

PLANNING, DEVELOPMENT & SUSTAINABILITY DEPARTMENT

Mailing Address: 200 W. Broadway
Physical Address: 127 E. Main St. Suite 2
Missoula, MT 59802-4292

P: 406.258.4642 | F: 406.258.3920
E: zoner@missoulacounty.us



Development Incentives and Bonuses Application

Owner(s) of Record:

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

Applicant (if different than Owner):

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

Send correspondence to the applicant, in addition to the agent.

Authorized Representative (Agent): All correspondence is sent to Agent.

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

Legal Description of Property:

Street Address: _____

Subdivision Name: _____ Tract/Lot No. _____ Block No. _____

Certificate of Survey No.: _____

Geocode or Tax ID # if no street address is available: _____

Attach metes and bounds description if necessary.

Zoning

1. What zoning district is the property located in?

Intent

1. Provide an overall summary of how the development qualifies for development incentive points and provides public benefits.

DEVELOPMENT INCENTIVES

1. *Multi-modal Connectivity.* Has multi-modal transportation infrastructure such as a shared-use path, sidewalk, separated bike lane or other multi-modal infrastructure improvement beyond what is required by the regulations been incorporated into the development? If so, describe. (One point available per infrastructure element)
2. *Alternative Transportation.* Have alternative transportation options such as park and ride lots, bus transit pull-outs and/or shelter within 300' of the parcel, or bicycle infrastructure beyond what is required by the regulations been incorporated into the development? If so, describe. (Two points available per element)
3. *Traffic Mitigation.* Have traffic-impact mitigation measures such as minimum road widths, grid-pattern street network to replace cul-de-sacs, and traffic-calming devices beyond what is required by the regulations been incorporated into the development? If so, describe. (One point available per mitigation measure)
4. *Energy Efficiency.* Have building-specific energy use intensity (EUI) targets for new construction/major renovation projects been included in the development? Energy use intensity shall be determined using the Zero Tool (www.zerotool.org) or an equivalent methodology. Alternatively, or in conjunction with building-specific measures, will on-site renewable energy generation be incorporated into the development? If so, describe.

If yes to either of these, include the results of an energy model of the building showing projected EUI as well as a narrative describing the building elements that will be included in to reduce the EUI from the identified baseline. New buildings must reduce the EUI from the baseline by 60 percent, and renovations must reduce the EUI from the baseline by 25 percent to be eligible for development incentive points. If so, describe.

**ENERGY EFFICIENCY
INCENTIVE FOR NEW
CONSTRUCTION**

EUI REDUCTION FROM BASELINE	POINTS AVAILABLE
60-69.99%	10
70-79.99	20
80-89.99%	30
90-100%	40

**ENERGY EFFICIENCY
INCENTIVE FOR MAJOR
RENOVATION**

EUI REDUCTION FROM BASELINE	POINTS AVAILABLE
25-29.99%	20
30-39.99%	25
40-49.99%	35
50%+	40

5. *Electrification.* Will new and renovated buildings use all electricity rather than fossil fuel combustion? To be eligible for this incentive, development plans must demonstrate that the building will include no fossil fuel combustion and that electric heat pumps, rather than electric resistance heating, will be the primary heat source for the building. If so, describe.

**ELECTRIFICATION INCENTIVE BASED ON
GROSS FLOOR AREA**

STRUCTURE GROSS FLOOR AREA (SQUARE FEET)	POINTS
< 10,000 sq. ft.	10
1000-24,999 sq. ft.	20
25,000-49,999 sq. ft.	30
>= 50,000 sq. ft.	40

6. *Renewable Energy.* Will on-site renewable energy systems for residential and nonresidential buildings be incorporated into the development? If so, describe.

An application claiming the renewable energy incentive must include the projected on-site renewable energy production, the modeled energy consumption of the building, the percentage of the building's energy consumption to be provided by on-site renewable energy, and a narrative description of the renewable energy project. If so, describe. (5 Points available for each 20% of the Project's Energy Consumption Provided by On-Site Renewable Energy). NOTE: This incentive may not be used when renewable energy is used to meet the EUI baseline reduction.

