

The Community Development Department is pleased to post the May 22, 2009, draft of the revised Land Use Code.

The land use code has not been substantially updated since it was adopted in 1999. The Mayor appointed the Land Use Code Task Force in August 2007 to discuss and deliberate on proposed code amendments. The Silver City Comprehensive Plan, adopted in March 2004, contains numerous recommendations for amendments to the land use code. Guidance from the comprehensive plan was one of the main inputs into code revisions. The Task Force met in 29 meetings over a period of 20 months to identify, discuss and develop recommendations on needed code amendments. Architectural Research Consultants, Incorporated were code consultants to the town.

Main Code Amendments

- Addition of new residential and commercial zones more specific to areas with different characteristics
 - Note: the zoning map will be amended to locate the new zone districts in a subsequent phase
- Revisions to the use table
- Creating a simpler dimensional adjustment process for minor changes instead of full variance process
- Clarifying and adding definitions
- Temporary and portable signs
- Street setbacks
- Adding bicycle parking and shared use parking provisions
- Accessory dwelling units
- Recreational vehicle subdivisions
- Parking of recreational vehicles in yards
- Parking Standards
- Cross-referencing and indexing the code for easier use

All new language and additions to the Land Use Code are shown in the document as underlined. Deletions are shown with strike-through.

The Planning and Zoning Commission will conduct a public hearing before making its recommendation to the Town Council. The Town Council will also hold a public hearing prior to adoption of the code amendments.

Any comments and questions should be directed to me or to planner Luan Mitchell at 575-534-6374.

Sincerely,

Peter Russell,
Community Development Director