

The following studies/papers were referenced verbally during the 1/27/26 public meeting:

[Short-Term Rental Regulations and Residential Housing Affordability](#)

[Gallatin County Housing Strategy](#)

[Population and Economic Forecast Released | Community Plan Technical Compliance Update | Engage Bozeman](#)



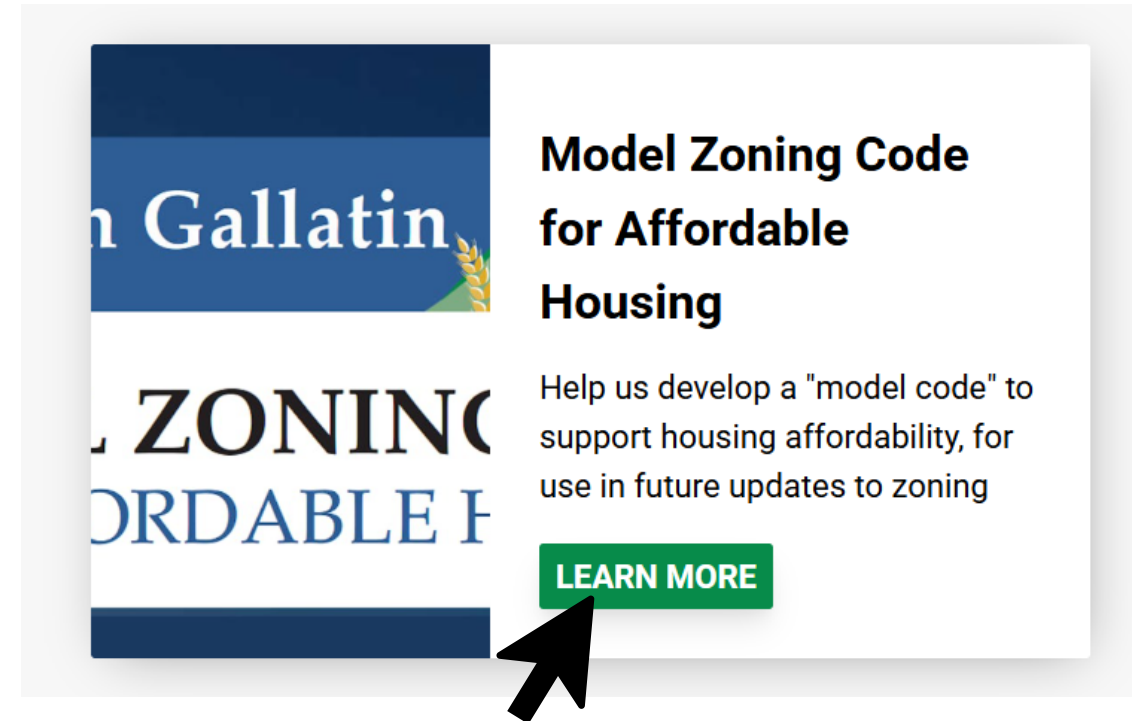


Draft Model Zoning Code for Affordable Housing

County Commission Public Meeting 1/27/26

Presentation Overview

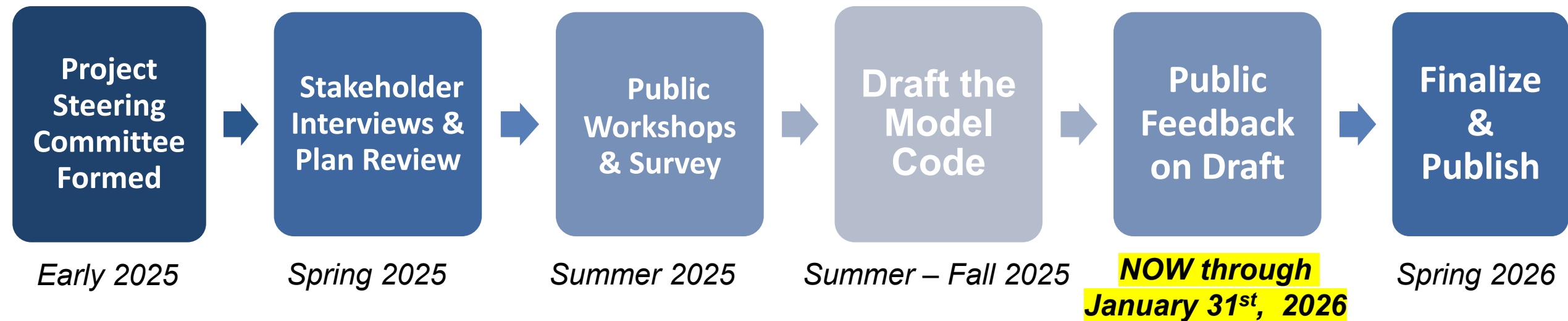
- **Project background**
- **Model code content**
 - Example design/development standards
 - Affordable Housing Incentives
 - Planned unit development standards, etc.
- **Public comment to date**
- **Next steps**



View code, feedback form, other materials at www.envisiongallatin.com



Model Code Project Timeline:

