



BOZEMAN CODE AUDIT

TO CREATE AND PRESERVE HOUSING

CLARION



ABOUT THE TEAM



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ABOUT THE CODE AUDIT PROJECT

Goal: Identify barriers to affordable housing development and preservation in Bozeman

Phase 2 – THIS ROUND OF COMMENT

- Review Chapter 38 Unified Development Code
- Draft revised Planned Unit Development regulations (PUD)
- Draft proposed Departures for Affordable Housing

Phase 3 – LATE FALL 2021

- Review Bozeman's Affordable Housing Ordinance (AHO)
- Draft revised Affordable Housing Ordinance

Final Recommendations and Revised PUD and AHO Text go to Zoning Commission / Planning Board (then new Community Development Board) for next steps

4 PROJECT PIECES



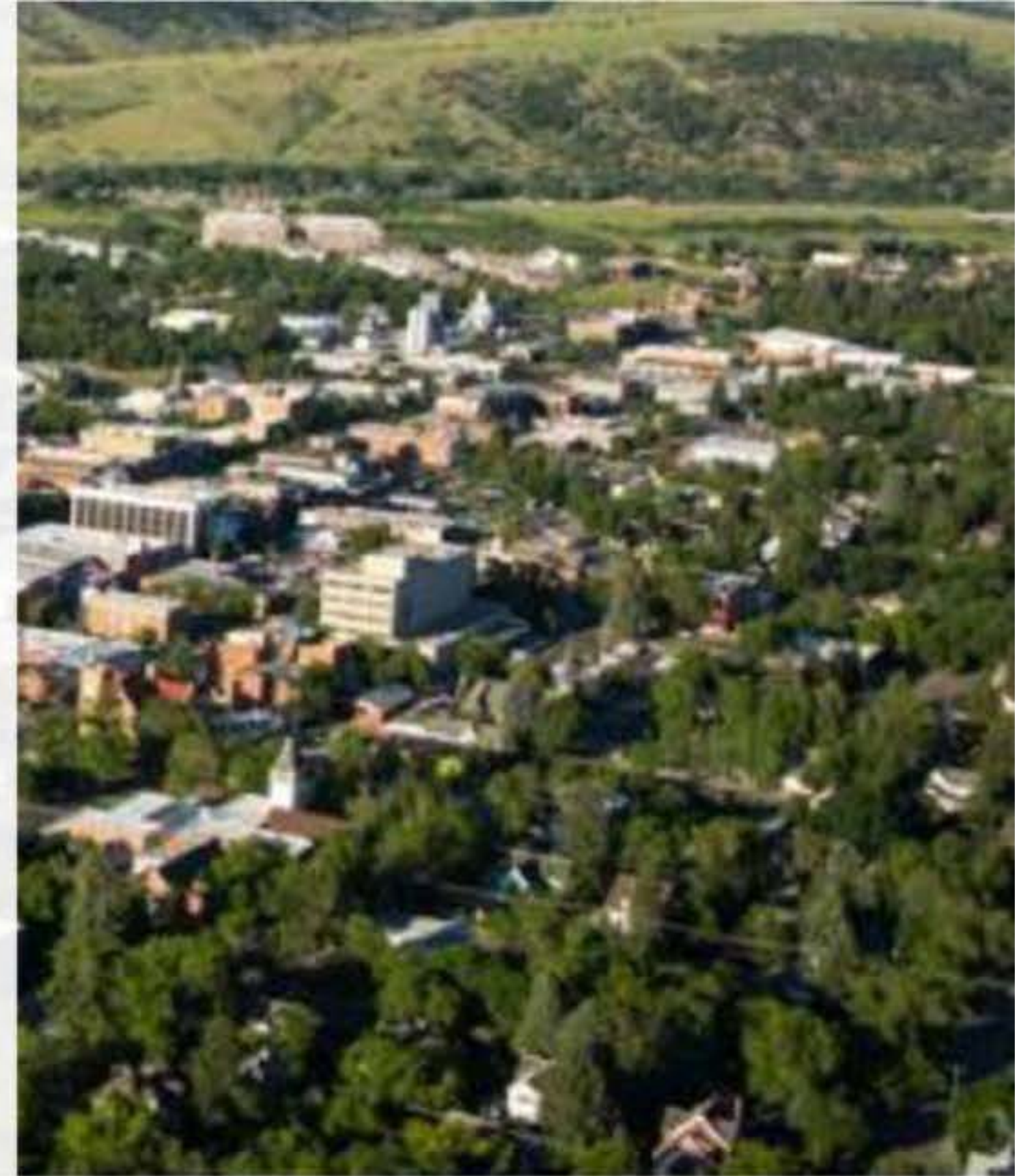
BASELINE ISSUES

- **Demand:** 2019 Housing Needs Assessment indicated the need for 5,600 additional units of housing over next 3-5 years to accommodate growth
 - About 800/year have been constructed, but few at needed levels of affordability
 - Additional 4,000 needed
- **Housing Type Focus:** Bozeman needs both:
 - Income-restricted “capital A” Affordable Housing, and
 - More housing that is less expensive -- “little a” affordable housing



BOZEMAN COMMUNITY PLAN 2020

“... the Planning Board and City Commission have considered the question of to grow or not grow and the consequences of either approach. After considering this question, they have concluded that having growth within the physical boundaries of Bozeman results in better outcomes than not.”



