

# Isleta Boulevard and Village Centers Sector Development Plan Volume I

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## Preface

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Bernalillo County awarded the contract to develop the Isleta Boulevard and Village Centers Sector Development Plan to the Resource Center for Raza Planning in Summer 2004. Affiliated with the University of New Mexico's School of Architecture and Planning, the Resource Center for Raza Planning (RCRP) was established in 1998 to add to the planning efforts of traditional communities in New Mexico. As a conduit between higher education and traditional communities, RCRP's mission is to contribute to the sustainability and survivability of communities like the South Valley.

RCRP maintains a community-based planning philosophy for every planning project it undertakes. Through a comprehensive public outreach strategy and a collaborative public process, RCRP strives to seek out, listen to, and learn from as many community voices as possible. At RCRP, we believe that a planning document is only as good as the planning process.

The RCRP Planning Team consisted of Jacobo Martinez and Maggie Adams, Project Managers, and Stephen Wheeler, Planning Principal. The RCRP staff that assisted with community meetings includes Ramón Gallegos, Michael Montoya, and Vicente Quevedo. In addition, Bernadette Miera served as a Planning Consultant through January 2005.

### Dedication

The RCRP Planning Team would like to express heartfelt thanks to the South Valley/Isleta corridor community. We can only hope this document honors the passion, earnestness, and knowledge these residents embody. Our two year-long planning process was truly defined by the community members who chose to spend their time with us, and because of that, our meetings were fun, warm, and full of exchange. As a testament to the incredible commitment these men and women have for their community, we dedicate this sector plan to the residents of the South Valley.



### "Valley Supporters"

Sketched by Ron Phillips,  
Pueblo Arts

October 12, 2004

Sector Plan Community  
Mapping meeting,  
Harrison Middle School



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## Community Summary

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The Isleta Boulevard and Village Center Sector Development Plan is both a technical document and a testament to the South Valley and the people who live there. Community members expressed a need for this sector plan due to negative changes taking place along the Isleta corridor, including a loss of agricultural land, increasing traffic due to Westside population growth, economic development that was out of place with the corridor's character, and an increase in design elements that did not reflect the history and character of Isleta Boulevard.

### Plan Purpose

In the 2001 Southwest Area Plan (SWAP), Policy 8.a calls for the creation of an Isleta Sector Plan that would protect, rehabilitate, restore, and enhance the historic, cultural, and economic significance of the Isleta corridor. According to the SWAP, a sector plan for the Isleta corridor was needed in order to:

- Protect the visual qualities that reflect the history and heritage of Isleta Boulevard;
- Provide guidance to developers, design professionals, and property owners for new development, streetscape and redevelopment projects;
- Examine existing and future land uses in relation to economic development opportunities;
- Examine existing and future land uses in relation to the revitalization of the adjacent properties and the efficient functioning of Isleta Boulevard; and,
- Develop incentives to encourage commercial and mixed-use development for this area.

In conjunction with these goals, this plan is comprised of the articulated visions of South Valley residents.

### Planning Process

This plan completes a two year process in which public participation was a top priority. Over the course of this effort, public input was obtained through public meetings, a survey/questionnaire, and numerous interviews. Throughout the public participation process, the community expressed concerns that the planning team documented and categorized. These categorized concerns included Agriculture/Open Space, Economic Development, Infrastructure/Amenities, and Sense of Place.

From these categorized concerns, the planning team researched and presented specific issues to the public. After lengthy discussion of the issues, the community and planning team developed policy options for the community to review. The strategies used to address the issues in this sector plan include developing four new zoning categories:

- Isleta Boulevard Agricultural Zone
- Isleta Boulevard Village Center Zone
- Isleta Boulevard Mixed-Use Zone
- Isleta Boulevard Design Overlay Zone

### Isleta Boulevard Agricultural Zone

The Isleta Boulevard Agricultural Zone Policy is designed to regulate standards of development in current A-1 zoned parcels along the corridor in order to enhance and maintain the traditional character of the South Valley. Features such as setbacks, cluster development, road design, and

acequias are all integral components of what makes up the rural character of the South Valley and are important in maintaining open space for potential agricultural production.

**Isleta Boulevard Village Center Zone**

The Isleta Boulevard Village Center Zone is designed to enhance existing community focal points with zoning that features design, public space, and development strategies tailored to each center’s unique character. In the context of this sector plan, a Village Center is an area of specific historic or current focus along the Isleta Corridor. These Village Centers range from relatively rural to relatively urban, but all are existing centers of activity with ample opportunity for new public amenities and design elements.

**Isleta Boulevard Mixed-Use Zone**

The Isleta Boulevard Mixed-Use Zone is designed to create self-sustaining areas within the community that complement historical land use patterns and provide an option for landowners who may want more flexibility than their current zoning provides. The Mixed-Use Zone will be available for those parcels zoned C-1 and R-1 between the Village Center Zones. Pedestrian accessibility is important in the Mixed-Use Zone, which is intended to facilitate interaction and synergy.

**Isleta Boulevard Design Overlay Zone**

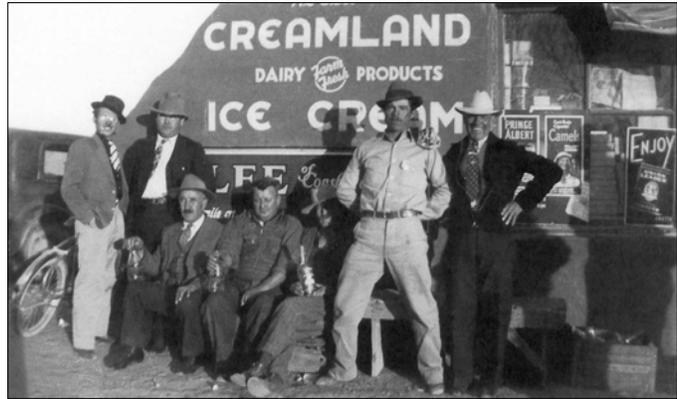
The Isleta Boulevard Design Overlay Zone is designed to protect the South Valley’s sense of place by outlining standards for the entire Isleta corridor to help preserve certain character elements, including signage, lighting, walls and fences, parking, vegetation, residential subdivision development, architectural design, road design, low-impact stormwater drainage, and trail networks.



## Sec.1 Introduction

The Isleta corridor is a place of contrasts. Generally speaking, Isleta Boulevard extends from Bridge Boulevard on the north to Isleta Pueblo on the south, a stretch of just over seven miles containing both farms and shopping centers, homes and businesses, neon and adobe. While the corridor is united in its history and its uniqueness, these places of contrast serve local residents as destinations, as reminders of history, and as places of future opportunity.

The Isleta Boulevard and Village Centers Sector Development Plan honors the history of this community and its resolute desire to be distinctive. The sector plan offers four new zones meant to preserve and enhance the corridor's unique character: the Isleta Boulevard Agricultural Zone, the Isleta Boulevard Mixed-Use Zone, the Isleta Boulevard Village Center Zone, and the Isleta Boulevard Design Overlay Zone.



Isleta Boulevard as Gathering Place:  
*Above:* Page's Grocery, Early 20<sup>th</sup> Century  
*Below:* Corral Tire Shop, Early 21<sup>st</sup> Century

The sector planning process for the Isleta corridor was initiated because this is *a place that matters*; residents know that better than anyone. Values of pride, people, and place are evident all along the corridor: in conversations in front of Jerry's Market, in old-time stories passed down through generations, and at local celebrations like South Valley Pride Day. South Valley residents rally around Isleta Boulevard because it's more than just a road; it's the economic and social heartbeat of their community.



Through its history as a trade route, a small business corridor, and an agricultural crossroads, Isleta Boulevard has always been a corridor brimming with vibrancy. Today, much of that vibrancy is threatened due to booming regional growth, development pressures, and a loss of the area's agricultural viability. The sector plan seeks to build upon the historic, cultural, and economic significance of Isleta Boulevard with planning strategies that protect and enhance what makes the corridor such a special place.

In planning for the future, the Isleta Boulevard and Village Centers Sector Development Plan celebrates the rich history of this corridor and the people who've made it home.

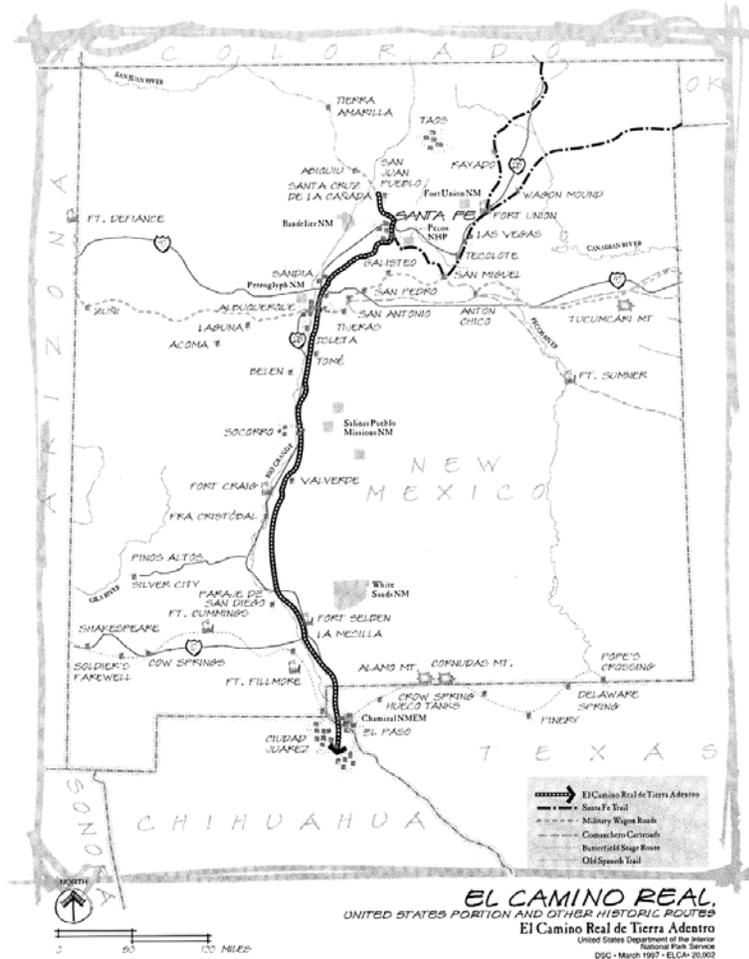
## A. HISTORY OF ISLETA BOULEVARD

A drive down Isleta Boulevard today reveals to us how the roadway has been used throughout its history - from family-owned farmland worked for generations, to the Old Armijo School and the new TVI campus, to the lively restaurants and businesses that add energy to the corridor. This variety of historical uses creates a unique visual landscape along Isleta Boulevard that is like no other place, resulting in a unique mix of old and new, urban and rural, residential and commercial.

Isleta Boulevard's origins are as a trade route for indigenous peoples and Spanish explorers. Originally, the road linked great indigenous civilizations with regional trade centers in northern Chihuahua and pueblo settlements along the Rio Grande. Once known as the Chihuahua Trail, the route was renamed El Camino Real when the Spanish arrived in 1540. Traders traveled the route to reach the southern markets of Mexico. At this time, the roadway provided spaces and opportunities for social interaction and a vital connection between the frontier and New Spain.

During the time of Spanish settlement in what is now New Mexico, the roadway connected the Hispano villages established close to and along the roadway. These land grant communities

were attracted to the area because of the proximity to the Rio Grande and the fertile nature of the Valley floodplain. Although some accounts give an earlier founding date for the Atrisco Land Grant, the official date is 1692, followed by the founding of Pajarito (1699) and Los Padillas (1705). With the establishment of the Santa Fe Trail in 1821, trade further developed along the roadway, as Anglo-Americans established economic ties to Mexico as well.



*"By 1750, the South Valley had become a thriving economic center. The river valley was used for raising crops and the mesa slopes provided grazing land for cattle and sheep. Over the years, the farming land was divided among family members into long narrow strips (varas) with access to the acequia. As families grew and new settlers moved into the area, distinct clusters of houses took shape. These plazas or small communities, each with a church as its social and religious center, were usually named for the most prominent*

*families...celebration of religious and social events and the participation of residents in the community promoted cultural identity and fostered solidarity.” (Shurlock, 1988)*

A relatively self-sufficient lifestyle continued for approximately 150 years along Isleta Boulevard, as Pajarito and Los Padillas (located in the southern part of Isleta Boulevard) relied on services and supplies from Atrisco (located near northern Isleta Boulevard).

Change came in 1848 when New Mexico was established as a U.S. Territory. The arrival of the railroad and the building of the Barelvas Bridge in the 1890s further hastened change in the area. Using the railroad, South Valley farmers could export sheep and cattle around the region. During this time, the historic village centers grew as more services were needed. A shift occurred in the South Valley when the railroad brought new job opportunities in Albuquerque, as the area’s singular agricultural economy transitioned into a more varied economy.



Going to market, late 1800s

The first automobiles came to New Mexico in the early 1900s, prompting the Territorial Legislature to recognize the need for public roads. They authorized funds to cut and grade the roadway and designated it as Route 1. By 1915, Route 1 was designated State Road 1 as New Mexico entered the U.S as a state. State Road 1 was surfaced with gravel and considered to be the most important road in New Mexico at the time.



Barelvas Bridge, 1920s

In 1926, State Road 1 was renamed U.S. Highway 85, which later became U.S. Route 66, part of the new U.S. Transcontinental Highway. This brought a massive increase of use along Isleta Boulevard, as well as an increase of new building types built around the car, like motels, roadside cafes, and auto-related businesses. In the 1940s, Isleta Boulevard was a hub of economic activity, hosting a variety of uses.



