)
- Lots containing more than 1 acre = 1,500 square foot maximum size.

This provision shall not apply in the Agricultural-Open Space or Agricultural-Suburban zoning districts.

- (4) The maximum total square footage in detached accessory structures on any lot shall not exceed three thousand (3,000) square feet or that amount which, when added to the square footage of the principal structure(s), will achieve the maximum lot coverage allowable in that district, whichever is less. This three thousand (3,000) square foot limit shall not apply in the Agricultural-Open Space zoning district.
- (5) See BMCC Section 27-607, for setbacks regarding detached structures used to house livestock or fowl.
- (6) For watercourse setbacks, see BMCC Section 27-616.
- (7) No above allowed building or structure nor any part thereof shall protrude into or hang over any public right-of-way.

WHEREAS, the Board of County Commissioner received and considered the recommendations of the City/County Planning staff and the Yellowstone County Zoning Commission on the proposed amendment and additions.

NOW, THERFORE, BE IT RESOLVED that it is the intent of the Board of County Commissioners that the above-described amendment to the Unified Zoning Regulations for the City of Billings and Yellowstone County Jurisdictional Area be adopted.

PASSED AND ADOPTED by the Board of County Commissioners of Yellowstone County, Montana, this 1st day of May, 2012.

BOARD OF COUNTY COMMISSIONERS
 YELLOWSTONE COUNTY, MONTANA

 John Ostlund, Chairman

 James E. Reno, Member

 Bill Kennedy, Member

(SEAL)
 ATTEST:

 Jeff Martin
 Clerk and Recorder