7. *Solar Ready.* Will the development incorporate solar-ready design into new and existing buildings?

If so, developments are required to meet all solar-ready provisions described in Appendix RA (residential) or Appendix CA (commercial) of the 2018 International Energy Conservation Code, or equivalent appendix of the most recently adopted version of the International Energy Conservation Code. If so, describe. (Five points available per building or structure)

8. *Electric Vehicle Charging Station.* Will the development include Level 2 charging stations for electric vehicles? If so, describe. (Two points available per station)

9. *Green Roof.* Does the design include the installation and maintenance of a green roof (minimum of 25 percent of the total roof area) designed and engineered to comply with all state and county building code requirements? If so, describe. (Two points available per building or structure)

10. *Affordable Housing.* Does the development include construction of homes for homebuyers below 120 percent of the Area Median Income (AMI) and renter households below 80 percent AMI? If so, describe the proposal.

Provide an Affordable Housing Plan concurrent with the application requirements, including:

- a. A development site plan and building floor plan illustrating the number of proposed affordable dwelling units and their location in relation to the other development on the parcel or project site.
- b. A written summary of the number of affordable homes, the size of each home, the proposed sale/rental mix, and the proposed sales price or rent for each affordable dwelling unit.
- c. The proposed deed restrictions to be placed on the affordable dwelling units to ensure they will be maintained as affordable, including a description of the number of homes developed, the level(s) of affordability provided by each home, and, a notarized affidavit that the applicant agrees to implement the Affordable Housing Plan, as approved by the County. (Two points available per affordable housing unit)

11. *Enhanced Landscaping*. Does the development include the installation and maintenance of xeriscaping and/or native plants beyond what is required in Section 6.4.C.2? If so, describe. (1 point available for every 5% of additional xeriscaping and/or native plantings)

TOTAL DEVELOPMENT INCENTIVES POINTS

CATEGORY	POINTS AVAILABLE		POINTS PROPOSED	POINTS RECEIVED (STAFF USE ONLY)										
Multi-modal Connectivity	1 point													
Alternative Transportation	2 points													
Traffic Mitigation	1 point													
Energy Efficiency – New Construction	<table><tr><th>EUI Reduction from Baseline</th><th>Points</th></tr><tr><td>60-69.99%</td><td>10</td></tr><tr><td>70-79.99%</td><td>20</td></tr><tr><td>80-89.99%</td><td>30</td></tr><tr><td>90-100%</td><td>40</td></tr></table>		EUI Reduction from Baseline	Points	60-69.99%	10	70-79.99%	20	80-89.99%	30	90-100%	40		
	EUI Reduction from Baseline	Points												
	60-69.99%	10												
	70-79.99%	20												
	80-89.99%	30												
90-100%	40													
Energy Efficiency – Major Renovation	<table><tr><th>EUI Reduction from Baseline</th><th>Points</th></tr><tr><td>25-29.99%</td><td>20</td></tr><tr><td>30-39.99%</td><td>25</td></tr><tr><td>40-49.99%</td><td>35</td></tr><tr><td>50+%</td><td>40</td></tr></table>		EUI Reduction from Baseline	Points	25-29.99%	20	30-39.99%	25	40-49.99%	35	50+%	40		
	EUI Reduction from Baseline	Points												
	25-29.99%	20												
	30-39.99%	25												
	40-49.99%	35												
50+%	40													
Electrification	<table><tr><th>Structure Gross Floor Area (SQ FT)</th><th>Points</th></tr><tr><td><10,000</td><td>10</td></tr><tr><td>10,000-24,999</td><td>20</td></tr><tr><td>25,000-49,999</td><td>30</td></tr><tr><td>>= 50,000</td><td>40</td></tr></table>		Structure Gross Floor Area (SQ FT)	Points	<10,000	10	10,000-24,999	20	25,000-49,999	30	>= 50,000	40		
	Structure Gross Floor Area (SQ FT)	Points												
	<10,000	10												
	10,000-24,999	20												
	25,000-49,999	30												
>= 50,000	40													
Renewable Energy	5 Points for each 20% of the Project's Energy Consumption Provided by On-Site Renewable Energy													
Solar Ready	5 points													
Electric Vehicle Charging Station	2 points / Station													
Green Roof	2 points													
Affordable Housing	2 points													
Enhanced Landscaping	1 point for every 5% of Additional Xeriscaping and/or Native Plantings													
TOTAL POINTS														