Rt. 66 Auto Camp, date unknown

Eventually U.S. Route 66 was straightened and ‘moved’ to Central and the earlier route was named Isleta Road, later changed to Isleta Boulevard in 1951. During the 1950s, Albuquerque’s population increase caused much of the agricultural land to be converted to residential use. Along the roadway, an increase of businesses to serve roadway-based residents was seen, and agricultural use directly along Isleta declined as competition from large-scale agribusiness in other areas weakened the South Valley’s agricultural base. For the first time, residents began to work away from the community. Still, many of the businesses were locally

owned in the South Valley throughout the 1960s. During the 1970s and 1980s, chains, branch stores, and restaurants became more common on Isleta Boulevard and local agriculture continued to decline.

## B. PLAN PURPOSE

The planning process for the Isleta Boulevard and Village Centers Sector Development Plan was a community-based model that sought out a wide variety of community opinions, respected local knowledge, and was based upon information exchange rather than a top-down approach.

As expressed by community members, Isleta Boulevard is facing increasing development that could either enrich the community's valued assets or alter its character forever. The urgent planning challenges along the roadway are found in its transition from a rich agricultural corridor into an area losing its traditional agricultural and semi-rural character, facing growing traffic congestion, experiencing deficient amenities such as public spaces, parks, and trails, and in need of new economic opportunities related to small-scale business and agriculture.

In the 2001 Southwest Area Plan (SWAP), Policy 8.a calls for the creation of an Isleta Boulevard Sector Plan that would protect, rehabilitate, restore, and enhance the historic, cultural, and economic significance of the Isleta corridor. According to the SWAP, a sector plan for the Isleta corridor was needed in order to:

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- Examine existing and future land uses in relation to the revitalization of the adjacent properties and the efficient functioning of Isleta Boulevard; and,
- Develop incentives to encourage commercial and mixed-use development for this area.



2/16/04 CAC Meeting

This sector plan strives to meet each of the above County-prescribed goals for the plan, but it also responds with care to another set of goals: the articulated visions of community residents. The community-based planning process that led to the publication of this plan was explicitly designed to extract the hopes and desires of residents for their community and then to match those desires with policy language. Therefore, two additional fundamental purpose of this sector plan are to:

- Reaffirm community visions for the Isleta corridor; and,
- Help enact those visions with corresponding policy language for Isleta Boulevard.

"We want a plan with zoning, a plan with *teeth*," residents expressed throughout the planning process.

The Isleta Boulevard and Village Centers Sector Development Plan can be used by local residents, property owners, community groups, Bernalillo County elected and appointed officials, and County staff as the official guide for future development along Isleta Boulevard. This plan can be viewed as an overall planning strategy that builds upon the historic, cultural, and economic significance of the Isleta corridor while responding to the visions expressed by local residents in the year-long planning process.

### C. PLANNING PRINCIPLES

Throughout the planning process for the Isleta Boulevard and Village Centers Sector Development Plan, the planning team worked toward fulfilling two important goals: meeting the scope of services set out by the County Planning Department and honoring the community visions articulated throughout the planning process. Thus, the sector plan is both a technical document and a testimony of community visions. It is also an expression of the underlying planning principles that inform this sector plan:

- **Building on the past to plan for the future.** A deep respect for the history of the South Valley, the local culture, and the communities that have lived here for hundreds of years fundamentally impacts every aspect of this plan. Planning for the future of the Isleta corridor is impossible without valuing the history and culture of this community, one that is rooted in a rich heritage of agriculture and small business.
- **Isleta Boulevard is more than just a road.** The sector plan treats Isleta Boulevard as a community roadway that serves as the heart of the South Valley – not just a road that carries motor vehicles. The Isleta corridor has served residents for centuries as a trade route, an economic corridor, a meeting place, and a home and is a living part of the community. This plan respects it as such.
- **Do development right.** The sector plan is an opportunity for residents to define the kind of development they want in their community, not an attempt to stop development from occurring. There is broad consensus among a variety of stakeholders that Isleta Boulevard is in need of infrastructure improvements, new service and retail opportunities, additional economic activity, and more jobs for local residents. This plan attempts to facilitate that provision in a way that doesn't



10/12/04 CAC Meeting/Meeting Exercise



5/4/05 CAC Meeting

overdevelop the community, pave over viable agricultural land, and destroy the community's unique sense of place. Rather, development could – and should – be done in a way that continues Isleta Boulevard's tradition as a vibrant corridor that serves local needs.

## **D. PLAN BOUNDARIES**

The boundaries of the Isleta Boulevard and Village Centers Sector Development Plan include all of the parcels facing Isleta Boulevard between Bridge Boulevard and Isleta Pueblo and the designated Village Centers *(See Map.1 through Map.1.3 on following page)*

**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 (See Map.2.A).

**Armijo Village Center:** Includes the Old Armijo School, the AMAFCA drainage site, Armijo Park, and nearby parcels fronting Isleta (See Map.2.B).

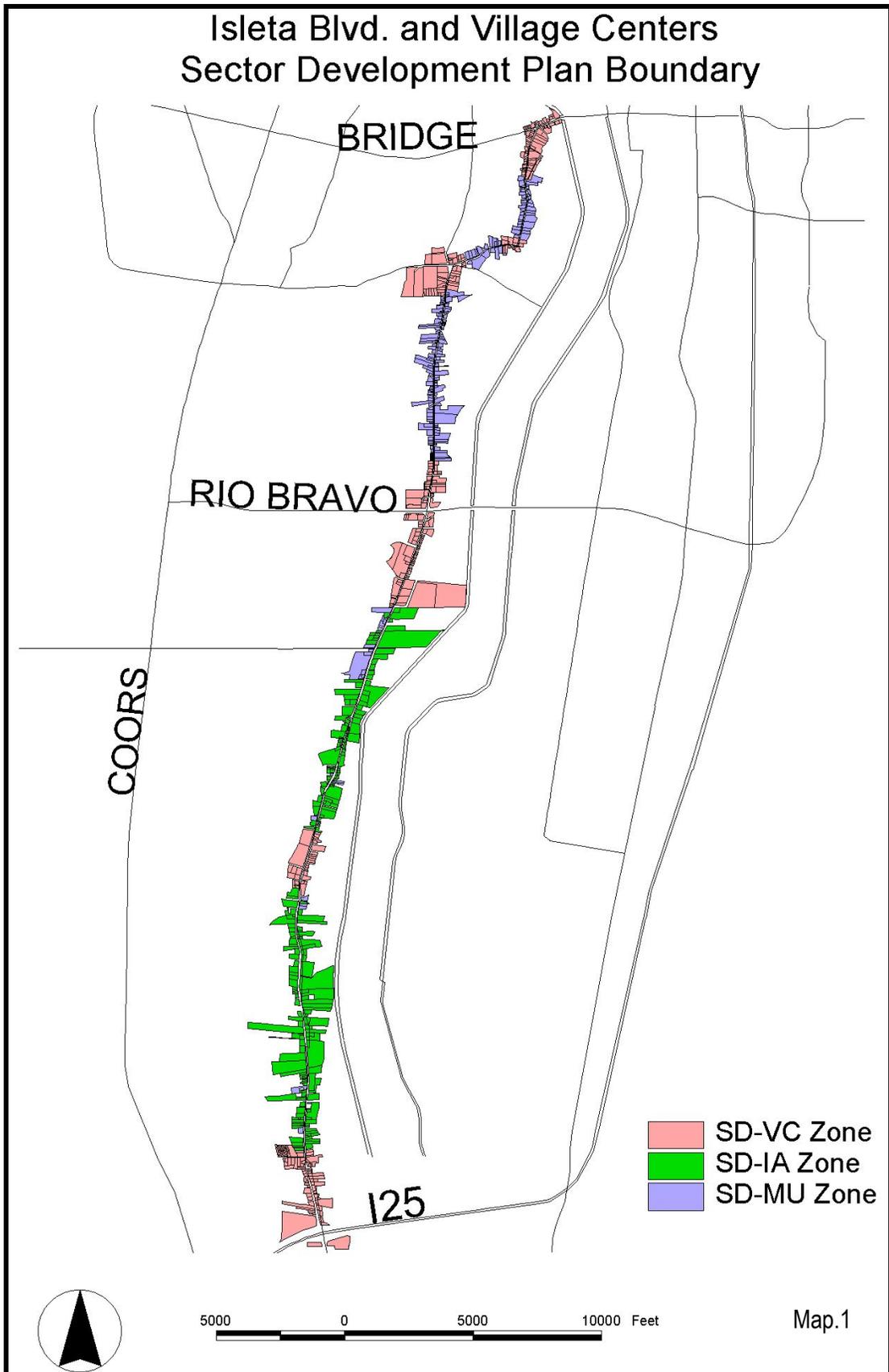
**Armijo Commercial Center :** Includes parcels fronting the intersection of Isleta, Goff, and Arenal in addition to the agricultural land west to the Beckham Lateral (See Map.2.C).

**Rio Bravo Commercial Center:** Includes Isleta-fronting parcels south of Bonaguidi to the Pajarito Lateral (See Map.2.D).

**Adobe Acres Village Center:** Includes parcels fronting Isleta from the Pajarito Lateral on the north to Los Padillas drain to the south (See Map.2.E).

**Pajarito Village Center:** Fronting parcels on Isleta from Don Felipe on the north to Louise Ave. on the South (See Map.2.F).

**Los Padillas Village Center:** Fronting parcels on Isleta from Desiderio on the north to just passed I-25 on the South (See Map.2.G).



