

1 SENATE BILL NO. 245  
2 INTRODUCED BY D. ZOLNIKOV, C. FRIEDEL, J. ELLSWORTH, K. BOGNER  
3  
4 A BILL FOR AN ACT ENTITLED: "AN ACT REVISING MUNICIPAL ZONING LAWS; REQUIRING CERTAIN  
5 MUNICIPALITIES TO ALLOW MULTIFAMILY HOUSING AND MIXED-USE DEVELOPMENT; PROHIBITING A  
6 MUNICIPALITY FROM INCLUDING CERTAIN DENSITY, HEIGHT, LOT COVERAGE, SETBACK, AND  
7 PARKING REQUIREMENTS; PROVIDING DEFINITIONS; ~~AND~~ AMENDING SECTIONS 76-2-304 AND 76-2-  
8 309, MCA; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE AND A RETROACTIVE APPLICABILITY  
9 DATE."

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11 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MONTANA:

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13 **Section 1.** Section 76-2-304, MCA, is amended to read:

14 **"76-2-304. Criteria and guidelines for zoning regulations.** (1) Zoning regulations must be:

- 15 (a) made in accordance with a growth policy; and  
16 (b) designed to:  
17 (i) secure safety from fire and other dangers;  
18 (ii) promote public health, public safety, and the general welfare; and  
19 (iii) facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other  
20 public requirements.

21 (2) In the adoption of zoning regulations, the municipal governing body shall consider:

- 22 (a) reasonable provision of adequate light and air;  
23 (b) the effect on motorized and nonmotorized transportation systems;  
24 (c) promotion of compatible urban growth;  
25 (d) the character of the district and its peculiar suitability for particular uses; and  
26 (e) conserving the value of buildings and encouraging the most appropriate use of land throughout  
27 the jurisdictional area.

**Amendment - 1st Reading/2nd House-blue - Requested by: Daniel Zolnikov - (H) Local Government**

- 2023

68th Legislature 2023

Drafter: Toni Henneman, 406-444-3593

SB0245.002.002

1           (3) (a) In a municipality that is designated as an urban area by the United States census bureau  
2 with a population over ~~7,000~~ 5,000 as of the most recent census, the city council or other legislative body of the  
3 municipality shall allow as a permitted use multifamily housing or mixed-use developments that include  
4 multifamily housing on a parcel or lot that is:  
5           (i) currently serviced by HAS A WILL-SERVE LETTER FROM both a municipal water system and a  
6 municipal sewer system; and  
7           (ii) IS located in a zone where office, retail, or parking is a principally permitted use.  
8           (b) Zoning regulations in municipalities meeting the requirements of subsection (3)(a) may not, IN A  
9 ZONE WHERE OFFICE, RETAIL, OR PARKING IS A PRINCIPALLY PERMITTED USE, include a requirement to:  
10           (i) limit the residential density or lot coverage of a multifamily housing or mixed-use development  
11 to lower than the highest residential density or lot coverage allowed in the entire jurisdiction of the municipality;  
12           (ii) limit the height of a multifamily housing or mixed-use development to lower than the highest  
13 height allowed in the entire jurisdiction of the municipality or 40 feet, whichever is greater;  
14           (iii) impose minimum setback requirements on a multifamily housing or mixed-use development  
15 larger than the smallest minimum RESIDENTIAL setback allowed in the municipality; or  
16           (iv) impose a predetermined number of offstreet parking spaces.  
17           (c) A municipality as provided in subsection (3)(a) may regulate the siting and design of a  
18 multifamily housing or mixed-use development that is required to be permitted under this section provided that  
19 the regulations do not individually or cumulatively discourage the development of other multifamily housing or  
20 mixed-use developments permitted in the area through unreasonable costs or delay.  
21           (4) As used in this section:  
22           (a) "mixed-use development" means a development consisting of residential and nonresidential  
23 uses in which the nonresidential uses are less than 50% of the total square footage of the development and are  
24 limited to the first floor of buildings that are two or more stories; and  
25           (b) "multifamily housing" means a housing accommodation that is designed principally for  
26 residential use and consists of not less than 5 housing units on one lot or parcel."  
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