

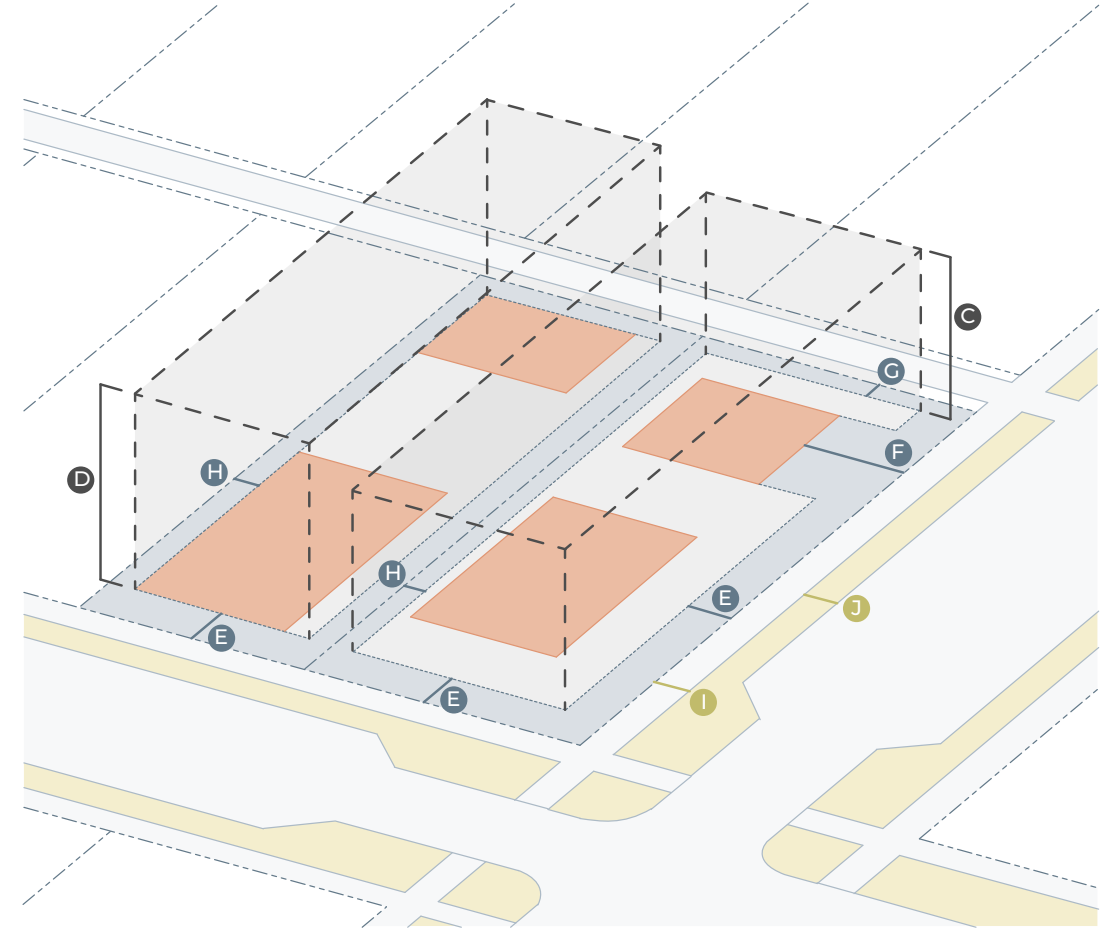
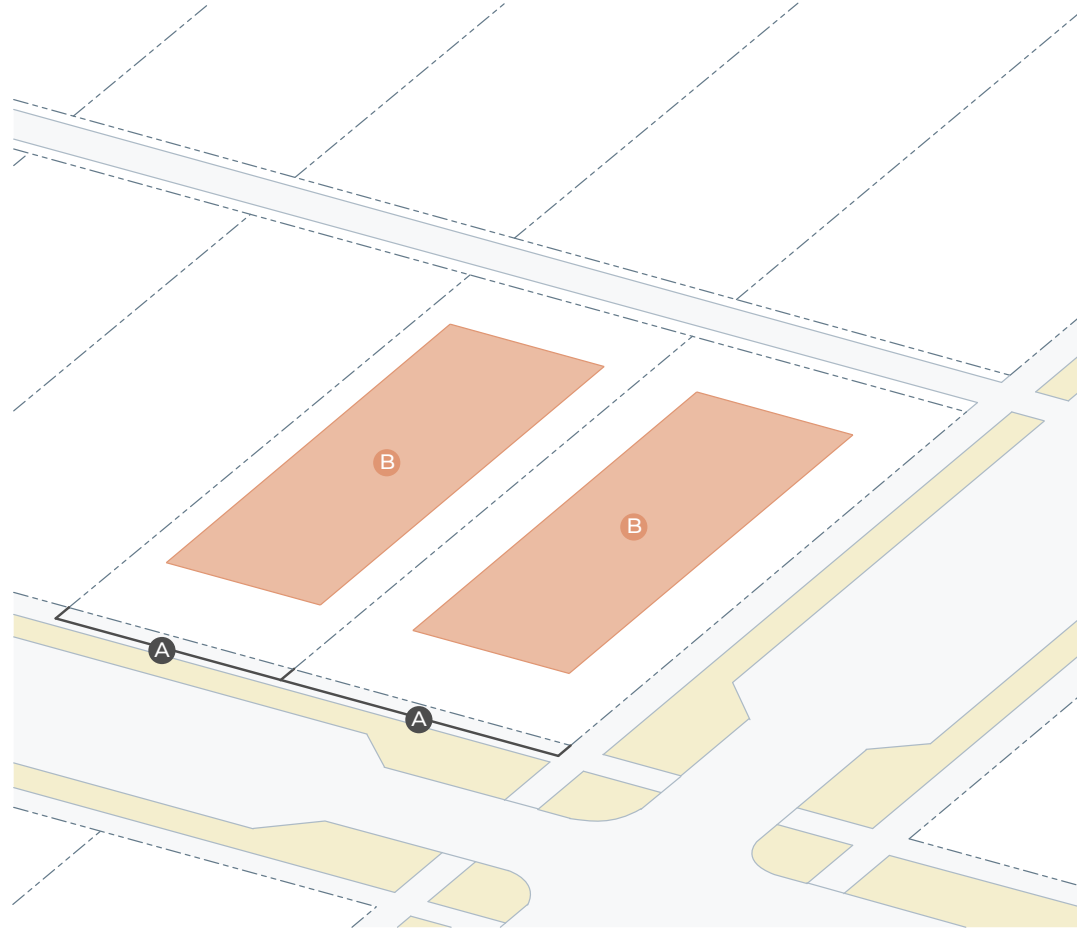
## BOZEMAN, MT | ZONING + DENSITY STUDY (UNIFIED DEVELOPMENT CODE 2024)

### PROBLEM:

Bozeman faces rapid urban growth, with zoning changes being proposed to address housing affordability and density challenges. However, the public's limited understanding of zoning regulations and their implications for neighborhood density obstructs informed community engagement. Without accessible tools to visualize how these changes translate into real-world developments, residents are unable to make meaningful contributions to planning discussions. This gap in understanding fosters resistance to change and hinders the development of equitable, sustainable urban environments.

### PROJECT GOALS:

The primary goal of this project is to enhance public understanding of zoning regulations by creating clear, accessible visualizations that illustrate potential neighborhood density outcomes under current policies. By providing these tools, the project seeks to empower residents to actively participate in decision-making processes, advocating for their neighborhood needs and priorities. Additionally, the project aims to support stakeholders, including city planners, community groups, and advocacy organizations, by fostering transparent and inclusive discussions about urban development. Through this work, the project aspires to promote equitable growth that balances social equity, sustainability, and the preservation of neighborhood character while designing reusable visual tools that can be leveraged for future planning and community engagement efforts.



1. PERMITTED USES	Section 38.310
Accessory Dwelling Units (attached or detached)	P
Cottage Housing	P
Manufactured Home on permanent foundations	P
Single-Household Dwellings	P
Two-Household Dwellings	P
Townhouses & Rowhouses (two attached units)	P
Community Residential Facilities (eight or fewer residents)	P
Cooperative Household	S
Family Day Care Home	P
Group Day Care Home	P
Group Living	P
Transitional and Emergency Housing	S

2. LOT SIZE	Section 38.320.030.A
MINIMUM AREA OF A LOT PER DWELLING (SQUARE FEET)	
Single-Household Dwellings	4,000
Two-Household Dwellings	2,500
Townhouses & Rowhouses	3,000
Additional area for an Accessory Dwelling Unit	1,000
All other uses	5,000

A WIDTH (MIN.)	Section 38.320.030.B
Single-Household Dwellings	50/40 (1)
Two-Household Dwellings	60/50 (1)
Townhouses & Rowhouses	30
Accessory Dwelling Unit on lots w/ Townhouses (3)	30
Accessory Dwelling Unit (3)	40
All other Uses	50

(1) When the lot is adjacent to an alley and vehicle access is taken only from that alley  
 (3) Lot area and width must be provided as if the dwelling were attached to the principle use

3. DENSITY	Section 38.320.030.C
Minimum Density	5 du/acre

4. COVERAGE	Section 38.320.030.C
B Lot Coverage (max.) (2)	40% (3)
Floor Area Ratio (max.)	0.75 : 1

(2) Not more than 60% of the lot area can be covered by principle and accessory buildings  
 (3) Max. lot coverage for townhomes & rowhouses is 50%

