
CITY OF AZTEC

Commercial Development Requirements

Commercial Development Requires Land Subdivision

The development must adhere to Chapter 23 Subdivision Regulations. A copy of the Subdivision Regulations can be obtained from the following sources:

1. Hard Copy from the Planning Department, cost \$10.
2. Download Electronic Copy from the City Web Site, cost free.

Commercial Development Which Does Not Require Land Subdivision

Though the Commercial Development may not require Land Subdivision, any infrastructure designs and/or constructions must adhere to Article V and IV of the Subdivision Regulations and the currently adopted Construction Standards. Applicable sections of the Subdivision Standards include:

ARTICLE V. REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS, AND DESIGN

DIVISION 1. GENERALLY

- Sec. 23-81. Conformance to Applicable Rules and Regulations
- Sec. 23-82. Adequate Public Facilities
- Sec. 23-83. Monuments
- Sec. 23-84. Character of the Land
- Sec. 23-85. Lot Improvements

DIVISION 2. ROADS

- Sec. 23-91. General Requirements
- Sec. 23-92. Design Criteria

DIVISION 3. DRAINAGE AND STORM SEWERS

- Sec 23-101. General Requirements
- Sec 23-102. Nature of Storm Water Facilities
- Sec 23-103. Dedication of Drainage Easements

DIVISION 4. WATER FACILITIES

- Sec. 23-111. General Requirements
- Sec. 23-112. Individual Wells and Central Water Systems
- Sec. 23-113. Fire Hydrants

DIVISION 5. SEWER FACILITIES

- Sec 23-121. General Requirements
- Sec 23-122. Mandatory Connection to Public Sewer System

DIVISION 6. SIDEWALKS

- Sec. 23-131. Required Improvements

DIVISION 7. UTILITIES

- Sec. 23-141. Location of Utilities

Sec. 23-142. Easements

ARTICLE VI. SUBDIVISION DESIGN STANDARDS

- Sec. 23-201. Compliance with Requirements
- Sec. 23-202. Submittal Requirements
- Sec. 23-203. Provision of Easements
- Sec. 23-204. Survey Monuments
- Sec. 23-205. Street Design Standards
- Sec. 23-206. Sanitary Sewer Design Standards
- Sec. 23-207. Water System Design Standards
- Sec. 23-208. Drainage and Flood Control Standards
- Sec. 23-209. Street Lighting and Signage

Copies of the Subdivision Regulations and Construction Standards can be obtained from the following sources:

1. Hard Copy from the Planning Department, cost \$10 each.
2. Download Electronic Copy from the City Web Site, cost free.

Commercial Development Must Abide by Applicable Land Use Regulations

The development must adhere to Chapter 26 Land Use Regulations. A copy of the Land Use Regulations can be obtained from the following sources:

1. Hard Copy from the Planning Department, cost \$10.
2. Download Electronic Copy from the City Web Site, cost free.

Uses permitted, height, area, and setback restrictions are identified by Zone District and can be found under the following divisions:

- Division 5. O-1 : Office And Institutional District
- Division 6. C-1 : Limited Retail/Neighborhood Commercial District
- Division 7. C-2 : General Commercial And Wholesale District
- Division 8. M-1 : Light Manufacturing District
- Division 9. M-2 : Heavy Manufacturing District
- Division 11. PUD : Planned Unit Development District

Additional requirements for Commercial Development are also provided in Article III – Supplementary Regulations and include the following sections:

- Division 1. Accessory Structures
- Division 3. Landscaping and Open Space
- Division 4. Metal Buildings
- Division 5. Parking and Loading Areas
- Division 6. Protection of Flood Waterways

Any Variance from these regulations will require an Application for Variance which requires a formal process to go before Planning and Zoning Board and City Commission. A packet for the Variance process can be provided.