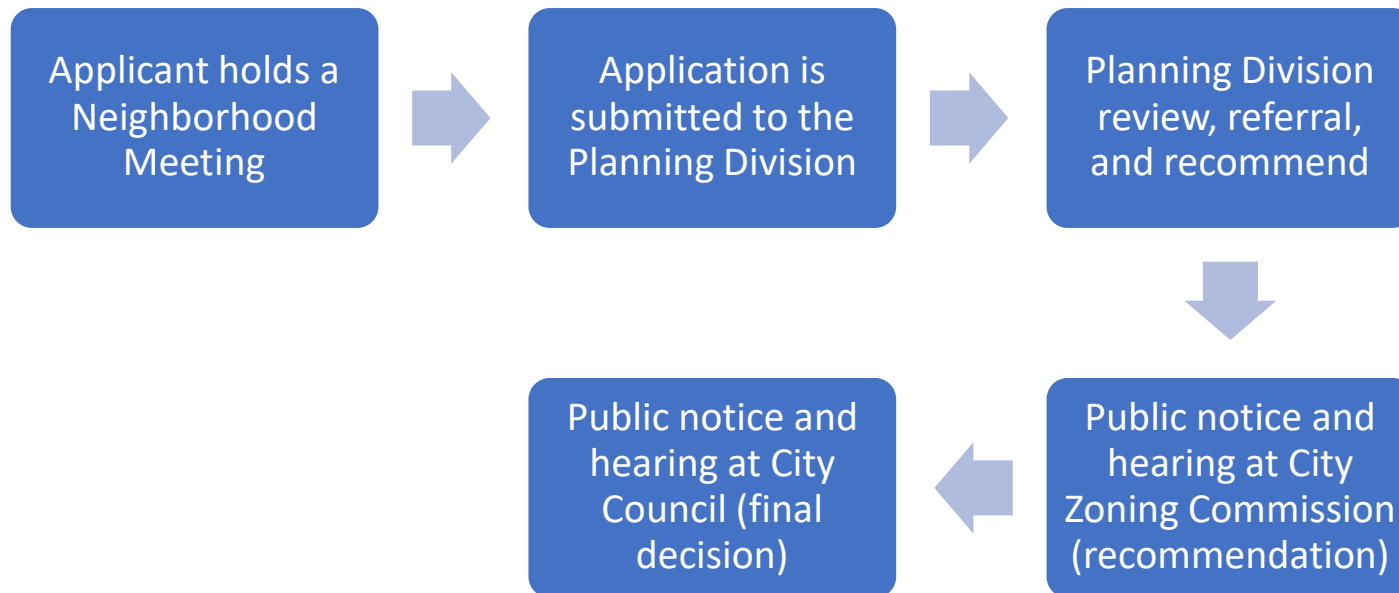


# 2023 Montana Land Use Planning Act

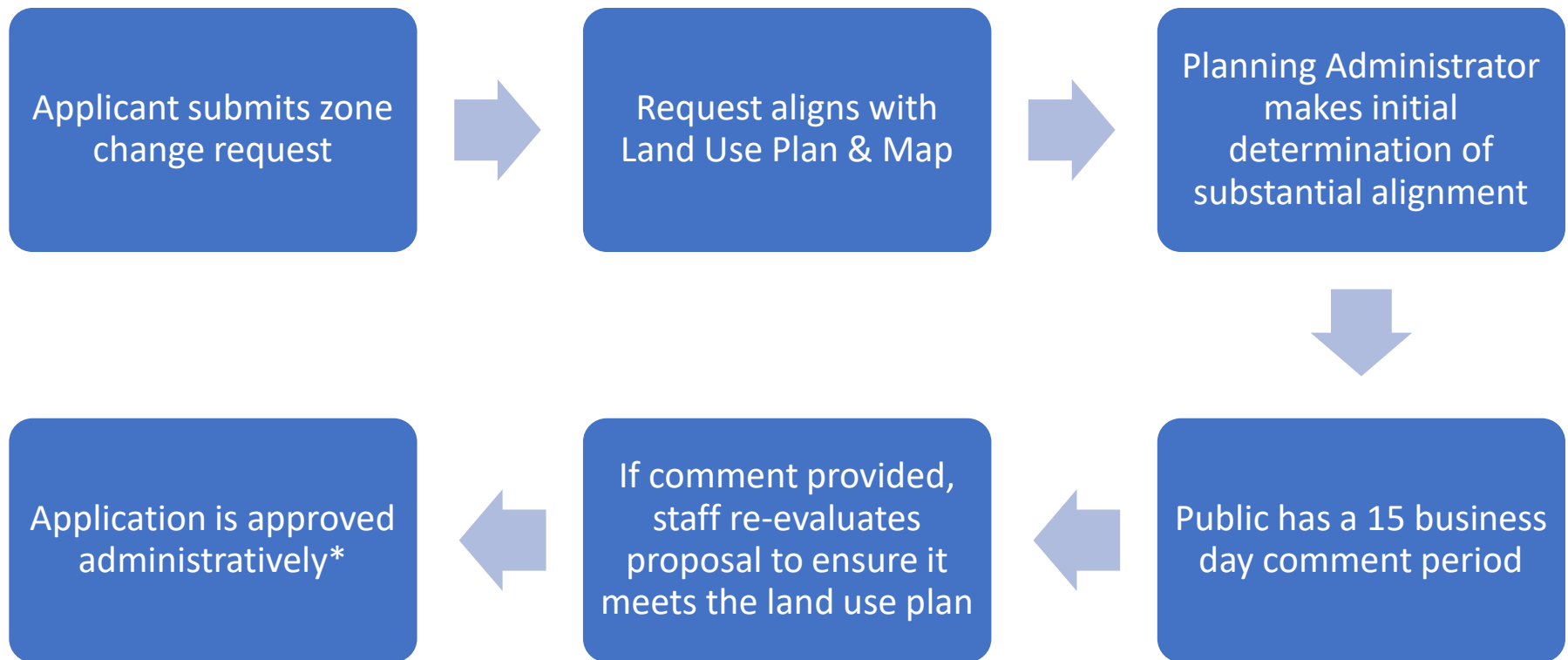
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- Growth Policy – Billings 2045
  - Housing
  - Local services and facilities
  - Economic Development
  - Natural resources, environment, and hazards
- Subdivision regulations – updates following adoption of plan
- Zoning regulations – updates following adoption of plan
- **Administrative Review of Most Land Use Applications after Billings 2045 Adoption**

# Zoning Applications Current Process



# Zoning Process under MLUPA



\* Appeal Process is Available

# PROJECT TIMELINE



## MCA76-25-302 Encouragement of development housing (Must include five)

	IPC Recommendation	Council Direction
(a) Allow as a permitted use for at least a duplex where a single-unit dwelling is permitted	Already required - 2023 SB323	
(b) Zone for higher density housing near transit stations, places of employment, higher education facilities, and other appropriate population centers, as determined by the local government.	Create an overlay in appropriate areas throughout the city	
(c) Eliminate or reduce off-street parking requirements to require no more than one parking space per dwelling unit.	Will be implemented – 2025 HB492	

	IPC Recommendation	Council Direction
(d) Eliminate impact fees for accessory dwelling units or developments that include multi-unit dwellings or reduce the fees by at least 25%.	Navigate when reviewing incentives within the Infill Policy winter 2026/spring 2027	
