

**Commercial, Industrial & Multifamily  
Development Review Checklist  
City/County Planning  
2016**

The following is intended as a guide for applicants in the development of site plans for review in Billings and Yellowstone County. This is not intended to be an all-inclusive set of guidelines. It remains the responsibility of the owner/developer/builder and their consultants to comply with all rules, regulations and codes of the City of Billings and Yellowstone County. Prior to plan submittal the following information should be verified by the owner/developer/builder of the project.

247-8676 – Main Phone Number

657-8327 – FAX

[LINK](#) to Planning Division

**PARCEL INFORMATION**

**Legal:** Lot \_\_\_\_\_ Block \_\_\_\_\_  
Subdivision or C/S \_\_\_\_\_

**Zoning District:** \_\_\_\_\_

[LINK](#) to County property Tax search page  
Zoning info under “Jurisdictional Information”  
bottom of Property Tax page  
OR call 657-8247  
[LINK](#) to Zoning Code On-Line (Planning page)

**Overlay Districts**

North Shiloh Corridor –  
500 feet each side of Shiloh Road centerline  
from King Ave W north to Rimrock Road  
Site specific development requirements: [LINK](#)  
to N Shiloh Corridor Section 27-1400

South Shiloh Corridor –  
500 feet each side of Shiloh Road centerline  
from King Ave W south to I-90 including 500  
feet each side of Zoo Drive centerline and 500  
feet south of King Ave W centerline from  
Shiloh Road to S 32<sup>nd</sup> St West. Site specific  
development requirements: [LINK](#) to S Shiloh  
Corridor Section 27- 1427

Both **Overlay Districts** have site specific  
development requirements for all commercial,  
industrial and multifamily developments.

**Multifamily or Multi-Unit Developments**

[LINK](#) - On un-divided lots, buildings or  
dwellings that share common private facilities  
may require Master Site Plan approval from  
Planning Division

**LIST OF ZONING DISTRICTS**

RP – Residential Professional  
NC – Neighborhood Commercial  
CC – Community Commercial  
HC – Highway Commercial  
CI – Controlled Industrial  
HI – Heavy Industrial  
P – Public  
CBD – Central Business District  
<sup>1</sup>MC – Medical Corridor  
<sup>2</sup>S 27<sup>th</sup> – S 27<sup>th</sup> St Corridor  
PD – Planned Development  
<sup>3</sup>ELC – Entryway Light Commercial  
<sup>3</sup>EGC – Entryway General Commercial  
<sup>3</sup>EMU – Entryway Mixed Use  
<sup>3</sup>ELI – Entryway Light Industrial  
<sup>4</sup>**EBURD:**  
RSV – Rail Spur Village  
RSVMS – Rail Spur Village Main Street  
CW – Central Works  
IS – Industrial Sanctuary  
<sup>13</sup>MS – 13<sup>th</sup> St Main Street  
RMF- Residential Multifamily  
RMF-R - Residential Multifamily-Restricted  
<sup>5</sup>R-60 – Residential 6,000

Footnotes:

- 1 – [LINK](#) - Medical Corridor may require separate Planning permit
- 2 – [LINK](#) – S 27<sup>th</sup> St Corridor has site specific development requirements
- 3 – [LINK](#) – Entryway Districts have specific site development requirements
- 4 – [LINK](#) – EBURD Districts have site specific requirements and a separate checklist
- 5 – [LINK](#) – Multifamily developments in R-60 Districts requires Special Review Section 27-308 (c)

## Development Information

### New Development

Proposed Use(s): \_\_\_\_\_  
Building Setbacks: Front: \_\_\_\_\_ Side: \_\_\_\_\_ Rear: \_\_\_\_\_ Arterial: \_\_\_\_\_  
Building Height(s): \_\_\_\_\_  
Lot Coverage (%): \_\_\_\_\_ Lot coverage does not include pavement – only footprint of roofed structures  
Landscaping in square feet: \_\_\_\_\_ Number of trees provided: \_\_\_\_\_  
Signs: requires separate Planning permit [LINK](#)  
Fences: requires separate Planning permit [LINK](#)  
Solid Waste Enclosure: 3-sided sight-obscuring enclosure with closing gates required [LINK](#)  
Developments within 50 feet of a residential zone requires compliance with Sec. 27-612(e) [LINK](#)

### Additions

Proposed Use(s): \_\_\_\_\_  
Setbacks of Addition: Front: \_\_\_\_\_ Side: \_\_\_\_\_ Rear: \_\_\_\_\_ Arterial: \_\_\_\_\_  
Addition Height(s): \_\_\_\_\_  
Lot Coverage (%): \_\_\_\_\_ Lot coverage does not include pavement – only footprint of roofed structures  
Landscaping in square feet: \_\_\_\_\_ Number of trees provided: \_\_\_\_\_  
Landscaping compliance triggered when Gross Floor Area number of parking stalls increases by 25% or more [LINK](#)  
Signs: requires separate Planning permit [LINK](#)  
Fences: requires separate Planning permit [LINK](#)  
Solid Waste Enclosure: Required if Landscaping compliance triggered [LINK](#)  
Developments within 50 feet of a residential zone requires compliance with Sec. 27-612(e) – [LINK](#)

### Remodels

Proposed Use(s): \_\_\_\_\_  
EBURD Zoning Districts may require compliance with site development standards at remodel [LINK](#)  
Developments within 50 feet of a residential zone requires compliance with Sec. 27-612(e) [LINK](#)