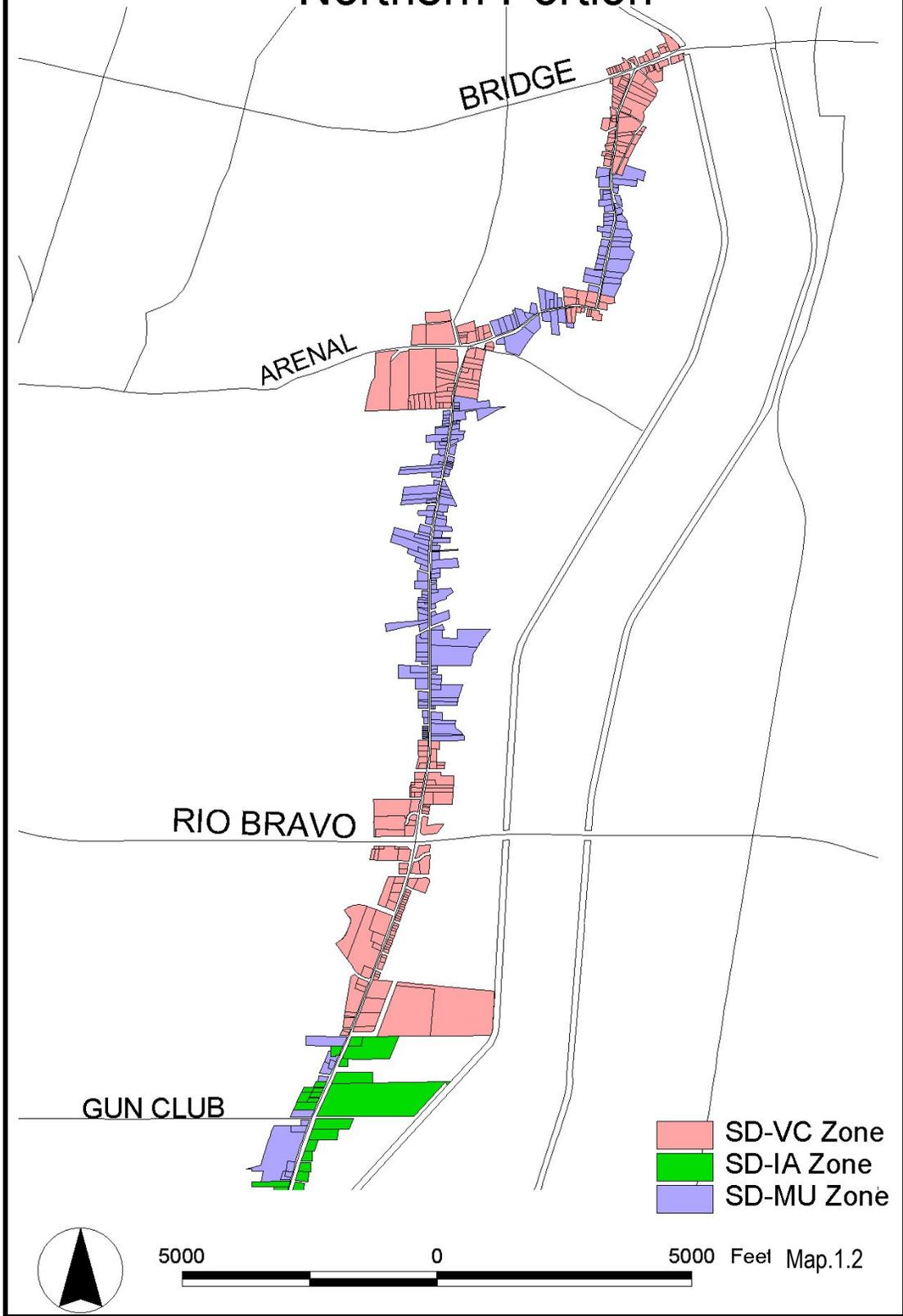


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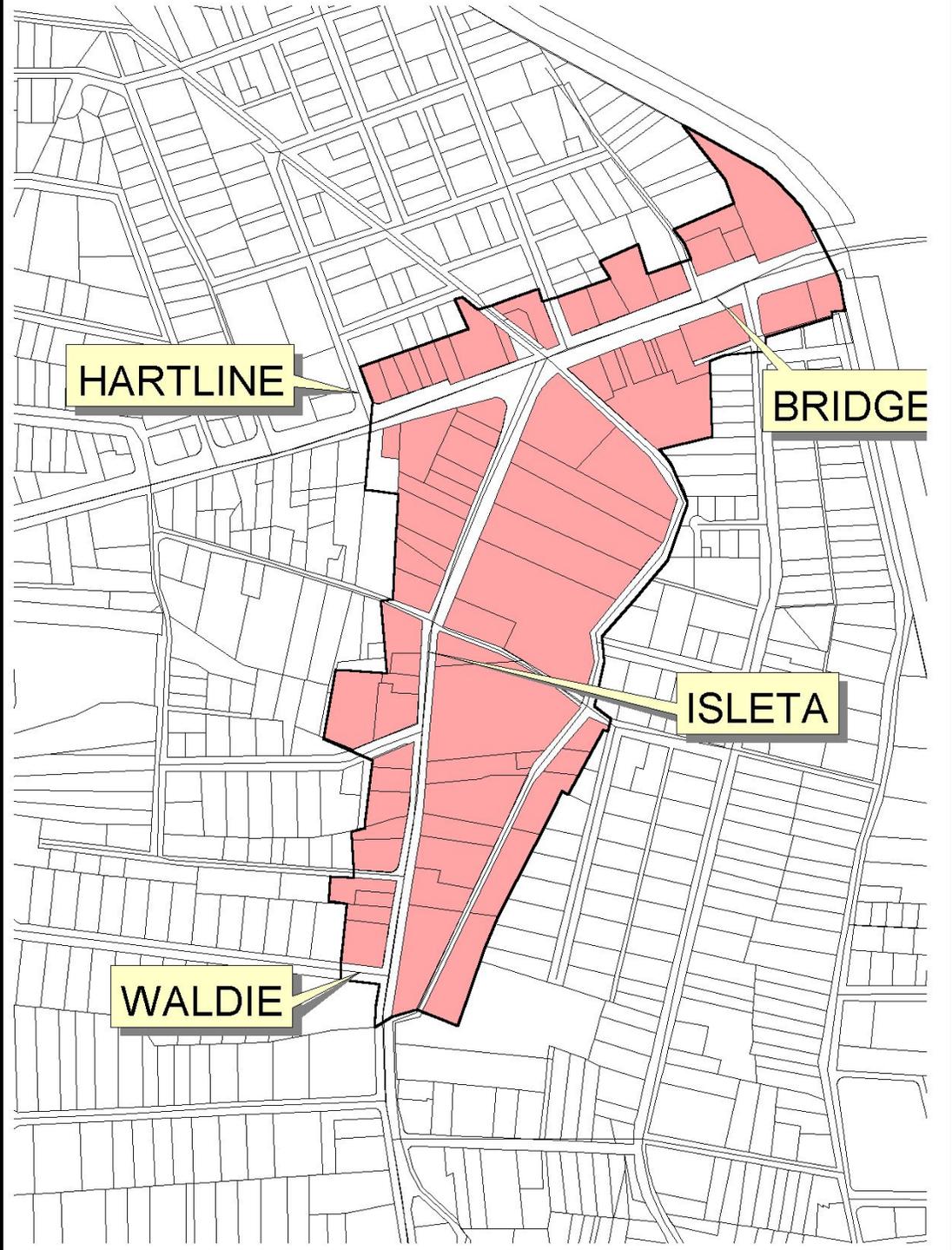
Map.1

# Sector Plan Boundary Northern Portion





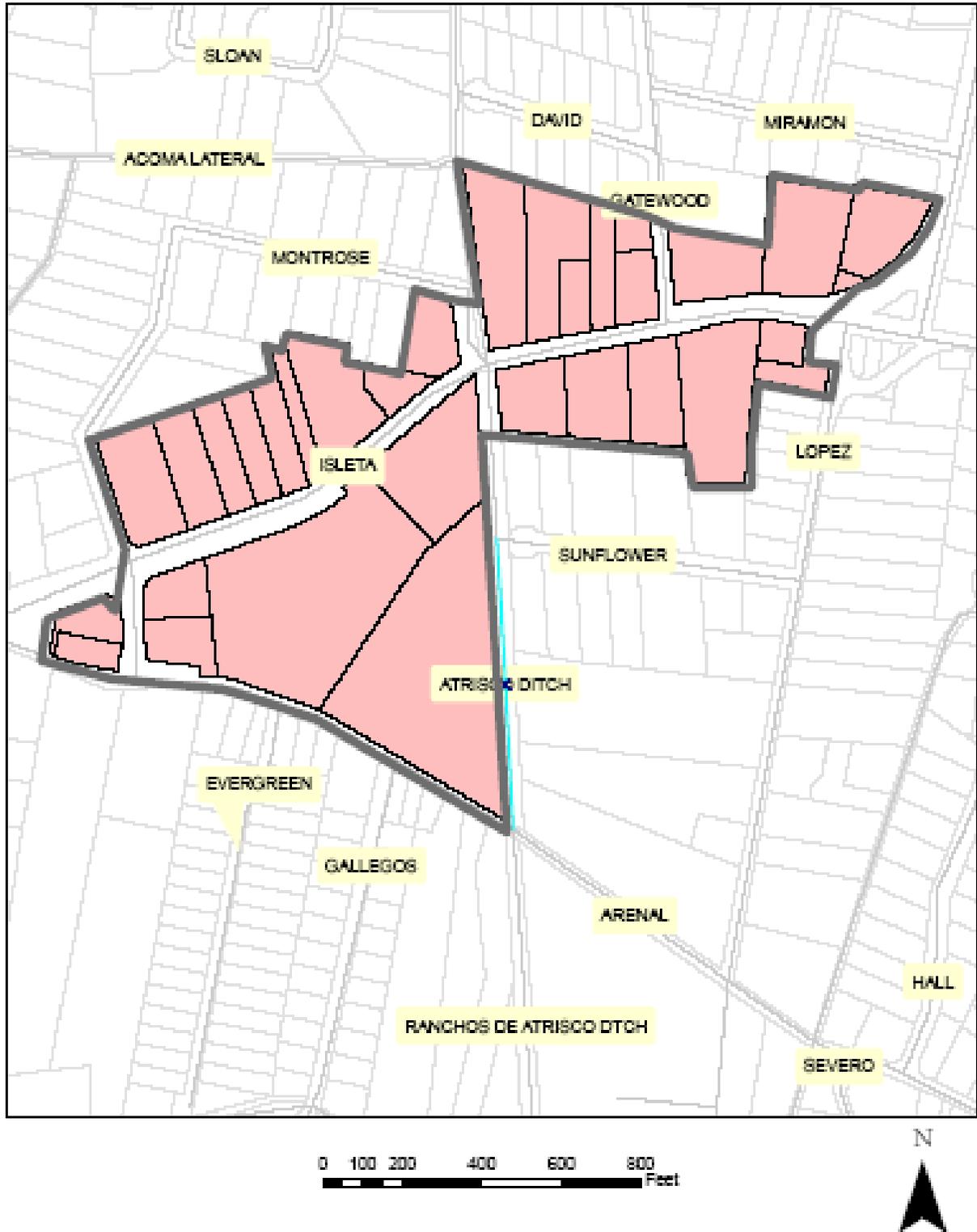
# Gateway Isleta Village Center



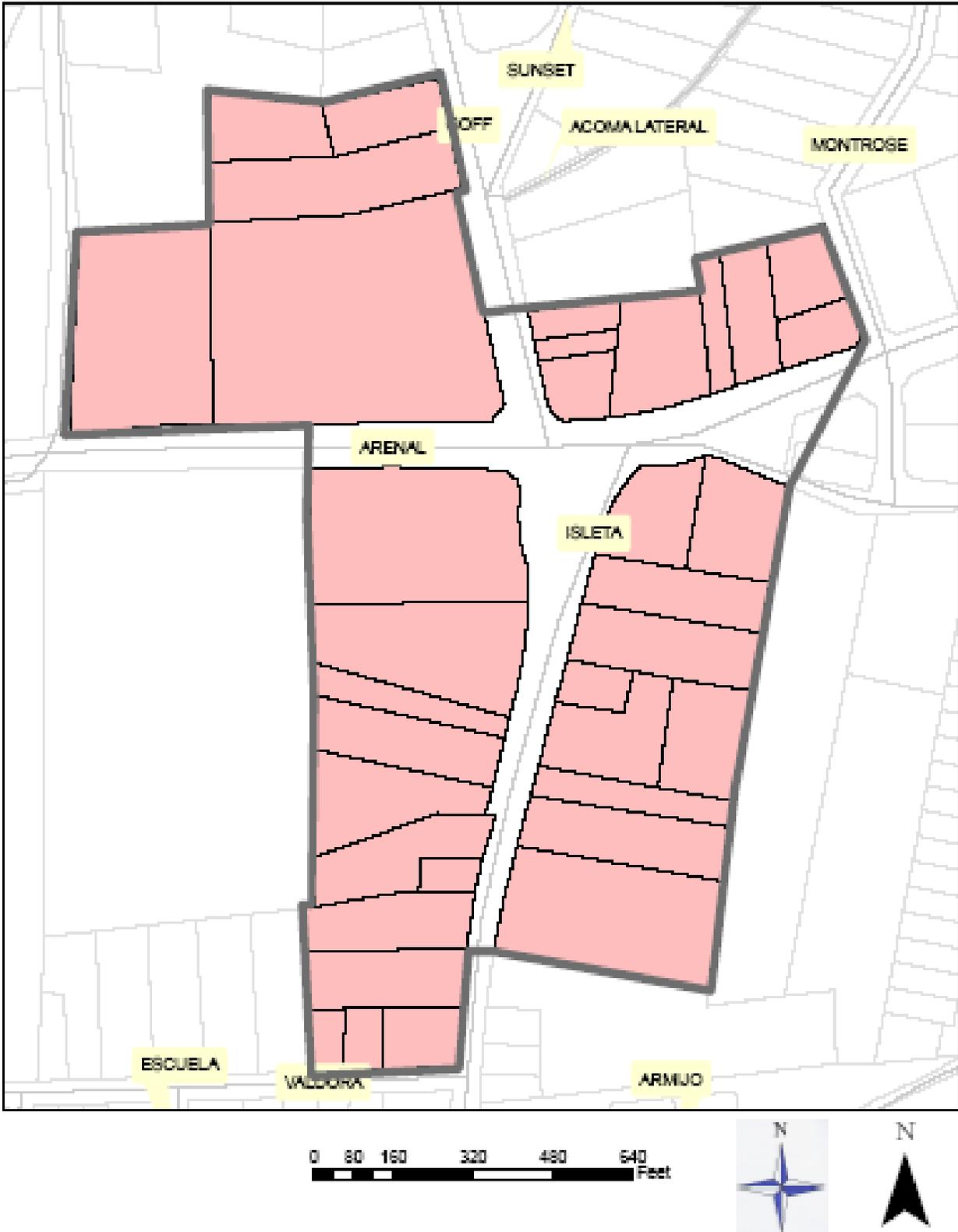
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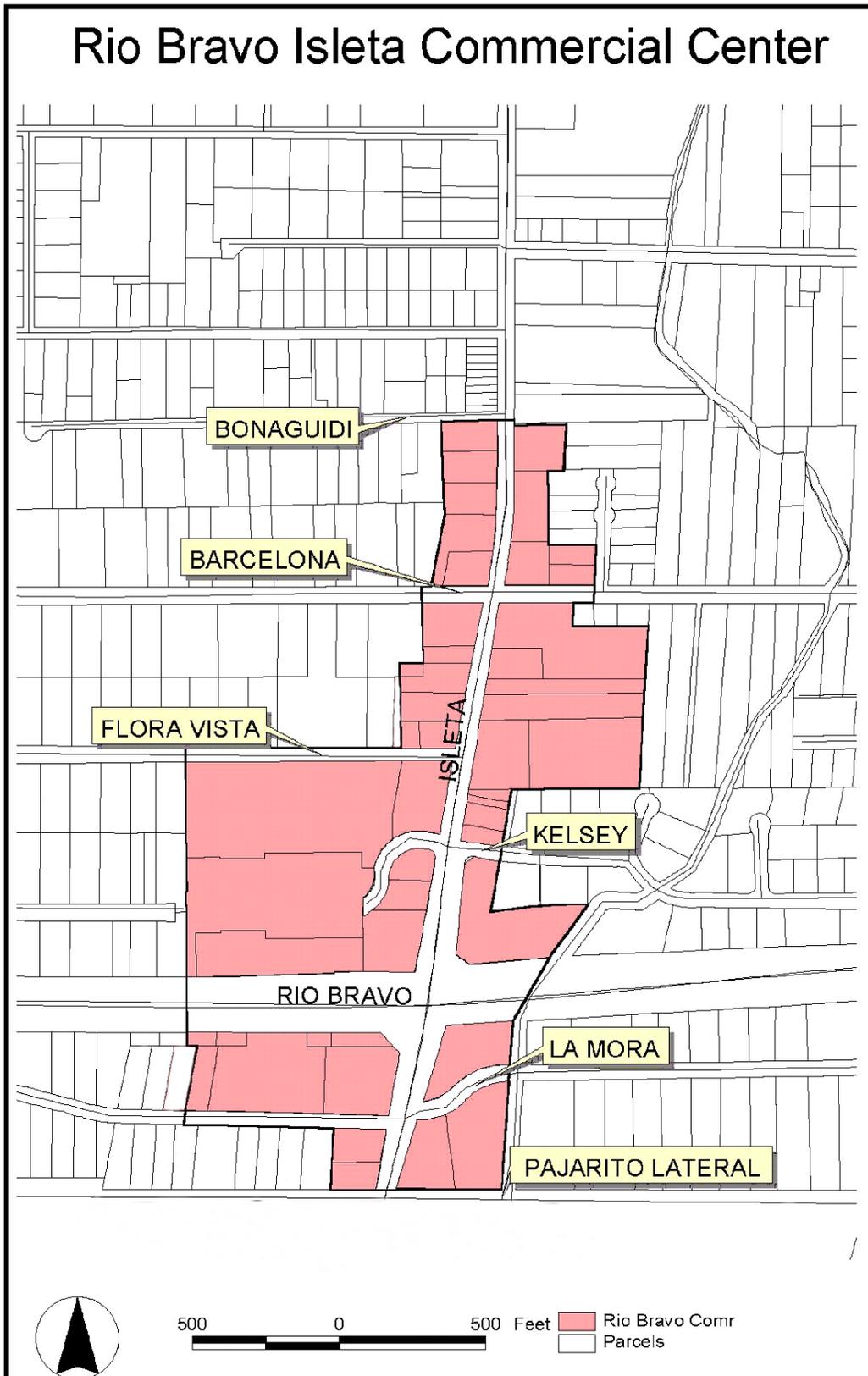
Gateway Village Center  
Parcels

