

**Town of Silver City**  
**Land Use Code Update Task Force**  
**Zones and Zoning Map Changes**  
**January 17 & 18, 2008 Workshops**

*Assuming 5 ½ hours of meeting time*

- I. Overview of the code amendment process and ground rules (10 minutes)
  - A. Task force and public meetings, sharing information, ground rules
  - B. Objectives for the charrette and how the charrette fits into the process
  
- II. **Background** to frame what we intend to tackle (**Total time: 1 ½ hours**)
  - A. Policies and recommendations in the 2004 Comprehensive Plan (20 minutes)
    - 1. Brief review of statements in plan
    - 2. September 27, 2007 Community Meeting – participants’ priorities
    - 3. Community Development staff priorities
    - 4. Task Force priorities
  - B. Systems of zoning – description (tables, charts) and several examples (20 minutes)
    - 1. Euclidean/Traditional/Use-based zoning
    - 2. Performance zoning
    - 3. Form-based codes
    - 4. Hybrid
  - C. Housing types that the community wants to encourage (20 minutes)
    - 1. Housing types now found in Silver City: single family detached, mobile homes, manufactured homes, duplexes, multi-family apartments, accessory dwelling units, RV’s (temp.)
    - 2. Housing types rare in Silver City: townhouse, rowhouse, retirement villages/continuum of care, cluster housing (including cottages), mixed use (see below), and live/work
  - D. Mixed use (30 minutes)
    - 1. Types: co-located on a single parcel (vertical and horizontal) and close proximity of residential uses with commercial, offices and institutional uses
    - 2. Walking radius, walking and bicycling radius
    - 3. Use tables
      - a. Uses that are typically compatible
      - b. Uses that are typically not compatible
    - 4. Development and design standards, examples from other communities
      - a. Albuquerque form based code (draft), Taos form based code (draft)
      - b. Albuquerque special use zoning for North 4<sup>th</sup> Street Redevelopment Plan (draft)
      - c. Port Townsend, WA downtown and neighborhood center mixed use zones

- d. Project specific approaches – such as Fremont, CA guidelines or Rehoboth Red Mesa Master Plan in Gallup.

### III. Consideration of New Zones (*Total time: 2 hours*)

- A. Objectives: (*20 minutes*)
  1. Better guide the type of development in a distinct area
  2. Permit more uses by right without the need for conditional use permits or then need for variances of dimensional requirements (provided that standards can be crafted that *work* for the set of permitted uses and building types)
- B. Commercial/predominantly commercial (*40 minutes*)
  1. Review of current Commercial zone uses, densities, and development standards (including the F.A.R. and height limits, which I believe are excessive)
  2. Creation of additional commercial zones that provide a finer mix of uses, densities, and other features, which better reflect distinct qualities of neighborhoods/districts
    - a. Downtown commercial (mixed use)
    - b. Mixed corridor commercial (probably not mixed use)
  3. Neighborhood center commercial (maybe mixed use)
- C. Residential/predominantly residential (*40 minutes*)
  1. Review of Residential A, B and C zones uses, densities and development standards
  2. Consideration of new residential zones that have different uses allowed (for example, do not allow mobile homes, do allow certain small scale commercial uses, do allow B&B's, do allow cluster housing) and special standards
    - a. Fix side yard setbacks where attached housing is permitted
  3. Other residential standards that might be addressed
    - a. Dark Skies
    - b. Solar access
      - i. Other energy efficiency measures
    - c. Walls
    - d. Private streets not allowed (consequently, gated communities not allowed)
- D. Other zones (*20 minutes*)
  1. Rural zone: minimum lot size in zone districts containing land owned by the City (should there be an open space zone?) or private land on a fringe of the city that is in a sort of holding pattern until such time that it be subdivided and rezoned (holding zone) – where the town may not want a “default” land use of low density rural residential.

**IV. Zone Districts – Changes to the Official Zoning Map(s) (Total time: 2 hours)**

- A. Review of Zoning maps (20 minutes)
  - 1. Official zoning map
  - 2. Setbacks map
  - 3. Historic districts map
- B. Review of study maps and aeriels(20 minutes)
  - 1. Mobile homes map (scattered) – *dated, but probably pretty good indication*
  - 2. Residential uses in commercial zone – *dated, but probably pretty good indication*
  - 3. Commercial uses in residential zones - *dated, but probably pretty good indication*
  - 4. Neighborhoods map
  - 5. Subdivisions map
  - 6. Aerial photo tiles
  - 7. GoogleEarth images
  - 8. Photos
- C. Draft New Zoning Map (70 minutes)
  - 1. Field work as necessary/time available
    - a. Looking, photographs, dimensional analyses
  - 2. Conceptual placement of new zone districts
    - a. New commercial zones
    - b. New residential zones
    - c. Changes to setbacks map