UNIFIED DEVELOPMENT CODE (UDC) AFFORDABLE HOUSING EDITS



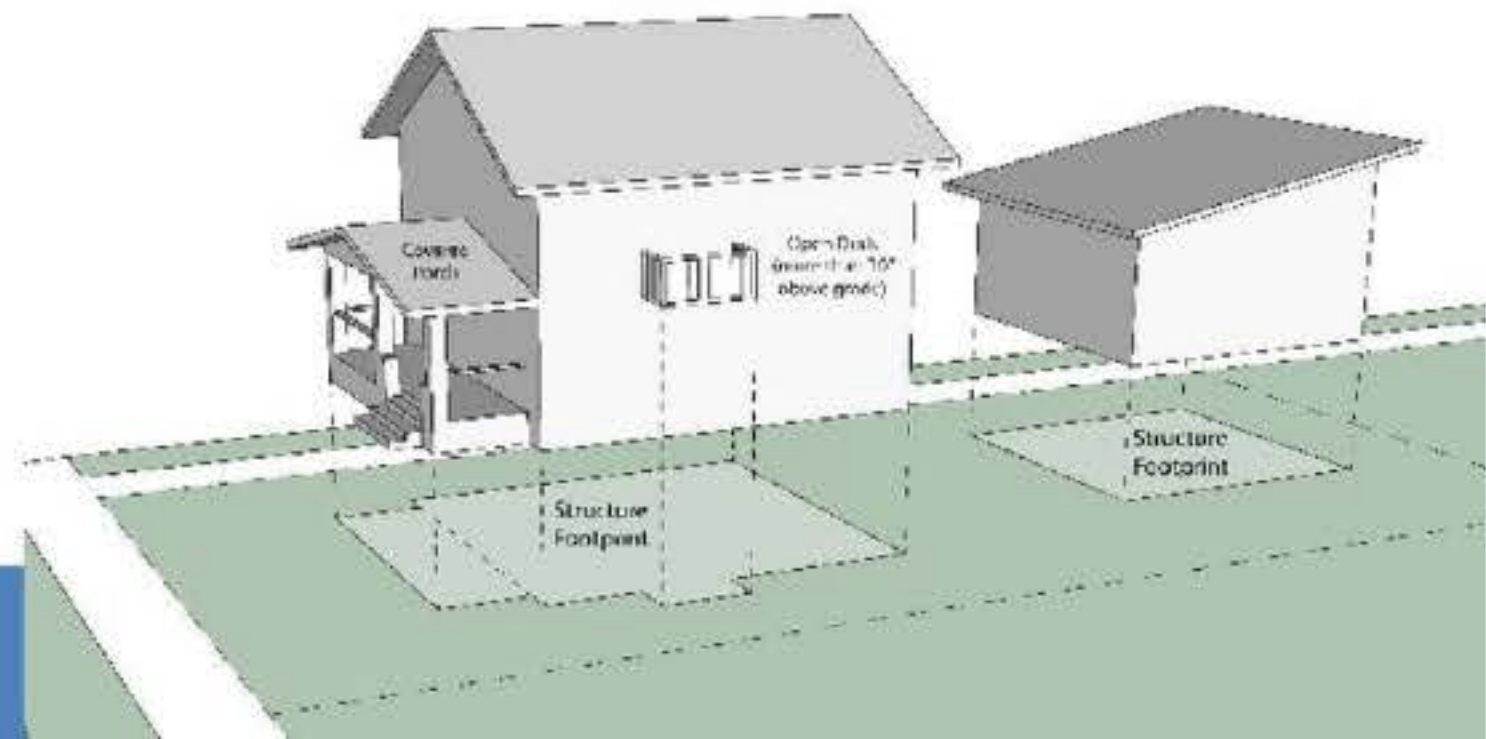
OVERVIEW

- **Outcome 1: Create More Housing**
- **Outcome 2: Preserve Existing Affordable Housing**
- **Outcome 3: Make Development Standards More Predictable**
- **Outcome 4: Rethink the Housing Review Process**
- **Outcome 5: Revise the Zoning Map**



1: CREATE MORE HOUSING

- **Changes to Allow More Housing in Existing Districts**
 - In residential zones, permit slightly more density:
 - R-S & R-1 districts: permit 2 units, no additional lot size requirement
 - R-2: permit up to 5 units
 - R-3: permit up to 10 units
 - R-4 & R-5: no new single dwelling developments
 - R-O: remove percentage residential/non-residential requirements
- **Reduce lot sizes and increase permitted height in commercial districts**
- **Note: Covenants and HOAs may still create barriers to creation of additional housing**



1. CREATE MORE HOUSING



- **Simplify ADUs**
 - No additional lot area required
 - Increase permitted size to 800 sq ft
 - Eliminate subjective criteria: compatibility, consistency
 - No additional parking space
- **Reduce Parking**
 - Historically, requirements produce “overparking”
 - No longer based on number of bedrooms
 - Generally, one space per dwelling unit