# Armijo Village Center

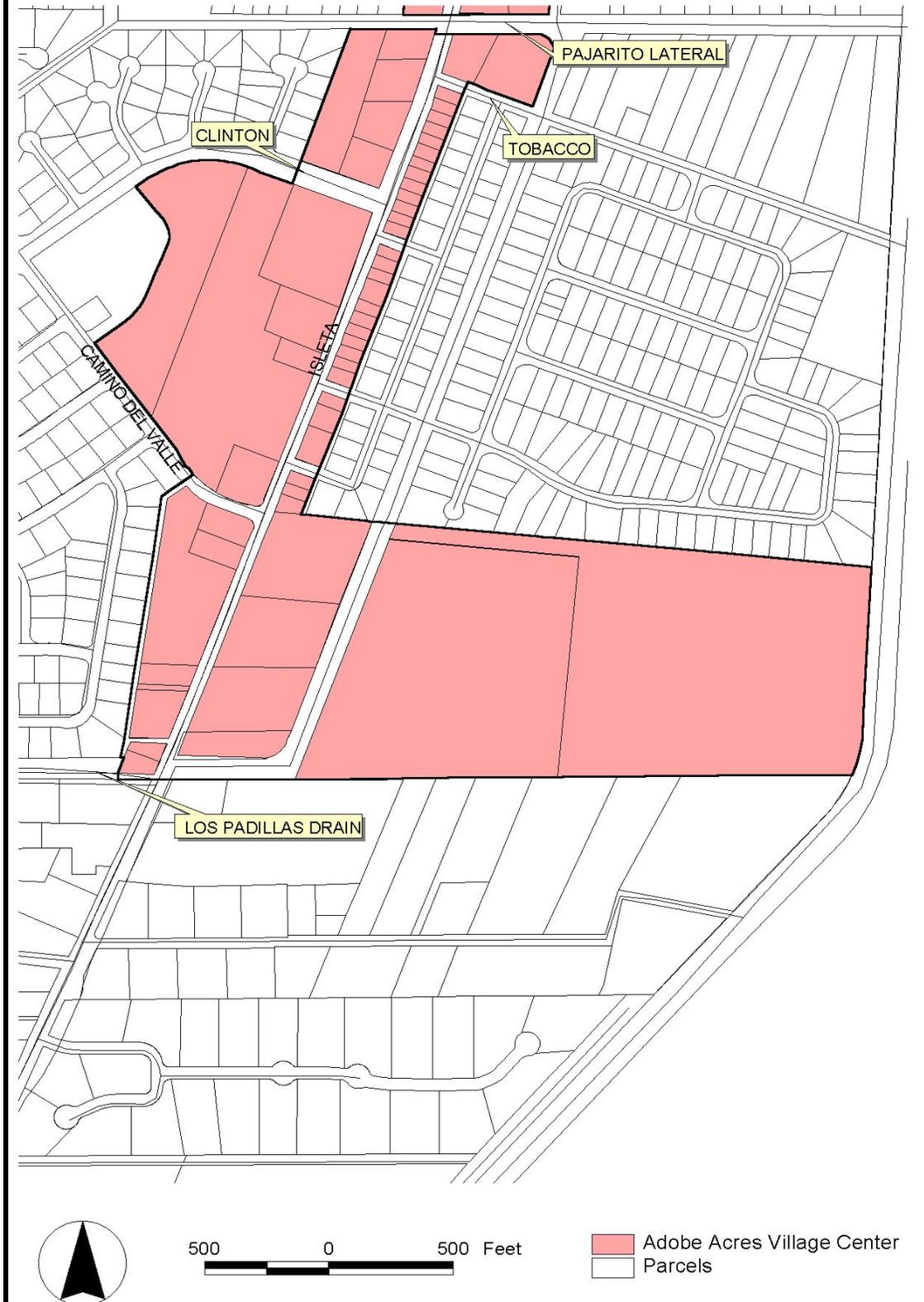


# Armijo Commercial Center

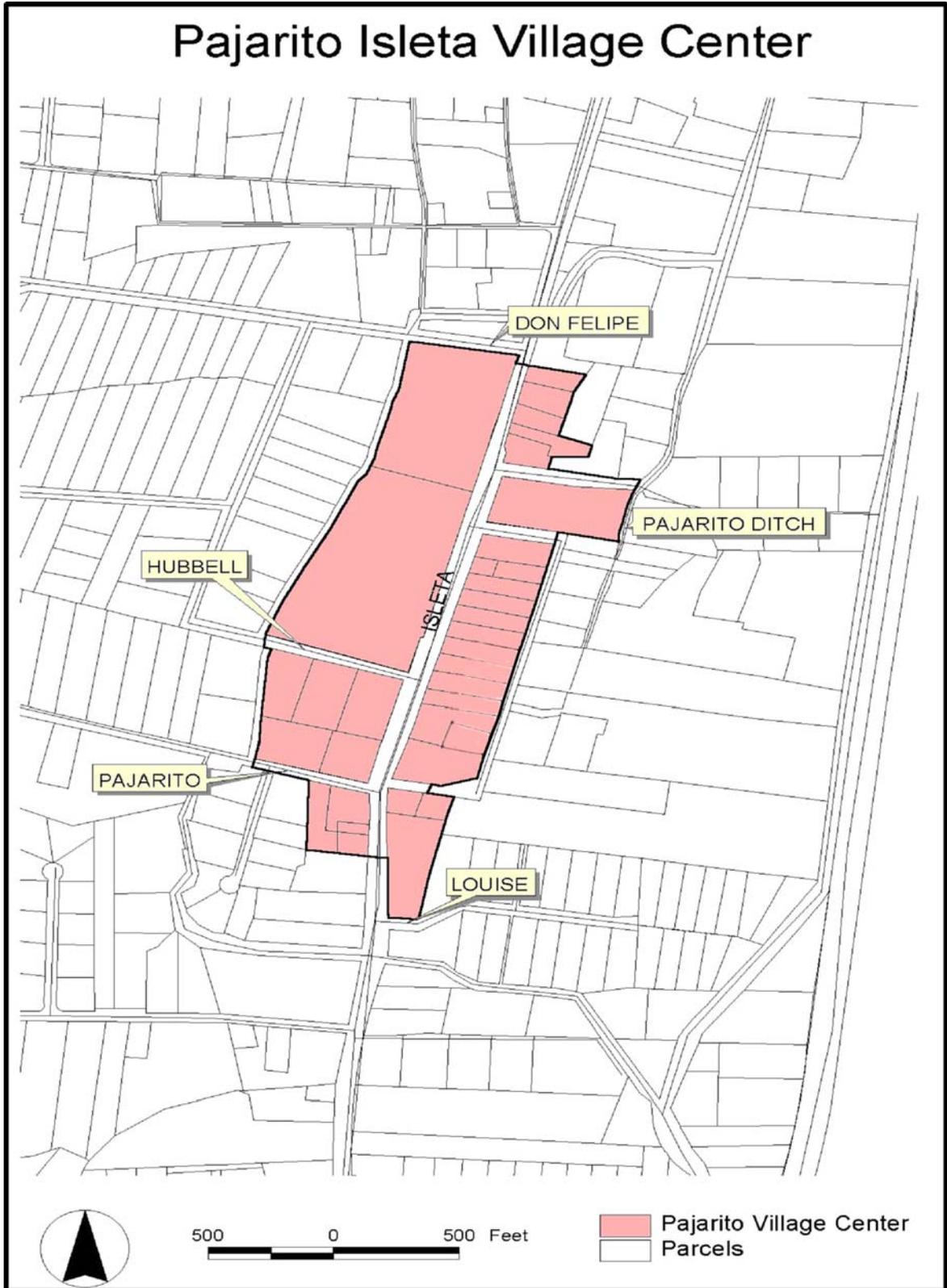




# Adobe Acres Isleta Village Center

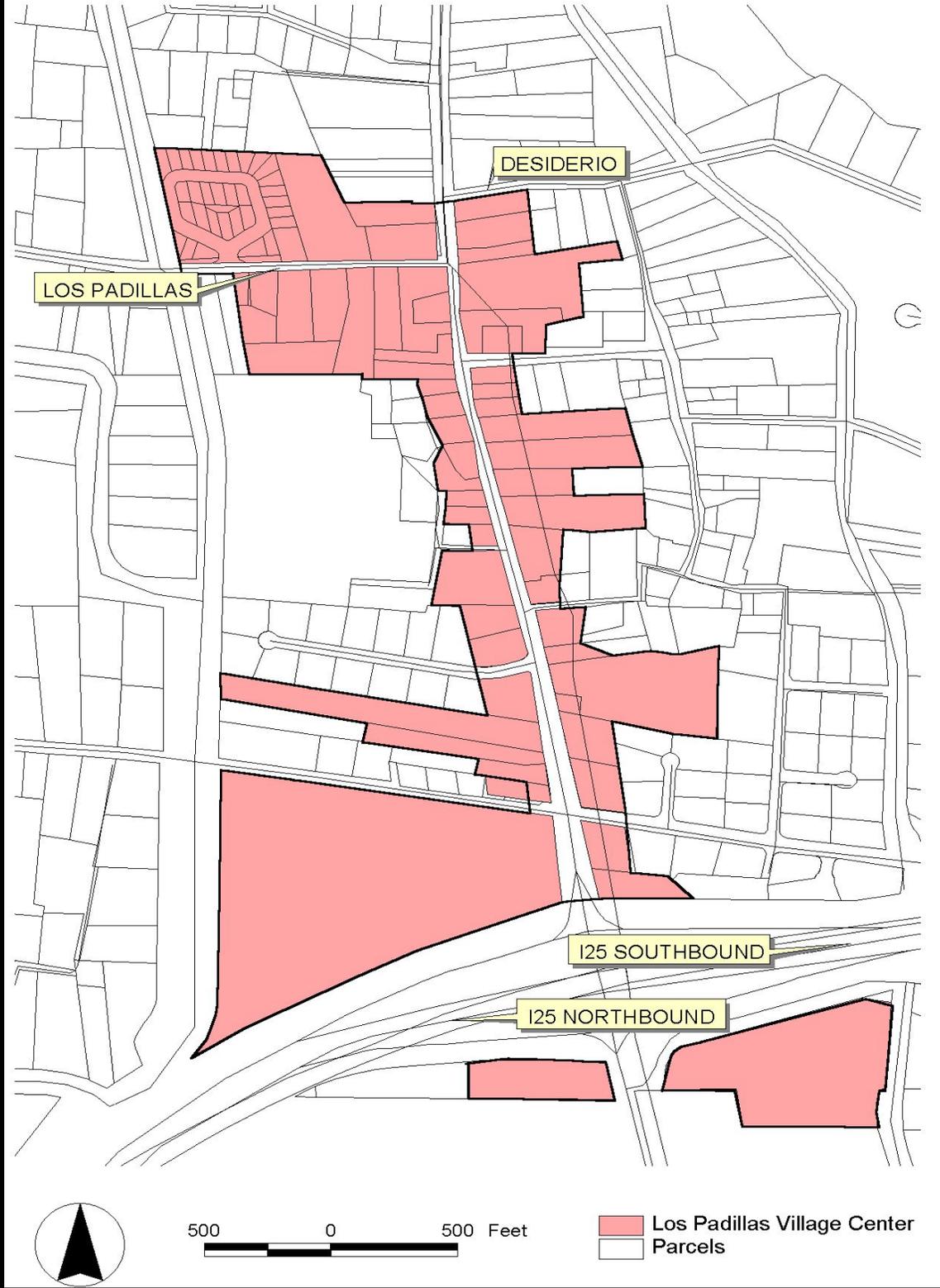


Map.2.E



Map.2.F

# Los Padillas Isleta Village Center

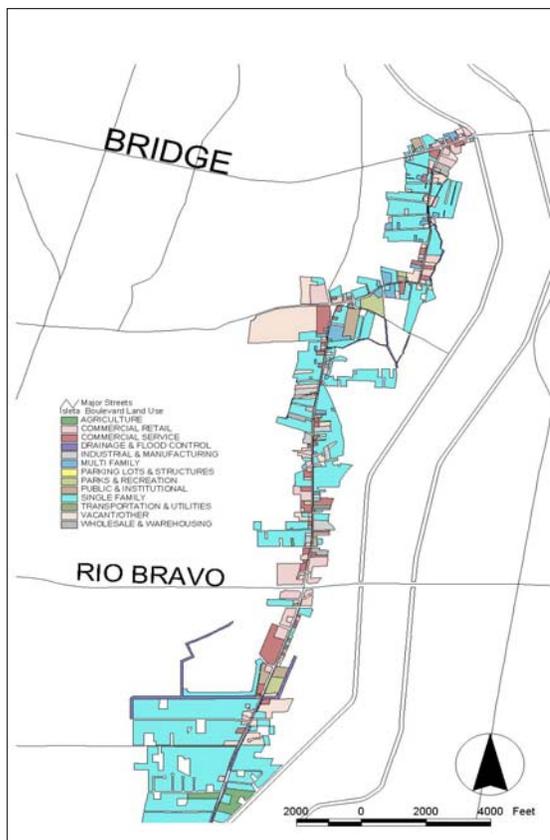


Map.2.G

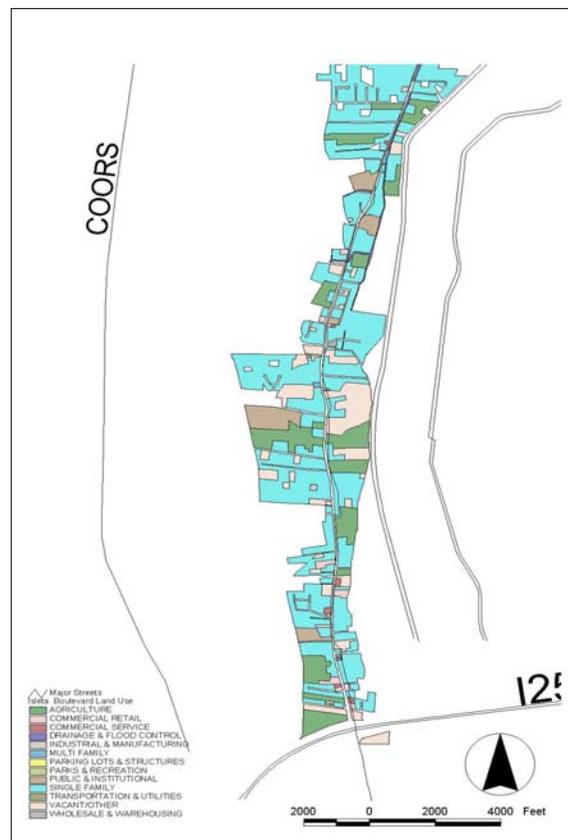
## Sec.2 Current Conditions

Today, Isleta Boulevard is a combination of a 3 lane hybrid road in the northern section and a two-lane road in the southern section that parallels the meandering Rio Grande for 7.3 miles between Bridge Boulevard and the Isleta Pueblo. The need for an Isleta Boulevard sector plan stems from Westside growth and traffic congestion, the loss of open space, the decline of farming, the loss of rural character, and the need for economic development.

Land uses vary along the corridor from north to south, which suggest distinct character zones along Isleta Boulevard. In the northern portion of the corridor, lots are smaller and tend to be commercial in use. After the heavily commercial intersection of Isleta and Rio Bravo, the land use along Isleta becomes markedly different with larger lot sizes and agricultural uses.



Northern portion of Isleta Boulevard contains smaller parcels with more commercial use



Southern portion of Isleta Boulevard contains larger parcels and more open space

### Westside Growth and Traffic Congestion

Area residents often describe their community as being caught in the path of Westside growth. According to the U. S. Census, Bernalillo County saw a 21% rise in population from 1990-2000 alone. Much of this growth has taken place on the Westside of the city, where land that until relatively recently was open space is today growing with residential subdivisions and large shopping centers, mainly because this land is cheaper than east of the river. The considerable housing/job mismatch on the Westside greatly exacerbates traffic problems. With significantly more homes than schools, roads, and jobs, the 2000 Census saw a 69% increase in Bernalillo County drivers commuting 30 minutes or more to work since 1990.

Development geared toward commuters does a disservice to local residents and does not reflect the history or character of the community

Because Isleta Boulevard is one of only two major north-south roadways serving the residents living west of the Rio Grande, westside growth carries serious implications for development patterns on the valley floor. Recent land use changes along Isleta Boulevard also reflect a catering toward a commuter driver with a focus on speed and efficiency rather than quality and uniqueness. Along Isleta Boulevard (particularly near the Rio Bravo interchange), we see a place where the automobile rules in a sea of franchise drive-thru restaurants and strip malls and where development standards favor corporate recognition rather than the South Valley's historic character. For longtime South Valley residents who've grown up in this unique community, seeing their surroundings turned into strip malls with suburban influences is disheartening. There is an immediate need to protect the remaining character of the Isleta corridor and to invest in future development that will enhance the community's uniqueness, rather than detract from it.

#### What's the worst thing that could happen to Isleta Boulevard?\*

- It'll be a thoroughfare, not a destination
- Full of chain stores that people ignore
- Housing development on current farmland
- Dwindling open space and farmland
- 5-lane commercial "Anywhere USA"
- Loss of agriculture
- Too much modernization at the risk of losing the cultural/historic buildings
- Lack of vision and planning
- A highway with too much economic development
- Over-development
- Loss of open space and agriculture
- Uncontrolled high-density development
- Big-box retail

\*Resident responses from a survey administered during the 9/21/04 public meeting

## Sec.3 Design Overlay Zone Background

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What is a *sense of place*? It is nothing less than the essence of a place, what makes it unique. The Isleta corridor's sense of place is found in its beautiful cottonwood trees, the colorful buildings that house lively local restaurants, the wooden fencing that surrounds farmland, and the Spanish-language signs painted right onto shops.

*"The South Valley doesn't look like any other community... There's no concrete sidewalks, there's older housing, there's ranching, there's just a whole mishmash of types of housing and a different feel. Once you cross that Barelvas bridge, you feel like you're in a whole other world. It's very much a rural community."*  
(NMEH South Valley Oral History Project)

But sense of place can also be something more, something intangible yet real. It remains a part of anyone who has lived in the South Valley. It is characterized by history:

*"[Growing up in the South Valley] was very much like Huck Finn. We would go fishing in the acequias. We'd hang out there, fish, camp, tell stories around the fire, hunt for frogs. We walked everywhere and played in the big alfalfa fields owned by the Armijos."* (NMEH South Valley Oral History Project)

Residents say this sense of place is something internal as well:

*"When you drive through the Valley, you feel a weight lifted off you"* (NMEH South Valley Oral History Project)

But what can be done to protect an area's sense of place when its very character is in jeopardy? In meeting after meeting during this planning process, community members voiced the importance of preserving the Isleta corridor's sense of place in the face of development pressures that could alter the area's character forever. For these residents, maintaining their community as a unique place unlike anywhere else is crucial; to do so, they stress a need to plan against "the geography of nowhere" and "Anywhere USA," patterns taking hold across the country and even in parts of the South Valley.

Protecting an area's sense of place involves first identifying what makes it unique, then prescribing tools to help preserve a certain character. This chapter addresses the following components of the Isleta corridor's sense of place: signage, lighting, walls and fences, parking, vegetation, residential subdivision development, and architectural design.



## i. Signage

Signs are an integral component of the complex built environment on Isleta Boulevard; they show us where things are, they draw us in, yet they can repel us, too. The use of traditional forms of signage on Isleta Boulevard will enhance the physical appearance of the corridor and help to maintain a strong connection to the South Valley's history and sense of place. These traditional forms of signage include wall signs, monument signs, and low-profile signs. Local businesses are encouraged to rehabilitate and reuse old signs or use models of older signage for newer businesses.

Signage principles for the Isleta Boulevard corridor are meant to:

- Enhance and protect the physical appearance of Isleta Boulevard and the Village Centers;
- Protect property values of both businesses and residences;
- Promote and maintain visually attractive residential, retail, and commercial districts within Village Centers;
- Provide an effective means of way-finding in the community;
- Afford the community an equal and fair way to advertise and promote products and services;
- Reduce sign clutter and the distractions and confusion that may be contributing factors in traffic congestion and accidents;
- Maintain a safe and orderly pedestrian and vehicular environment;
- Minimize the disruption of the scenic views that protect important community values; and,
- Afford businesses, individuals, and institutions a reasonable opportunity to use signs as an effective means of communication.

The following are examples of signs that are regulated in this Sector Plan. Specific policy for permissive, conditional and prohibited signs can be found in Section 3.1.1 of the Isleta Boulevard Design Overlay Zone chapter found in this Sector Plan.

- **Wall Signs:** A sign painted on or applied directly onto the outside wall of a building and which displays only one advertising surface.
- **Monument Signs:** A sign in which the bottom of the sign is flush with the ground and the horizontal dimension is greater than the vertical dimension.
- **Low Profile Signs:** A sign whose face is suspended from a support arm at a right angle from a ground-mounted pier, pillar, column, or pole.
- **Portable Sign:** An advertising sign that is not physically located on the premises to which the sign refers. Billboards are also called off-premises signs
- **Neon Signs:** Glass tube lighting in which a gas and phosphors are used in combination to create a colored light



Examples of signs that enhance the South Valley sense of place



Examples of signs that detract from the South Valley sense of place

## ii. Lighting

Lighting policy is integral to the Isleta Boulevard corridor's sense of place. Many residents in this planning process mentioned that living in the South Valley allows them to “appreciate the stars” and enjoy “a big, open sky.” However, these qualities are quickly becoming endangered by modern forms of lighting that create light pollution, which diminishes the night sky and the ability to see stars.

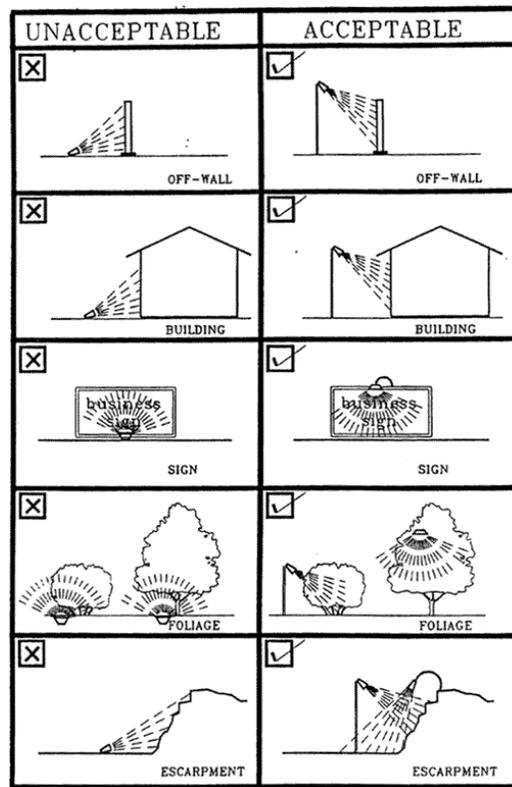
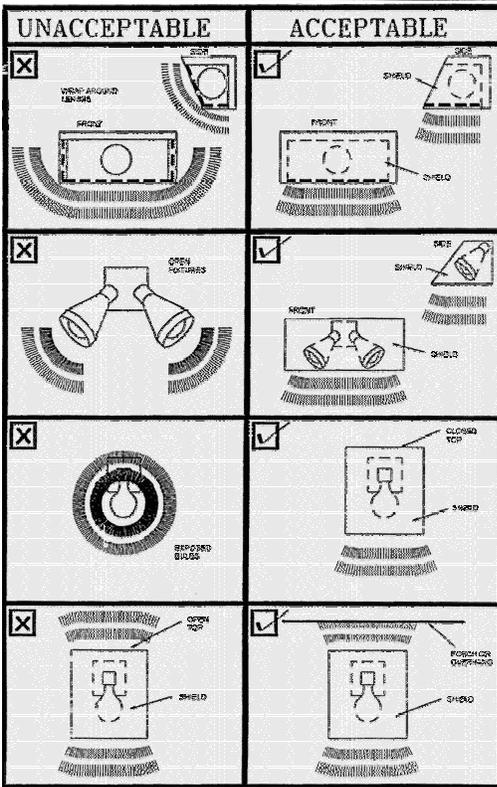
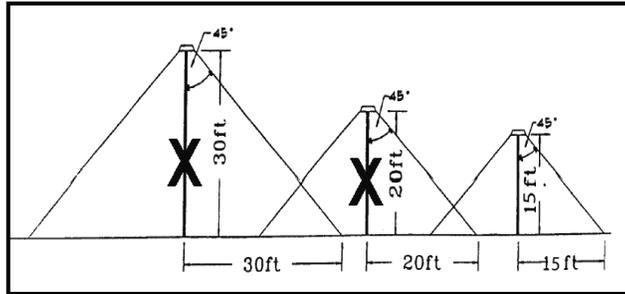
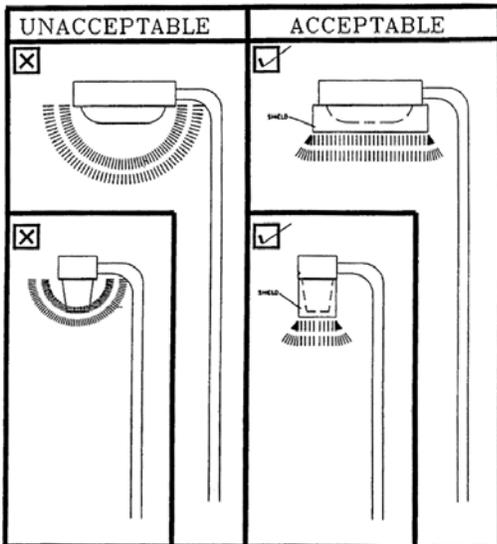
Lighting policy should preserve the unique character of the South Valley by minimizing light pollution. In accordance with the State of New Mexico Night Sky Protection Act, local lighting policy should help preserve the unique character of the South Valley, minimize light pollution, promote energy efficiency, respect historic character, and provide enjoyment of the night sky.

