

The Process

The following information is a simplified representation of the steps followed for an Zone Change:



ZONE CHANGE

The City of Las Cruces Municipal Code provides Zoning regulations in order to promote the health, safety and general welfare of the community. The regulations are also a means of implementing the City of Las Cruces Comprehensive Plan.

The City of Las Cruces is divided into various Zoning Districts in order to promote the compatibility of multiple land uses. The Zoning Districts are divided into General Zoning Districts and Special Zoning Districts with each specifying a list of allowed land uses, required development standards (e.g. density, setbacks, height, etc.) and other regulations.

The General Zoning Districts are divided into the following categories:

- ◆ Single-Family Rural Residential (EE, RE, REM)
- ◆ Single-Family Urban Residential (R-1c, R-1a, R-1b; R-1cM, R-1aM, R-1bM)
- ◆ Multi-Dwelling Residential (R-2, R-3, R-4)
- ◆ Office (O-1, O-2)
- ◆ Commercial (C-1, C-2, C-3)
- ◆ Industrial (M-T, M-1/M-2, M-3)

Sometimes a Zone Change from the current Zoning District of the subject property will need to be requested because of one of the following reasons: 1) there was an error when the existing zone map was created; or 2) changed neighborhood or community conditions justify the Zone Change; or 3) a different Zoning District is more advantageous to the community as articulated in the City of Las Cruces Comprehensive Plan or other applicable regional or neighborhood plan.

Zone Changes may be approved subject to one or more conditions that restrict the use of land beyond that provided within the proposed Zoning District.

Who will approve the request?

Following a review by City staff from various departments, all Zone Change requests are required to go through several public hearings. The requests will first go to the City's Planning and Zoning Commission for review and a recommendation to the City Council. The request will then go to the City Council for a final decision. The decision of the Council may be ap-

pealed to District Court

How long will it take?

Depending upon the nature of the Zone Change request, it may take four (4) to six (6) months to go through the process and get a final decision from the City Council. If approved by the City Council, the Zone Change shall be recorded after the thirty (30) day appeal period has expired.

If approved with conditions that are not prohibitions, the Zone Change shall be effective for a period of two (2) years. If the property is not used or developed within that time, and no extension has been granted, the Zone Change shall expire and the zoning shall revert to the Zoning District that existed previously.

What do I need to submit?

- City of Las Cruces Development Application
- Existing Site Plan and Boundary Survey (8.5x11)
- Proposed Site Plan (8.5x11)
- Other items as deemed necessary

How much will it cost?

Zone Change Application Fee : \$600

*Additional cost recovery fees for advertising of the public meeting apply and totals vary

More Information

View the following sections of the City of Las Cruces Municipal Code for more detailed information:

- ◆ Chapter 38, Zoning; Article II, Administration; Section 38-10 to Section 38-17
- ◆ Chapter 38, Zoning; Article IV, General Zoning Districts
- ◆ Chapter 38, Zoning; Article V, Special Zoning Districts

Or contact us by asking for the Planner of the Day (POD) via phone, email or walk-in.

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