

MCA76-25-302 Encouragement of development housing

(Must include a minimum of five)

	Notes	IPC	Council
(a) Allow as a permitted use for at least a duplex where a single-unit dwelling is permitted	2023, SB 323 - Was not correctly added to MLUPA remains an incentive option	✓	?
(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	✓	✓

	Notes	IPC	Council
(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, SB 323 - Was not correctly added to MLUPA remains an incentive option	✓	✓
(f) Allow for single-room occupancy developments.	Already in 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	Do not investigate further

	Notes	IPC Recommendation	Council Direction
(h) Eliminate minimum lot sizes or reduce the existing minimum lot size required by at least 25%.	Already not in the code (we comply)	✓	✓
(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	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	✓	✓

	Notes	IPC Recommendation	Council Direction
(k) Eliminate setback requirements or reduce existing setback requirements by at least 25%.		Do not implement	Do not implement
(l) Increase building height limits for dwelling units by at least 25%.		Do not implement	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	✓	✓
(n) Allow multi-unit dwellings as a permitted use on all lots where triplexes or fourplexes are permitted uses.		Still exploring	Do not implement

Rural Residential and Agriculture

Zonings

Agriculture (County), Rural Residential 3 (County), Rural Residential 1 (County), Parks and Open Space (City/County), Planned Development (City/County)

Character

Agricultural production lands and rural residential uses on lots larger than one acre that include agricultural uses and may conserve the agricultural heritage of the Yellowstone Valley. Due to the low-density nature of development, public water and wastewater utilities are generally not available.

Density

Max 1/ac
(accessory dwelling units are not primary units)

County Neighborhoods

Zonings

Rural Residential 1 (County), Large Lot Suburban Neighborhood (County), Rural Residential Manufactured Home (R-RMH), P1, PD

Character

Large lot rural neighborhoods typically not developed in the city with limited access to public water and wastewater utilities.

Density

1 - 3.5 units/ac (accessory dwelling units are not primary units)

Urban Residential Limited

Zonings

Large Lot Suburban Neighborhood (County), Suburban Neighborhood Residential (N3), Mid-century Neighborhood Residential (N2), First Neighborhood Residential (N1), P1, PD

Character

Suburban residential with structures of similar setback and maximum heights, most will have access to public water and sewer.

Density

3.5 - 7 units/ac (accessory dwelling units are not primary units)

Urban Residential

Zonings

N3, N2, N1, Residential Manufactured Home (RMH), Mixed Residential 1 (NX1), Neighborhood Mixed Use (NMU), Neighborhood Office (NO), P1, PD

Character

Mixed density neighborhoods including some neighborhood commercial and housing choices from single family to townhome (4 units/structure). Public water and sewer is provided.

Density

6 - 16 units/ac
(accessory dwelling units are not primary units)

Urban Residential Mixed

Zonings	N1, RMH, NX1, Mixed Residential 2 (NX2) NMU, NO, Corridor Mixed Use 1 (CMU1), P1, PD
Character	Higher density adjacent to mixed use with corridor services such as smaller retail businesses. Highly walkable neighborhood with possible service from transit. Typically found adjacent to Urban Nodes.
Density	Development should focus on active uses and providing a safe and comfortable environment for people, both residents and visitors. 12 - 24 units/ac (accessory dwelling units are not primary units)

Urban Node

Zonings

NX2, Mixed Residential 3 (NX3), NMU, CMU1, Corridor Mixed Use 2 (CMU2), P1, PD

Character

Higher-intensity, larger-scale places where destinations like shopping and services are walkable but primarily accessed by vehicles.

Density

16+ units/ac

Commercial Mixed

Zonings

NX2, NX3, CMU2, Heavy Commercial (CX), General Commercial (County), P1, PD

Character

Standalone commercial areas either in the city or county sometimes with adjacent higher-density residential. Could include areas in the county for contractor shops, storage, warehousing, sometimes adjacent to urban nodes, sometimes adjacent to urban residential mixed.

Density

16+ units/ac

Downtown Urban

Zonings

NX2, NX3, CMU2, Central Business District (CBD), Downtown Support (DX), East Billings Urban Redevelopment District (EBU), P1, PD

Character

High density residential, multi-tenant and multi-story buildings, buildings are built to the street, onsite parking may or may not be provided. Designed to be highly walkable.

Density

16+ units/ac

Employment and Industrial

Zonings

EBU, CX, C3, Light Industrial (I1), Heavy Industrial (I2), P1, PD

Character

Areas of employment that provide a range of jobs in sectors such as production, manufacturing, research, distribution or extraction which may be incompatible with residential uses.

Density

Residential units are unlikely in these areas, but are allowed in Heavy Commercial zones

Open Space

Zonings

Parks and Open Space (P1)

Character

Regional public parks, recreation areas, and natural or sensitive areas which provide a variety of recreational opportunities.

Density

N/A

Public Institution

Zonings

Planned Development (PD), Public, Civic, and Institutional (P2), Civic and Campus (P3), P1, PD

Character

Public, civic, and institutional uses located within or on the edge of neighborhoods.

Density

Density associated with institutional use