5. BUILDING HEIGHT	Section 38.320.020.E
MAX. BUILDING HEIGHT ROOF PITCH	
C Less that 3:12	30'
D 3:12 or greater	40'

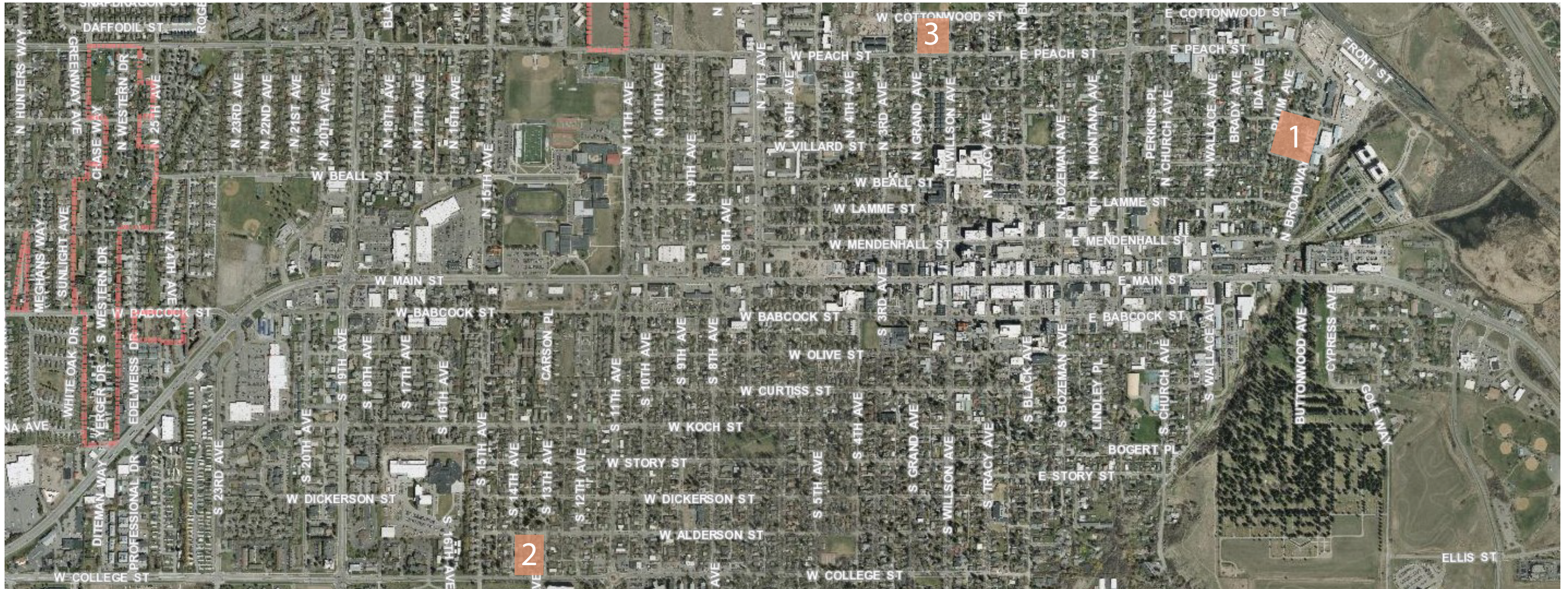
6. SETBACKS	Section 38.320.020.F
E Front Setback	15'
F Setback to garage oriented to street	20' (8)
G Rear Setback	20'
H Side Setback	5' (9)

(8) All vehicle entrances, oriented to the street shall be no closer than 20' to a property line  
 (9) No side setback is required for interior walls of townhomes

7. STREETScape	
I Sidewalk width (min.)	5'
J Boulevard strip width (min.)	5'
Type	Landscape
Tree spacing (max.)	35'

8. PARKING REQUIREMENTS	Section 38.540.050
One Bedroom	1 space
Two Bedroom	2 space
Group Homes	0.75 per occupancy

# BOZEMAN ZONING + DENSITY | CASE STUDY LOCATIONS



**BLOCK 1**  
R-2, PLUM AVE. & DAVIS ST.

**BLOCK 2**  
R-2, W COLLEGE ST. & S 13TH AVE.

**BLOCK 3**  
R-2, N GRAND AVE. & PEACH ST



# BLOCK 1 | FUTURE DEVELOPMENT STUDY

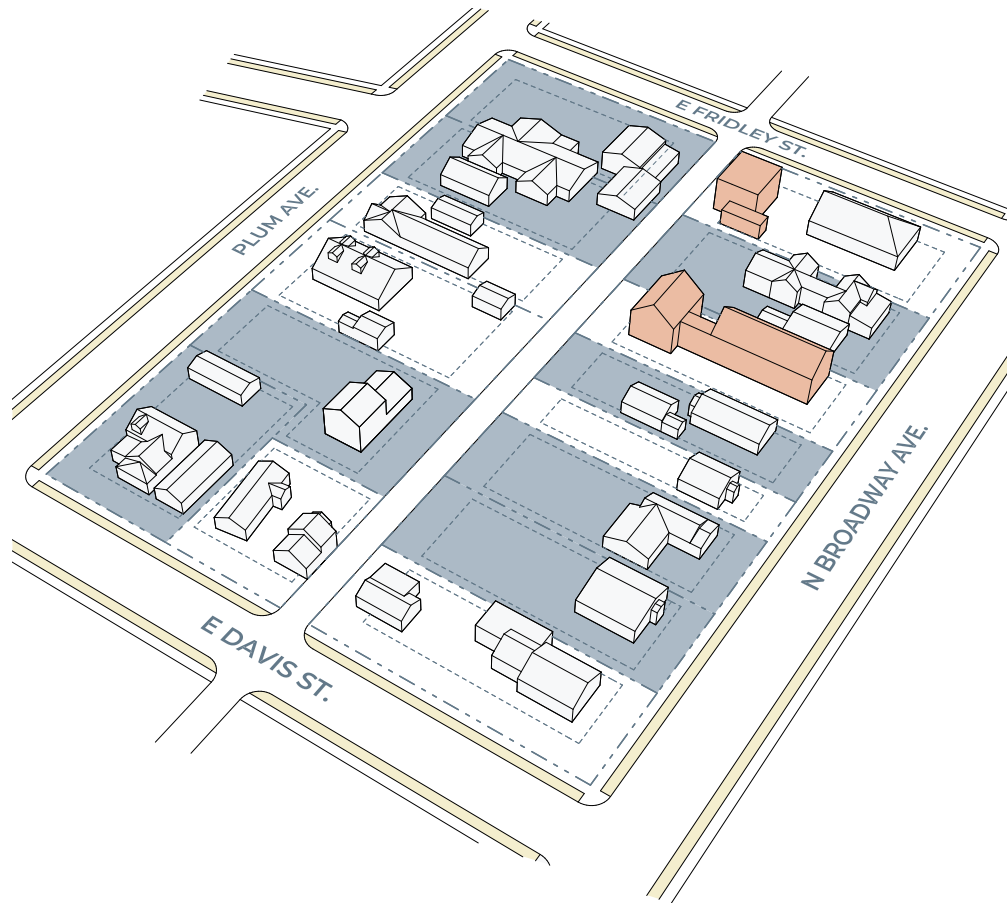
## EXISTING CONDITIONS

-  EXISTING STRUCTURES
-  NEW BUILD (SINCE 2019)
-  LOTS W/ DEVELOPMENT POTENTIAL
- SETBACK REQUIREMENTS
- PROPERTY LINE



ELEVATION VIEW FROM N. BROADWAY AVE.



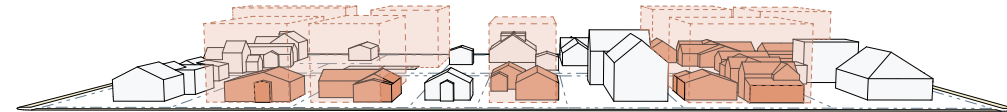
AXONOMETRIC VIEW



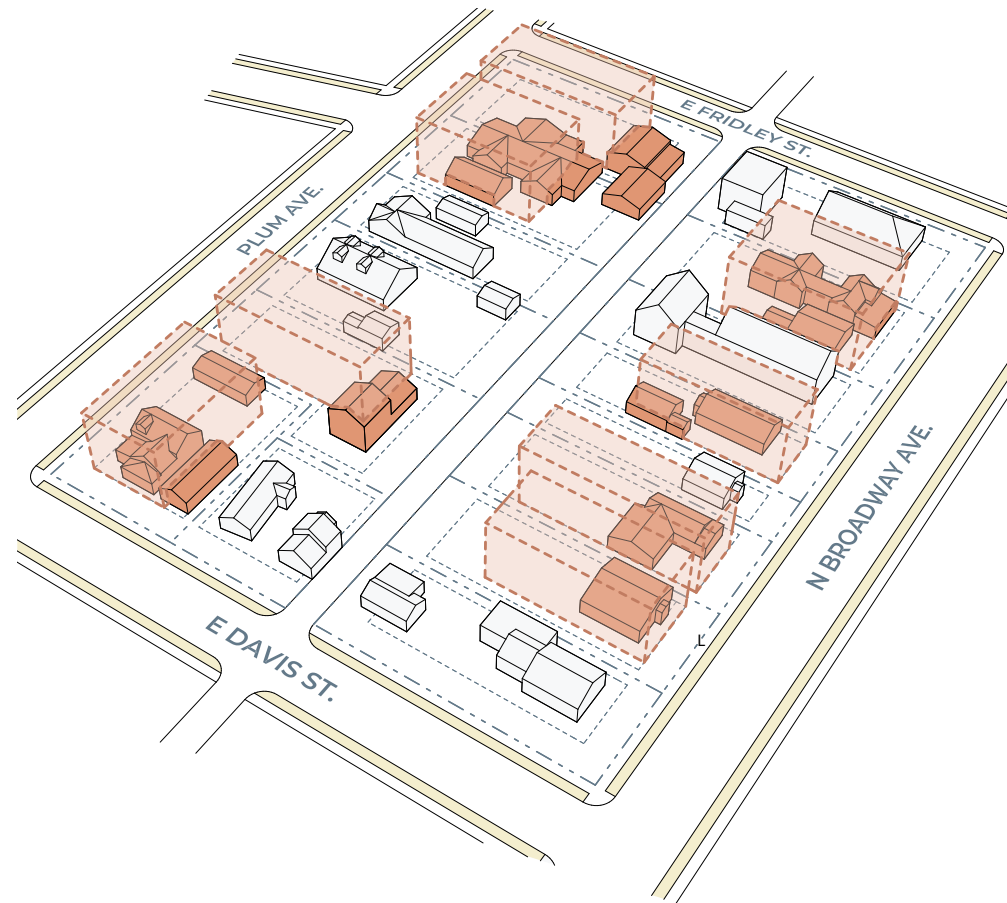
## MAX. BUILDING ENVELOPE R-2, UNDER UDC 2024 REGULATIONS

-  EXISTING STRUCTURES
-  EXISTING STRUCTURE TO BE DEMOLISHED
-  POTENTIAL MAX. NEW DEVELOPMENT ENVELOPE (2024 UDC)
- SETBACK REQUIREMENTS
- PROPERTY LINE



ELEVATION VIEW FROM N. BROADWAY AVE.