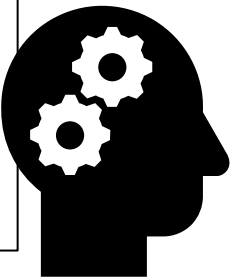
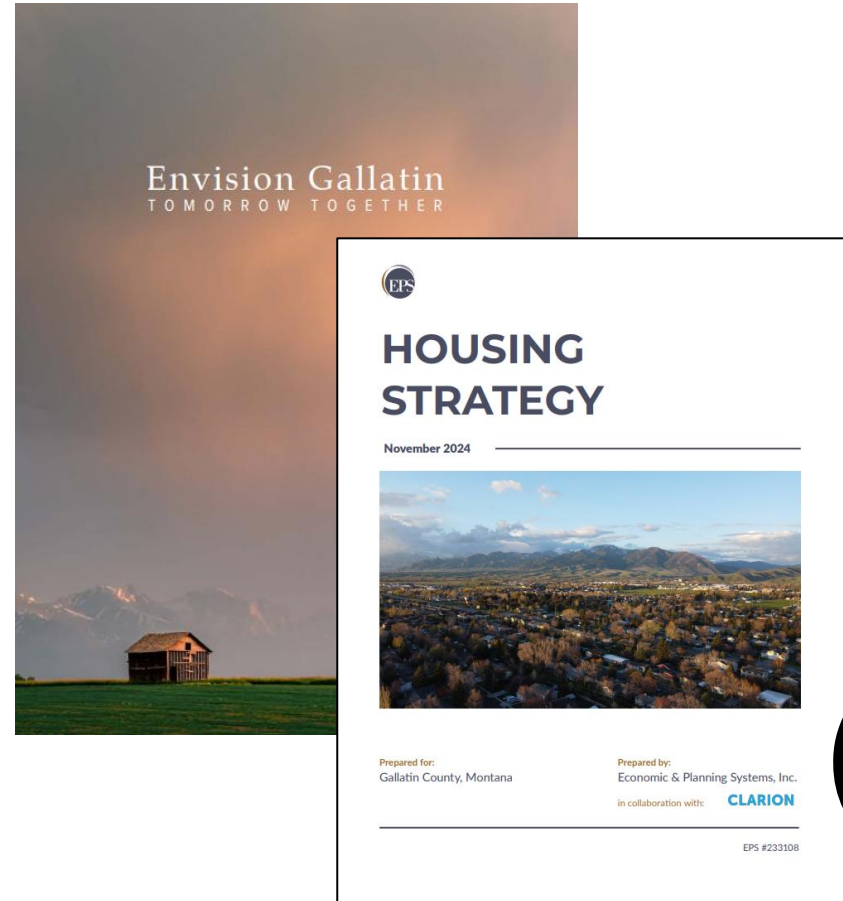




Background & Need

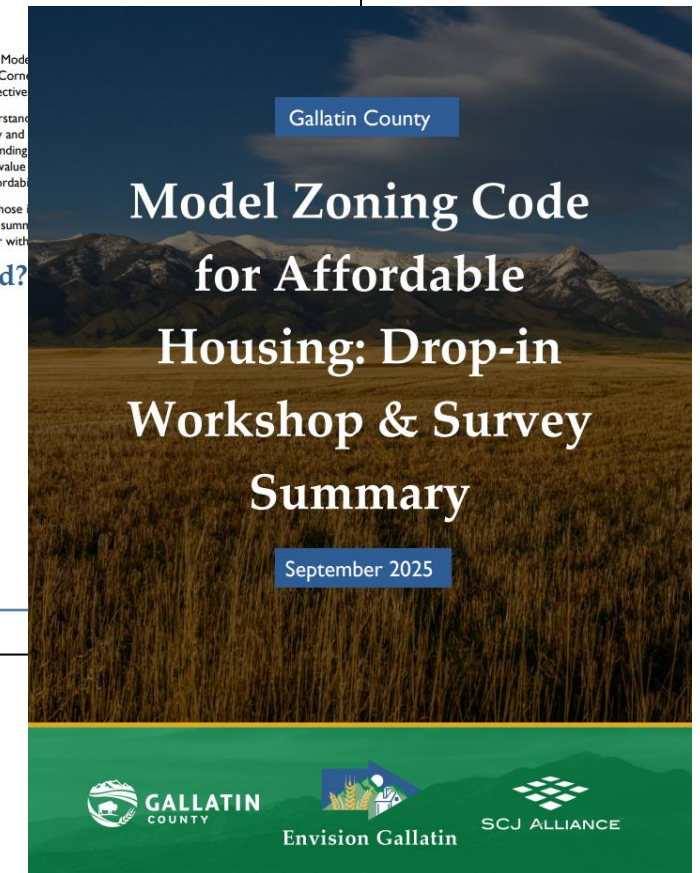
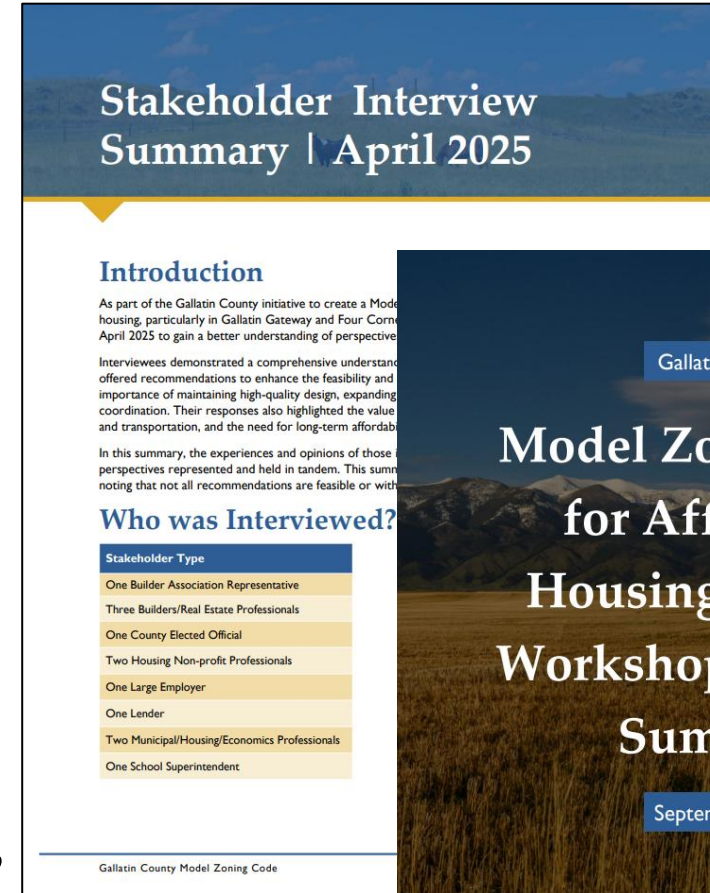
Why a Model Code for Affordable Housing?