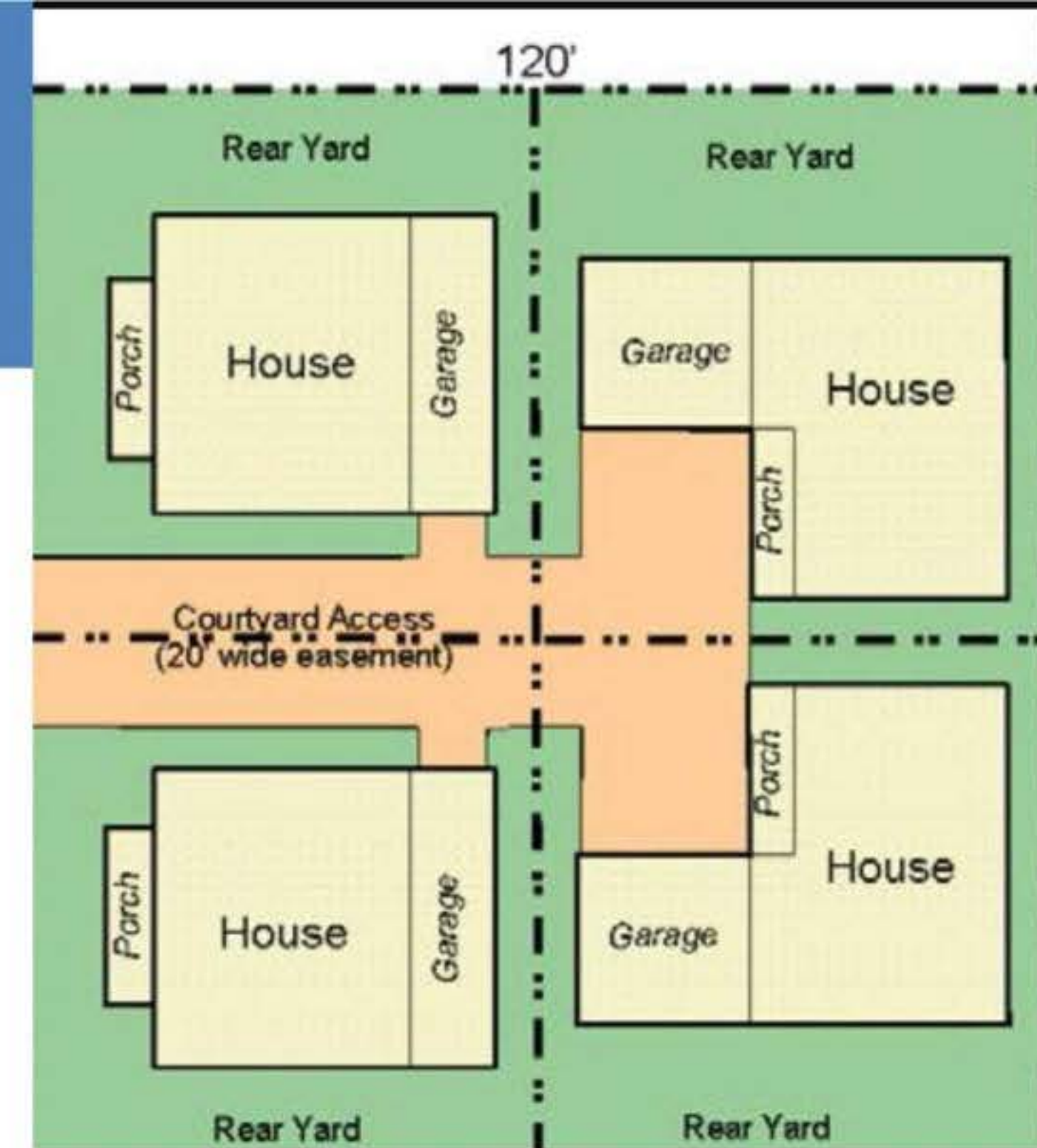
2: PRESERVE EXISTING HOUSING

- **Proposed changes to Neighborhood Conservation Overlay District**
 - Separate historic area regulations from character protection regulations
 - Create new base zoning districts for non-historic areas
- **Affordable Housing Protection Overlay District**
 - Potential use to preserve smaller, older homes in other areas of the city
- **Residential Manufactured Home Parks**
 - Protect viable manufactured home parks



3: PREDICTABLE STANDARDS

- **Simplify Districts & Uses:**
 - Single, consolidated use table
 - Relocate regulations from table footnotes
 - Eliminate subjectivity
- **Revise Community Design:**
 - Make standards more predictable
 - Eliminate internal conflicts
- **Simplify Project Design:**
 - Simplify standards and review process
- **Enhance definitions, and reduce subjective terms -- compatible, harmonious, and appropriate**
- **Expand User-Friendly Explanations – make sure it is clear what the code allows**

