

# Hamilton Zoning Update

## Phase II

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Virtual “Neighborhood” Kickoff Meeting  
January 9, 2024

# Objectives

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1. Comprehensive Plan overview
2. Comprehensive Plan relation to zoning
3. Zoning 101
4. Phase II Focus Areas
5. Timeline
6. Sharing Community Interests

# Comprehensive Plan: *Envision Hamilton*

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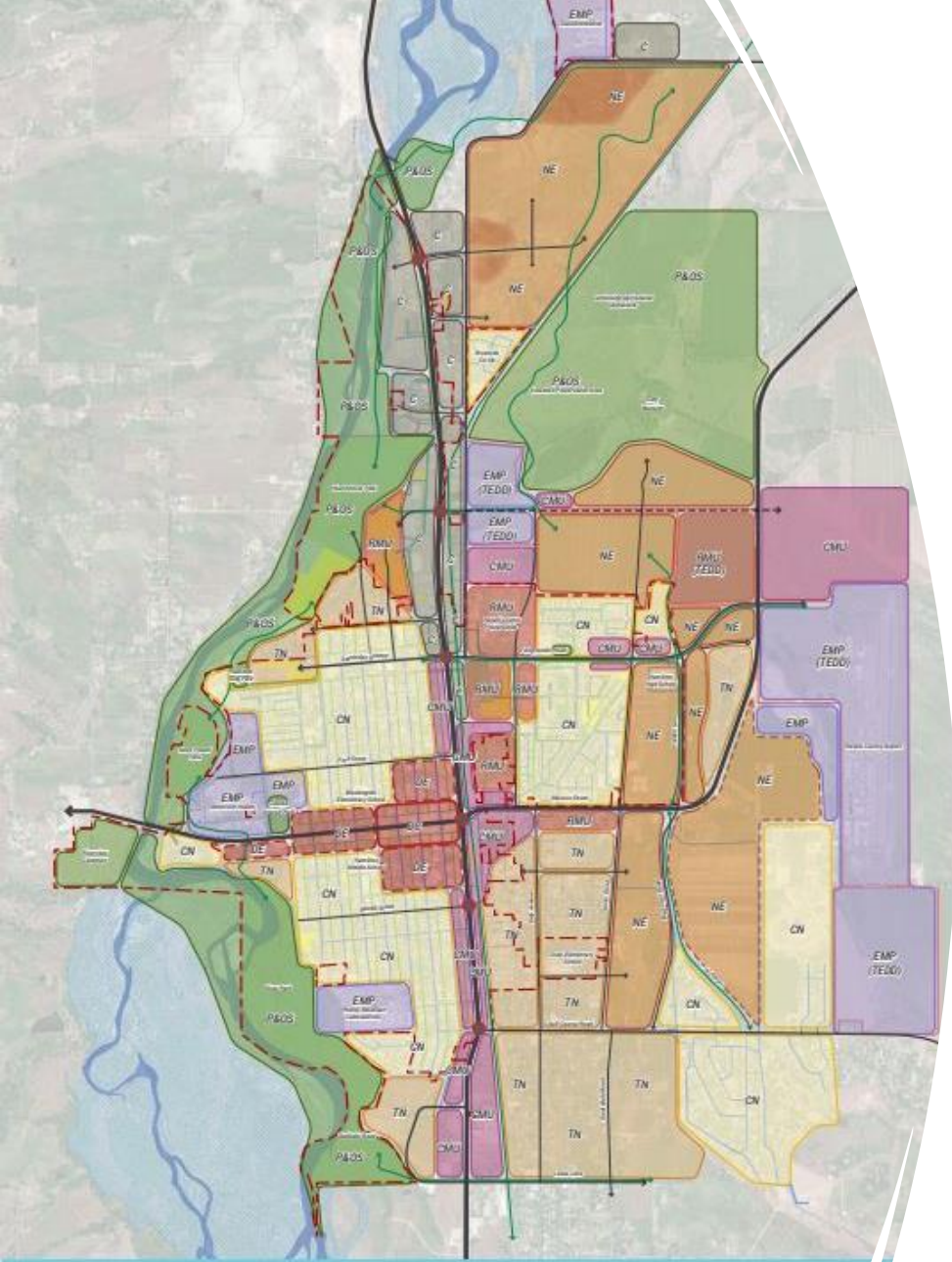
- Long-range plan
- Goals & policies addressing growth, other community needs
- A guide, not a regulation
- Adopted August 2022 after year-plus long public process

