

Memorandum

REPORT TO: Bozeman Historic Preservation Advisory Board

FROM: Erin George, Community Development Director

SUBJECT: Consider Making Recommendations to City Commission Regarding Zone Edge Transitions and Maximum Building Height in the B-3 Zoning District

MEETING DATE: August 19, 2026

AGENDA ITEM TYPE: Citizen Advisory Board/Commission

RECOMMENDATION: Discuss and hear public comment before making recommendation(s) for consideration by City Commission

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's Unified Development Code (UDC) establishes maximum height standards in zoning districts and a variety of standards that address the mass and scale of new buildings. One such standard, zone edge transitions, requires certain design features for buildings that will be located at the boundary between some zoning districts.

Updated standards were recently adopted as part of the 2025 UDC update. Maximum building height for the B-3 zoning district is set in Section 38.220.050 and the rule of interpretation for height is in Section 38.260.100. The rule of interpretation describes how heights are measured, what encroachments are allowed above maximum height, and other details. Zone edge transition standards are described and applied per Section 38.260.070.

The City Commission will hold a work session to discuss these issues on Aug. 25, 2026. These topics are relevant to ongoing HPAB conversations about the Neighborhood Conservation Overlay District, preservation of historic sites and districts, and the compatibility of new construction with old structures. The board requested an opportunity to weigh in and provide recommendations for City Commission to consider. In considering these topics, HPAB members can provide unique perspectives related to height and transitions as they relate to impacts on historic preservation.

These topics will also be considered at upcoming meetings of the Inter-Neighborhood Council, Downtown Urban Renewal Board, and Downtown Business Improvement District Board. Meeting details are available on the

city's website at: <https://www.bozemanmt.gov/departments/city-commission/meeting-videos>

In preparation for this meeting, HPAB was encouraged to watch the presentation and discussion at the Community Development Board meeting on Aug. 3, 2026. A summary of the recommendations and video time stamps are included in the attached staff memo, which was prepared for consideration by the downtown boards. Additional materials and a recording of the meeting can be found on the city's website at: https://bozeman.granicus.com/player/clip/2783?view_id=1&redirect=true

UNRESOLVED ISSUES: Several advisory boards are considering recommendations to City Commission on this topic.

ALTERNATIVES: As provided by the Board.

FISCAL EFFECTS: None at this time

Attachments:

[Memo re B-3 Height and Transitions Downtown Boards 8-18-2026.pdf](#)

Report compiled on: August 12, 2026