

## **Public Hearing for Proposed Zoning Code Updates - February 27th at 6:30 PM**

The Center Town Board and Center Planning Commission invite all citizens of Center to consider joining us at Town Hall on Tuesday, February 27th at 6:30 PM for a public hearing on proposed updates to our municipal zoning and land use codes.

The Town Board and Planning Commission are pleased to recommend selected updates to our zoning codes. These updates are primarily designed to promote housing availability for local residents, simplify our codes, and encourage sound development that benefits our community.

Some examples include allowing tiny homes and accessory dwelling units, regulating short-term rentals, and simplifying how we present our standards in our code. Want to learn more? Then stop by Town Hall or give us a call and ask for a copy of what we are proposing!

And please consider joining us at Town Hall on February 27th at 6:30 PM to ask questions, bring up your concerns, voice your support, or even just to listen!

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### **SUMMARY OF THE PROPOSED CODE UPDATES**

#### **What's the purpose of making these updates?**

The primary objective is to update our codes to help us address our community's housing needs and foster sustainable development for our community by:

- Supporting the development of additional dwelling units for local residents.
- Simplifying / clarifying our codes to increase transparency for everyone in our community.

**What are the Town Board / Planning Commission actually recommending?** *Check out this summary of the different updates.*

#### **Recommended Code Update #1: Allow Accessory Dwelling Units (ADUs)**

- Permitting Accessory Dwelling Units (ADUs), which are small, independent dwelling units situated on the same lot as stand-alone single-family homes, offers a way to create more housing options for residents within our existing town limits.

### **Recommended Code Update #2: Allow Tiny Homes**

- Allowing Tiny Homes enables development on small lots throughout Center. For instance, we recommend that Tiny Homes can be built on lots greater than 3,500 square feet and 25 ft in width. Thus, we enable more housing options within our existing town limits while still preserving open space and lower density.

### **Recommended Code Update #3: Regulate Short Term Rentals (STRs)**

- Introducing regulations for short-term rentals ensures their integration without hindering future housing development or availability for local residents. We are proposing to start by allowing 3 STRs in Center. Any individual owner is limited to 1 STR in town and they must be residents of Saguache County or Rio Grande County for at least six months of the year.

### **Recommended Code Update #4: Eliminate Max Lot Coverage Requirements**

- By removing the maximum lot coverage restriction, we allow for more flexible construction, such as ADUs or duplexes, as over 40% of a lot can now be developed. Density standards will still be controlled through setback standards.

### **Recommended Code Update #5: Add a PUD Zone**

- Allowing Planned Unit Developments (PUDs) that do not have to conform to dimensional or permitted use standards promotes development for locations like the North 90 that may benefit from using innovative development approaches.

### **Recommended Code Update #6: One Residential Zone (combined R1 & R2)**

- Consolidating our residential zoning into a single district simplifies regulations and enhances clarity for everyone.

### **Recommended Code Update #7: Add a Zoning Map to Our Code**

- We recommend providing a clear, easily accessible zoning map that serves as an easy to access resource for residents, developers, and all interested parties.

### **Recommended Code Update #8: New Dimensional Standards**

- We recommend making minor adjustments to dimensional standards for residential and commercial setbacks to provide property owners more flexibility in their building and land use. For instance, this brings downtown Worth St. commercial properties into compliance.

**Recommended Code Update #9: Table of Allowed Uses**

- We recommend establishing a Table of Allowed Uses to enhance the clarity and accessibility of permitted activities within each zone. This amendment takes what is currently written out in long sentences, and puts them into an easy to read, centrally located table.

**Recommended Code Update #10: Table of Dimensional Standards**

- We recommend the creation of a Table of Dimensional Standards aimed to provide residents and developers with easily accessible and transparent guidelines.

**Recommended Code Update #11: Expand Definitions**

- We recommend adding new definitions into our zoning code to reflect new additions and enhance its comprehensiveness.

**Want to learn more about these proposed updates and why we are recommending them?**

Call or visit Town Hall and ask us about them! We are happy to share how these would actually look written into our municipal land-use codes and provide the research supporting these recommendations.

Thank you!

The Town of Center