(e) Allow, as a permitted use, for at least one internal or detached accessory dwelling unit on a lot with a single-unit dwelling occupied as a primary residence.	Already allowed within the zoning code	
(f) Allow for single-room occupancy developments.	Already allowed within the zoning code	
(g) Allow, as a permitted use, a triplex or fourplex where a single-unit dwelling is permitted.	Navigate when reviewing incentives within the Infill Policy winter 2026/spring 2027	
(h) Eliminate minimum lot sizes or reduce the existing minimum lot size required by at least 25%.	Do not implement	

	IPC Recommendation	Council Direction
(i) Eliminate aesthetic, material, shape, bulk, size, floor area, and other massing requirements for multi-unit dwellings or mixed-use developments or remove at least half of those requirements.	Do not implement	
(j) Provide for zoning that specifically allows or encourages the development of tiny houses, as defined in Appendix Q of the International Residential Code as it was printed on January 1, 2023.	Already allowed within the zoning code	
(k) Eliminate setback requirements or reduce existing setback requirements by at least 25%.	Do not implement	
(l) Increase building height limits for dwelling units by at least 25%.	Do not implement	

	IPC Recommendation	Council Direction
(m) Allow multi-unit dwellings or mixed-use development as a permitted use on all lots where office, retail, or commercial are primary permitted uses.	Already required - 2023 SB245	
(n) Allow multi-unit dwellings as a permitted use on all lots where triplexes or fourplexes are permitted uses.	Still exploring	

## Further Questions, Discussion and Direction