# Comprehensive Plan: What Does It Say?

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- We need more housing
- Future growth should be fiscally responsible
- Balance in-fill and annexation
- Maintain infrastructure
- Maintain what we love





# Future Land Use Map

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# Comprehensive Plan & Zoning

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- Goals, policies & actions in the Plan guide the zoning update
- Zoning is one of the primary tools to put the Comprehensive Plan into action
- Zoning is required to comply with the Comprehensive Plan
- Comprehensive Plan used in reviewing land use decisions

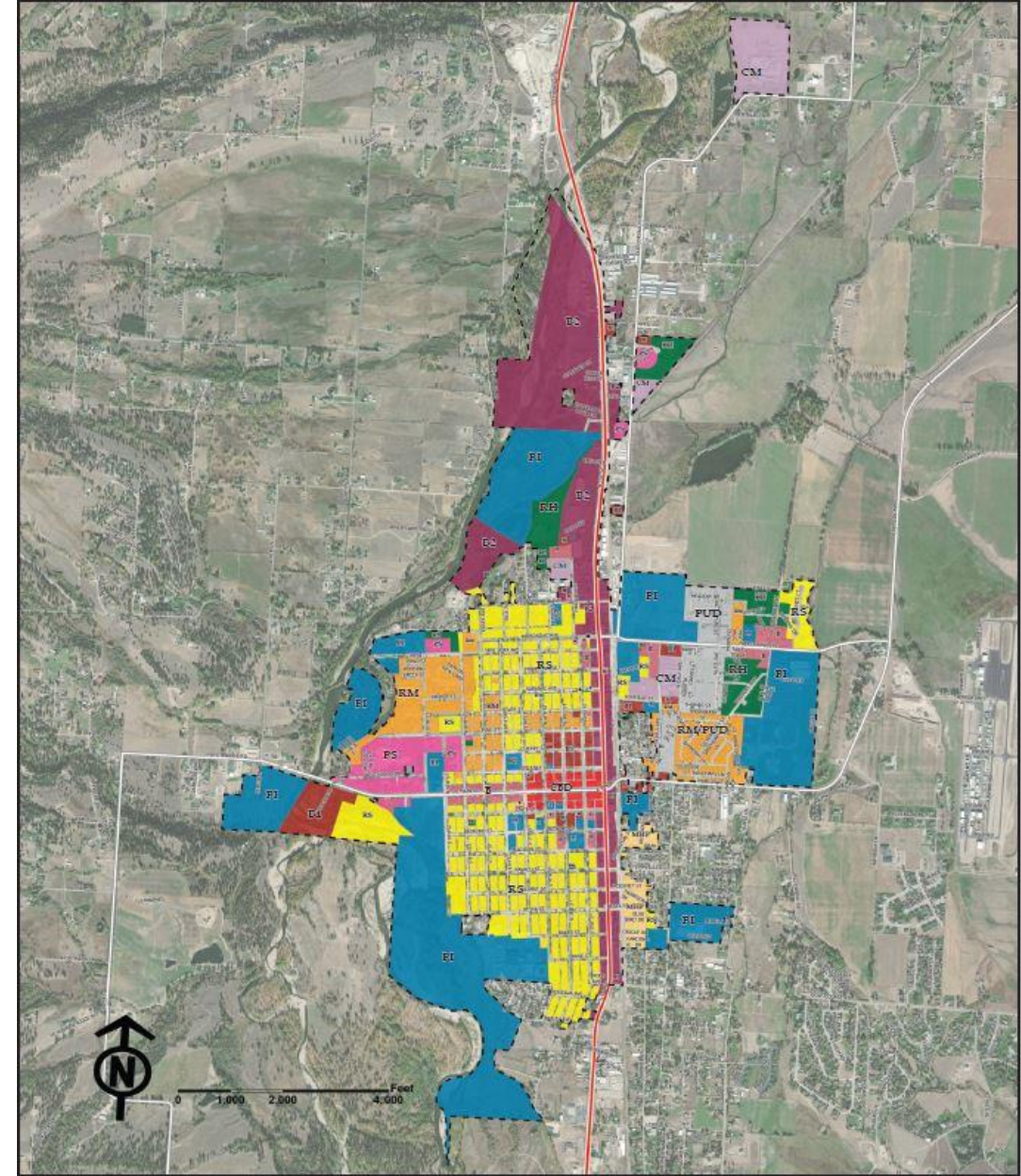
# Zoning 101

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- Local land use regulations: rules & map
- How property can be used
- What can be built where
- Form & scale: setback, height; lot size, frontage, coverage
- Site design: parking, landscaping, access, orientation
- Establishes review, decision and appeals processes



# Zoning Map



## City of Hamilton, MT Official Zoning Map

Originally adopted by the Hamilton City Council on  
October 15, 2004. Amended on January 02, 2024.

### Zoning Districts

RS   Single-Family Residential	B2   Highway Related Business
RM   Multiple-Family Residential	CBD   Central Business
RH   Residential High Density	PS   Professional Services Business
MHP   Mobile Home Park Residential	CM   Commercial or Manufacturing
B   Transitional Neighborhood Business	PI   Public and Institutional
B1   Local Business	PUD   Planned Unit Development

City of Hamilton

BY: Dominic Farenkopf, Mayor  
ATTEST

BY: Rose Allen, City Clerk  
This is to certify that this is the official  
2024 map of Hamilton, Montana, entered  
to in Chapter 100 of the Hamilton Municipal  
Code.



# Zoning Update Process

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- Led by Zoning Code Update Working Group
  - Zoning Commission
  - Planning Board
  - Zoning Board of Adjustment
- Phase I completed June 2023
  - Reorganized code sections, amended processes

# Phase II Zoning Update Focus Areas

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1. Attainable housing
