

REFORM #2: END CALIFORNIA ZONING



PROBLEM

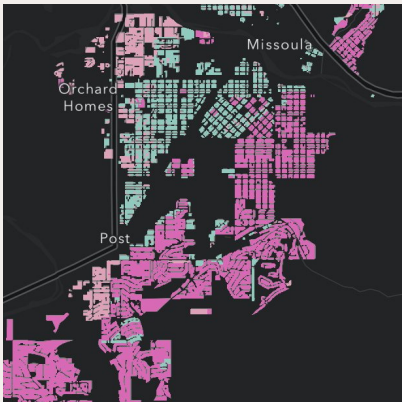
WHAT IS CALIFORNIA ZONING?

California Zoning was pioneered in cities like Los Angeles during the 20th Century. Under California Zoning, affordable starter homes like duplexes, townhomes and triplexes may be outright illegal to build depending on the neighborhood within a city.

DO MONTANA CITIES HAVE CALIFORNIA ZONING?

YES! Over 70% of primary residential areas in Montana's most in-demand cities either outright prohibit or penalize affordable starter homes.

CASE STUDY: MISSOULA



Multi-unit starter homes such as duplexes and townhomes are prohibited in over 75% of primary residential areas due to California Zoning and Minimum Lot Areas

Light green = Penalized multi-unit
Vibrant pink = Single-unit zoning
Muted pink = De facto single-unit
Dark green = Multi-unit

HOW DOES CALIFORNIA ZONING HURT MONTANA?

- It contributes to Montana's housing shortage, driving up the cost of housing for everyone.
- It prohibits affordable starter homes in desirable and opportunity-rich areas of town.
- It forces landowners to jump through regulatory hoops to build affordable homes.
- It violates on landowners' right to build affordable starter homes on their own property.
- It drives urban sprawl, eating up surrounding open space and rural land with development.
- It inflates city infrastructure costs by forcing housing development to spread out, requiring more government spending and higher taxes.

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SOLUTION

RESTORE THE RIGHT TO BUILD

The Montana legislature should implement Recommendation 3B from the Montana Housing Task Force, which would broadly restore landowners' right to build starter homes like duplexes and triplexes in cities:

76-2-304. Criteria and guidelines for zoning regulations.

(3) In a city with a population of at least 5,000 residents, zoning regulations which apply to the development or use of duplex housing shall be no more restrictive than those applicable to single-family residences.

(4) In a city with a population of at least 50,000 residents, zoning regulations which apply to the development or use of duplex, triplex and fourplex housing shall be no more restrictive than those applicable to single-family residences.

FREQUENTLY ASKED QUESTIONS

Q: Does this proposal mandate we all live on tiny apartments?

A: No, this proposal gives property owners more freedom to choose what types of homes work for them.

Q: Will ending California Zoning overwhelm municipal utilities with development?

A: No, middle density housing is 40% cheaper to serve with up-front utility needs compared to single family development.

Q: Will this cost taxpayers money?

A: No, ending California Zoning is a no-cost way Montana government can boost the supply of housing.