The Isleta Boulevard and Village Center Sector Development Plan will address misdirection of light and glare, excessive brightness of light, and the indiscriminant all-night usage of light. These are causes of dangerous and annoying glare, light trespass, and the unnatural brightness of the night sky.

The following strategies can be used in order to deal with light pollution. Specific policy for lighting can be found in Section 3.1.2 of the Isleta Boulevard Design Overlay Zone chapter found in this Sector Plan.

**Directional Control:** Shielded, downwardly focused pedestrian-scale lighting is a simple strategy that can be applied in order to negate light pollution. Directional control can also be utilized for buildings and signs.

Height: The height of a stand-alone lighting fixture can make a big difference in the pedestrian-scale of light. A pedestrian friendly height is generally 10 to 15 feet.



### iii. Walls and Fences

The South Valley has long been characterized by its “openness” as a semi-rural community. The historic forms of low walls and unobstructed sightlines along Isleta Boulevard have helped shape this sense of place. However, with the increase in traffic intensity along Isleta Boulevard, many residents are quick to build a high wall or obstructive fence in order to deter noise and protect their privacy. High walls and obstructive fences around the perimeter of a development contribute to an unsafe and unsightly environment as the walls provide hiding spaces for intruders and surfaces for graffiti. Also, the use of long high walls creates a tunnel effect causing motorists to travel faster along Isleta Boulevard making it unsafe for pedestrians and other forms of transportation.

As with other physical features, carefully placed walls and fences can play an important role in defining community character and contributing to a sense of place in the South Valley. Minimizing walls and fences throughout the Sector Plan will maintain a greater sense of openness in the community. Wall and fence standards should ensure safe sight lines and minimize potential negative visual impacts/hazards of high, unsightly fences and walls. The Wall and Fence guidelines in this plan intend to:

- Maintain architectural compatibility throughout the Isleta corridor.
- Provide vehicular and pedestrian safety through safe fence placement and height that allows proper visibility standards.
- Create a more walkable and healthy community.

Specific policy for fences and walls can be found in Section 3.1.3 of the Isleta Boulevard Overlay Zone chapter found in this Sector Plan.



Example of a high wall with no shadow variations



Example of a low wall with good shadow variations

#### iv. Parking

For most of the South Valley's history, customers arrived at local stores by foot, horse, or carriage. Paved parking lots are a relatively recent phenomenon, and the large lots that have been built around businesses such as Lotaburger, Sonic, and Martin Brothers are even more recent. Parking for businesses is certainly needed, but too much parking will make Isleta Boulevard look like strip development. Current businesses frequently develop on larger lots than needed, and zoning codes can require overly large amounts of parking. The result is a suburban landscape that is designed primarily for the automobile that can be dangerous for pedestrians as cars zoom through large lots.

Many community members have stated that safety and a strong sense of place are crucial components for a high quality of life. With the current parking standards, Isleta corridor pedestrians must meander through automobiles and a sea of asphalt to get to their destination. Also, large slabs of impermeable asphalt do not allow water to filter back into the aquifer, potentially destroying local vegetation, and can substantially increase local temperatures, resulting in a "heat island" effect. Because of these issues, this plan has developed standards that allow business owners flexibility in deciding on the amount of parking they need, but prevent overly large asphalt lots from being created next to the street.

The purpose of these parking standards are to:

- Reduce impervious parking surface.
- Minimize the size of parking lots through the use of different tools such as maximum parking requirements and shared parking.
- Provide a more safe and walkable environment for local residents.
- Look toward future transportation solutions when building today.

Specific policy for parking can be found in Section 3.1.4 of the Isleta Boulevard Design Overlay Zone chapter found in this Sector Plan.



Large parking lot placed in front of a business



Small parking lot placed on the side of a business

## v. Vegetation and Landscaping

The traditional vegetation of the South Valley has helped define its character for generations. The large cottonwoods that line southern Isleta Boulevard, the grassy fields of alfalfa, and the patches of New Mexico sunflowers all play a role in the natural character and beauty of the South Valley. Without vegetation, Isleta Boulevard is dominated by vehicles and appears barren. Vegetation increases the appeal of walking and enhances the appearance of the street. Therefore, when thinking about space within this sector plan, it is important to allow sufficient room for tree planting and other forms of landscaping. Sensitive use of the wide variety of vegetation found in the South Valley can create spaces that are visually stimulating and reinforce the area's traditional rural character.

Specific policy for vegetation can be found in Section 3.1.5 of the Isleta Boulevard Design Overlay Zone chapter found in this Sector Plan.



Examples of how vegetation adds to the sense of place of Isleta Boulevard



Examples of how barren space detracts from the sense of place

## vii. Architectural Design

Architectural style is an integral part of a community's sense of place. While the South Valley has a rich architectural history, modern development has often lacked identifiable character and is threatening the uniqueness of the Isleta corridor. Residents of this planning process have expressed a desire to maintain the Isleta corridor's sense of place. Therefore, the architectural design policies in this plan are developed to:

- Maintain a traditional form of building structure design in the South Valley.
- Create a coherent architectural style throughout Isleta Boulevard.

Specific policy for architectural style can be found in Section 3.1.6 of the Isleta Boulevard Design Overlay Zone chapter in this sector plan.



Examples of historical architecture for Isleta Boulevard

## E. Infrastructure and Amenities

The varying character zones along the Isleta corridor come together to create the area's sense of place, and infrastructure and amenities are an inherent part of that character. From Bridge to approximately Lakeview Road, Isleta Boulevard is lined with commercial and residential structures close to the street, creating a semi-urban atmosphere along with a multi-lane roadway. Yet from Lakeview south to Isleta Pueblo, Isleta Boulevard becomes increasingly rural, with large lots of alfalfa fields and open space along the roadway, which is only two lanes and quite rural in its design. The same can be seen with water and sewer: whereas the northern portion of Isleta Boulevard has infrastructure like the more urban City of Albuquerque, with a high capacity central water and sewer system, the southern portion of Isleta Boulevard's infrastructure is much smaller in its capacity.

Infrastructure and amenities are the skeletal backbone components that serve South Valley residents. Because private development tends to follow the location, quantity, and quality of public services, deciding where and how a community invests in public services plays a large role in determining where and how commercial, residential, and industrial development occurs. In this planning process and others, South Valley residents have gone to great lengths to articulate their vision for local infrastructure, including where and how development should occur in the Valley.

But infrastructure is about more than what is happening on the street or underground in the water systems. For the Isleta corridor, its infrastructure connects it to the entire region, particularly in terms of traffic congestion



The corridor's varying character zones (above: Northern Isleta Blvd; below: Southern Isleta Blvd) are reflected in its varying infrastructure  
*Source: Geri Knoebel*



## Sec.3 Isleta Boulevard Design Overlay Zone Regulation and Guidelines.

### 3.1.0 Isleta Boulevard Sense of Place

The following design overlay standards will apply to all parcels located in the Isleta Boulevard and Village Center Sector Development Plan. The Isleta Boulevard Design Overlay Zone includes:

- Signage
- Lighting
- Walls and Fences
- Parking
- Vegetation/Landscaping
- Residential Subdivision Development
- Architectural Design
- Road Design
- Stormwater Drainage
- Trail Network

#### 3.1.1 Signage

A. The purpose of this section is to regulate the size and certain features of signs in order to increase safety to life and property, to reduce unnecessary distractions along public rights-of-way, and to assure the continued attractiveness and historic sense of Isleta Boulevard. These signage standards are developed to:

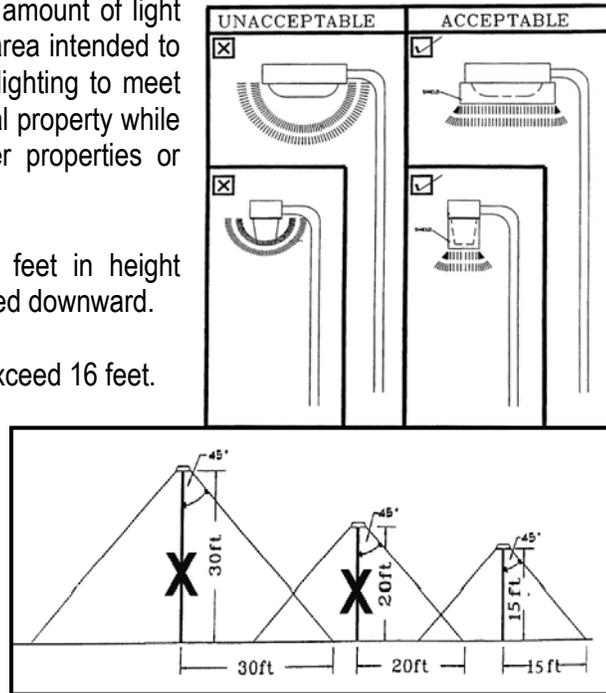
- Enhance and protect the physical appearance of Isleta Boulevard and the Village Centers;
- Protect property values of both businesses and residences;
- Promote and maintain visually attractive residential, retail, and commercial districts within Village Centers;
- Provide an effective means of way-finding in the community;
- Afford the community an equal and fair way to advertise and promote its products and services;
- Reduce sign clutter and the distractions and confusion that may be contributing factors in traffic congestion and accidents, and maintain a safe and orderly pedestrian and vehicular environment;
- Minimize the disruption of the scenic views that protect important community values when maintained; and,
- Afford businesses, individuals, and institutions a reasonable opportunity to use signs as an effective means of communication.

1. Prohibited Signage
  - a. The following signs are prohibited:
    - (1) Off-premise signs;
    - (2) Neon signs except in the Gateway Village Center, Armijo Commercial Center and the Rio Bravo Commercial Center.
  
2. Permissive Signage
  - a. On Premises Signs
    - b. Wall signs are 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 cannot project more than 18 inches from the building wall on which it is attached, and cannot project above the roof of the building. This type of signage may include signs directly painted or printed on walls, windows, canopies, or awnings.
    - c. Monument signs are any on-premise sign attached or supported only from the ground, 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 monument signs must be located at minimum of ten (10) feet from the public right-of-way.
    - d. Low-profile signs are any on-premise sign whose face is suspended from a support arm at a right angle from a ground-mounted pier, pillar, column, or pole. The bottom edge of a low-profile sign must be at least six (6) feet above grade. All low-profile signs must be located at minimum of ten (10) feet from the public right-of-way.
    - e. Neon signs are allowed only in the Gateway Village Center, Armijo Commercial Center and the Rio Bravo Commercial Center.

### 3.1.2 Lighting

A. The purpose of this section is to limit the amount of light that is allowed to be transmitted beyond the area intended to be illuminated. This will allow for adequate lighting to meet the security and other needs of each individual property while reducing glare and light trespass onto other properties or public spaces where they may be harmful.

1. Outdoor light fixtures exceeding 12 feet in height shall be shielded so that light is directed downward.
2. Free standing light fixtures shall not exceed 16 feet.
3. All existing overhead outdoor lighting fixtures shall be consistent with the New Mexico Dark Skies Legislation, converted to shielded, downward focused lighting by 2015.
4. Outdoor walkways on commercial use properties shall be lighted.



### 3.1.3 Walls and Fences

A. The purpose of this section is to ensure safe sight lines and to minimize the potential negative visual impact or hazards of high or unsightly fences, walls and/or retaining walls. The intent is to:

- Maintain architectural compatibility throughout the Isleta corridor;
- Provide vehicular and pedestrian safety through safe fence placement and height that allows proper visibility standards; and
- Create a more walkable and healthy community.

#### 1. Design regulations

a. Applicability. These design regulations shall apply to the following:

(1) The side of all walls, fences, retaining walls or a vertical combination of that face:

- (a) Arterial, collector and local street rights-of-way;
- (b) Public park;
- (c) Public open space; and,
- (d) Designated public trails.
- (e) The public street side of all front, side, and rear yard walls that require a special exception.

b. Design standards. Walls shall contain variation in layout, façade surface, and/or pattern of openings, materials, texture and color.

(1) Layout.

- (b) The layout shall incorporate at least one of the following features to break the massing of the wall:

- I. Indentations at intervals that shall not exceed three lots and shall be the width of at least one lot in the following manner:
  - 1. Indented every other lot with minimum indentions of 16 inches in depth;
  - 2. Indented every second lot or two contiguous lots with minimum indentions of 32 inches in depth;
  - 3. Indented every third lot or three contiguous lots with minimum indentions of 48 inches in depth.
- II. Curvilinear alignments with a minimum distance of four feet between the outer surfaces of the wall. The outermost point of each curve shall have intervals no greater than 80 feet.
- III. Vertical pilasters with a minimum projection of two inches from the public side of the wall surface at intervals of no more than 20 feet in length.
- IV. Decorative features, such as columns with a minimum projection of four inches from the public side of the wall surface at intervals of no more than 60 feet in length.

- 1. Façade.
  - a. Façades adjacent to the public right-of-way shall comply with at least one of the following, and the façade design elements shall be distributed throughout the length of the wall:
    - (1) Openings, at least 5% of the wall façade surface, constructed into the façade or created by using see-through pattern blocks, tubular steel or wrought iron bars, wood or other grillwork;
    - (2) Variation in the top of the wall, such as stepping down and/or up vertically.
    - (3) A variety of materials, texture or color on at least 20% of the wall façade surface;
    - (4) A continuous overhang cap along the length of the wall projected at least two inches from the public side face of the wall.
- 2. Materials and texture
  - a. Acceptable materials include but are not limited to stucco over concrete masonry units (CMU) or other structural materials; stabilized adobe; split face blocks; slump blocks; bricks; stone; glass blocks; curved interlock blocks; wood; tubular steel; wrought iron bars; other grill work; or a combination of these materials. Exposed flat-faced CMU blocks may constitute no more than 50 percent of the wall façade.
  - b. Razor ribbon, concertina wire or similar materials are prohibited in and abutting residential zones, and shall not be visible from a public street right-of-way.