BONUS TYPES

When a development is awarded development incentive points for providing a public benefit per Section 9.11.C., those points can then be allocated towards a bonus type. There are six bonus types available. Each bonus type contains an explanation of how a development can exceed a specific zoning requirement and thus secure awarded bonus points. Development incentive points can be allocated to different bonus types, but the total number of points allocated cannot exceed the total number of points awarded. Applying one bonus to a zoning standard does not change other requirements of zoning.

1. **Density Bonus.** Developments located in a Residential district are eligible to receive a density bonus. When a development is using a development option provided in Chapter 9, such as cottage court or conservation design, the base homes per acre shall be calculated with the additional densities allowed per that development option type before applying the bonus percentages allowed by this section. The final number in this calculation is rounded to the nearest whole number.
 - a. Each development incentive point awarded to a density bonus converts to a two percent bonus per the table below. For example, if a development allocates 13 points, the maximum deviation from the zoning standard would be 126 percent.

POINTS	DENSITY BONUS	POINTS PROPOSED FOR DENSITY BONUS	POINTS RECEIVED (STAFF USE ONLY)
1-5 points	Up to 110 percent of base density allowed by district		
6-10 points	Up to 120 percent of base density allowed by district		
11-15 points	Up to 130 percent of base density allowed by district		
16-20 points	Up to 140 percent of base density allowed by district		
21-25 points	Up to 150 percent of base density allowed by district		
26-30 points	Up to 160 percent of base density allowed by district		
31-35 points	Up to 170 percent of base density allowed by district		
36-40 points	Up to 180 percent of base density allowed by district		
41-45 points	Up to 190 percent of base density allowed by district		
46-50 points	Up to 200 percent of base density allowed by district		

2. **Setback Bonus.** Setbacks in Mixed-use and Industrial districts adjacent to a Residential or Open Land district can be reduced up to 50 percent. Setbacks in Residential districts can be reduced up to 75 percent.
 - a. One (1) point per one (1) foot setback reduction per building.

REQUIRED SETBACK (in ft.)	PROPOSED SETBACK REDUCTION (in ft.)	PROPOSED SETBACK REDUCTION (in percent)	POINTS PROPOSED FOR SETBACK BONUS	POINTS RECEIVED (STAFF USE ONLY)

3. **Height Bonus.** A height bonus allows a development to increase the maximum building height and maximum stories within a zoning district. Development incentive points awarded from any criteria in Section 9.11.C. may be applied to a height bonus. A height bonus may be applied in any district.
 - a. The height of principal structures may be increased by up to 10 feet and no more than one story. The height of accessory structures may be increased by an additional six feet. In no case may the height of an accessory structure exceed the height of a principal structure when a bonus is used.

- b. One (1) point per one (1) foot in height per building.

MAXIMUM HEIGHT (in ft.)	PROPOSED HEIGHT (in ft.)	POINTS PROPOSED FOR SETBACK BONUS	POINTS RECEIVED (STAFF USE ONLY)

4. **Maximum Footprint Bonus.** A maximum footprint bonus allows buildings to exceed the maximum building footprint of a zoning district. Development incentive points awarded from any criteria in Section 9.11.C. may be applied to a maximum footprint bonus. The maximum footprint bonus may be applied in any district. The maximum footprint bonus cannot be used in conjunction with Tiny Home Development or Cottage Court Development options. The maximum footprint bonus cannot be applied to Accessory Dwelling Units. Use of the maximum footprint bonus does not reduce minimum lot coverages or setbacks or permit changes to required build-to zones.
- a. Each development incentive point awarded converts to a three percent footprint bonus per building. For example, if a development applies 16 points towards this bonus, the maximum footprint increase allowed for that building would be 148 percent ($3 \times 16 = 48$) of the maximum building footprint allowed in the zoning district. No more than 20 development incentive points can be allocated per building.

