



WHITEFISH LEGACY HOMES PROGRAM



INCENTIVES –August 2023

As a partial offset to the cost of providing Legacy housing as part of a market-rate development requiring a **CUP**, the Legacy Homes Program offers incentives that effectively reduce certain development standards by-right (no additional permit is required). A developer providing required Legacy units, an in-lieu fee (ILF), or other approved alternative method of compliance may use the following incentives:

- Reduce parking requirements for 2+ bedroom units by 20%
- Increase maximum building height be 5 feet limited to a maximum of 3 floors (projects in the WB-3 Zoning District are not eligible for this incentive)
- Increase maximum lot coverage by 10%
- Increase density by 20%

Example:

In the WR-3 (low density multi-family residential) zoning district, the incentives would provide the following benefits for a one-acre site with an 8- plex and a 6- plex proposed (seven 2-bedroom, four 1-bedroom, and three studio):

	District Development Standard	Reduced Standard
Required # parking spaces	23	21
Max building height	35 feet	40 feet with max 3 floors
Max lot coverage	40% = 0.4 acres = 17,424 sf	44% = 0.44 acres = 19,166 sf
Max density	14 units/gross acre (of which 2.8 are Legacy homes)	16.8 units/gross acre or 16 buildable units (of which 3.2 are Legacy homes)



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A land developer **subdividing** and providing Legacy units, an ILF, or other approved alternative method of compliance may use the following incentives:

- Reduce lot size by 20%
- Increase density by 20%
- Reduce lot width by 10%
- Increase lot coverage by 10%

Example:

In the WR-1 (one-family residential) zoning district these incentives would provide the following benefits for a two-acre site with an eight-lot subdivision proposed:

	District Development Standard	Reduced Standard
Minimum lot size	10,000 sf	8,000 sf
Max density	8 units/gross acre = 16 lots (1.6 of which are restricted for Legacy units)	9.6 units/gross acre = 19 lots (1.8 of which are restricted for Legacy units)
Minimum lot width	60 feet	54 feet
Max lot coverage	35% = 3,500 sf/10,000 sf lot	38.5% = 3,080 sf/8,000 sf lot or 3,850 sf/10,000 sf lot

A developer using the **PUD** process may use either set of incentives, but not both. Should the developer want reductions in these standards beyond what is offered above or in other development standards, the request needs to be made through the PUD process and obtain City Council approval. The density bonus provided for in the PUD chapter (§11-2S-3) may be used if the project meets the community benefit criteria (§11-2S-6). However, the provision of affordable housing required by the Legacy Homes Program in a project with a PUD is not considered a community benefit for the purposes of the meeting the criteria.