### 3.1.4 Off-Street Parking

A. The purpose of this section is to ensure that off-street parking areas are designed to be safe, accessible, convenient and attractive. The purposes of these parking standards are to:

- Reduce impervious parking surfaces;
- Minimize the size of the off-street parking areas through the use of different tools such as maximum parking requirements and shared parking; and;
- Provide a safer, walk-able environment for local residents.

1. Each required off-street parking area is limited to no more than 5,000 contiguous square feet, and is required to be separated from any other off-street parking area by a six (6) foot wide landscape buffer.
2. The use of shade-producing trees within all off-street parking areas is necessary. At tree maturity during the summer months, at least 50 percent of each designated off-street parking area must be covered by shade from the provided trees.
3. All other applicable parking standards which are outlined in the Zoning Ordinance will be met, with the exception of new development or additions to existing development which exceed 200 square feet in area, off-street parking spaces will be provided accordingly:
  - a. For buildings less than 2,000 square feet in area, at least one parking space for each 200 square feet of floor area is required, however; any extra off-street parking which is provided in addition to the total number of required spaces cannot exceed 10 percent of the number required.
  - b. For buildings between 2,000 – 5,000 square feet in area, at least one parking space for each 300 square feet of floor area is required, however; any extra off-street parking which is provided in addition to the total number of required spaces cannot exceed 10 percent of the number required.
  - c. For buildings greater than 5,000 square feet in area, at least one parking space for each 400 square feet of floor area is required, however; any extra off-street parking which is provided in addition to the total number of required spaces cannot exceed 10 percent of the number required.
  - d. Notwithstanding any of the other requirements of this section, for buildings used for a restaurant, bar, nightclub, cafe, dance hall, skating rink or similar recreation or amusement establishment, or an assembly or exhibition hall, at least one parking space for each 100 square feet of floor area is required; however, any extra off-street parking spaces which are provided in addition to the total number of required spaces cannot exceed 10 percent of the number required.

4. The use of impermeable surfaces, such as concrete or bituminous material, within required off-street parking areas may be limited to no more than 50 percent of the portion(s) of the site to be dedicated for parking.
  - a. The use of gravel, a layer at least two (2) inches thick of 3/8-inch minimum diameter to 1-inch maximum diameter, is required; or
  - b. Utilization of a permeable material meeting the coverage and serviceability considerations as determined by the Zoning Administrator.
  - c. Graveled portions of off-street parking areas which provide direct access to roadways are required to provide a 30-foot long concrete apron from the edge of the street for the width of the ingress/egress drive to prevent gravel from spilling into the right-of-way.
  - d. The required hard-surfacing of parking spaces for the use of disabled individuals as outlined within the Zoning Ordinance regarding accessibility, designation, and maintenance will be maintained.
  - e. All off-street parking areas are required to be maintained level and functional, and must be properly designated either by striping on impermeable surfaces or the use of parking barriers on gravel surfaces.
5. Shared parking arrangements are encouraged when used in conjunction with Special Use Permit applications, and is recommended in situations where two or more land uses in close proximity to one another have distinctly different hours of operation. Through authorization of a Special Use Permit, up to 60 percent of the required off-street parking spaces of any one use may be eligible for shared parking status related to another use on the same site or another property adjacent to the subject site, both of which are governed by a Special Use Permit.

### 3.1.5 Landscaping

- A. The purpose of this section is to establish criteria for planting design, landscaping within off-street parking areas, and vegetation preservation. It is the intent of this section to:
  - Create attractive visual character along Isleta Boulevard;
  - Utilize specific forms of native vegetation; and
  - Preserve existing vegetation that has already shaped the sense of place along Isleta Boulevard.
  1. Provided landscaping will be consistent with the regulations outlined in the Zoning Ordinance for buffer width, mulched ground cover, vegetative cover, and screening. Required buffer areas will be landscaped with the plants,

shrubs and trees as outlined within the recommended plant list as listed below.

2. The use of shade-producing trees within all off-street parking areas is necessary. At tree maturity during the summer months, at least 50 percent of each designated off-street parking area must be covered by shade from the provided trees.
3. Existing cottonwood trees greater than 12 inches in caliper are to remain on the property. If it is determined by the Zoning Administrator that the removal or relocation of a cottonwood tree is necessary due to future development or other purposes on the subject site, a cottonwood or comparative cultivator must be planted in its place on the subject site within 12 months.
4. Recommended Plant List. All landscaping for new commercial development within the design overlay zone should be derived from the following list:
  - a. Large/Medium Trees
    - i. *Populus* spp. (Cottonwood)
    - ii. *Fraxinus velutina* (Arizona Ash)
    - iii. *Plantanus wrightii* (Arizona Sycamore)
    - iv. *Celtis reticulata* (Palo Blanco, Nettleleaf Hackberry)
    - v. *Quercus gambelii* (Gambel Oak)
  - b. Small Trees
    - i. *Chilopsis linearis* (Desert Willow)
    - ii. *Forestiera neomexicana* (New Mexico Olive)
    - iii. *Fraxinus* spp. (Fragrant Ash)
    - iv. *Prosopis* spp. (Honey Mesquite)
    - v. *Robinia neomexicana* (New Mexico Locust)
    - vi. *Alnus tenuifolia* (New Mexico Alder)
  - c. Shrubs
    - i. *Fallugia paradoxa* (Apache Plume)
    - ii. *Budleya* spp. (Butterfly Bush)
    - iii. *Ribes* spp. (Currant, Gooseberry)
    - iv. *Salvia* spp. (Sage)
    - v. *Artemesia* spp. (Sage)
    - vi. *Mahonia* spp., *Yucca* Spp., *Penstemon* spp. (Mountian Penstemon)
    - vii. *Sambucus caerulea neomexiana* (Mexican Elder)
    - viii. *Atriples canescens* (Fourwing Saltbush)
  - d. Grasses
    - i. *Nerissa tenuissima* (Needlegrass)
    - ii. *Muhlenbergia* spp. (Deergrass)
    - iii. *Boutelona* spp. (Gramma)
    - iv. *Buchloe dactyloides* (Buffalo Grass)
    - v. *Oryzopisi hymenoides* (Indian Ricegrass)
    - vi. *Hilaria jamesii* (Galleta)

- vii. *Arstida longiseta* (Purple Threeawn)
- viii. *Nolina microcarpa* (Beargrass)
- e. Annuals
  - i. *Helianthus annuus* (New Mexican Sunflower)
  - ii. *Ratibada columnifera* (Coneflower, Mexican Hat)
  - iii. *Castilleja integra* (Indian Paintbrush)
  - iv. *Datura meteloides* (Jimsonweed)
  - v. *Achillea* spp. (Wooly Yarrow)
  - vi. *Linum perenne* (Blue Flax)
  - vii. *Salvia* spp. (Sage)
  - viii. *Erysimum capitatum* (Western Wallflower)
  - ix. *Ipomopsis aggregate* (Red Rocket, Scarlet Gilia)
  - x. *Geranium richardsonii* (Geranium, Cranesbill)
  - xi. *Alcea rosea* (Hollyhock; not native, but traditional in New Mexico)

### 3.1.6 Architectural Design

A. The purpose of this section is to maintain an appropriate form of building structure design in the South Valley and to create a coherent architectural style throughout Isleta Boulevard.

1. All commercial structures visible from Isleta Boulevard in the SD-IMU, SD-IVC and SD-A-1 Zones constructed after the adoption of this Ordinance should incorporate one of the following architectural styles or a combination thereof. The architecture of new commercial structures should follow traditional precedents as shown by the following options (see table on following page):

**Building Design Options for the Isleta Corridor**

<p><b>Spanish Colonial</b>                  Flat roofed with low rounded parapets. Material is block adobe with stucco or mud plaster.                  Usually has only an outside door to each room and few very small windows. Wood details include projecting vigas, canales, and portales.</p>	
<p><b>Pueblo Revival</b>                  Based on, and a combination of, early New Mexican Pueblo and Spanish buildings; flat roofed with rounded parapets; earth toned sloping walls; one to two stories in height, upper story is usually set back. Portales have log posts and wood beams. Details also include vigas, canales and exposed wood lintels above the window.</p>	
<p><b>Northern New Mexico</b>                  Pitched or hipped roof (often of raised ridge metal roofs with a slope of 45 degrees); earth toned adobe or stucco façade. Details include porches with deep portales, decorative woodwork and posts and corbels.</p>	
<p><b>Territorial</b>                  Flat roofed, sometimes with brick coping edging the parapet; multi-paned windows, and sometimes shutters; main entries feature sidelights and a top light. Details include pedimented lintels over windows and doors, and portales with squared posts.</p>	

### 3.1.7 Low-Impact Stormwater Drainage

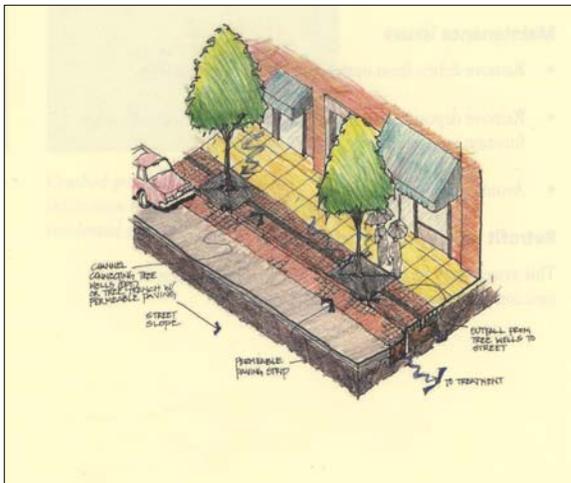
A. The purpose of local stormwater drainage policy is to improve the quality of life and protect the sense of place along the Isleta corridor by utilizing simple and effective low-impact stormwater drainage management techniques. All techniques shall comply with the County Code Chapter 38-Floods.

1. All new development and subdivisions should accommodate runoff as close as possible to where it is generated in an effort to minimize induced drainage costs and to maintain historic runoff patterns using one of the following:

- a. Filter strips and swales: These can include vegetated landscape features with smooth surfaces and a gentle downhill gradient to drain water evenly off impermeable surfaces, mimicking natural drainage patterns.
- b. Filter drains and permeable porous permeable surfaces: These would allow rainwater and run-off to infiltrate into permeable material.
- c. Infiltration devices: Devices would include below-ground or surface structures to drain water directly into the ground.
- d. Detention or retention ponds: Allow for stormwater to be collected and infiltrate into the ground water.
- e. Storm drain system: If available, property owner shall discharge into a storm drain system.



Swales allow stormwater to gather and infiltrate into the ground



Street tree wells sending road runoff into swales



Crushed gravel allows stormwater infiltration

2. These regulations shall apply to the following:
  - a. All buildings erected, parking lots constructed, or alterations in lot coverage exceeding twenty percent (20%) of the lot area occurring after adoption of the Ordinance, in the SD-IVC, SD-IMU, or SD-IA zones.
  - b. Expansion of existing commercial development in which the square footage of a structure, lot coverage, or parking area is increased by twenty percent (20%) or more.

B. Maintain natural vegetation cover in order to enhance soil stability and health.

1. If proper drainage is met, a larger setback or additional parking may be increased by up to 10%.

### 3.1.8 Trails

A. The purposes of these standards are to promote trail networks in order to:

- Allow for safe pedestrian activity;
  - Promote the utilization of local amenities; and,
  - Encourage physical health of the community.
1. In order to maintain a healthy quality of life for area residents and to facilitate opportunities to promote a safe and healthy environment in the form of walking trails, Bernalillo County should promote a Network Plan that seeks connections between the Isleta Boulevard Village Centers and their services.
    - a. Bernalillo County should work with County and City Planning Departments, County and City Parks and Recreation Department, County Public Works Division and City Municipal Department, and the Albuquerque Metropolitan Arroyo Flood Control Authority in order to locate design and construct a trail system around each of the Village Centers.
  2. A trail system should be constructed in a manner that is accessible and that preserves the historic character of the South Valley.

## Wireless Telecommunication

A. Wireless telecommunication facilities are allowable within the entire corridor provided that they meet the criteria for concealment described below. Wireless telecommunication facilities are allowed as described in the conditional use section of the Bernalillo County Ordinance.

1. *Criteria for Concealed Wireless Telecommunications Facilities.* Concealed wireless telecommunications facilities must be:
  - a. Architecturally integrated with existing buildings, structures, and landscaping, including height, color, style, massing, placement, design, and shape.
  - b. Located to avoid a dominant silhouette of a wireless telecommunications facility on escarpments and mesas, and to preserve view corridors.
  - c. Located on existing vertical infrastructure, such as utility poles or public utility structures, if possible.
  - d. Located in areas where the existing topography, vegetation, buildings, or other structures provide the greatest amount of screening.
  
2. *Exclusions.* Every wireless telecommunications facility located within the county, whether upon private or public lands, shall be subject to the provisions of the Bernalillo County Zoning Ordinance. The following facilities, however, shall be exempted from the regulations for wireless telecommunications facilities:
  - a. Amateur radio stations if owned and operated by a federally licensed amateur radio station operator;
  - b. Receive-only antennas if used exclusively as a receive-only facility;
  - c. Any existing tower and antenna provided a building permit was issued for the tower or antenna prior to adoption of this ordinance;
  - d. Wireless telecommunications facilities used exclusively for emergency services including sheriff, police, fire, EMS, and operation of a water utility system; and
  - e. Any antennas used for AM, FM or TV broadcasting, which are regulated under the Special Use Section of the Bernalillo County Zoning Ordinance.

