

ZONE AMENDMENT PROCESS

Description: Proposing a use for a parcel of land that is not currently permitted under the current zoning ordinance (see §9-7 of the Town Code for permitted uses in each zone). For example, your property is currently zoned for single-family residential, but you want to put in a restaurant.

Required Approvals:

- ☐ General Plan Amendment (if proposed zone is not allowed by General Plan Map)
- ☐ Planning Commission Review & Recommendation
- ☐ Town Council Adoption by Ordinance

Review Process:

1. Completed Application Submitted
2. Town Staff Review
3. Distribution of Public Notice
4. Planning Commission Public Hearing
5. Planning Commission Recommendation
6. Town Council Public Hearing
7. Adoption by Ordinance

Standards for Review:

1. Addresses a recognized and demonstrated need in the community.
2. Will be compatible with the character of the neighborhood.
3. Will not result in an over intensive use of the land or excessive depletion of natural resources.
4. Will not have a material adverse effect on community capital improvement programs.
5. Will not require a level of community facilities and services greater than that which is available; or will be made available.
6. Will not result in undue traffic congestion and traffic hazards.
7. Will not cause significant air, odor, water, light, or noise pollution.
8. Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the town.