

REZONING —COMMONLY ASKED QUESTIONS

➤ **Will this increase my taxes?**

Answer: No, property is assessed by actual use and market value.

➤ **Why should I rezone if I already have a residence and agricultural activities on my property?**

Answer: Montezuma County is zoned. HISTZ is a zoning category and is the most restrictive zoning designation.

- Zoning refers to the assignment of land for a particular use.
- Zoning helps protect your property values by keeping incompatible or unsuitable uses away from your property.
- Zoning facilitates attractive growth with community involvement.
- Predictability concerning property values. Zoning designations will assist neighbors, potential buyers, and the public in recognizing what kind of development to anticipate and be able to adjust expectations and plans accordingly.
- Rezoning to an agricultural/residential zone will contain incentives, uses-by-right for a particular parcel; rather than being limited to uses that existed on July 20, 1998, when zoning was originally adopted.
- Rezoning may also provide marketing incentives by identifying actual permitted use of the property.

➤ **What if I have a historic commercial and (or) industrial use currently on my property?**

- Language in the Land Use Code States: Land uses existing at the time of the adoption of these regulations on July 20, 1998, that would otherwise exceed the Threshold Standards and (or) constitute a High Impact Development, unless the degree of adverse impact increases materially after the adoption of these regulations may continue without interruption.