

# Memorandum

**REPORT TO:** City Commission

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

**SUBJECT:** Follow-up Discussion of Unified Development Code Update on Zoning Districts and Uses and Mass and Scale and Direction to Staff, Application 21381

**MEETING DATE:** August 26, 2025

**AGENDA ITEM TYPE:** Community Development - Legislative

**RECOMMENDATION:** Discuss and determine direction on issues relating to zoning districts and uses allowed within districts and mass and scale

**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:** The City Commission is reviewing the outcomes of the supplemental engagement public input on the UDC update and providing direction on the next iteration of the draft to replace Chapter 38 of the municipal code and the associated zoning map. Extensive work sessions were held on [June 24th \[External Link\]](#) (tools for managing bulk, mass and scale of buildings) and [July 14th \[External Link\]](#), (zoning districts and uses). The video recordings of the meetings, staff memos, and other materials are available through the links to the meetings.

At both the previous work sessions, the City Commission requested some additional information be gathered for further consideration. This agenda item provides that information. The attached memo identifies each item and the additional information and associated recommendations.

The City Commission will receive a presentation from Community Development Staff on specific issues, ask questions, receive public comment, and give direction on possible revisions to the text to be incorporated in an upcoming revised draft for public review.

The state has replaced the review criteria applicable to Bozeman for the approval of zoning, as part of the 2023 Montana Land Use Planning Act. Criteria are established in [76-25-304\(2\) MCA \[external link\]](#):

(2) Prior to making a recommendation to the governing body to adopt or amend a zoning regulation or map, the planning commission [Community Development Board] shall:

(c) make a preliminary determination as to whether the zoning regulation and map as proposed or as amended would be in substantial compliance with the land use plan, including whether the zoning regulation or map:

(i) accommodates the projected needed housing types identified in 76-25-206;

(ii) contains five or more specific strategies from 76-25-302 to encourage the development of housing within the jurisdiction;

(iii) reflects allowable uses and densities in areas that may be adequately served by public safety, emergency, utility, transportation, education, and any other local facilities or services identified by the local government in 76-25-207;

(iv) allows sufficient area for existing, new, or expanding commercial, industrial, and institutional enterprises the local government has identified in 76-25-208 for targeted economic growth in the jurisdiction;

(v) protects and maximizes the potential use of natural resources within the area, as identified in 76-25-209;

(vi) minimizes or avoids impacts to the natural environment within the area, as identified in 76-25-209; and

(vii) avoids or minimizes dangers associated with natural hazards in the jurisdiction, as identified in 76-25-209; and

(d) preliminarily determine whether the proposed zoning regulation, map, or amendment results in new or increased impacts to or from local facilities, services, natural resources, natural environment, or natural hazards from those previously described and analyzed in the assessment conducted for the land use plan.

These new criteria will need to be considered when the Community Development Board eventually makes a recommendation and the City Commission votes on the final UDC text and zoning map later this year.

**UNRESOLVED ISSUES:** The attached memo identifies individual issues.

**ALTERNATIVES:** As determined by the City Commission.

**FISCAL EFFECTS:** No budgeted funds are expended with this discussion.

Attachments:

[CC August 19 2025 Mass and Scale Follow-up.pdf](#)  
[New Housing Construction Application Data\\_2020-2025YTD.pdf](#)

[BZ\\_UDC\\_Average Wall Plate Height\\_Research.pdf](#)  
[BZ\\_UDC\\_Graduated Building SF Caps\\_Research.pdf](#)  
[Tall Buildings Map 7-15-2022 small.pdf](#)

Report compiled on: August 12, 2025