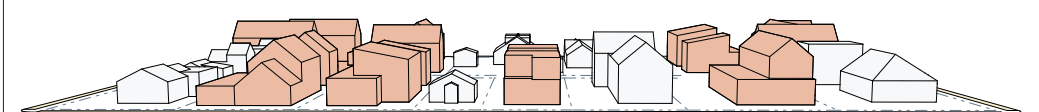
AXONOMETRIC VIEW



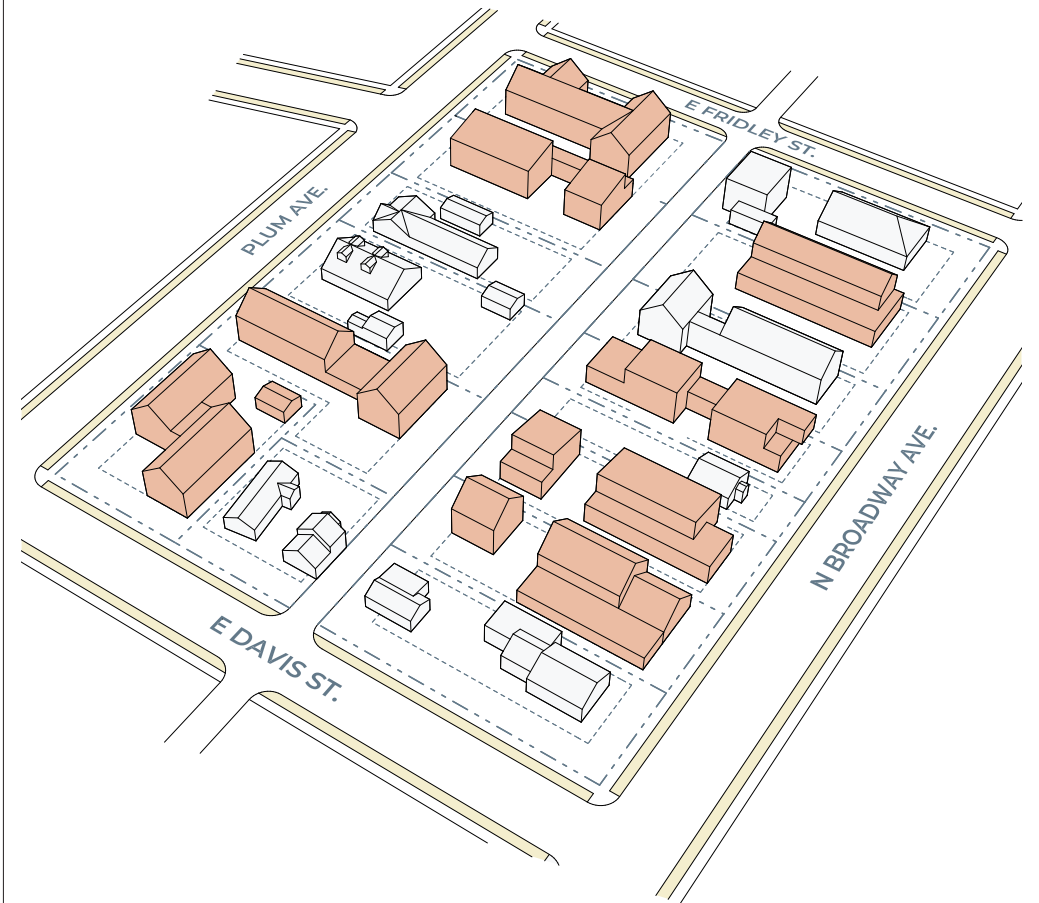
## EXAMPLE ARCHITECTURAL INFILL R-2, USING UDC 2024 REGULATIONS

-  EXISTING STRUCTURES
-  POTENTIAL NEW DEVELOPMENT ENVELOPE (2024 UDC)
- SETBACK REQUIREMENTS
- PROPERTY LINE

ELEVATION VIEW FROM N. BROADWAY AVE.



AXONOMETRIC VIEW

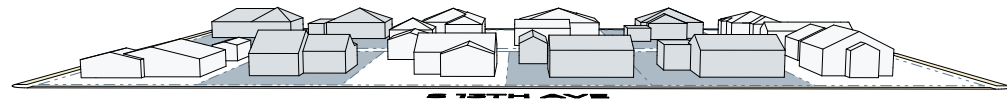


# BLOCK 2 | FUTURE DEVELOPMENT STUDY

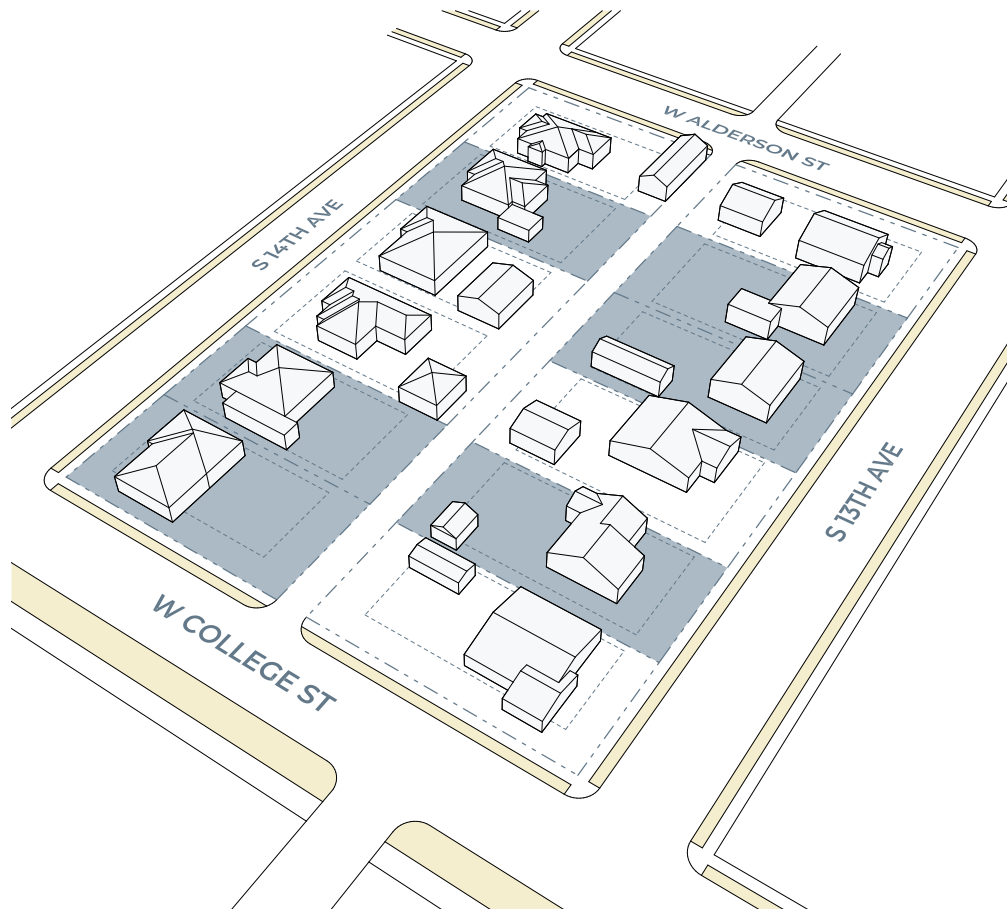
## EXISTING CONDITIONS

-  EXISTING STRUCTURES
-  NEW BUILD (SINCE 2019)
-  LOTS W/ DEVELOPMENT POTENTIAL
-  SETBACK REQUIREMENTS
-  PROPERTY LINE

ELEVATION VIEW FROM S 13TH AVE.



