



NENA NEWS



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Final Draft of UDC Update Open for Public Comment

by Jason Delmue, Karen Filipovich, and Amy Hoitsma

The Unified Development Code (UDC) sets forth regulations around what kinds of development can occur in which areas through development standards and zoning districts.

The Current Draft (Sept. 2025) of the UDC is now available for public review and comment. The draft includes several changes in response to public comments and recent state law changes, including revisions to mass and scale standards, revised parking requirements, updated public notice provisions, and many others.

Several documents can help you understand how the UDC is currently proposed to change (links to these documents can be found in the “Code Documents” box at engage.bozeaman.net/udc):

- [Top Edits handout](#)
- [Summary Table](#) (lists significant changes)
- [Proposed Zoning Map](#)
- [Proposed Zoning Changes Key Map](#)
- [Summary of Zoning Map Changes](#)

At this point in the process, **PUBLIC COMMENT NEEDS TO BE SPECIFIC**. Ideally, comments would propose exact (or at least very specific) text changes to the Current Draft UDC.

The following are highlights that NENA members may find of interest.

NEHMU (NorthEast Historic Mixed-Use) ZONE:

(Rough borders: Peach St. | Rouse Ave. | Juniper St.–Tamarack St. | Wallace Ave.–Aspen St.–RR–Plum Ave.)

Even before the UDC Update process, Amy Hoitsma, Cathy Costakis, Chandler Dayton and Jason Delmue read through the NEHMU zone text to determine whether some simple yet effective changes could be made to quickly make NEHMU more current and useful and, thus, hopefully stop the need for developers to ask to re-zone out of NEHMU. The resulting ideas became the subject of the survey e-mailed to NENA members this past summer and, in turn, specific UDC edits were suggested to the City Staff



and Commission.

Below is a summary of whether those edits were incorporated into the Current (Sept. 2025) UDC Draft.

1. Change the **Intent** section of the code to: “This district is envisioned as a vibrant, eclectic, mixed-use neighborhood that honors its historic roots in light industrial, manufacturing, and residential uses. At the same time, it welcomes the thoughtful integration of new neighborhood-scale artisan, art-making, retail, service, and other commercial uses. Adaptive reuse of existing buildings, along with context-sensitive new construction, should foster active street frontages that invite social interaction through art, public plazas, and gardens.” **NOT incorporated.**
2. Keep the **height limit** for mixed-use buildings at 50’. **INCORPORATED.** (Note: the original draft had changed the height limit to 5 stories.)
3. Increase **restaurant size** limit from 1,500 to 3,000 SF. **INCORPORATED** (mostly). The Current Draft has 2,500 SF as the max.
4. Allow **neighborhood-scale retail** as a Principal use. **INCORPORATED.** Retail up to 2,500 SF is listed as a Principal use. Greater than 2,500 SF would require a special use permit.
5. Reduce the current restrictions on **ground-floor residential** in exchange for enhanced integration of non-residential uses into the neighborhood. **INCORPORATED** (and then some). Multi-unit dwellings are listed as a Principal use without qualification; however, in order for a building to have more than

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Final Draft of the UDC (cont. from p. 1)

four residential units (the max for purely residential buildings), it would need to be a mixed-use building, which requires (1) at least one non-residential principal use and (2) 15' tall ground floors (measured from the floor of the ground floor to the floor above; i.e. it includes the equipment above the first-floor ceiling). The same is true for R-D, B-2M, B-3, and REMU.

- 6. Allow **off-site parking** anywhere within NEHMU to count for the subject non-residential use. **NOT incorporated.** Off-site parking must be within 1,320 feet of the use served by the off-site parking.

Also noteworthy re: NEHMU in the Current Draft UDC:

- Town/row house projects can attach a max. of 4 units.
- Arts & Entertainment Center (previously not an allowed use) is a Principal use in the Current Draft.
- Lodging House (previously not an allowed use) is a Principal use in the Current Draft.
- The maximum size of a building for Personal Service use is 10,000 SF (down from 15,000 SF).

R-A DISTRICT

The largest residential zone in NENA is R-2, which is slated to become R-A. Some key provisions in the Current Draft:

- Max. # of Units: 2 (plus an ADU). Allowing at least duplexes is required by the by the MT State Legislature.
- Existing structures can become 3- and 4-unit dwellings; gross floor area cannot be enlarged by more than 25%.
- Max building height: 40'
- Max wall plate height: 22'
- Town/row houses can attach no more than 2 in a row.

CENTENNIAL PARK AREA REQUEST to DOWNZONE to R-A:

(Borders: Peach St, N. 3rd, Tamarack St., N. Bozeman Ave.)

The Current Draft of the zone map depicts this area as R-A. Residents prepared a comprehensive request to the UDC Update, and collected signatures representing 66 of the 123 properties (54%) in the subject area. Currently, the area is zoned R-4, which correlates to R-C in the updated framework. The request was to edit the original draft zoning map so that this area becomes R-A. A majority of the City Commission expressed interest in resolving this request as part of the UDC Update process, rather than treating it separately (later) or making these residents submit (and pay for) an application for a zone map amendment.

