

Memorandum

REPORT TO: City Commission Special Meeting

FROM: Tom Rogers, Senior Planner
Chris Saunders, Community Development Manager
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SUBJECT: Discussion of Unified Development Code Update Focusing on Zoning Districts and Uses and Direction to Staff

MEETING DATE: July 14, 2025

AGENDA ITEM TYPE: Community Development - Legislative

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

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. A work session will be held on July 14th, focusing on zoning districts and uses. Previous work sessions were held on June 3rd (phase 2 engagement summary) and June 24th (tools for managing bulk, mass and scale of buildings).

The Community Development Board discussed these issues in work sessions at public meetings on [May 19, 2025](#) [external link] and [July 7, 2025](#) [external link]. Background information and recommendations from the Board are included in the attached staff memo.

The City Commission will receive a presentation from Community Development Staff on specific issues relating to zoning districts and uses, ask questions, receive public comment, and give direction on possible revisions to the text and the zoning map 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. The attached staff memo and related materials provide some background information to support the in-depth discussion at the July 14 work session.

UNRESOLVED ISSUES: None.

ALTERNATIVES: As determined by the City Commission.

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

Attachments:

[CC July 14 2025 Zoning Districts and Uses.pdf](#)

[RMH Map \(11x17\).pdf](#)

[UDC_ZMA_Request_Public_Comment_summary_7-2-2025.pdf](#)

[38.300.020 Allowed Uses Oct 24 UDC draft.pdf](#)

[CommercialZonedBuffers__11x17_.pdf](#)

Report compiled on: July 7, 2025