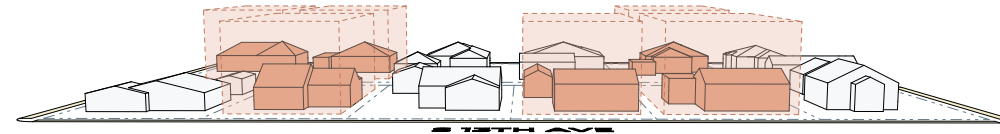
AXONOMETRIC VIEW



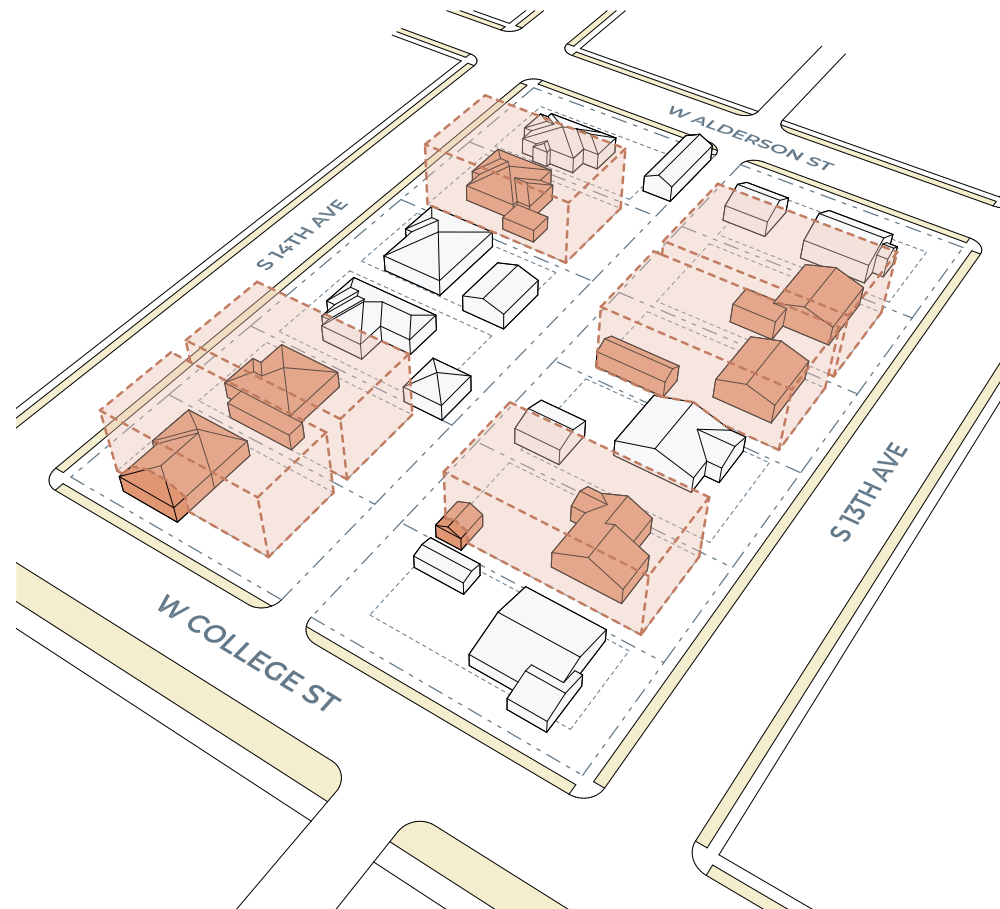
## MAX. BUILDING ENVELOPE R-2, UNDER UDC 2024 REGULATIONS

-  EXISTING STRUCTURES
-  EXISTING STRUCTURE TO BE DEMOLISHED
-  POTENTIAL MAX. NEW DEVELOPMENT ENVELOPE (2024 UDC)
-  SETBACK REQUIREMENTS
-  PROPERTY LINE

ELEVATION VIEW FROM S 13TH AVE.