2. Differentiating between mature and developing areas
3. Re-evaluating permitted and conditional uses
4. State law changes

# SB 528

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- 2 laws enjoined from enforcement through court ordered injunction (Gallatin County District Court)
- One zoning preemption law that affected Hamilton on hold
  - Accessory dwelling unit size, location, parking, impact fees
- Case involves 4 separate laws – may move to MT Supreme Court

# What Will Phase II Updates Include?

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1. Zoning text amendments
2. Zone map amendments (if needed)
3. Future Land Use Map Amendment (if needed)



# What We Have Heard

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- Concern with in-fill (scale)
- Concern with how new development integrates with existing neighborhoods
- Aren't there a bunch of housing units being built in the next few years? / Do we really need more housing?

# Phase II Timeline

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# Phase II Timeline

## TASK 1 PROJECT INITIATION OCT. 2023



### ENGAGEMENT

- Zoning Update Working Group Meeting

## TASK 2 COMMUNITY CHECK IN NOV. 2023 - JAN. 2024



### ENGAGEMENT

- City-Wide Postcard
- 5 Neighborhood Meetings
- Community Group Meetings

## TASK 3 REFINE FOCUS AREAS JAN. - MAR. 2024



### ENGAGEMENT

- Update Working Group
- 5 Neighborhood Meetings
- Community Group Meetings

## TASK 4 DRAFT AMENDMENTS MAR. - JULY 2024



### ENGAGEMENT

- 2 Update Working Group Mtngs.
- Neighborhood Walks
- Survey
- Community Workshops
- Community Open House

## TASK 5 ADOPTION AUG. - OCT. 2024



### ENGAGEMENT

- Zoning Commission Hearing
- 2 City Council Hearings
- Planning Board Hearing

# When you think about growth and development in Hamilton...

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- What concerns you?
- What excites you?
- What are you interested in seeing?
- What should we be considering?



# Questions?

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[www.HamiltonZoningUpdate.com](http://www.HamiltonZoningUpdate.com)

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