

## Sec.4 Isleta Boulevard Village Center Zone Regulations (SD-IVC)

The purpose of the Isleta Boulevard Village Center Zone is:

- To promote a more functional and attractive community by providing identity and character;
- To visually connect with the history of the Isleta corridor;
- To protect and enhance the neighborhood area and the existing streetscape through appropriate design
- To facilitate pedestrian activity and access to local business; and,
- To increase synergy between land uses and promote economic development where appropriate.

Each Village Center shall be a unique and identifiable place, landmark and destination for residents, and shall be well connected to the surrounding neighborhoods and Isleta Boulevard.

### Application

These regulations are hereby adopted as the zoning regulations for the SD-IVC Zone as shown on page 52, with the exception of the Pajarito Village Center and the Los Padillas Village Center which allows the areas that are mapped to apply for a zone change to the SD-IVC Zone.

### Location and Area- (Refer to maps on pages 18-24)

There are five (5) Village Centers and two (2) Commercial Centers identified for this plan. These Centers include:

- The Gateway Village Center: Includes parcels from those bordering Bridge to the north, the Riverside Drain on the east, Hartline Road to the west, and Waldie Road to the south.
- The Armijo Village Center: Includes the old Armijo school, the Bernalillo County drainage site behind the school, Armijo Park, and parcels fronting Isleta within the noted borders.
- The Armijo Commercial Center: Includes parcels currently zoned C-1 fronting the intersection of Isleta, Goff and Arenal.
- The Rio Bravo Commercial Center: Includes Isleta-fronting parcels currently zoned C-1 south of Bonaguidi (including R-1 special use permits) to the Pajarito Lateral (including the MH special use permit).
- Adobe Acres Village Center: Includes parcels currently zoned C-1 fronting isleta from the Pajarito Lateral on the north to the Los Padillas drain to the south. The boundary also include Harrison Middle School zoned A-1.
- Pajarito Village Center: Includes fronting parcels on Isleta from Don Felipe on the north to Louise Ave. to the South.
- Los Padillas Village Center: Includes fronting parcels on Isleta from Desiderio on the north to I-25 on the South

## A. Use Regulations

### 1. Prohibited Uses

- a. Any use not designated a permissive use or conditional use in this zone.
- b. Any use not recognized as customarily incidental to a permitted use in the zone.
- c. Drive-through or drive-in establishments such as restaurants, grocery stores, banks, pharmacy or refreshment stand in the Gateway, Armijo, Adobe Acres, Pajarito and Los Padillas Village Centers.
- d. Car Washes.
- e. Contractor's Yards.
- f. Service Stations facilities in the Gateway, Armijo, Adobe Acres, Pajarito and Los Padillas Village Centers and Armijo Commercial Center.

### 2. Permissive Uses

- a. Library.
- b. Museum.
- c. Church and related facilities.
- d. Nursing or Rest Home.
- e. Family Day Care Home.
- f. Single-family dwelling.
- g. Club.
- h. Public parks or plazas, including accessory uses.
- i. Commercial animal establishments, excluding kennels
- j. Bank.
- k. Beauty and barber shop.
- l. Day care center.
- m. Day spa.
- n. Drive-through or drive-in establishments such as restaurants, grocery store, banks, pharmacy or refreshment stand in the Armijo Commercial Center and the Rio Bravo Commercial Center only.
- o. Health/Gymnasium.
- p. Galleries.
- q. Medical or dental clinic.
- r. Mixed-use development with residential and nonresidential uses combined in the same building or buildings. The nonresidential uses are limited to those allowed as permissive or conditional in this zone, plus incidental activities such as the creation of arts and crafts items for resale or similar activities.
- s. Office.
- t. Retail sales, including:
  - (1) Art, antique or gift shop.
  - (2) Bakery goods shop or confectionary store wherein a majority of the products are sold on the premises and at retail.
  - (3) Book or stationary store, but not an adult bookstore.
  - (4) Clothing or shoes.
  - (5) Drugstore.
  - (6) Feed store.
  - (7) Florist.