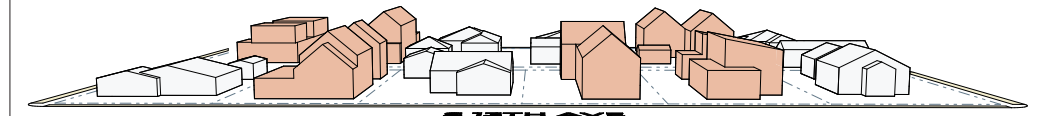
AXONOMETRIC VIEW



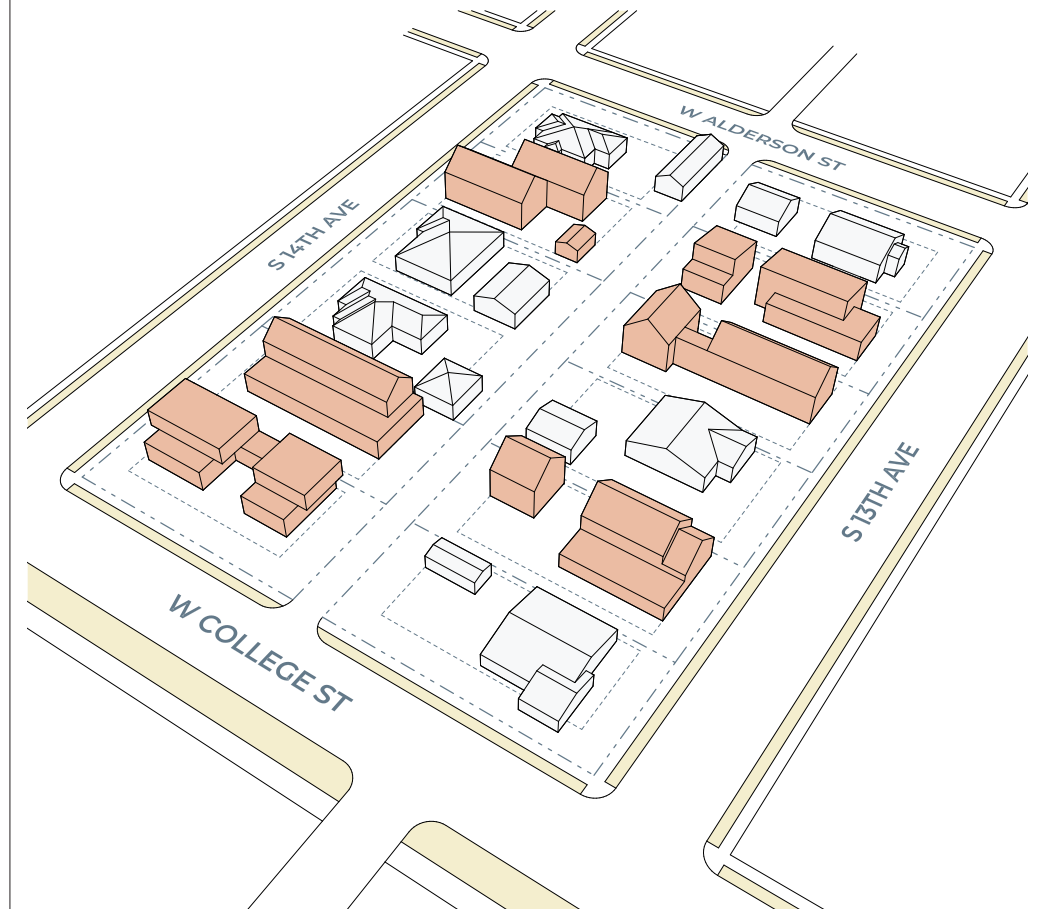
## EXAMPLE ARCHITECTURAL INFILL R-2, USING UDC 2024 REGULATIONS

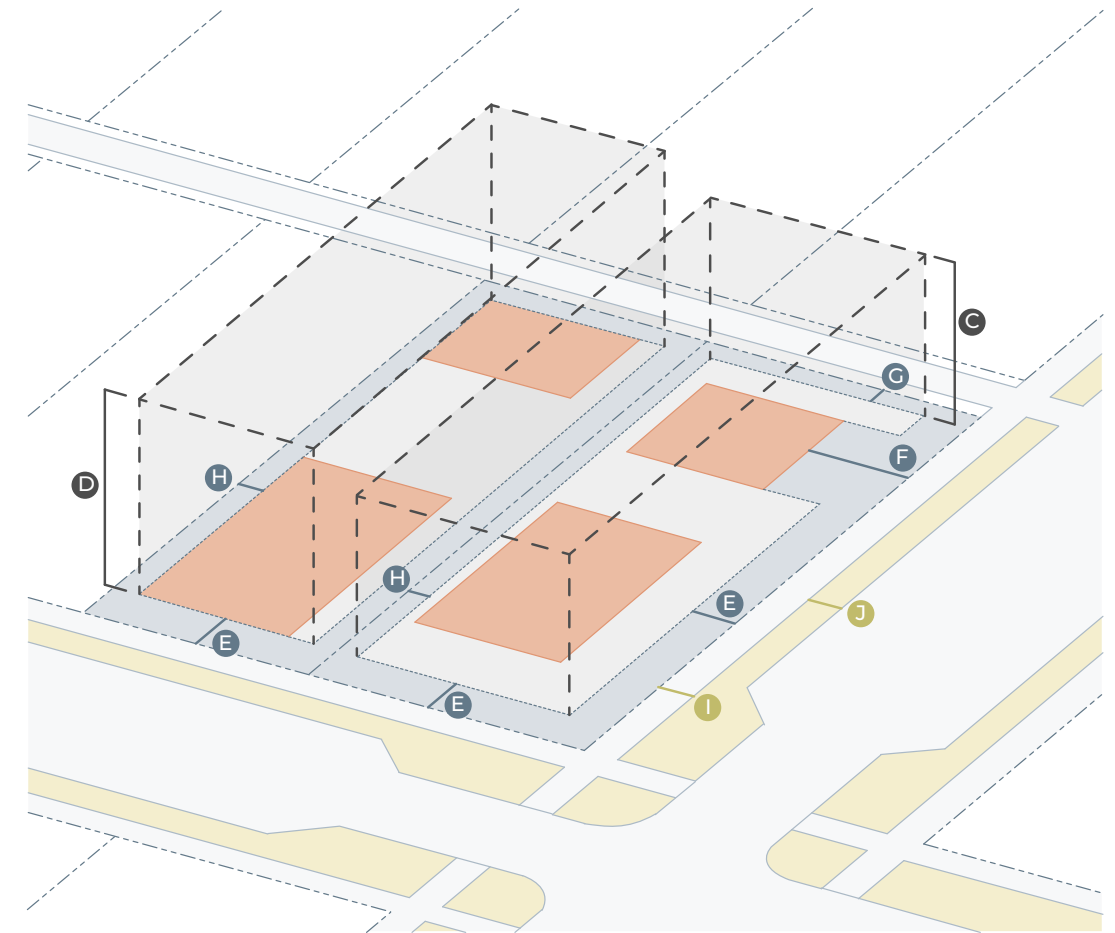
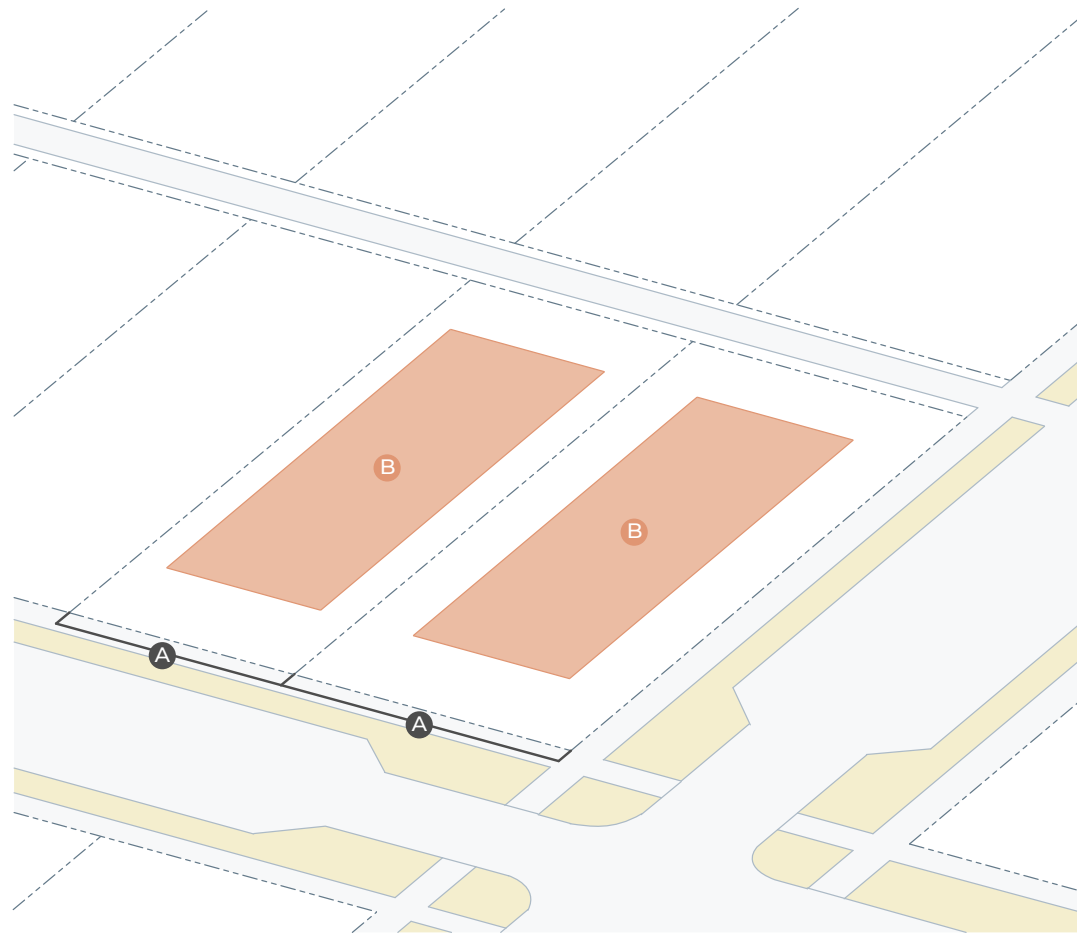
-  EXISTING STRUCTURES
-  POTENTIAL NEW DEVELOPMENT ENVELOPE (2024 UDC)
-  SETBACK REQUIREMENTS
-  PROPERTY LINE

ELEVATION VIEW FROM S 13TH AVE.



AXONOMETRIC VIEW





1. PERMITTED USES		Section 38.310
Accessory Dwelling Units (Attached or detached)	P	
Apartment/apartment building	P	
Apartment building limited	P	
Cottage Housing	P	
Manufactured Home on permanent foundations	P	
Single-Household Dwellings	P	
Two-Household Dwellings	P	
Three-Household Dwelling or Four-Household Dwellings	P	
Townhouses & Rowhouses (two attached units)	P	
Townhouses & Rowhouses (five attached units or less)	P	
Townhouses & Rowhouses (more than five attached units)	P	
Community Residential Facilities (eight or fewer residents)	P	
Community Residential Facilities (nine or more residents)	P	
Cooperative Household	P	
Family Day Care Home	P	
Group Day Care Home	P	
Group Living	P	
Lodging Houses	P	
Transitional and Emergency Housing	S	

2. LOT SIZE		Section 38.320.030.A
MINIMUM AREA OF A LOT PER DWELLING (SQUARE FEET)		
Single-Household Dwellings		4,000
Two-Household Dwellings		2,500
Townhouses & Rowhouses		3,000
Additional area for an Accessory Dwelling Unit		1,000
All other uses		5,000
A WIDTH (MIN.)		Section 38.320.030.B
Single-Household Dwellings		50/35 (1)
Two-Household Dwellings		60/40 (1)
Townhouses & Rowhouses		WIDTH OF INT. UNIT
Accessory Dwelling Unit on lots w/ Townhouses (3)		WIDTH OF INT. UNIT
Accessory Dwelling Unit (3)		40
All other Uses		50
(1) When the lot is adjacent to an alley and vehicle access is taken only from that alley		
(3) Lot area and width must be provided as if the dwelling were attached to the principle use		
3. DENSITY		Section 38.320.030.C
Minimum Density		8 du/acre
4. COVERAGE		Section 38.320.030.C
B Lot Coverage (max.) (2)		50% (3)
Floor Area Ratio (max.)		1.5:1

(2) Not more than 60% of the lot area can be covered by principle and accessory buildings  
 (3) Max. lot coverage for townhomes & rowhouses is 50%

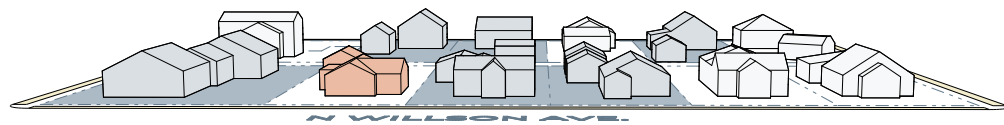
5. BUILDING HEIGHT		Section 38.320.020.E
MAX. BUILDING HEIGHT ROOF PITCH		
C Less that 3:12		40'
D 3:12 or greater		50'
6. SETBACKS		Section 38.320.020.F
E Front Setback		15'
F Setback to garage oriented to street		20' (8)
G Rear Setback		20'
H Side Setback		5' (9)
(8) All vehicle entrances, oriented to the street shall be no closer than 20' to a property line		
(9) No side setback is required for interior walls of townhomes		
7. STREETScape		
I Sidewalk width (min.)		5'
J Boulevard strip width (min.)		5'
Type		Landscape
Tree spacing (max.)		35'
8. PARKING REQUIREMENTS		Section 38.540.050
One Bedroom		1 space
Two Bedroom		2 space
Group Homes		0.75 per occupancy

# BLOCK 3 | FUTURE DEVELOPMENT STUDY WITH CURRENT ZONING (R-4)

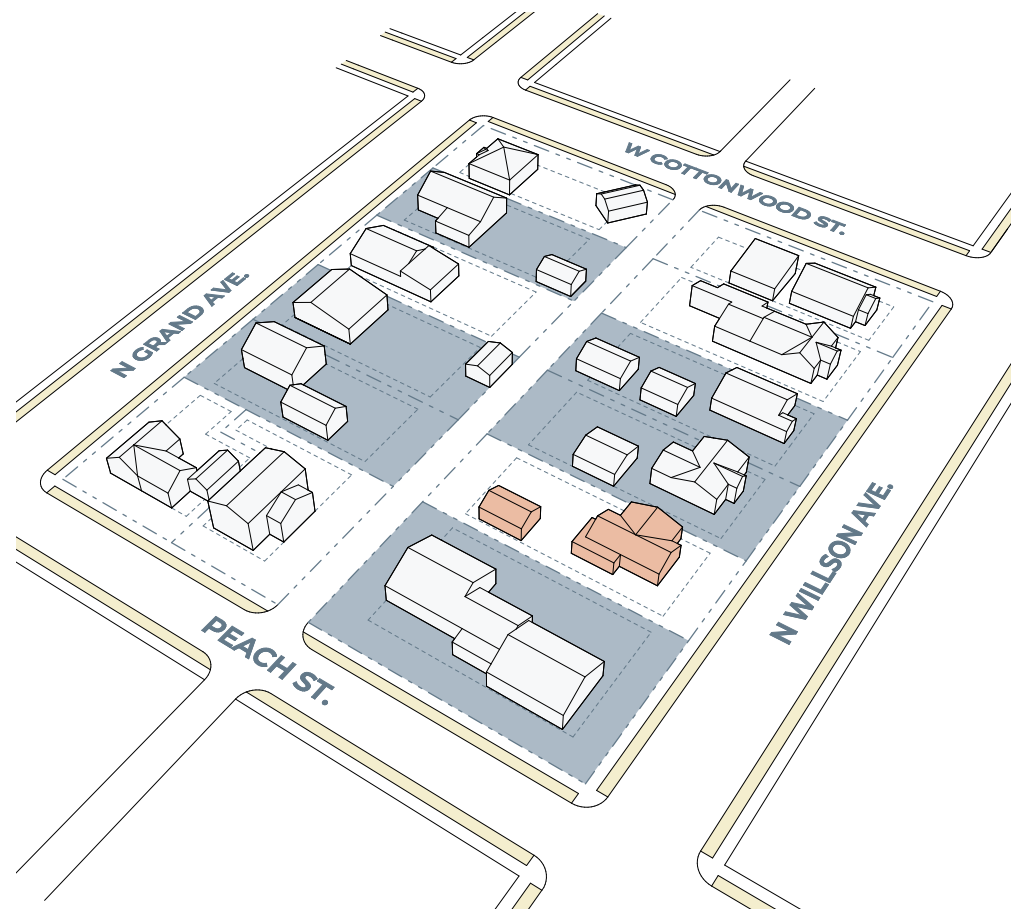
## EXISTING CONDITIONS

-  EXISTING STRUCTURES
-  NEW BUILD (SINCE 2019)
-  LOTS W/ DEVELOPMENT POTENTIAL
-  SETBACK REQUIREMENTS
-  PROPERTY LINE






ELEVATION VIEW FROM N WILLSON AVE.



