
CITY OF AZTEC

Zone Change Requirements

The requirements of a Zone Change is defined in Chapter 26 Land Use Regulations, Article IV., Division 2. More specifically in the following Sections:

Sec. 26-521. Process.

1. Application. Application for the amendment of the Official Land Development Map or text of this Chapter shall be to the Municipality (Community Development Department, Planning Board, and City Commission). Required documents or information will include:
 - (1) A completed "Application For District Change" form;
 - (2) A recent survey;
 - (3) Legal description or proper street address of the subject property;
 - (4) Reason for the request to change the current district.

2. Publication and Notification. Public notification will be conducted by the Planning Department. Such notification will include all property owners within one hundred (100) feet of the exterior boundaries (excluding public right-of-way).

1. Fees. A non-refundable fee of the following will be charged (regardless of whether the application is approved or denied):

One acre or less:	\$50. ⁰⁰
Greater than one acre:	\$50. ⁰⁰ plus \$5. ⁰⁰ for each additional acre.

2. Approval or Denial. A request for change in any district can be denied by the City Commission based upon, but not limited to, the following circumstances:
 - (1) Failure to provide the proper documentation;
 - (2) Failure to meet the required deadline for public notification;
 - (3) Failure to demonstrate notification through certified mail of adjoining property owners within one hundred (100) feet of the area of proposed change;
 - (4) Presentation of written protest signed by the majority of owners that are within the proposed change or within one hundred (100) feet of the area proposed for change.
 - (5) The City Commission determines that the change could be detrimental to the surrounding area, or may have significant impact on the general health, safety, and/or welfare of property owners in the general area.
 - (6) That the request for change in type of district was not approved by the majority vote of the City Commission.
 - (7) Failure to pay the proper fee.

3. Duration. Once approved, the application of change of district will become part of the Official District Map and Regulation.