- **Housing Strategy, Growth Policy:**
 - Reduce barriers in zoning
 - Housing options, reduce occupancy costs
 - Voluntary incentive program (HS)
 - Monitor/regulate short-term rentals (HS)
- **Knowledge gaps:**
 - Standards for rapidly growing areas
 - Transportation
 - Infrastructure
 - Standards compatible with zoning reform discussion, adaptable



Public Outreach

1. **Plan review**
2. **Stakeholder interviews**
 - Barriers to housing affordability
 - Infrastructure & transportation limitations
 - STRs: barrier & tool for affordability
3. **Two Drop-in Workshops, Online Survey**
 - Preferred housing types, densities
 - Concerns about Infrastructure & transportation
 - Desire for community amenities (open space, trails, etc.)





How it Works

Icons Representing Themes/Outreach

Theme & Corresponding Icon:

- Supporting Agriculture 
- Connected Communities, Quality of Life, Access 
- Diverse Housing Choices 
- Health, Safety, and Environmental Quality 
- Natural Environment and Living With Wildlife 
- Reduce Occupancy Costs 
- Water Quality and Quantity 

Icons correspond to goals, policies, and recommendations from **Growth Policy, Housing Strategy, and Public Outreach**

Full description in the **Appendix**



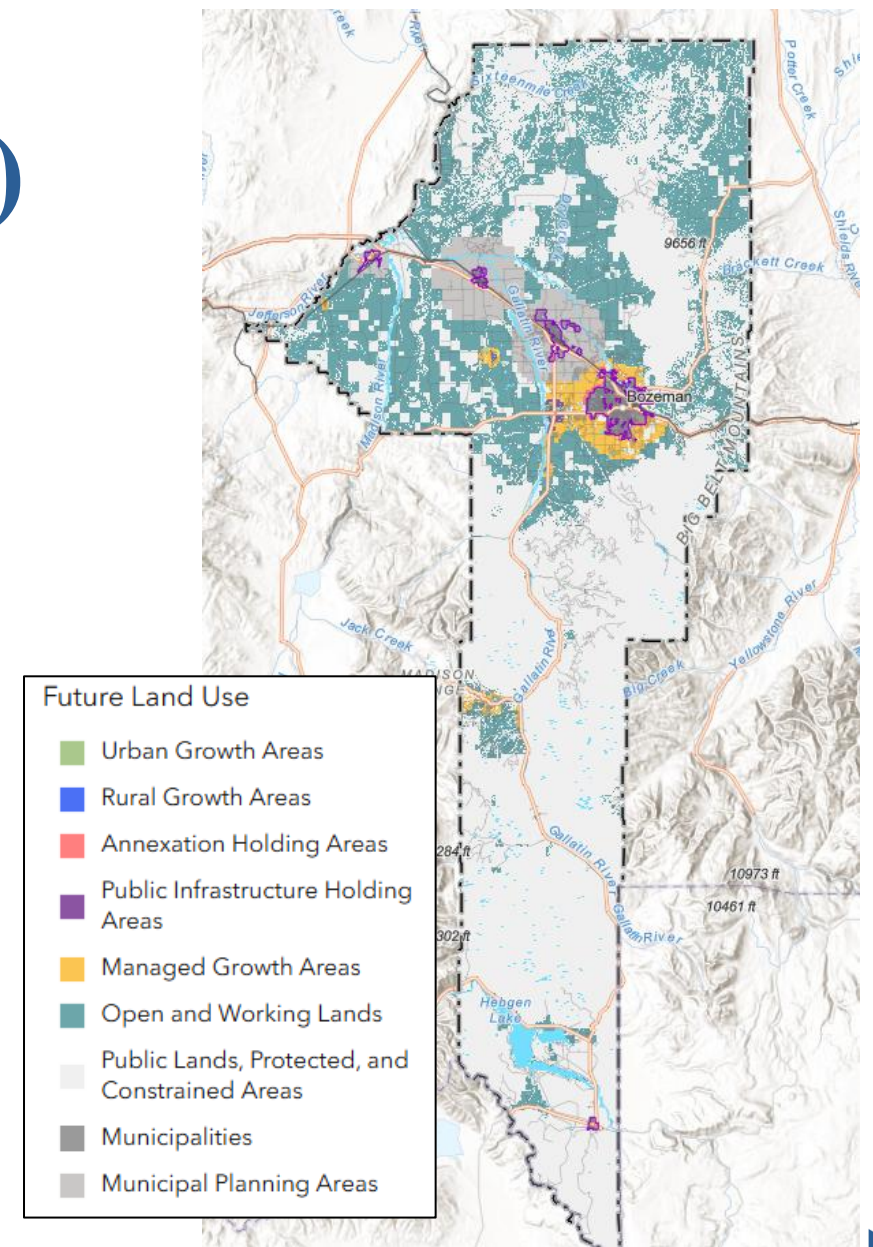
How the Code Addresses Affordability

- To promote quality **attainable housing** (“naturally” occurring):
 - Variety of unit types, no limitations on manufactured
 - Small lot sizes permitted, no minimum square footage for dwelling units
 - ADUs permitted broadly, no special permit process
 - Owner occupied short-term rentals
- To promote “**big A**” **Affordable Housing** (deed/covenant restriction):
 - Voluntary incentive program



Future Land Use Map (FLUM)

- FLUM categories:
 - Urban Growth Areas (UGA)
 - Rural Growth Areas (RGA)
 - Public Infrastructure Holding Areas (PIHA)
 - Managed Growth Areas (MGA)
 - Open and Working Lands
 - Public, Protected, and Constrained Areas



Example Sub-Districts

Community Business. “... lively, walkable “Main Street”-style developments that usually feature Residential units on the upper floors of commercial buildings and... variety of neighborhood services.”

Mixed-Use Residential. “Focuses primarily on Residential Development...mix of neighborhood services and commercial...to support it.”

Residential A. “Wide variety of housing options and densities with some neighborhood amenities.”

Residential B. “This sub-district bridges the gap between the first three and Residential C...wide range of housing types and some neighborhood services.”