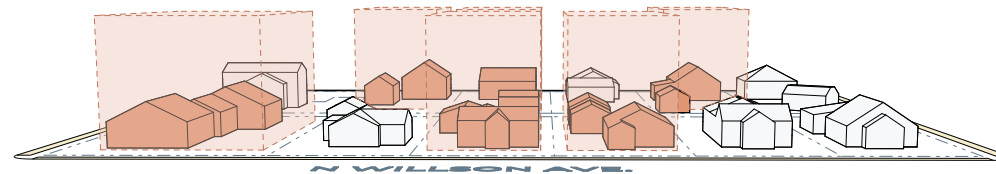
AXONOMETRIC VIEW



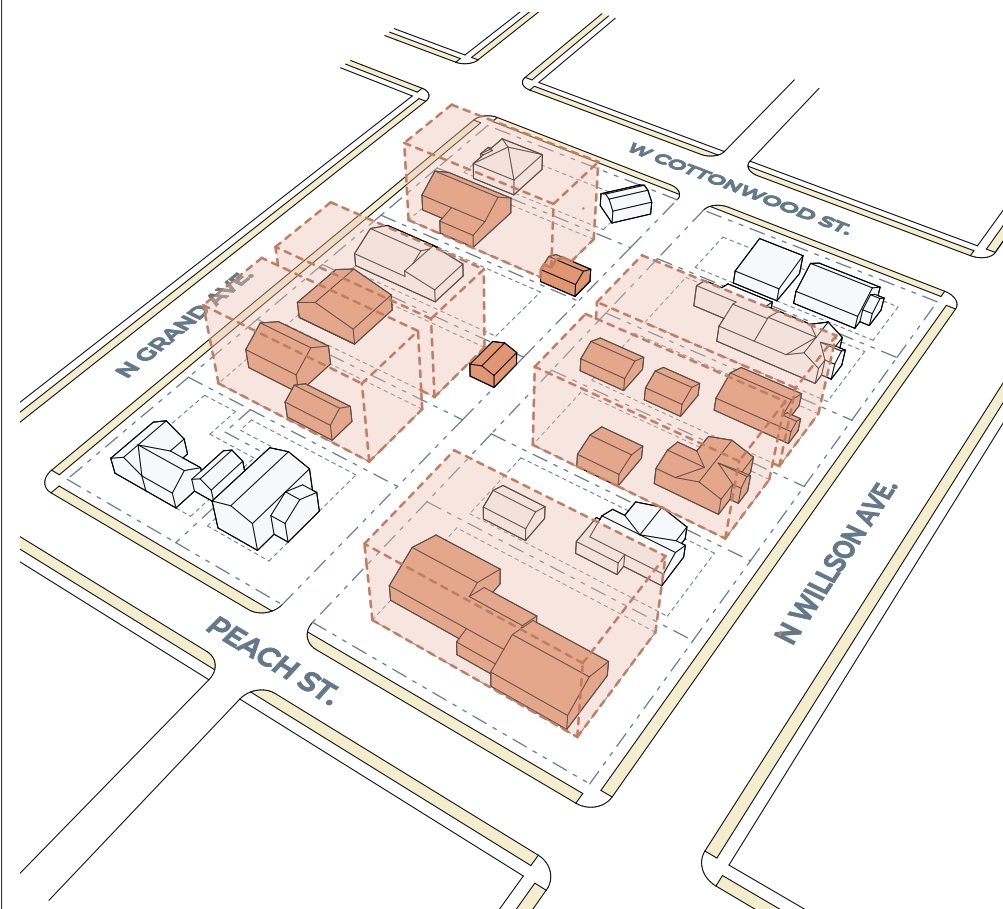
## MAX. BUILDING ENVELOPE R-4, UNDER UDC 2024 REGULATIONS

-  EXISTING STRUCTURES
-  EXISTING STRUCTURE TO BE DEMOLISHED
-  POTENTIAL MAX. NEW DEVELOPMENT ENVELOPE (2024 UDC)
-  SETBACK REQUIREMENTS
-  PROPERTY LINE

ELEVATION VIEW FROM N WILLSON AVE.



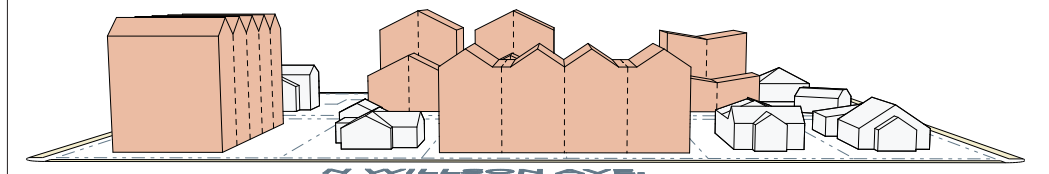
AXONOMETRIC VIEW



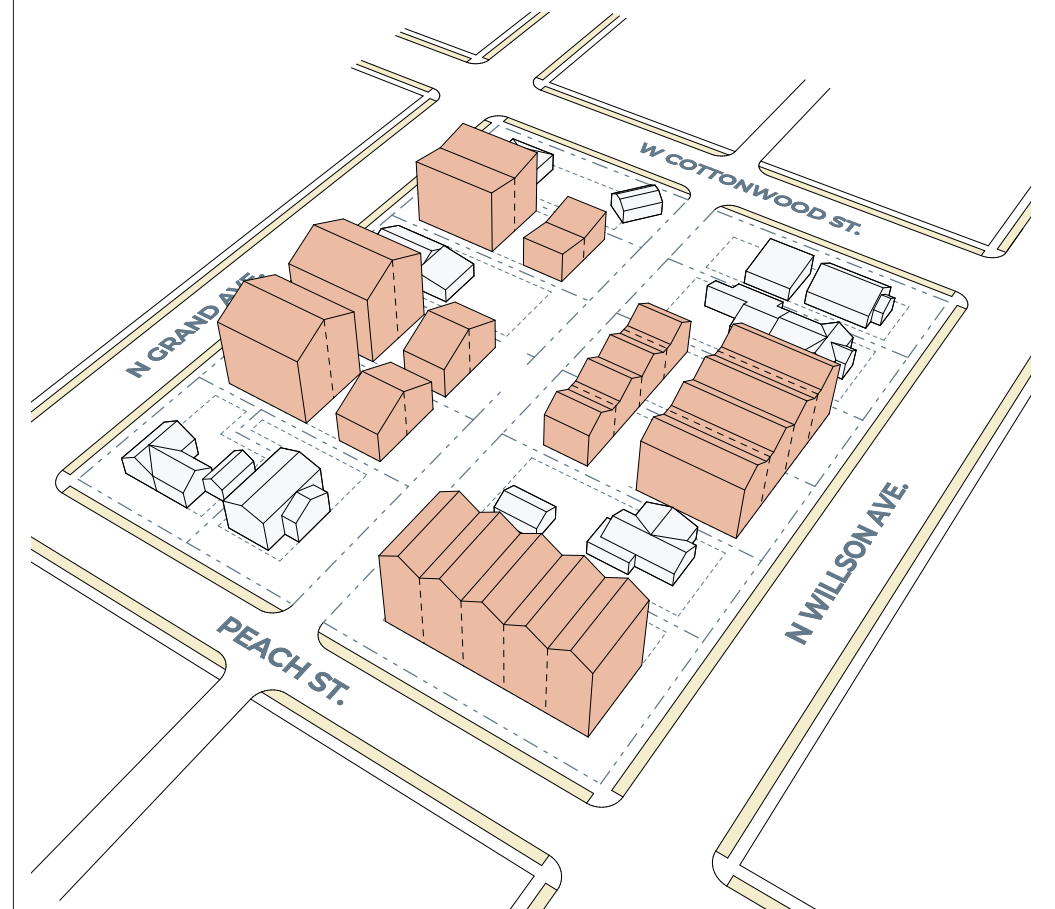
## EXAMPLE ARCHITECTURAL INFILL R-4, USING UDC 2024 REGULATIONS

-  EXISTING STRUCTURES
-  POTENTIAL NEW DEVELOPMENT ENVELOPE (2024 UDC)
-  SETBACK REQUIREMENTS
-  PROPERTY LINE

ELEVATION VIEW FROM N WILLSON AVE.



