

PUBLIC NOTICE

Rezoning in Commercial District

Open House · Bank of America/City Hall Annex

6:00 PM · Thursday · January 10, 2013

The 2010 Land Use and Zoning Code of the Town of Silver City added several new zoning districts to better reflect the uses of property in various areas of the town. These new zone designations have not yet been applied on a scale larger than for individual requests. Because these requests have been increasing, the Town of Silver City wishes to amend the zoning map in broader areas to more closely align with current neighborhood situations.

On Thursday, January 10, 2013, the Town of Silver City Community Development Department will hold a public Open House to discuss its plan to rezone an area within the Commercial district to Mixed-use, one of the new zoning designations. The target area is currently zoned commercial and is irregularly shaped (see map).

The Mixed-use (MU) District is intended to accommodate a mix of small scale commercial and residential uses and to provide a transition between commercial and surrounding residential neighborhoods. Reinvestment, limited expansion of existing residential and commercial buildings and new mixed-use, residential and commercial uses are encouraged. There have been a number of recent individual requests in that neighborhood for re-zoning to Mixed-use from Commercial to facilitate the financing of residences.

There are several benefits to property owners of rezoning the neighborhood from Commercial to Mixed-use. Residential properties will no longer have to be “grandfathered” into the commercial zone, as residential is an allowed use in the new one. It will be easier for those seeking financing or insurance for residential property because there will not be the same restrictions on rebuilding or size limitations due to residential being a non-conforming use in the previous zone. Owners will also gain additional flexibility in property uses, and the zone will more closely match the actual property uses in the neighborhood.

You may request more information about the Open House or the intended zone change during regular business hours (Monday through Friday, 8 am to noon and 1 pm to 5 pm) at the Community Development Department offices, located on the second floor of the Bank of America/City Hall Annex building at 1203 N. Hudson Street, or call 575-534-6348. Individuals who need assistance to participate in the meeting should call the Community Development Department at 575-534-6348 at least 24 hours prior to the scheduled meeting time.

The Open House will begin at 6:00 PM, Thursday, January 10, 2013, at the Bank of America/City Hall Annex located at 1203 N Hudson in the Upstairs Conference Room.

PROPOSED MIXED USE RE-ZONE AREA