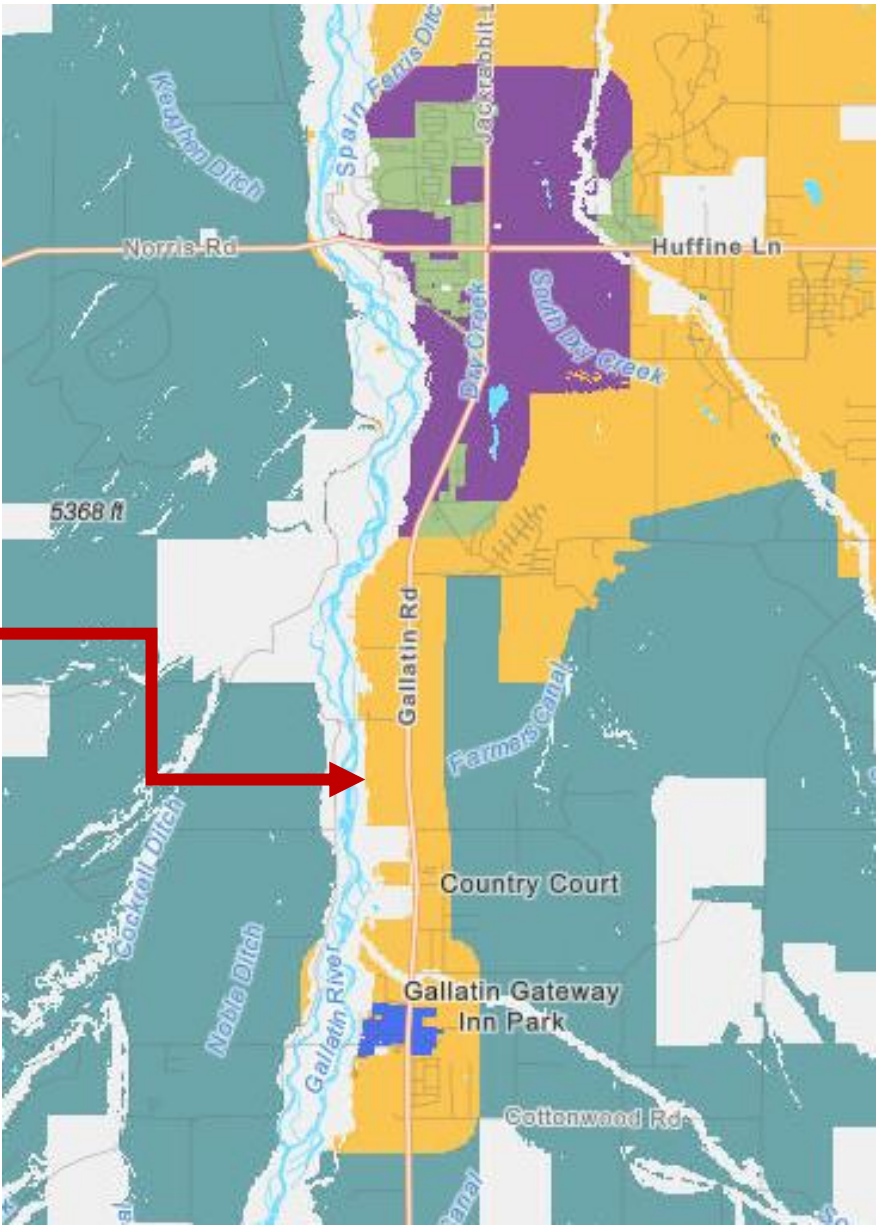
Residential C. “...variety of housing types with minimal neighborhood services. Development intensity is lower to reflect a lack of services and infrastructure.”



Sub-districts by FLUM Category

Residential Uses				
Use	Community Business			
	UGA	RGA	PIHA	MGA
Accessory Dwelling Units	A	A	A	A

A= Allowed



Example Graphics

Rural Growth Area Sub-districts

- Each sub-district shown is approximately 1 acre.
- Use of Affordable Incentives shown with yellow outline.





Model Code Standards & Incentives

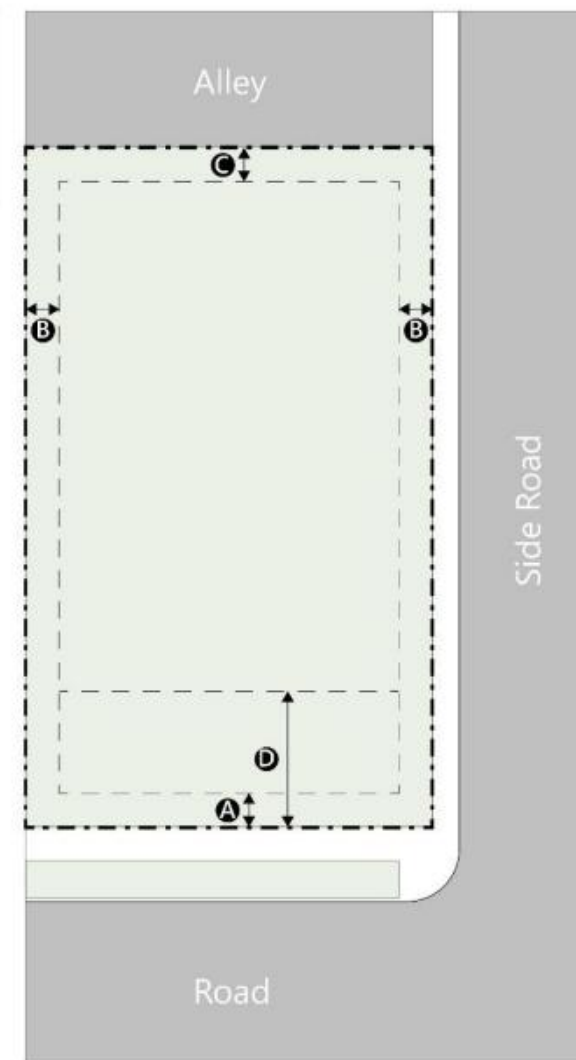
Model Regulations

- Development & Design Standards:

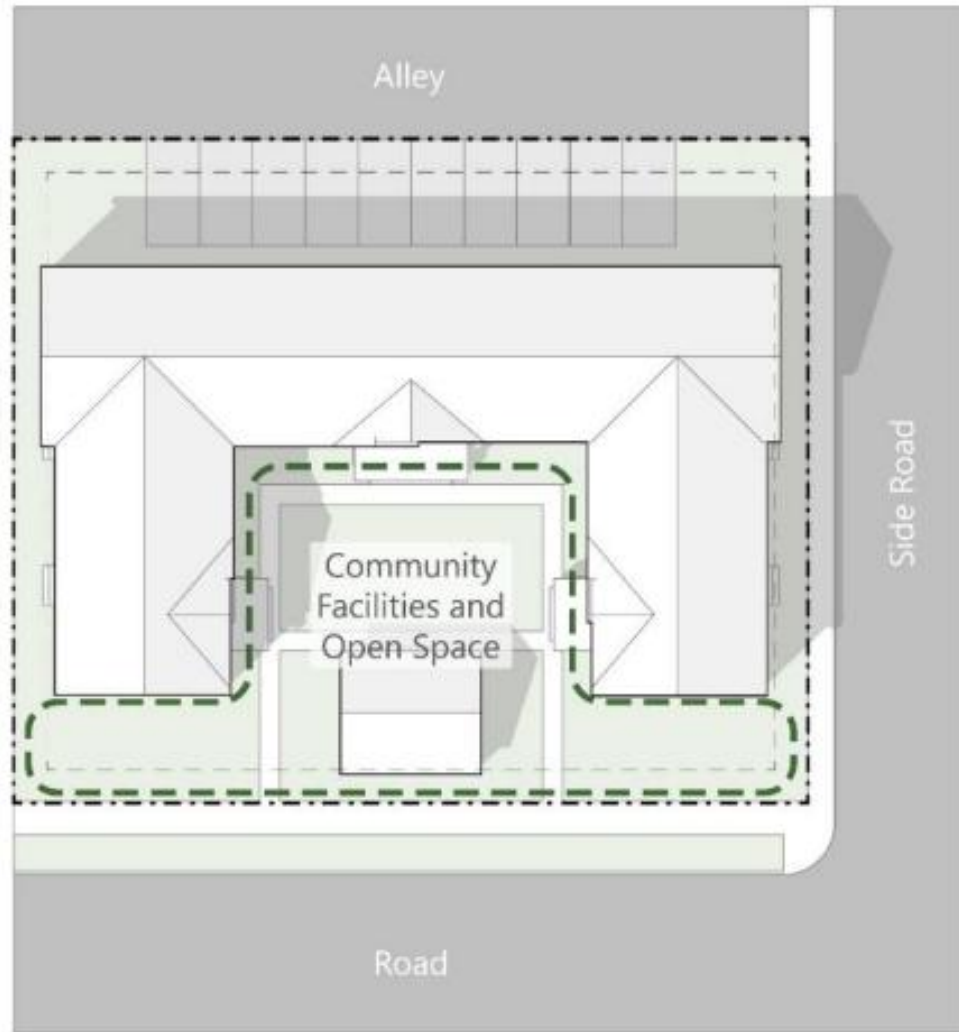
- Height
- Setbacks
- Parking (minimum 1 per unit)
- Lighting, dark skies
- Unit types:
 - Single Dwelling Units
 - Duplex, triplex, etc.
 - Cottage Housing
 - Townhomes (row homes)
 - Courtyard apartments
 - Etc.

A	Min. Front Setback	- 5'
B	Min. Side Setback	- 5'
C	Min. Rear Setback	- 5'
D	Min. Garage Setback	- 20'

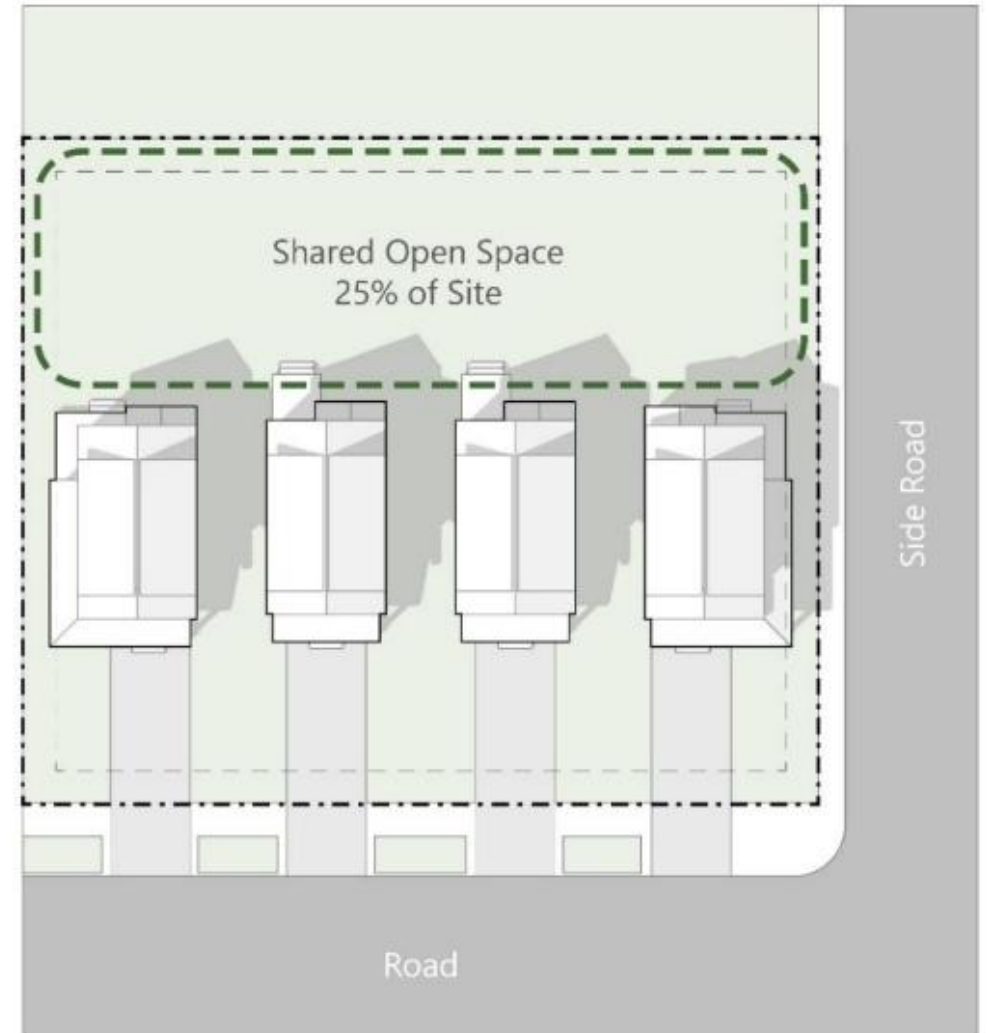
*Setback from vehicle entry side



Courtyard Apartments Example:



Cottage Housing Example:



Non-residential Use Table

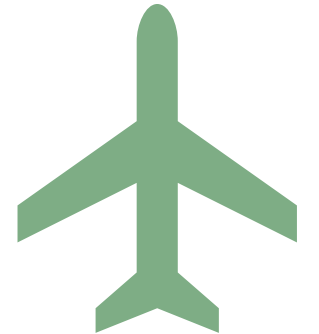
Non-Residential Uses															
Use	Community Business				Mixed-Use Residential				Residential A		Residential B		Residential C		
	UGA	RGA	PIHA	MGA	UGA	RGA	PIHA	MGA	UGA	RGA	UGA	RGA	RGA	PIHA	MGA
Arts, Entertainment Center, Museums, Theaters	A	C			A	C									
Brewery, Winery, or Distillery	A	A		C	A	A		C							C
Cafés/Coffee Shops, Bakery	A	A			A	A			A	A	A	A	A		C
Small Grocery Store	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Day Care, Family	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Day Care Home, Group	A	A			A	A			A	A	A	C	C		
Day Care Center	A	A			A	A			A	A	A	C	C		
Restaurants, Bars	A	A		C	A	A		C	A	A	A	C	C		

...and many more!



Short-term Rentals

- Recent studies document link between STRs and housing affordability/availability, promote owner distinction + registration
- State law permits Counties to regulate STRs
- **Owner occupied:** Verified primary residence
 - Bedroom(s) in a unit
 - Unit on the property (ADU or single dwelling unit)
- **Non-owner occupied:** Owner does not maintain their primary residence on the property
- Use tables **more permissive** with owner occupied, much **less so** with non-owner occupied



Short-term Rentals

Non-Residential Uses															
Use	Community Business				Mixed-Use Residential				Residential A		Residential B		Residential C		
	UGA	RGA	PIHA	MGA	UGA	RGA	PIHA	MGA	UGA	RGA	UGA	RGA	RGA	PIHA	MGA
Short-Term Rentals (Non-Owner Occupied)*	A	A	C	C	C	C	C	C	C	C	C	C	C	C	C

*Limitations on Owner and Non-Owner Occupied Short-term Rentals according to Dwelling Unit type are listed under [Section 2.6](#).

Short-Term Rentals (Owner Occupied)*	A	A	C	C	A	A	C	C	A	A	A	A	C	C	C
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*May need to be modified for resort areas, no impacts on OWL



Short-term Rentals

- Form + fee
- Compliance with Health Department requirements
- Fire inspection if not already performed
- “Visiting Gallatin County” information sheet
 - Fire
 - Wildlife
 - Agriculture
 - Winter Driving
- No wedding venues, concerts, etc.



Base & Bonus Densities

Maximum Residential Density in Dwelling Units per acre unless otherwise noted, the density available to Developments taking advantage of the [Affordable Housing Incentives](#) is indicated in parentheses:

FLUM / Sub-District	Community Business	Mixed-Use Residential	Residential A	Residential B	Residential C
UGA	15 (25)	15 (25)	15 (25)	10 (25)	
RGA	8 (12)	8 (12)	8 (12)	6 (10)	4 (6)
PIHA	1 unit per 40 acres	1 unit per 40 acres			1 unit per 40 acres
MGA	1 unit per 40 acres (1 unit per 20 acres)	1 unit per 40 acres (1 unit per 20 acres)			1 unit per 40 acres (1 unit per 20 acres)

Water & sewer infrastructure must be demonstrated in **Subdivision or BLR** review



Minimum Densities By Sub-district/FLUM Category

B. Minimum Residential Density in Dwelling Units per acre:

FLUM / Sub-District	Community Business	Mixed-Use Residential	Residential A	Residential B	Residential C
UGA	10	10	10	5	
RGA	4	4	4	3	None
PIHA	None	None			None
MGA	None	None			None