AXONOMETRIC VIEW

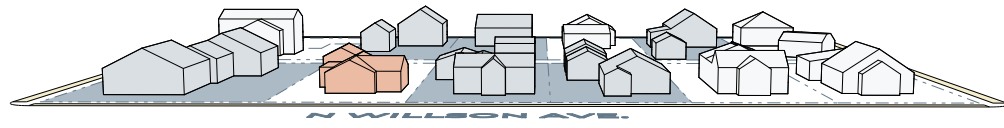


# BLOCK 3 | FUTURE DEVELOPMENT STUDY WITH DOWN ZONING (R-2)

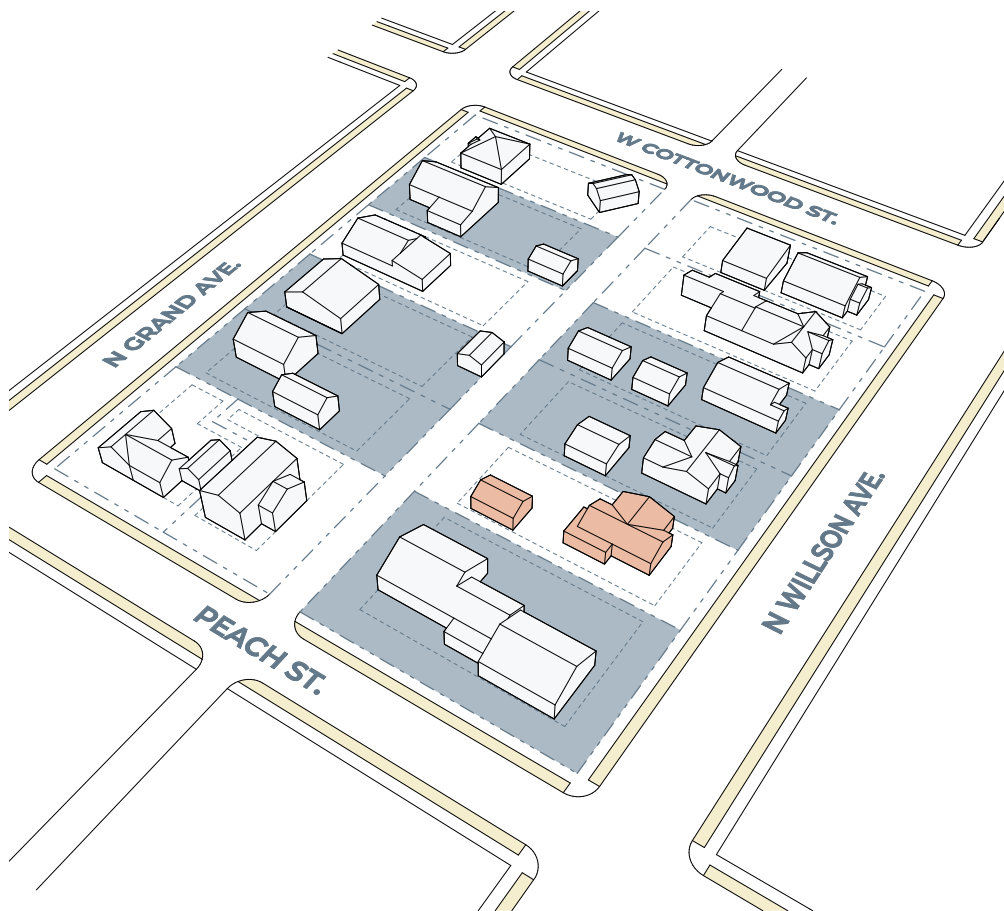
## EXISTING CONDITIONS

-  EXISTING STRUCTURES
-  NEW BUILD (SINCE 2019)
-  LOTS W/ DEVELOPMENT POTENTIAL
- SETBACK REQUIREMENTS
- PROPERTY LINE

ELEVATION VIEW FROM N WILLSON AVE.



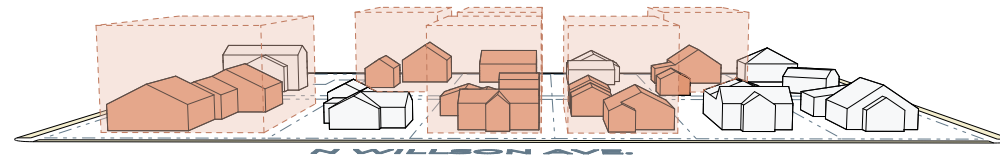
AXONOMETRIC VIEW



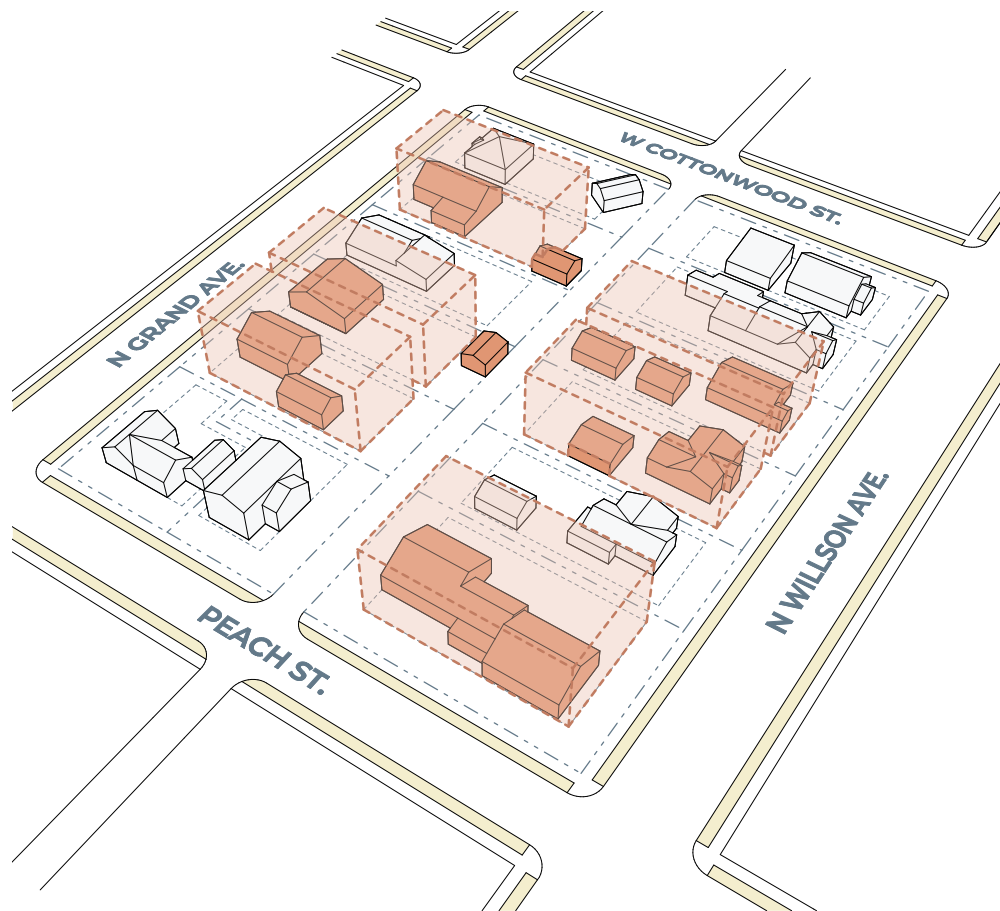
## MAX. BUILDING ENVELOPE R-2, UNDER UDC 2024 REGULATIONS

-  EXISTING STRUCTURES
-  EXISTING STRUCTURE TO BE DEMOLISHED
-  POTENTIAL MAX. NEW DEVELOPMENT ENVELOPE (2024 UDC)
- SETBACK REQUIREMENTS
- PROPERTY LINE

ELEVATION VIEW FROM N WILLSON AVE.



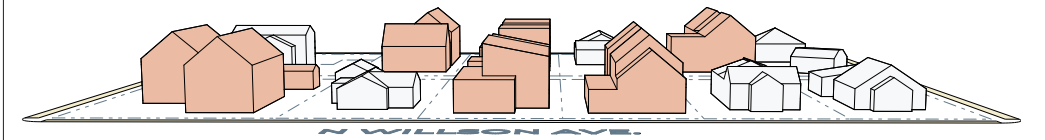
AXONOMETRIC VIEW



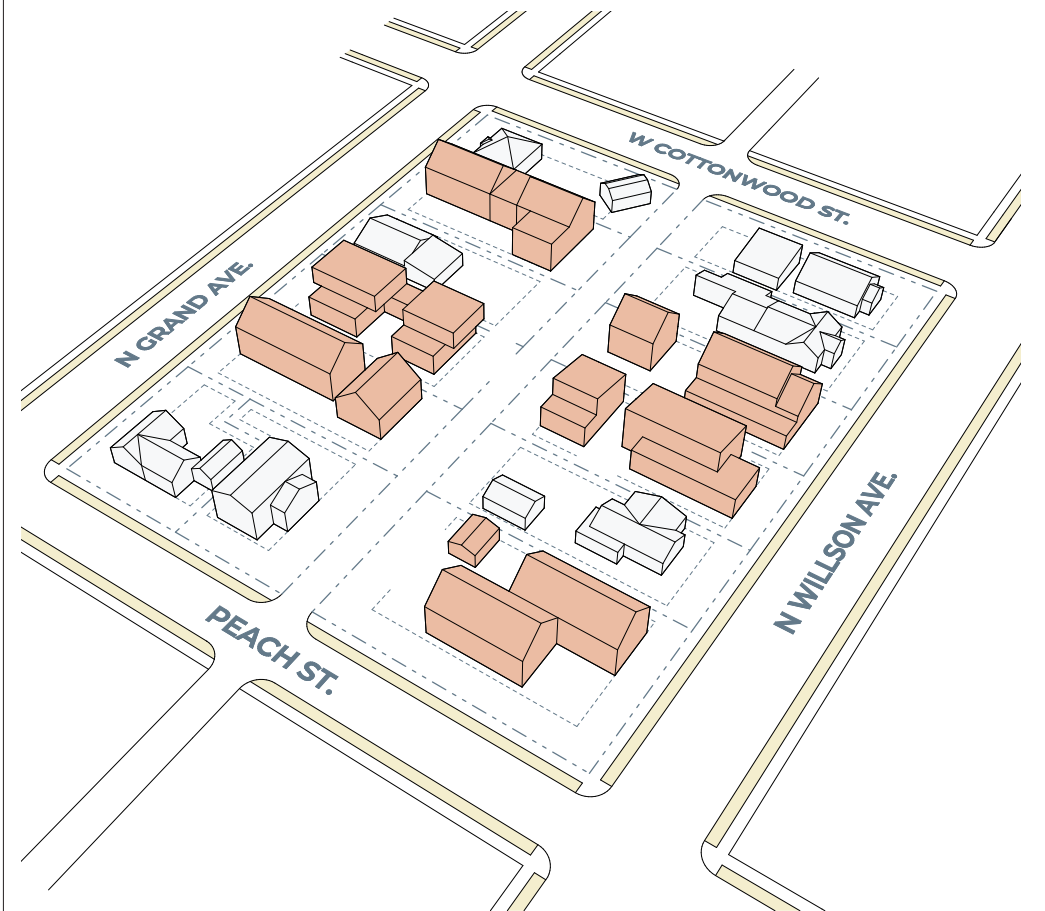
## EXAMPLE ARCHITECTURAL INFILL R-2, USING UDC 2024 REGULATIONS

-  EXISTING STRUCTURES
-  POTENTIAL NEW DEVELOPMENT ENVELOPE (2024 UDC)
- SETBACK REQUIREMENTS
- PROPERTY LINE

ELEVATION VIEW FROM N WILLSON AVE.