R-B DISTRICT

A significant part of NENA's residential area is zoned R-3, slated to become R-B. Key provisions in the Current Draft:

- Max. # of Units: 8
- Max building height: 45'
- Max wall plate height: 33'

- Town/row houses can attach no more than 8 in a row.

B-3 DISTRICT

Since the south boundary of NENA is Mendenhall St., NENA contains or abuts B-3 at its southern end. A key B-3 aspect in the Current Draft: Max height is 90'.

ZONE MAP CHANGES

Two areas of B-3 in the southern part of NENA are downzoned in the Current Draft. The City was trying to (1) eliminate mid-block zone changes and (2) effectuate prior changes in the Future Land Use Map that set the stage for eliminating mid-block changes.

- B-3 to R-C on N. Grand (going north from W. Beall) the first three lots on both sides of N. Grand.
- B-3 to REMU the block bordered by Black, Beall, Bozeman, and Lamme.

Downzoned from M-1 to REMU: the block between Lamme and Mendenhall, from the Pearson parcel at Broadway west to Wallace, and west of Wallace, only the MFGR site.

For a detailed look at the proposed map changes, visit tinyURL.com/Slider-Zone-Map.

TRANSITIONS

Transitions are imposed on buildings at the edge of a more intense zone that is adjacent to a less intense zone. Key features from the Draft Code:

- A **60' wide street between zones is still considered a sufficient buffer** so that a transition is not warranted. If the street is less than 60' wide, then when facing R-A or R-B, the front of the subject building must be stepped back according to the designated transition type.
- There are **two main types of transitions**, each with two degrees of protection:

TRANSITIONS	SUBTYPE a	SUBTYPE b (adds landscaping)
TYPE 1		
Setback at stories 1-3	10' (5' if alley)	14' (9' if alley)
Stepback for stories 4+	22' (13' if alley)	22' (13' if alley)
If next to R-A or R-B	+3'	+3'
TYPE 2		
Setback (only)	10' (5' if alley)	14' (9' if alley)

Greater transition is imposed on a building based on how much more intense its zone is than the protected adjacent zone. [Some examples that might exist in NENA: NEHMU mixed-use adjacent to NEHMU residential use=**Type 2a**. B-3 adjacent to R-A=**Type 1b**.]

- Eliminated the **45-degree-angle stepback**. (Example: the northern end of the west side of The Ives building on Villard at the alley between Willson and Grand.)

For more info on transitions, including diagrams, see pages 2-95 to 2-98 in the [Draft UDC Code](#).

Shaping Bozeman's Future Together

by Barb Cestero

Bozeman's **Local Government Study** is a rare opportunity: the chance to rethink how our city is governed and whether our current system is still the best fit for our growing and diverse community. Last fall, voters approved this study and elected five residents—including me—to serve on the Bozeman City Study Commission.

Our task is not about personalities or short-term politics. It is about the structure of local government itself. The Study Commission is charged with reviewing our current charter form of government, comparing it to other models and asking whether it still serves the needs of a city that has grown and changed dramatically. We will have to balance efficiency with fairness, stability with flexibility, and tradition with the realities of a growing city. Any recommendations we put forward will be decided by voters at the ballot box in November 2026.

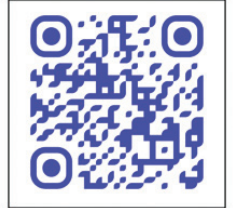
This is no small responsibility. And we can only do it well if we hear from you. We are here to gather your concerns, your ideas, and your hopes for the future of our city government. **This is the moment to speak up.**

There are many ways to engage. Please take our **Local Government Community survey** and encourage your

friends and neighbors to take it too! Attend our bi-monthly meetings, either in person or online, to share your thoughts, questions and recommendations with us directly. These meetings focus on various study topics as we work to educate ourselves and the community about our current local government. Visit www.bozemanstudy.com to find the survey and our meeting schedule. And of course you can email us at govreview@bozeman.net anytime.

Scan code for Community Survey ↓

Bozeman: YOUR VOICE MATTERS!



Bozeman is changing quickly which brings both opportunity and challenge. We cannot slow time, but we can decide how our local government responds to change. The Study Commission is an opportunity to make sure that response is thoughtful, transparent, and accountable. We look forward to hearing from you and shaping the future of our city—together.

The views expressed here are my own and do not represent the official position of the Bozeman City Study Commission.

NENA Fall 2025 Meeting & Potluck:

Wed., Nov. 5 at Live from the Divide (627 E. Peach)



**Potluck @
5:30 PM
Meeting
@ 6 PM**

TENTATIVE AGENDA:

- Presentation by the **City Government Study Commission**
- **Draft Unified Development Code (UDC):** what's changed and how can you comment?
- Brainstorm on potential projects for the **Northeast Urban Renewal District**
- Update on the **Bozeman Creek Resiliency Plan**

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