 **Discourages sprawl** and inefficient use of infrastructure & tax payer resources

No minimum to reflect lack of infrastructure & services

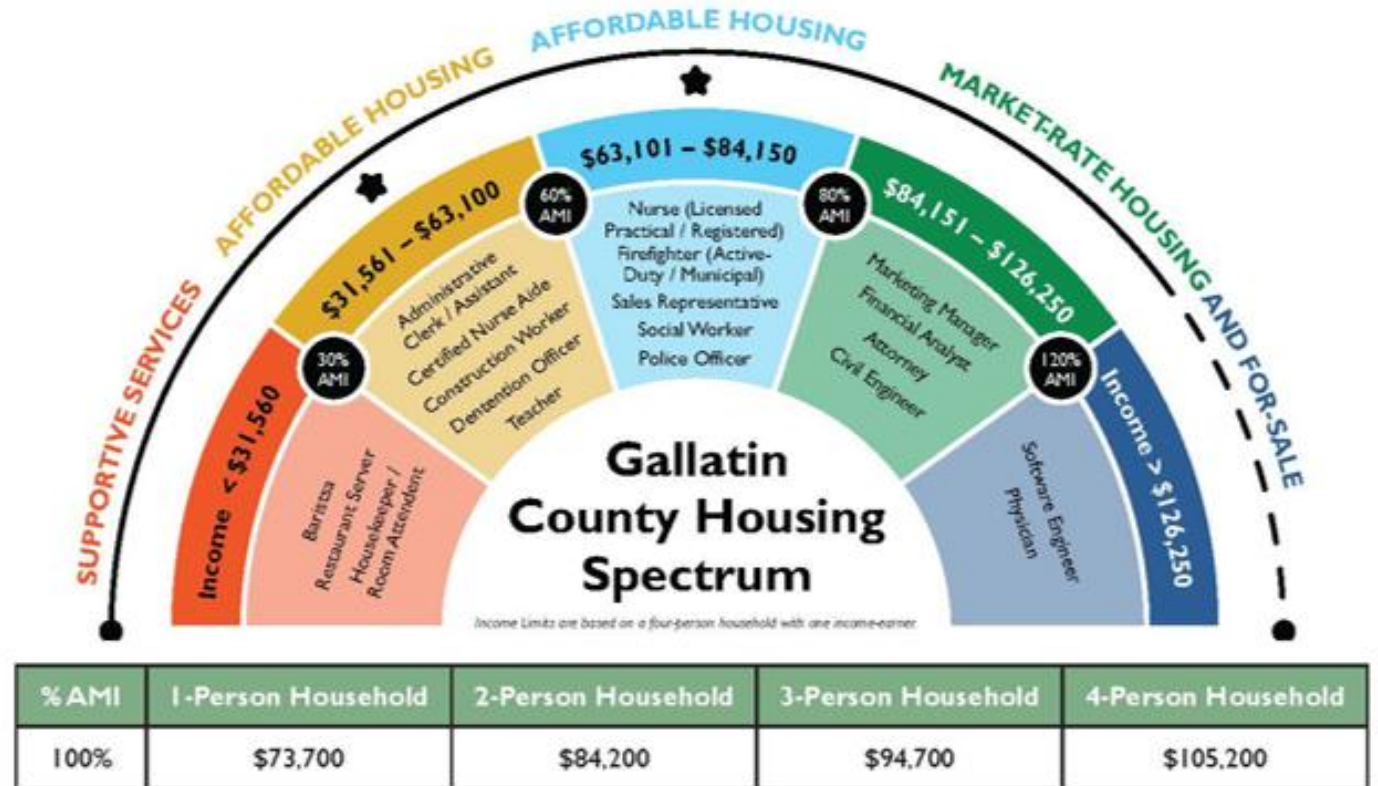




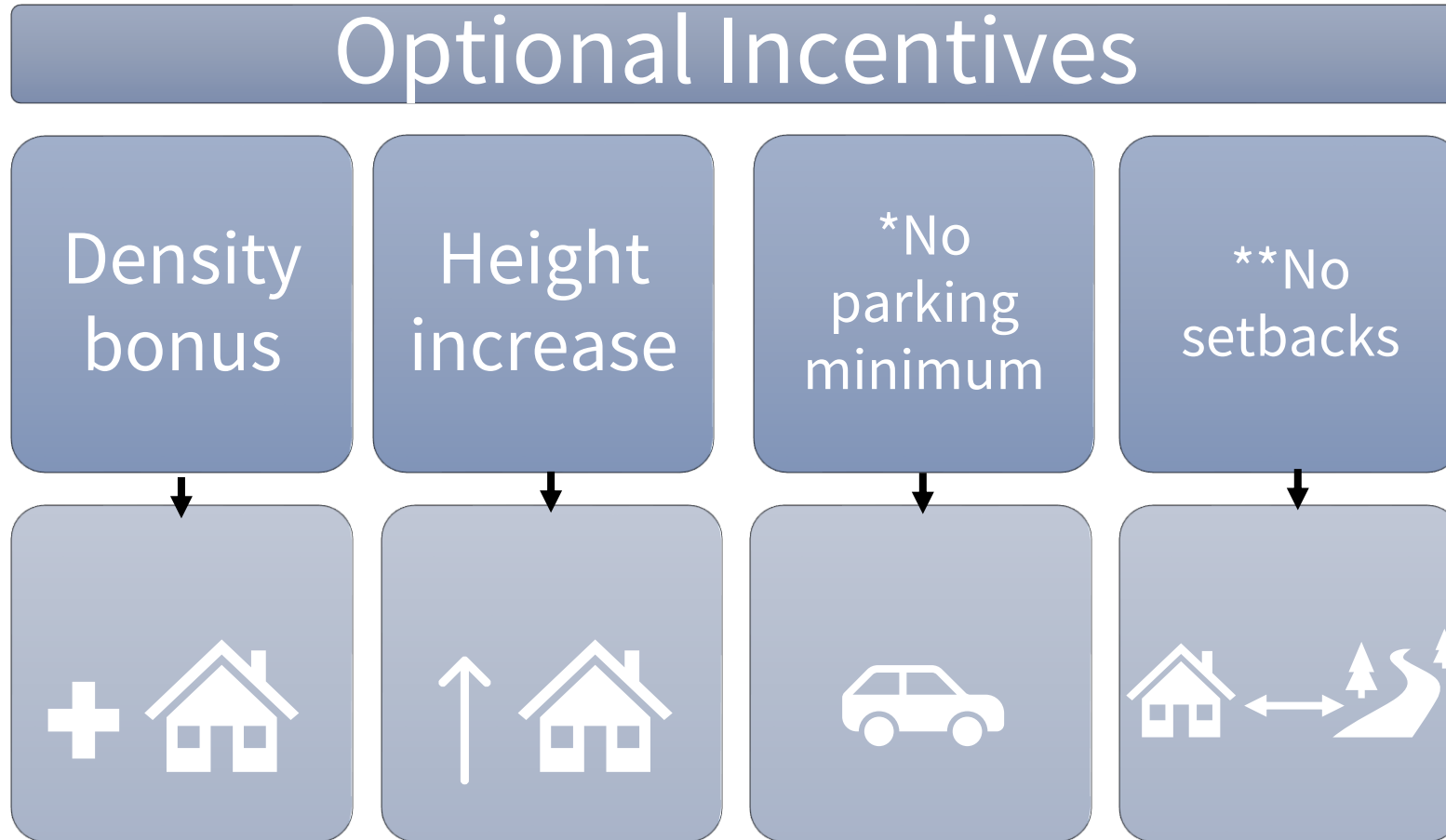
Affordable Housing Incentives

Voluntary Incentive Program

- For developers that offer **10% affordable units**:
 - Rentals: **60% AMI** or less
 - Ownership: **120% AMI** or less
- AMI =Area Median Income
- Reviewed via the relevant application process



Voluntary Incentive Program



*If non personal vehicle transportation mechanism is demonstrated, ** 20' for garages not accessed from an alley