POINTS AVAILABLE	MAXIMUM FOOTPRINT BONUS	POINTS PROPOSED FOR FOOTPRINT BONUS	POINTS RECEIVED FOR FOOTPRINT BONUS (STAFF USE ONLY)
1-5 points	Up to 115 percent		
6-10 points	Up to 130 percent		
11-15 points	Up to 145 percent		
16-20 points	Up to 160 percent		

5. **Parking Requirement Reduction Bonus.** A parking requirement reduction bonus allows a residential development to reduce the minimum parking requirements in Section 6.3. Development incentive points awarded from Sections 9.11.C.1. Multi-modal connectivity, 9.11.C.2. Alternative transportation, 9.11.C.3. Traffic mitigation, 9.11.C.4. Energy efficiency, and 9.11.C.8. Electrical vehicle charging may be applied to the parking requirement reduction bonus. A parking requirement reduction bonus may be applied in any district.
- a. When a development is using additional development incentives listed in Chapter 9 such as cottage court, or with a density bonus, the base parking requirement shall be calculated with the additional densities allowed per that development type and/or density bonus. Any design actions per Section 6.3 of these regulations that reduce the amount of required parking can be applied to the base parking requirement prior to the bonus being calculated, but those actions cannot also be eligible for acquiring development incentive points per this section. The parking reduction bonus does not eliminate or reduce the number of ADA required parking spaces.
- b. Each development incentive point awarded converts to a three percent reduction in parking required in Section 6.3. For example, if ten parking spaces are required by Section 6.3, and 8 points are being allocated to this bonus, the resulting reduction is ten multiplied by 24 percent (10×0.24) resulting in 2.4. The result is rounded to the nearest whole number, therefor the required parking in this example can be reduced by two spaces. No more than 20 development incentive points can be allocated to a parking reduction bonus.

POINTS AVAILABLE	PARKING REDUCTION BONUS	POINTS PROPOSED FOR PARKING REDUCTION BONUS	POINTS RECEIVED FOR PARKING REDUCTION BONUS (STAFF USE ONLY)
1-5 points	Up to 15 percent		
6-10 points	Up to 30 percent		
11-15 points	Up to 45 percent		
16-20 points	Up to 60 percent		

6. **Maximum Lot Coverage Bonus.** A maximum lot coverage bonus allows a development to exceed the maximum lot coverage on a lot or project area for structures within a zoning district. Development incentive points awarded from any criteria may be applied to a maximum lot coverage bonus. The maximum lot coverage bonus may be applied in any district but may not be used to reduce landscaping and screening standards required in Section 6.4.

MAXIMUM LOT COVERAGE (in sq. ft.)	PROPOSED LOT COVERAGE (in sq. ft.)	POINTS PROPOSED FOR SETBACK BONUS	POINTS RECEIVED (STAFF USE ONLY)

CERTIFICATION

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, plans or any other information submitted, as a part of this application, to be true, complete, and accurate to the best of my knowledge.

Should any information or representation provided in connection with this application be found to be inaccurate or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. I also understand that, in considering an application for a Development Incentives and Bonuses, the Zoning Officer may attach reasonable and appropriate conditions to ensure that any potentially injurious effect of the Development Incentives and Bonuses on adjoining properties, the character of the neighborhood, the purpose and intent of the TIF Special District (if applicable), or the health, safety and general welfare of the community will be minimized.

The signing of this application signifies approval for Missoula County, its Elected Officials, Employees, Agents, and Board members to enter onto the property for the purpose of inspection and routine monitoring during the review, approval, and construction process.

Owner Signature(s)

Date

Owner Signature(s)

Date