

Memorandum

REPORT TO: Community Development Board

FROM: Tom Rogers, Senior Planner
Chris Saunders, Community Development Manager
Erin George, Community Development Director

SUBJECT: Ordinance 2151 Repeal and Replace Chapter 38, Unified Development Code Including Text and Zoning Map to Comply with the Montana Land Use Planning Act and Implement the Bozeman Community Plan, Application 21381

MEETING DATE: November 3, 2025

AGENDA ITEM TYPE: Community Development - Legislative

RECOMMENDATION: Having reviewed and considered the staff report, draft ordinance, public comment, and all information presented, I hereby adopt the findings presented in the staff report for application 21381 and move to recommend adoption of Ordinance 2151 with revisions as recommended by Staff.

STRATEGIC PLAN: 4.2 High Quality Urban Approach: Continue to support high-quality planning, ranging from building design to neighborhood layouts, while pursuing urban approaches to issues such as multimodal transportation, infill, density, connected trails and parks, and walkable neighborhoods.

BACKGROUND:

This project repeals the entirety of Chapter 38, Unified Development Code, and the associated zoning map and replaces it with new text and map. Full details on the project are available at the project website, engage.bozeman.net/udc. The draft map and text were released for public review on September 19, 2025. Several public meetings were held to introduce the draft to the public and answer questions in advance of the public hearings.

The project establishes a new Chapter 38 to adopt zoning and subdivision processes and standards, including a new zoning map, in compliance with the requirements of the Montana Land Use Planning Act. The City has regularly replaced its zoning since first adopting zoning in 1935. As the community changes the regulations need to keep pace, and approximately 650 text and map amendments or replacements have occurred since 1935.

The new text and map continue the implementation of the City's adopted land use plan, housing plan, climate action plan, and other

issue and area (neighborhood) plans. The housing plan and climate action plan were adopted in 2020 and implementation has been ongoing. The nature and scope of this change was directly communicated in public hearing notices. The land use plan was initially adopted in 2020 and was updated for technical compliance with revised state laws and adopted on Oct 28, 2025. Improvements to the regulations for user convenience such as increased graphics, simplified language, and document reorganization are also included.

The 2023 Legislature adopted a new legal framework for land use planning and regulation that applies to Bozeman and completely replaces the laws that governed earlier regulations. Bozeman must update and replace its regulations to comply with the new Montana Land Use Planning Act (MLUPA). This is being completed along with the UDC updates referenced above which have been underway since 2022. Bozeman's land use plan and supporting issue plans address how the City of Bozeman intends to grow, the impacts of development and various ways to mitigate impacts of additional development.

Per Title 76, Chapter 25, Part 3 and 4, implementing regulations for zoning and subdivision need to be in substantial compliance with the adopted land use plan. Therefore, the applicable criteria of review are those set in MLUPA. Evaluation of the proposed regulations against the MLUPA criteria of adoption is provided in the attached staff report.

Links to the proposed text and map are included in the Executive Summary of the attached staff report. Links to the text and map as well as explanatory and summary information is available through the [project website](#) (external link).

Link to [draft text](#) (external link)

Link to [draft zoning map](#) (external link)

UNRESOLVED ISSUES: Public comment may raise suggestions for potential changes to the text and map.

ALTERNATIVES:

1. Recommend amendments to the text and/or map; or
2. Recommend approval of the draft text and map as presented.

FISCAL EFFECTS: None. Funds for this project were previously budgeted and authorized.

Attachments:

[21381 Staff Report UDC Replacement 2025 - CDB.pdf](#)
[Process and New Code Review Criteria for Amendments Memo.pdf](#)

[Staff Recommended Revisions to Sept 19, 2025 UDC Draft.pdf](#)

[21381 UDC Repeal and Replacment CDB and CC Legal Newspaper Notice.pdf](#)

[MLUPA Code Compliance Summary 10-27-2025.pdf](#)
[SB382 MLUPA City Commission summary July 25, 2023.pdf](#)
[Group Engagement Log -10-27-2028.pdf](#)
[Framing System Raised Heel Trusses.pdf](#)
[USFWS critical-habitat-fact-sheet.pdf](#)
[BOZ UDC_Zoning District Conversion Guide_10.17.2025.pdf](#)

Report compiled on: October 29, 2025