- (8) Jewelry Store.
- (9) Notion Store.
- (10) Paint Store.
- (11) Grocery, fruit, vegetable or delicatessen store, meat market.
- (12) Hardware store.
- u. Newsstand.
- v. Laundry.
- w. Nursery or Greenhouse.
- x. Photography Studio, but not an adult studio.
- y. Restaurant provided:
  - (1) There shall be no drive-in or drive-through restaurant; and
  - (2) Alcoholic drink may be sold only under a restaurant license for sale of beer and wine, as provided by NMSA 1978. Section 60-6A-4.
- z. Shoe repair, shoeshine shop or stand.
- aa. Service Stations or auto repair facilities in the Rio Bravo and Armijo Commercial Centers only provided it complies with the following.
  - (1) Any automotive repair shall be conducted within a completely enclosed building located at least 50 feet away from any A-1, SD-IA, R-1, M-H or R-2 zone.
  - (2) Storage of not more than five automobiles awaiting repair shall be permitted provided that the outdoor areas in which such cars are stored shall be enclosed by a solid wall or fence at least six (6) feet high.

3. Conditional Uses: The following use may be permitted if approved by the Zoning Administrator in accordance with procedure set forth by Section 24 of the Bernalillo County Zoning Code.

- a. Apartments.
- b. Concealed wireless telecommunications facilities meeting requirements of Section 22.5 of Bernalillo County Zoning Code as amended.
- c. Police and fire stations, ambulance service and public utility facilities;
- d. Cleaning (clothes) agency or clothes pressing establishment provided that:
  - (1) All activities are conducted within an enclosed building.
  - (2) Not more than three persons are engaged, exclusive of pressers and office, clerical or delivery personnel.
  - (3) The establishment is operated principally as a retail business, and;
  - (4) That portion of the building in which any cleaning process is done shall be at least 50 feet away from any A-1, SD-IA, R-1, M-H, or R-2 zone.
- e. Garage or automotive repair in the Gateway, Armijo, Adobe Acres Village Centers and the Armijo Commercial Center provided it complies with the following:
  - (3) Any automotive repair shall be conducted within a completely enclosed building located at least 50 feet away from any A-1, R-1, M-H or R-2 zone.
  - (4) Storage of not more than five automobiles awaiting repair shall be permitted provided that the outdoor areas in which such cars are stored shall be enclosed by a solid wall or fence at least six (6) feet high.
- f. Kennels, provided there is no outside kennel or pen. Outside exercise runs may be provided and must comply with the following:
  - (1) A run must be enclosed with a solid wall or fence at least six (6) feet high.
  - (2) No animal shall be permitted to stay in the run overnight.

- g. School.
- h. Townhouse.
- i. Walls, fences and retaining walls up to six feet high in a setback area where height is normally limited to four feet, provided it is:
  - (1) Attractive and in harmony with the site, the style of the wall or fence blending architecturally with the adjacent residences and with the general streetscape, and it is at least one of the following:
    - (a) At least 11 feet from the public sidewalk or planned public sidewalk location, or 14 feet from the edge of the street pavement, whichever is more restrictive;
    - (b) The portion of the wall or fence which is more than three feet above the adjacent curb top is essentially an open fence which permits good visibility through it.

B. Height Regulations. Buildings and structures shall not exceed 26 feet or 2 1/2 stories in height, except as provided in the Supplementary Height and Area Regulations Section of the Comprehensive Zoning Ordinance of Bernalillo County.

C. Area Regulations

- 1. Front Yard. There shall be a front yard having a depth of not less than 10 feet, but in no case shall the front yard be more than 30 feet as measured from Isleta Boulevard right-of-way.
- 2. Side Yard.
  - a. Except as provided in the following paragraph and in the Supplementary Height and Area Regulations of the Comprehensive Zoning Ordinance of Bernalillo County, there shall be a side yard on both sides of a building of at least 10 feet.
  - b. There is no required side yard setback from internal lot lines for townhouses, but there shall be a minimum setback distance of five (5) feet from the external lot lines of corner townhouse lots.
  - c. Rear Yard. Except as provided in the Supplementary Height and Area Regulations of the Comprehensive Zoning Ordinance of Bernalillo County, there shall be a rear yard having a depth of not less than 25 feet.

D. Signage

- 1. On Premises Signs
  - a. Wall Signs: Any on-premise sign directly attached and flush-mounted to an exterior wall of a building with its exposed face parallel to the plane of the building on which it is placed. Signs directly painted or printed on walls, windows, canopies, or awnings shall be considered wall signs. No wall sign shall project more than 18 inches from the

building wall. Further, no wall sign shall project above the roof of a building. No wall sign shall be greater than 4-feet high by 6-feet wide.