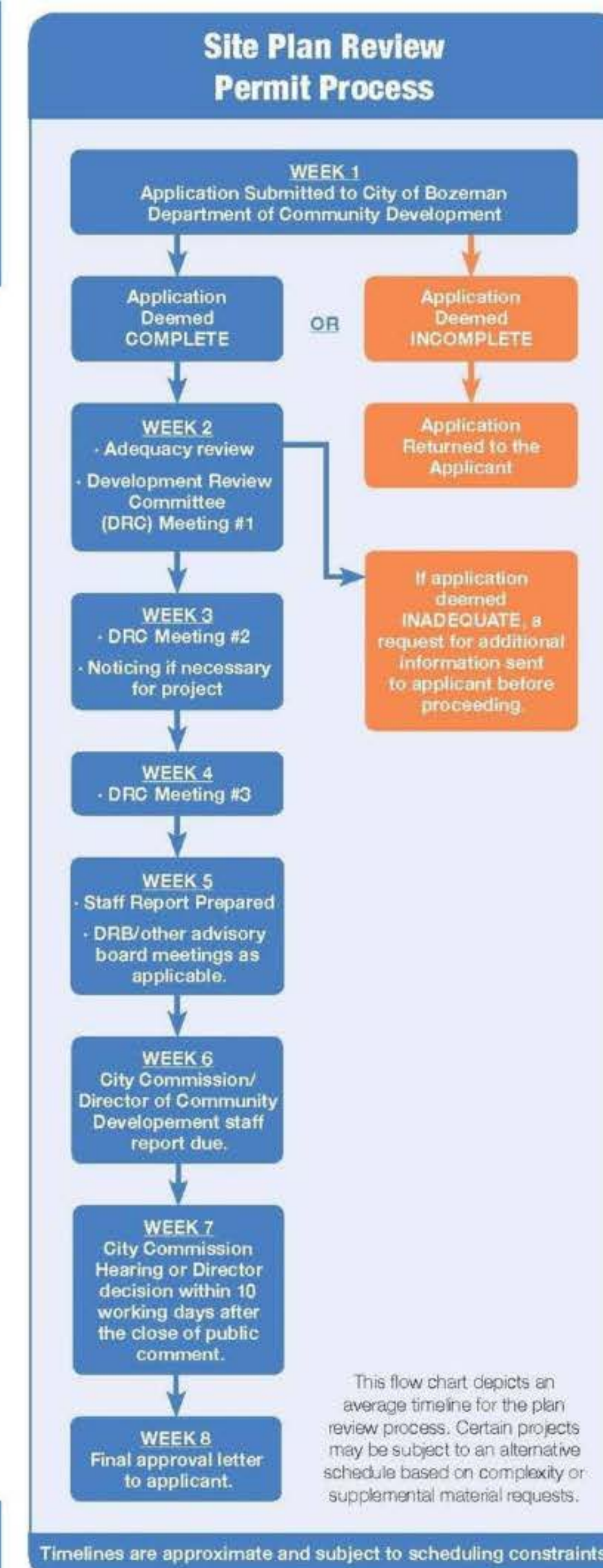


**Community Design (top)
Project Design (bottom)**



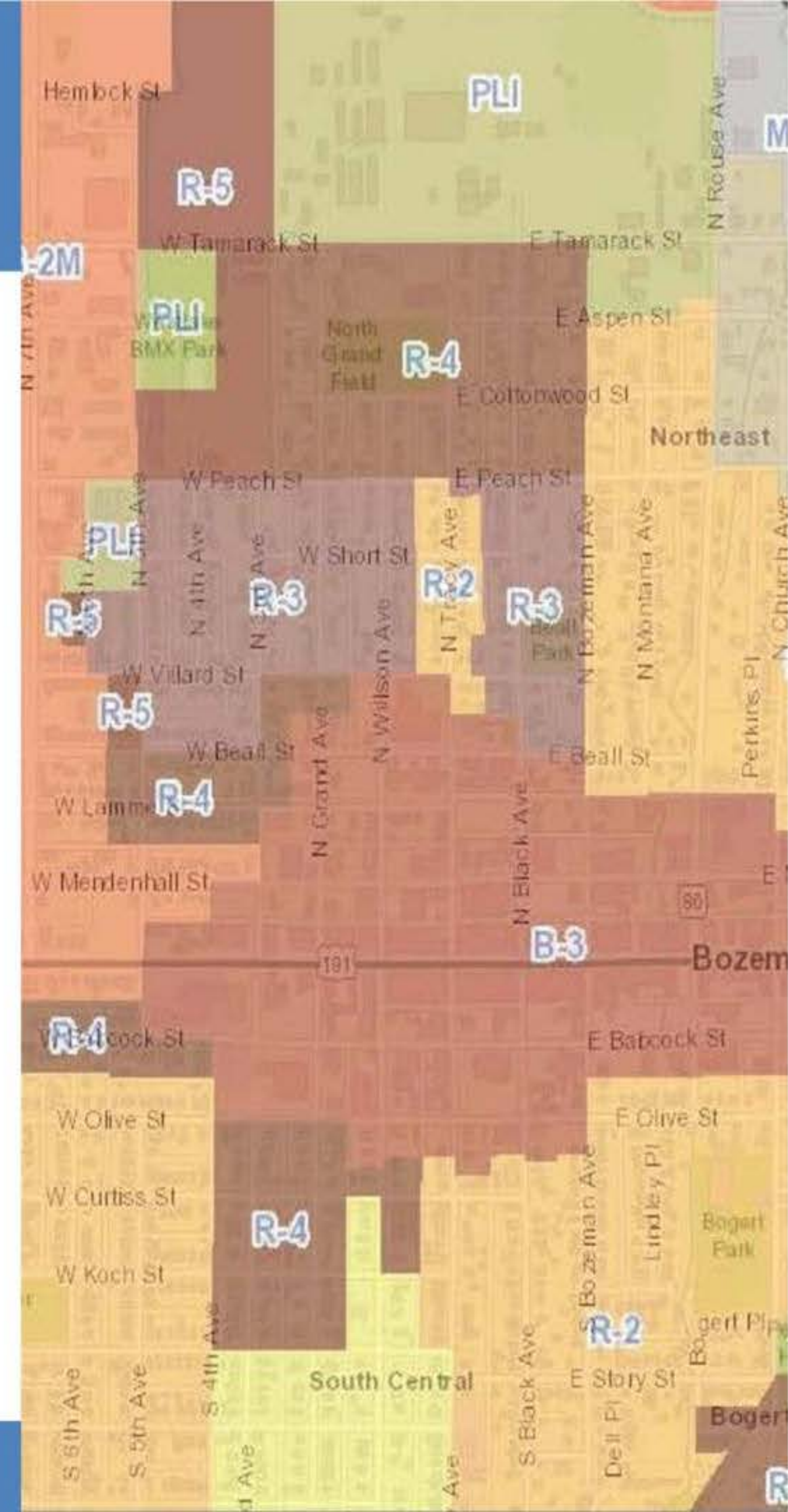
4: SIMPLIFY REVIEW PROCESS

- **Reconsider Application Level of Detail**
 - Reduce the level of detail required for early stage applications
 - Revise the process for waiving submission requirements that are not applicable to a specific project
- **Clarify Subjective Standards**
