

SENATE BILL NO. 243

INTRODUCED BY E. BOLDMAN, D. ZOLNIKOV

A BILL FOR AN ACT ENTITLED: "AN ACT AMENDING ZONING REGULATIONS TO ALLOW TALLER BUILDINGS IN CERTAIN MUNICIPALITIES; ~~AND~~ AMENDING SECTIONS 76-2-304 AND 76-25-303, MCA; AND PROVIDING A DELAYED EFFECTIVE DATE."

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

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

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

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

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

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

(3) In a city with a population of at least 5,000 residents, duplex housing must be allowed as a permitted use on a lot where a single-family residence is a permitted use, and zoning regulations that apply to the development or use of duplex housing may not be more restrictive than zoning regulations that are

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

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1 applicable to single-family residences.

2 (4) (a) In a municipality that is designated as an urban area by the United States census bureau  
3 with a population over 5,000 as of the most recent census, the city council or other legislative body of the  
4 municipality shall allow as a permitted use multiple-unit dwellings and mixed-use developments that include  
5 multiple-unit dwellings on a parcel or lot that:

6 (i) has a will-serve letter from both a municipal water system and a municipal sewer system; and

7 (ii) is located in a commercial zone.

8 (b) Zoning regulations in municipalities meeting the requirements of subsection (4)(a) may not

9 include a requirement to provide ~~a requirement to provide more than:~~

10 (i) a requirement to provide ~~more than~~ one off-street parking space for each unit and accessible  
11 parking spaces as required by the Americans With Disabilities Act of 1990, 42 U.S.C. 12101, et seq.; or

12 (ii) a requirement to provide ~~more than~~ an equivalent number of spaces required under subsection  
13 (4)(b)(i) provided through a shared parking agreement; or

14 (iii) a height restriction on buildings to be fewer than 6 stories a height restriction of less than 60  
15 feet on buildings that are located in downtown commercial, heavy commercial, or industrial zones.

16 (5) As used in this section, the following definitions apply:

17 (a) "Duplex housing" means a parcel or lot with two dwelling units that are designed for residential  
18 occupancy by not more than two family units living independently from each other.

19 (b) "Family unit" means:

20 (i) a single person living or residing in a dwelling or place of residence; or

21 (ii) two or more persons living together or residing in the same dwelling or place of residence.

22 (c) "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.

25 (d) "Multiple-unit dwelling" means a building designed for five or more dwelling units in which the  
26 dwelling units share a common separation like a ceiling or wall and in which access cannot be gained between  
27 units through an internal doorway, excluding common hallways.

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1 (e) "Single-family residence" has the meaning provided in 70-24-103."

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3 **Section 2.** Section 76-25-303, MCA, is amended to read:

4 **"76-25-303. Limitations on zoning authority.** (1) A local government acting pursuant to this part  
5 may not:

6 (a) treat manufactured housing units differently from any other residential units;

7 (b) include in a zoning regulation any requirement to:

8 (i) pay a fee for the purpose of providing housing for specified income levels or at specified sale  
9 prices; or

10 (ii) dedicate real property for the purpose of providing housing for specified income levels or at  
11 specified sale prices, including a payment or other contribution to a local housing authority or the reservation of  
12 real property for future development of housing for specified income levels or specified sale prices;

13 (c) prevent the erection of an amateur radio antenna at heights and dimensions sufficient to  
14 accommodate amateur radio service communications by a person who holds an unrevoked and unexpired  
15 official amateur radio station license and operator's license, "technician" or higher class, issued by the federal  
16 communications commission of the United States;

17 (d) establish a maximum height limit for an amateur radio antenna of less than 100 feet above the  
18 ground;

19 (e) subject to subsection (2) and outside of incorporated municipalities, prevent the complete use,  
20 development, or recovery of any mineral, forest, or agricultural resources identified in the land use plan, except  
21 that the use, development, or recovery may be reasonably conditioned or prohibited within residential zones;

22 (f) except as provided in subsection (3), treat the following differently from any other residential  
23 use of property:

24 (i) a foster home, kinship foster home, youth shelter care facility, or youth group home operated  
25 under the provisions of 52-2-621 through 52-2-623, if the home or facility provides care on a 24-hour-a-day  
26 basis;

27 (ii) a community residential facility serving eight or fewer persons, if the facility provides care on a