

**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

13<sup>th</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](#)