 - Expedite application completeness review
- **Expedited Zoning Review for Housing Projects**
 - Up to 12 units approved administratively
 - "Maximum extent practicable" standard of review
- **Manage What is Measured**



5. REVISE THE ZONING MAP

- **Growth Policy / CHAP Guidance**
 - Reduce number of areas zoned for a single housing type
 - Enable gradual increase in density in developed areas over time
 - Encourage increased density in commercial centers and near major employers
- **Adopt Housing Supportive Rezoning Location Criteria**
- **Create New Zoning Districts**
 - Institutions with housing
 - Greenfield annexation areas



OTHER MEASURES TO IMPROVE AFFORDABILITY



DEPARTURES FOR AFFORDABILITY AND PUDS

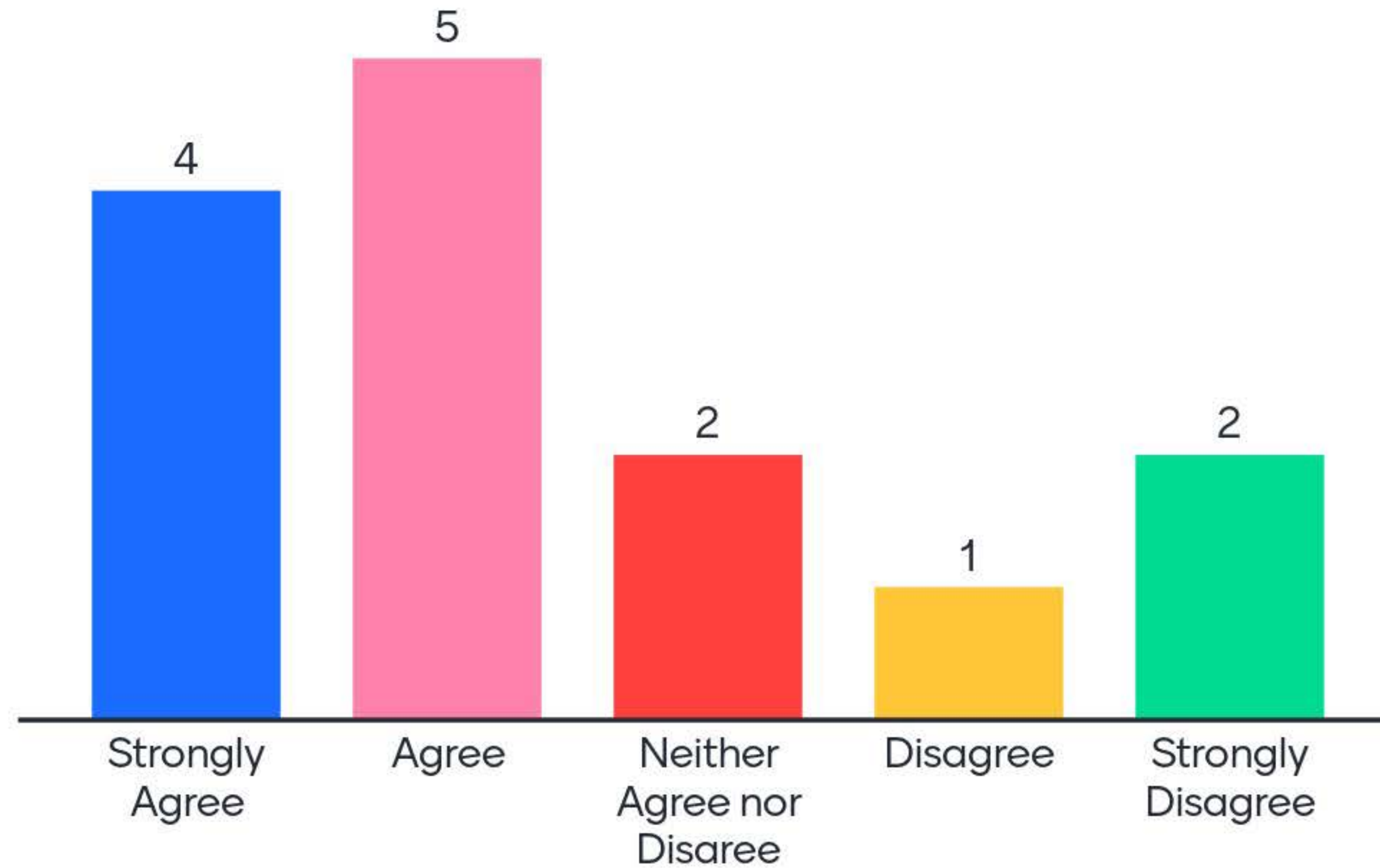
Departures are small changes that staff can approve to allow flexibility in development, without significant deviations from standards

