

ZONING REFORM SPECTRUM

County Action: **Less Proactive Options**

More Proactive Options

Reform Option:	1 NO ZONING	2 STATUS QUO	3 22 DISTRICTS + 23 RD DISTRICT W/ ZONING REGULATION MENU	4 GROWTH AREA FOCUSED REFORM	5 22 DISTRICTS + ZONE ALL UNZONED AREA	6 ZONE UNZONED AREA, THEN OPT- IN ANNEXATION OF EX. DISTRICTS	7 CONSOLIDATED COUNTYWIDE ZONING	8 OPT-IN TO MONTANA LAND USE PLANNING ACT
Description:	All existing zoning districts are terminated, leaving the entire County unzoned.	Existing zoning districts remain. New zoning established in discrete areas of the County and typically initiated with substantial citizen effort. The 22 districts in the County are updated as staff time and budgeting allow.	22 districts + creation of a 23 rd district encompassing all unzoned land in the County but with no regulations. "Neighborhoods" contact the County to implement zoning from a menu of options instead of creating a new independent district.	22 districts + the County works to establish and refine zoning in high growth areas, primarily in the Triangle.	22 districts + the County zones all land that is currently unzoned.	All land that is currently unzoned in the County is zoned. Upon completion, the County engages landowners in the 22 existing districts about annexing into the newly created district to consolidate.	The entire County is zoned under a single regulation that includes a variety of sub-districts to account for the diversity of land characteristics in the County. Effort made to preserve character of existing zoning.	Comprehensive land use plan is front loaded with extensive public engagement and analysis. Then, consolidated zoning is implemented based on the that plan with less opportunity for public participation in individual development projects.
Primary Implementation Challenges:	   No guardrails for land use types or density. Higher chance of conflict between neighbors with incompatible land uses (e.g., gravel pit next to residential area), few mechanisms in place to impose standards that mitigate impacts on neighbors, wildlife, watercourses, roads, agriculture, and more.	 Already in place.	 Similar effects as Option 1 in areas that do not opt-in & similar effects as Option 2 + creates a mechanism to zone unzoned areas more easily and consistently based on interest. Ensures that no more independently operated districts will pop up and add additional complexity to the system.	Same effects as Option 1 in unzoned areas & similar effects as Option 2 + reduces some inefficiencies with the current zoning framework in high growth areas only, which are most likely to be subject to growth pressures and new land uses.	Similar effects as Option 2 + zoning the unzoned areas creates locally established guardrails for what can be built where and creates mechanism to mitigate development or land use impacts on neighbors, wildlife, watercourses, roads, agriculture, and more.	Similar effects as Option 2 + zoning the unzoned areas creates locally established guardrails for what can be built where and creates mechanism to mitigate development or land use impacts on neighbors, wildlife, watercourses, roads, agriculture, and more.	Inefficiencies in current framework are eliminated, cumulative impacts of development are accounted for, locally established guardrails in place for land use and density with mechanisms to mitigate impacts on neighbors, wildlife, watercourses, roads, agriculture, and more.	Similar effects as Option 7 + fewer opportunities for public input in development review process, County instead spends significant time and resources to implement comprehensive planning process with public engagement upfront.

Important note: Any change to a zoning district, including implementation of a new zoning district, includes public engagement processes. This table is intended to assist the public with understanding the types of possible zoning reform options and what the effects of those options might be. Importantly, there are likely potential reform options not shown above. The County looks forward to feedback about any of the above reform options, or options not shown here. Turn the page to see the [symbols key on the back!](#)

Symbols Key:



All reform options apart from the status quo will take time to implement, but the ones with the hourglass symbol would be especially lengthy.



The clipboard symbol indicates that a landowner referendum is required to terminate existing zoning districts and achieve the listed reform option.



The judge symbol indicates that there is currently no legal mechanism available to accomplish the reform option. However, changes in State Law are possible.



All reform options include costs to implementation, but the reform option with the money symbol is especially costly to implement.