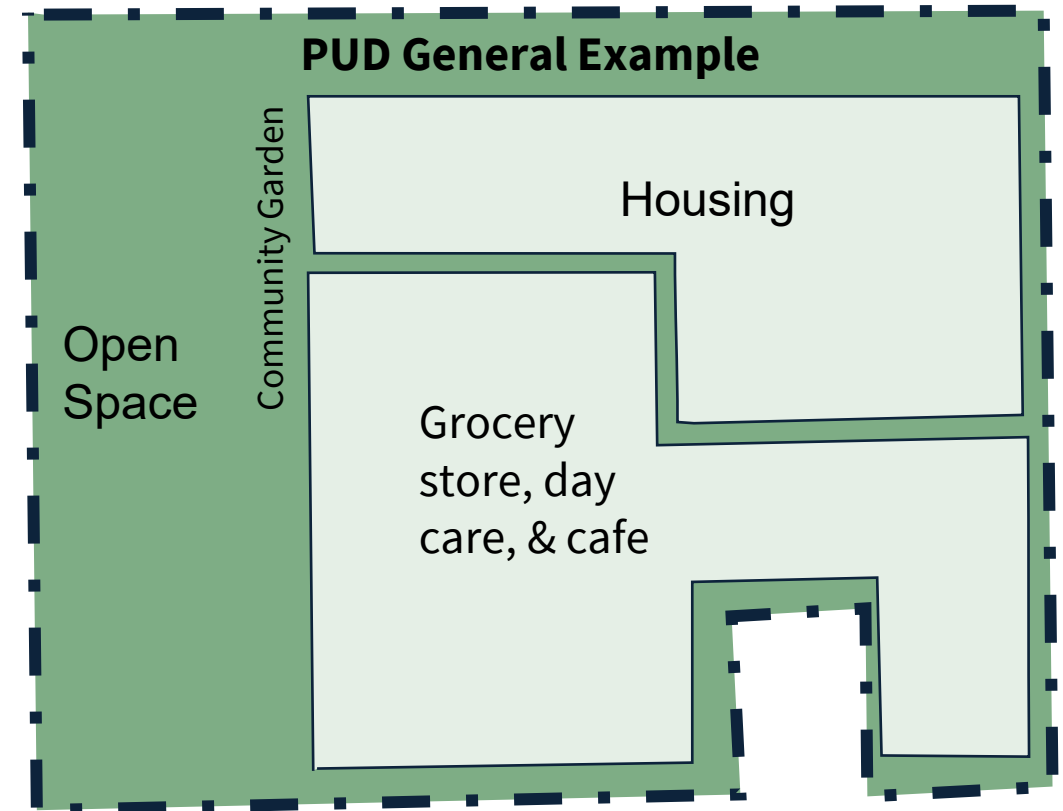




PUDs and Landscaping

Planned Unit Development (PUD)

- Offers **relaxations** from certain standards to encourage **creative designs**, *not* contingent on affordability requirements
- At least two different residential **unit types** required
- **30% open space** requirement
- Must demonstrate **public benefit**



PUD Review Criteria

- Shall demonstrate significant public benefit using **two or more** of the following:
 - 2 or more units deed-restricted **affordable housing**
 - Core **wildlife habitat** or **groundwater recharge** areas as non-buildable
 - Preservation of **agricultural** soils, contribution to **local food** systems
 - Donation of land for public **infrastructure, essential services**
 - Uses that increase residential **service availability** (grocery store, childcare facility, etc.)
 - Significant non-motorized **recreational opportunities** (trails, sports courts or fields, etc.)



Landscaping

- General Standards
- Street Trees and Public Frontages
- Parking Lot Landscaping
- Screening and Buffering
- Water Conservation and Irrigation
- Tree Preservation
- Maintenance
- Defensible Space



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Feedback to Date

Feedback Methods

- December 12/15/25 – 1/31/26
- Feedback form
- Video tutorial
- Public, interviewees, partners, agencies, etc.
- Staff available for discussion, questions

DRAFT Model Zoning
Code for Affordable
Housing
Gallatin County, MT



Engagement with the Draft to Date

922 Downloads of the draft

124 Views of the video tutorial

38 Written comments

4 Meetings with stakeholders



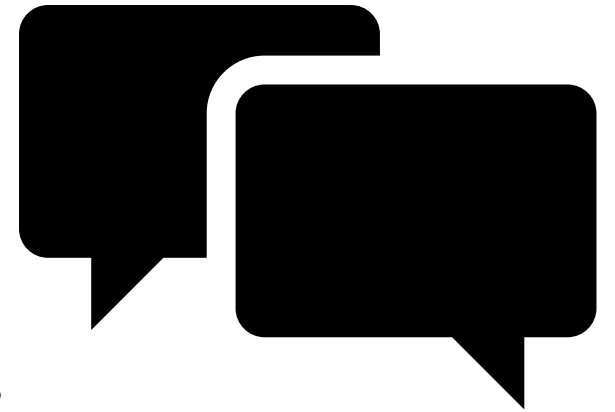
Feedback on Content of the Draft

- **Fire District/Departments:**

- Building heights reflective of fire dept. apparatus
- Consider spacing between structures in the MGA
- Short-term rental inspections

- **General:**

- Open space/trails requirements well received
- Plant size requirements expensive, allow for smaller plants
- Request for no limitations on short-term rentals
- Concern about commercial uses in residential sub-districts
- Displacement/sprawl
- More!



The Model Code is:



A **tool** that can be used in new zoning proposals, or to update existing ones



Flexible, example standards to promote affordability and quality of life



Can be tailored to **varying infrastructure conditions** in the County



A document that includes **many mechanisms** to assist affordability



Limited to model standards for **housing affordability, quality of life**

The Model Code is not:



A specific **zoning proposal**



A plan to funnel affordable housing to **specific places**



Promoting housing **without consideration of infrastructure & services**



A “**high density only**” approach to increase affordability



A **complete** zoning code



Up Next

Today:

- Public Comment
- Commission discussion on draft

After today:

- Feedback form open until **January 31st**
- Staff/consultant modify draft
- County Commission acceptance, available for use spring/summer 2026



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