- b. Monument Signs: An on-premise sign attached to or supported from the ground and not attached to a building in which the bottom of the sign is flush with the ground and the horizontal dimension is greater than the vertical dimension. All signs greater than two and one-half (2-1/2) feet in height as measured from the grade of the road shall be located a minimum of ten (10) feet from the public right-of-way. No monument sign shall be greater than 4-feet high by 6-feet wide.
- c. Low Profile Signs: An on-premise sign whose face is suspended from a support arm at a right angle from a ground-mounted pier, pillar, column, or pole. No ground-mounted sign shall be greater than 4-feet high by 6-feet wide, and the bottom edge of the sign is six feet or more above the grade. An on-premise low profile sign shall not exceed ten (10) feet in height.

2. Prohibited Signage

- a. Off-premise signs.
- b. Neon signs except in the Gateway Village Center, Armijo Commercial Center and the Rio Bravo Commercial Center.

E. Lighting

- 1. Outdoor light fixtures exceeding 12 feet in height shall be shielded outdoor light fixtures so that light is directed downward.
- 2. Free standing light fixtures shall not exceed 15 feet.
- 3. All existing overhead outdoor lighting fixtures shall be converted to shielded, downward focused lighting by 2010.
- 4. Outdoor walkways shall be lighted.

F. Walls and Fences

- 1. Open walls or fences may be built no more than four (4) feet. No solid wall or fence shall be constructed to a height of over four (4) feet unless approved by conditional use.
- 2. General Height Limitations
  - a. *Front Yard*: Any fence or wall facing Isleta Boulevard or Village Center Plaza shall not be higher than four (4) feet at any point.
  - b. *Backyard*: Any fence or wall along the rear of the property line shall not be higher than six (6) feet.
  - c. *Side Yard*: Any fence or wall along the side of the property line shall not be higher than six (6) feet and dropped to three (3) feet in height at the front setback line.

G. Parking

- 1. Individual off-street parking areas shall not exceed 5,000 square feet.
- 2. Off-street parking area shall provide landscaping planted with shade-producing trees and other vegetation in the form of landscaped header strips, planter strips between groups of stalls, and islands, equal to at least 10 percent of the surface used for parking and access.

3. Apply parking standards to new developments (see following table) except, businesses must provide handicapped spaces as calculated by the Bernalillo County Zoning Code and provide at least one employee parking space for each business.

<b>Parking space requirements</b> (#s do not include employee or handicapped spaces)
Buildings less than 2,000 square feet in area, at least one parking space for each 200 square feet of floor area shall be provided. However, any additional off-street parking spaces provided including of the total number of required spaces shall not exceed 10 percent of the number required.
Buildings between 2,000-5,000 square feet in area, at least one parking space for each 300 square feet of floor area shall be provided. However, any additional off-street parking spaces provided including of the total number of required spaces shall not exceed 10 percent of the number required.
Buildings over 5,000 square feet in area, at least one parking space for each 400 square feet of floor area shall be provided. However, any additional off-street parking spaces provided including of the total number of required spaces shall not exceed 10 percent of the number required.
Restaurant, bar, nightclub, café, dance hall, skating rink or similar recreation or amusement establishment, or an assembly or exhibition hall without fixed seats shall provide. Should provide one parking space for each 100 square feet of floor area with fixed seats; one parking space for each four seats.

H. Landscaping

1. A minimum of ten percent of the unbuilt area of a commercial lot shall be landscaped.
2. Landscaping shall consist of trees, shrubs, ground cover, or other low growing drought tolerant plants and may include natural or manufactured materials such as rocks and gravel.
3. Rock and gravel may comprise no more than twenty-five percent of the landscaped area.
4. Cottonwood trees in excess of 12 inches in diameter shall not be removed. If it is necessary to cut down a mature cottonwood tree as determined by the Zoning Administrator, a cottonwood or a comparative cultivator must be replanted in its place.
5. At least fifty percent of walkways and parking areas created within commercial developments shall be shaded at maturity of plantings during summer months.
6. Commercial properties shall use cottonwoods and other native vegetation species.