- 10-20% on setbacks, open space, lot coverage landscaping
- 5 feet on building height
- Some reductions in required parking
- Lot size, unit size, and other ADU standards

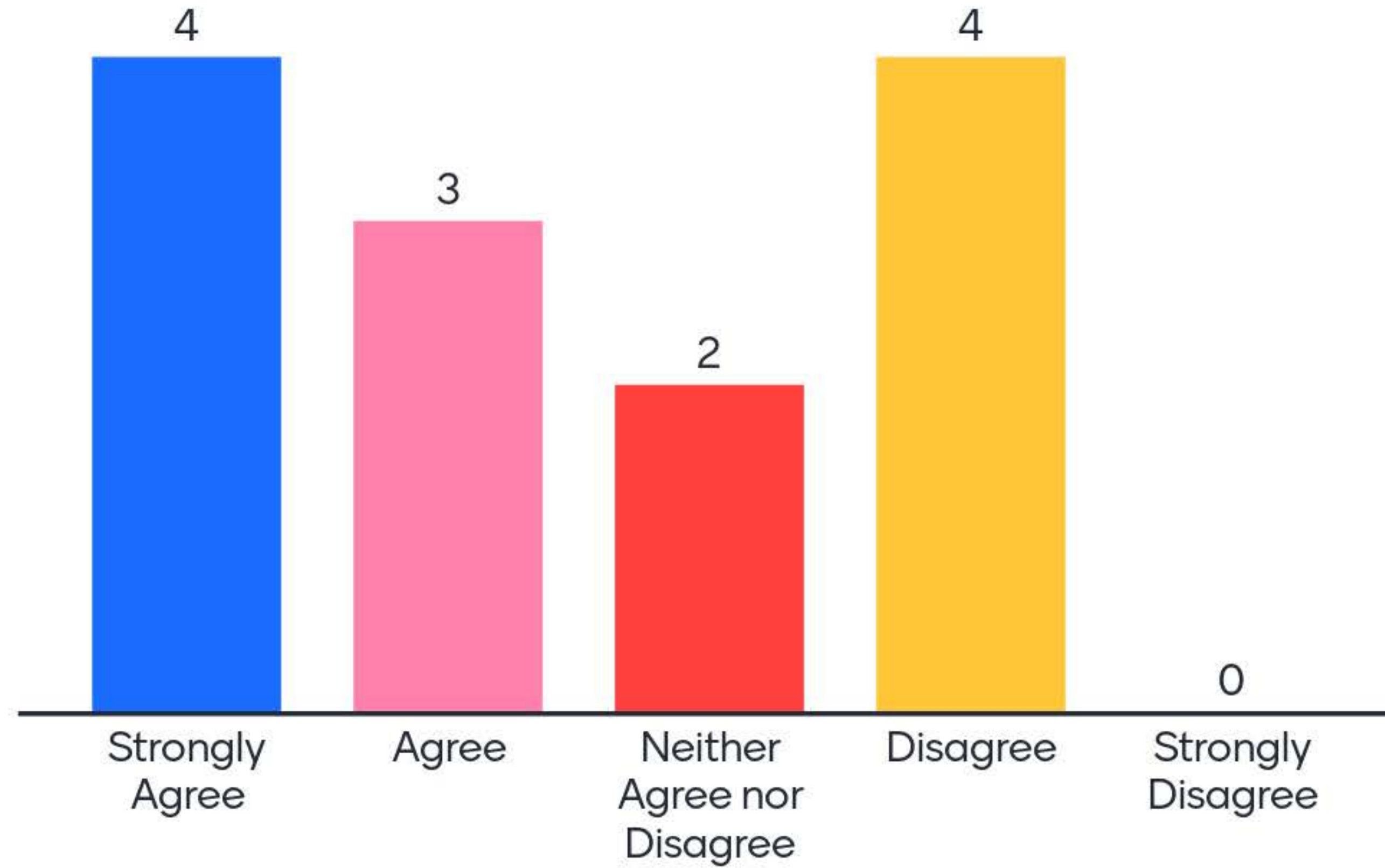
PUDs have been subject to many standards and requirements, which has limited their use, and added costs

