

**MCA 76-25-302 Encouragement of development of housing.**

(1) The zoning regulations authorized in 76-25-301 must include a minimum of five of the following housing strategies, applicable to the majority of the area, where residential development is permitted in the jurisdictional area:

Requirement	Notes	Discussion with IPC	Council Direction
(a) Allow, as a permitted use, for at least a duplex where a single-unit dwelling is permitted	2023, SB323 - Was not correctly added to MLUPA remains an incentive option	Implement	Implement
(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	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	2025, HB492 – Will be required in October 2026	Implement	Implement
(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	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	2023, SB323 - Was not correctly added to MLUPA remains an incentive option	Implement	Implement
(f) Allow for single-room occupancy developments	Already within the zoning code	Implement	Implement
(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	Do not investigate further
(h) Eliminate minimum lot sizes or reduce the existing minimum lot size required by at least 25%	Already not in the zoning code (we comply)	Implement	Implement
(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, need to explicitly state	Implement	Implement
(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	
(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	2023, SB245 - Was not correctly added to MLUPA remains an incentive option	Implement	Implement
(n) Allow multi-unit dwellings as a permitted use on all lots where triplexes or fourplexes are permitted uses		Still exploring	

*To be determined at next meeting*