AXONOMETRIC VIEW



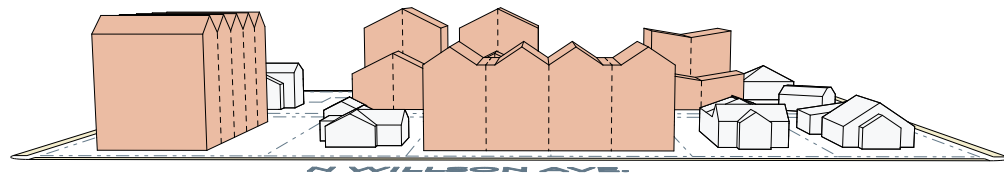


# BLOCK 3 | FUTURE DEVELOPMENT COMPARISON - CURRENT ZONING (R-4) + DOWN ZONING POTENTIAL (R-2)

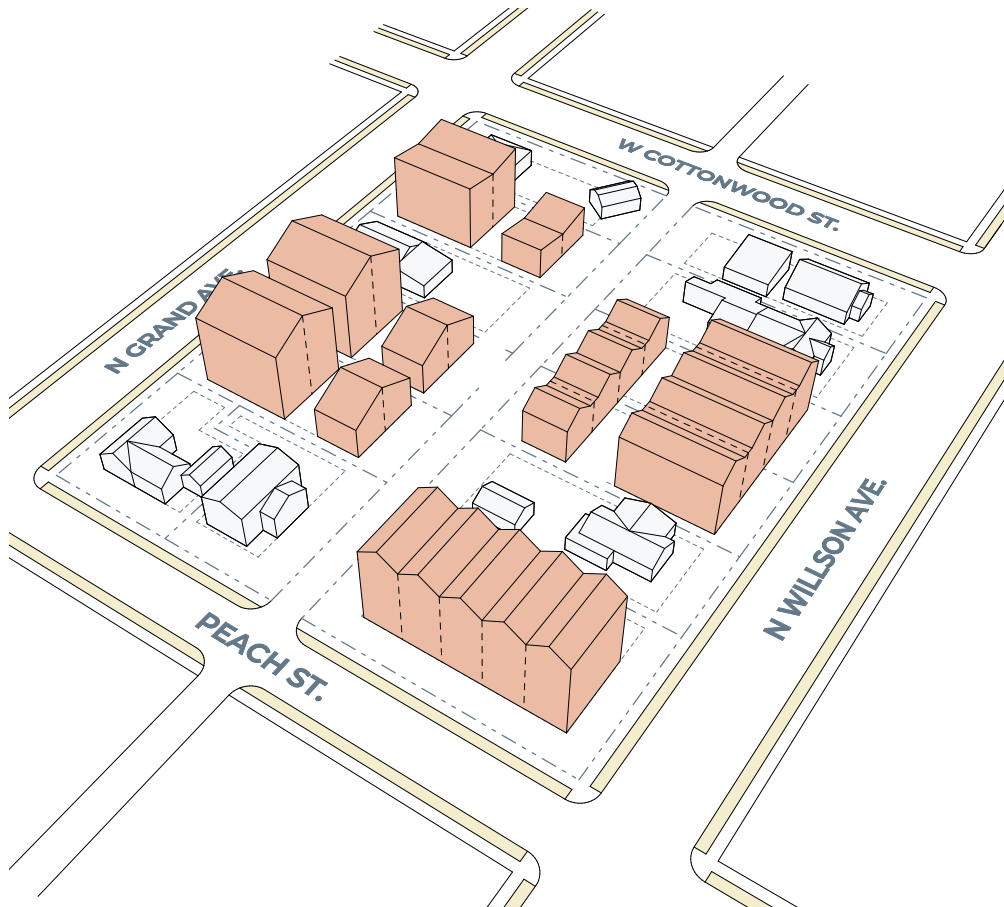
## EXAMPLE ARCHITECTURAL INFILL R-4, USING UDC 2024 REGULATIONS

- EXISTING STRUCTURES
- POTENTIAL NEW DEVELOPMENT ENVELOPE (2024 UDC)
- SETBACK REQUIREMENTS
- PROPERTY LINE

ELEVATION VIEW FROM N WILLSON AVE.



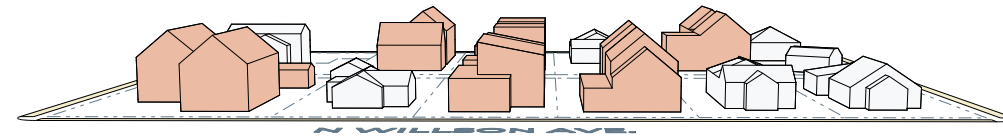
AXONOMETRIC VIEW



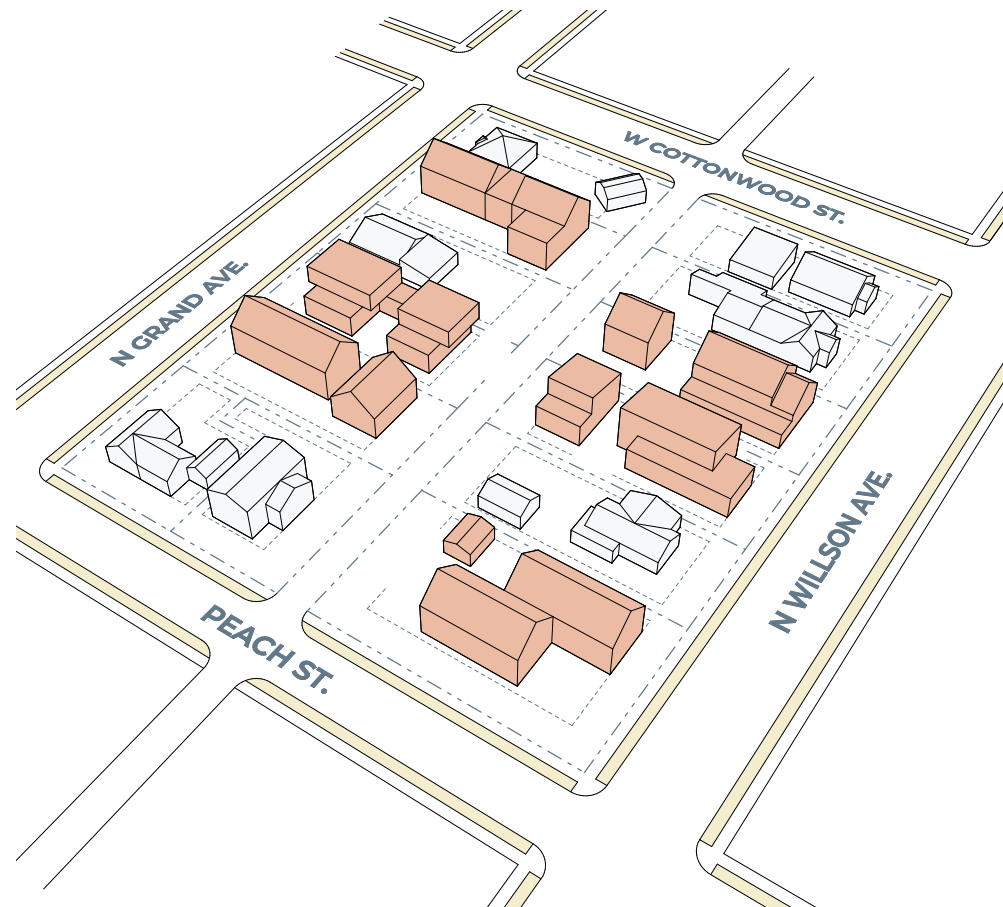
## EXAMPLE ARCHITECTURAL INFILL R-2, USING UDC 2024 REGULATIONS

- EXISTING STRUCTURES
- POTENTIAL NEW DEVELOPMENT ENVELOPE (2024 UDC)
- SETBACK REQUIREMENTS
- PROPERTY LINE

ELEVATION VIEW FROM N WILLSON AVE.



AXONOMETRIC VIEW



**BOZEMAN, MT**

**ZONING + DENSITY STUDY**

**CONCLUSION:**

In conclusion, this project addresses a critical need for clear and accessible communication of zoning regulations and their implications for neighborhood density in Bozeman. By developing visual tools and engaging the community, it aims to bridge the gap between technical zoning policies and public understanding. The project aspires to foster informed decision-making, meaningful community participation, and equitable urban growth while preserving the unique character of Bozeman's neighborhoods. Through collaboration with stakeholders and the creation of reusable resources, this initiative will contribute to a more transparent and inclusive planning process, ultimately empowering residents to shape the future of Bozeman.