- Limit what they can be used for: affordable housing, preservation, master planned developments, sustainable developments
- Once project qualifies, process is considerably simplified

1. Understanding that Bozeman needs to provide a range of additional housing, I would be okay with additional density in my neighborhood.



2. Where there is existing affordable housing in Bozeman, I would be okay with preserving that housing through an affordable housing overlay district.



NEXT STEPS



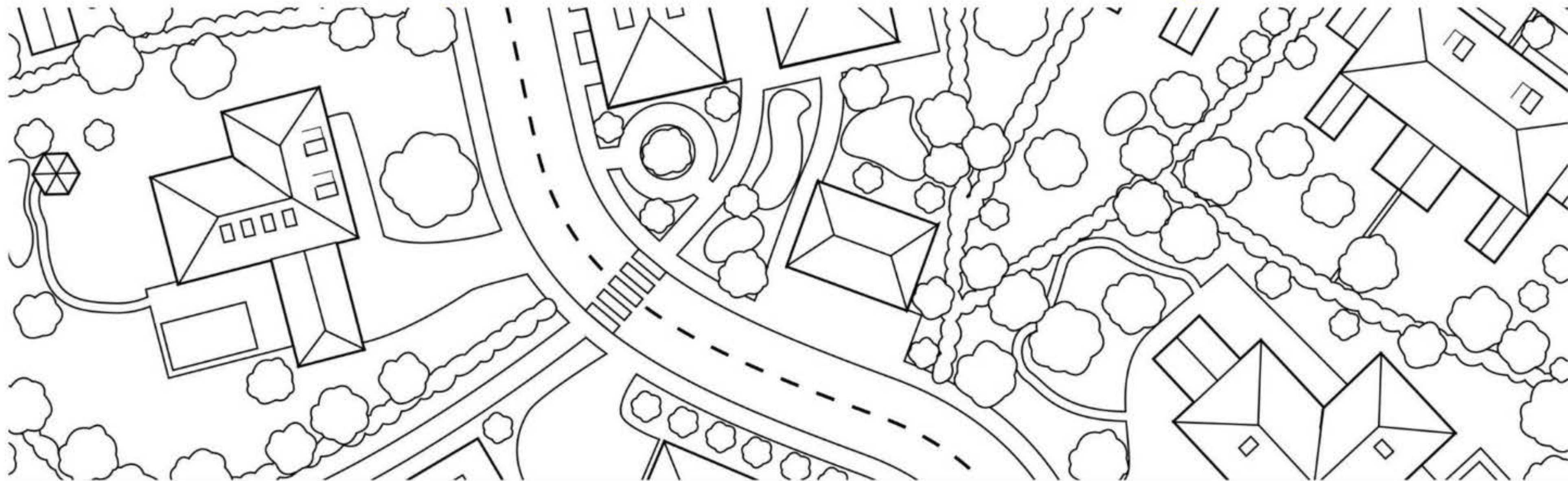
- **Draft Affordable Housing Ordinance updates / late October**
 - Review with staff
 - Distribute public review draft for input
- **Collect and consolidate comments / November**
 - Identify additional edits to UDC Affordable Housing Assessment
 - Propose language changes to Departures and PUD ordinances
- **Prepare final versions of all 4 pieces and present to Planning Commission / End of Year**

FEEDBACK SO FAR

- **It's a good start, but should go further**
- **Prioritize recommendations**
- **Staff must embrace the proposed changes**

Tell us what you think!

<https://www.Bozeman.net/housing>



THANK YOU

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CLARION