## Sec.4 Isleta Boulevard Village Center Zone Background

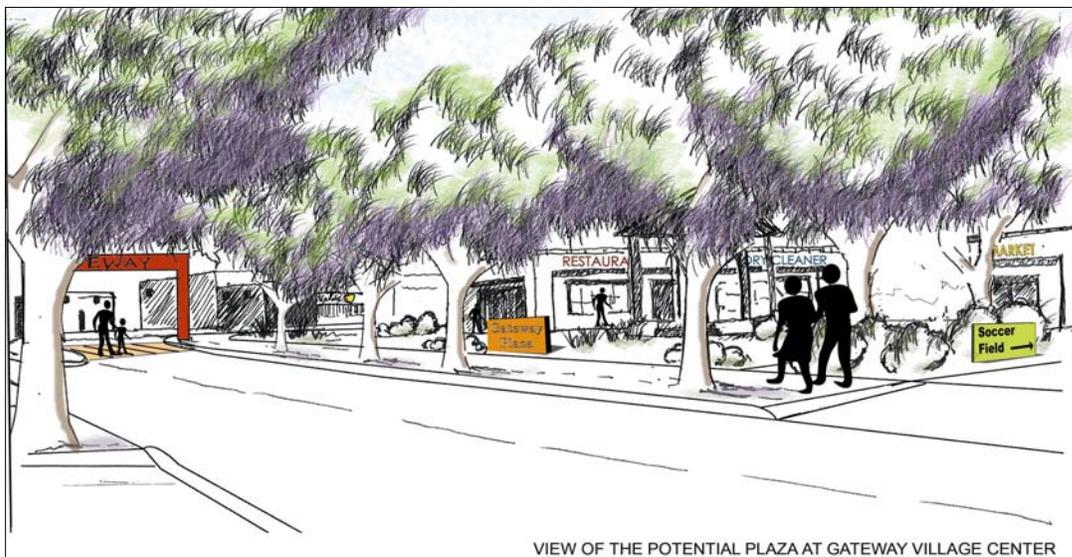
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In accordance with the Southwest Area Plan, the Isleta Boulevard and Village Centers Sector Development Plan supports the development of Village Centers along Isleta Boulevard. In the context of this sector plan, a Village Center is an area of specific historic or current focus along the Isleta corridor. These Village Centers range from relatively rural to relatively urban, but all are existing centers of activity with ample opportunity for new public amenities and design elements.

While some of the Village Centers are proposed for the purposes of this sector plan, other Village Centers are tied to early New Mexico history. The historic Village Centers typically contained an informal plaza surrounded by several homes and/or commercial buildings. Although few signs of these historic centers exist along Isleta Boulevard today, refocusing development on these sites, recreating small plazas and other civic spaces, and adding historic markers that celebrate the area's history can help renew a visible link between the Isleta corridor and its rich cultural past.

By designating Village Centers along Isleta Boulevard, the sector plan seeks to enhance these existing community focal points with zoning that features design, public space, and development strategies tailored to each center's unique character. New development within the designated Village Centers, with the exception of the Los Padillas and Pajarito Village Center, must follow the Isleta Boulevard Village Center Zone. This chapter provides an overview of the Village Center policy and includes site plan drawings that are meant to act as springboards for ideas about future Village Center development.

This sector plan strongly encourages additional community-based planning for each Village Center. Future community planning processes should develop more extensive design criteria, site plans, and guidance to developers, design professionals, and property owners for new development, streetscape, public space, and redevelopment projects.



*Artist: Natasha Needham*

The Isleta Boulevard Village Centers are meant to promote a more functional and attractive community by fostering identity and character that visually connects with the history of the corridor, facilitates pedestrian activity, increases synergy between land uses, and promotes appropriate economic development.

### **Common Strategies**

To increase synergy between Village Centers and create a visual impact when traveling along the Isleta corridor, there are several common strategies that pertain to every Village Center. The common strategies for each Village Center are:

- **Enhancing public amenities.** Village Centers should be a focal point for public amenities like plazas, sports fields, trails, community gardens, and open-air markets. Each Village Center conceptual site plan in this chapter includes opportunities for new public amenities. Future development should consider the Village Centers to be ideal locations for the placement of new public amenities.
- **Protecting traditional character.** The Isleta Boulevard Village Centers fall under the scope of the Isleta Boulevard Design Overlay Zone (Chapter 8, Section 7) and therefore will adhere to the same character regulations as the rest of the corridor with regard to signage, lighting, fencing, and vegetation.
- **Improving pedestrian safety.** As activity centers with a focus on public space and walkability, improving pedestrian safety was a major concern of area residents. To reflect this value, each Village Center conceptual site plan offered in the sector plan includes pedestrian improvements with regard to road design.
- **Siting of public buildings.** As noted in the Southwest Area Plan, government buildings such as County offices should locate in Village Centers, rather than in between them. Encouraging public buildings to locate in Village Centers would add to the synergy, public use, and activity in the Centers as well as enabling the County to be a good model for future development along the corridor.
- **Designating place through signage.** Each Village Center should have landmark signage at the entrance and exit of the Center that orients visitors and showcases the place's importance. Besides noting the entrance and exit of Village Centers, the signage should also note historical significance of the area. All Village Center landmark signage should match in design and scale and adhere to signage regulations in the Design Overlay Zone.

### **Varying Strategies**

The use of some common strategies throughout each Village Center is important for the cohesiveness of the corridor. Yet the Village Centers have been identified separately for a reason: each has distinctly unique character elements that make them special places. Each Village Center should be seen as a unique and identifiable place, a landmark and destination for residents, and should be well-connected with its surrounding neighborhood.

To reflect these unique character elements, the following strategies will vary from one Village Center to the next:

- **Maintaining existing scale.** Since the scale of each Village Center differs, so do the scale regulations. Village Centers with an existing small building scale reflect that smallness in the regulations; Centers with a large existing building scale have that reflected in their scale regulations as well.
- **Maintaining appropriate uses.** The character and uses in each Village Center are remarkably different from one to the next, from an eclectic small business area to a large shopping center area to a very rural area. The permissive and conditional uses differ in the Village Center regulations in order to reflect and enhance these character differences.

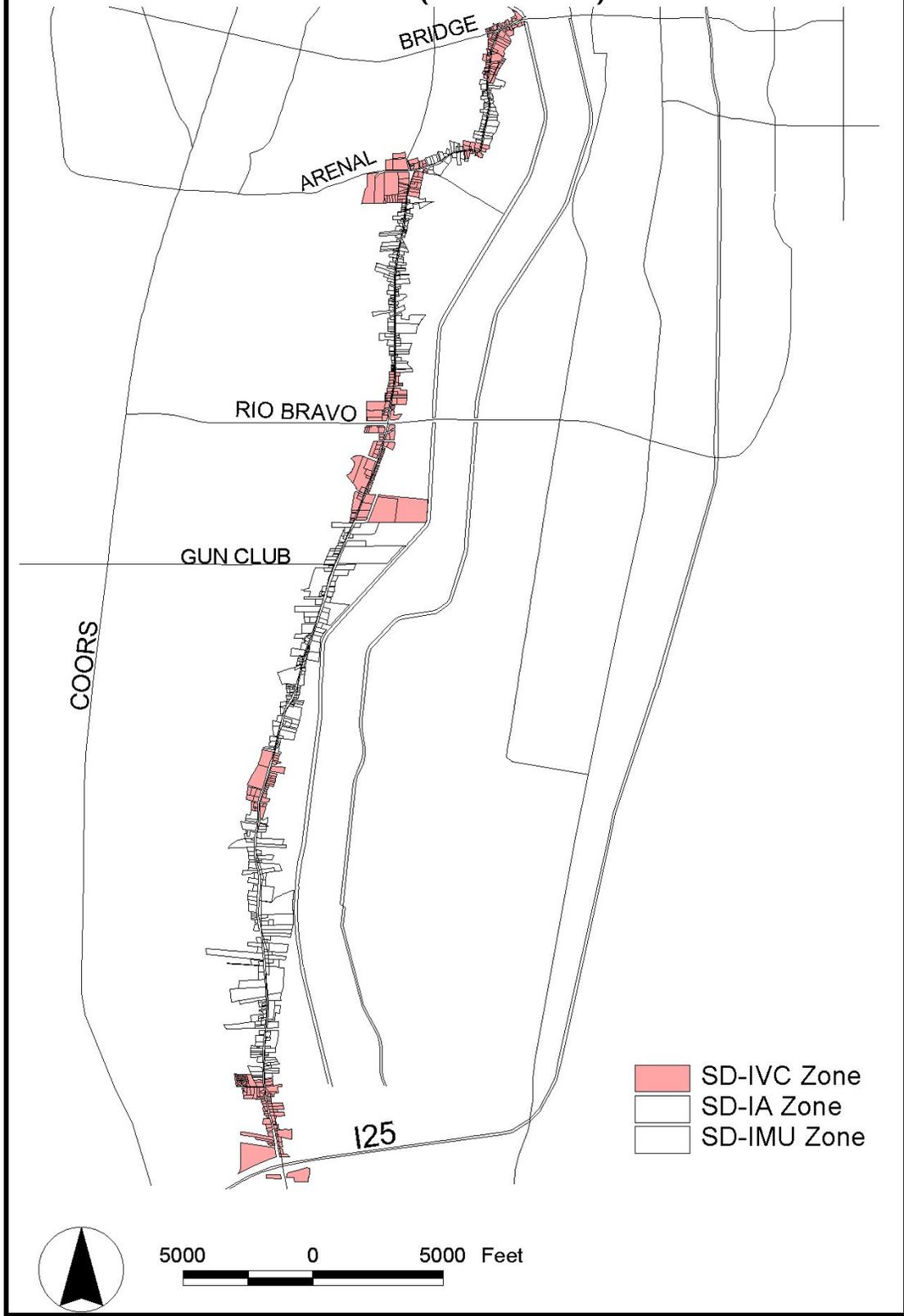
### **Identifying the Isleta Boulevard Village Centers**

This sector plan identifies five Village Centers and two Commercial Center along Isleta Boulevard. During the planning process, community members chose to designate the Rio Bravo area as a Commercial Center rather than a Village Center due to its more intense commercial uses. This Commercial Center is treated like a Village Center and falls under the Village Center Zone, but is designated differently simply to reflect its differing character.

As noted previously, each Village Center is distinct and identified uniquely by varying lot patterns, density, prevalent uses, street character, and historical significance. The Village and Commercial Centers defined by the Isleta Boulevard and Village Centers Sector Development Plan are:

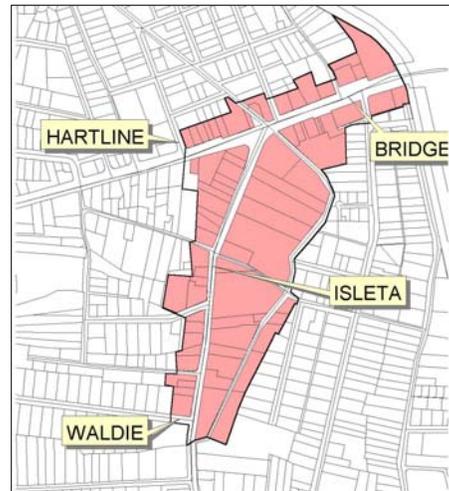
- Gateway Village Center;
- Armijo Village Center;
- Armijo Commercial Center;
- Rio Bravo Commercial Center;
- Adobe Acres Village Center;
- Pajarito Village Center; and,
- Los Padillas Village Center.

# Isleta Village Centers Boundary (SD-IVC)



### i. Gateway Village Center

**Boundaries:** 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. See page Map.2.A on page 18.



**Character:** The Gateway Village Center is a lively small business corridor with a variety of retail, services, and restaurants. Businesses in the Gateway Village Center tend to be neighborhood-scale, are set close to the street, use vibrant colors, and have creative signage. Gateway Village Center zoning seeks to maintain these traditions and promote a continuation of this eclectic small business hub.

**Opportunities:** The Gateway Village Center acts as a distinctive entrance to the South Valley across the Rio Grande; future design elements and development should build upon this sense of entrance. The Gateway Village Center is one of the best examples along the corridor of a prime opportunity for public amenities. The current corner lot at Bridge and Isleta featuring the vacant McDonald's and an AMAFCA drainage site would be a wonderful location for a public plaza and amenities such as a soccer field, a permanent farmers' market structure, or small-scale local business.

Gateway village traditional scales:

Floorplate sizes in the Gateway Village Center:	
El Paisa:	1,800 square feet
Vacant McDonald's bldg:	3,500 square feet
Blake's Lotaburger:	1,800 square feet
La Parrilla:	1,125 square feet
Los Compadres:	2,400 square feet
Villalobos:	4,200 square feet
<i>* square footages are approximate</i>	



On Bridge Boulevard, businesses have small setbacks, use a variety of colors and types of signage, and have articulated facades that work together to create an interesting streetscape.

Gateway Village Center zoning maintains small setback and scale and promotes creative use of colors and signage.



Signage painted onto buildings is a unique element of many Gateway businesses that contributes to the area's distinctive character.

Gateway Village Center zoning promotes signage choices such as this one.



This conceptual drawing features many elements that the community felt were important for the Gateway Village Center, including:

- A plaza
- A soccer field
- Gateway Signage
- Pedestrian improvements for better walkability
- Landscaping improvements

the Gateway Village Center. This design is meant to provide an idea of how this Village Center might be developed in the future and to spur residents' own ideas for the site. It is *not* intended to be a final site design.

## ii. Armijo Village Center

**Boundaries:** The Armijo Village Center includes the Armijo School, the Bernalillo County drainage site behind the school, Armijo Park, and parcels fronting Isleta within the noted borders. See Map.2.B on page 19.

**Character:** The Armijo Village Center is one of the corridor's historic Village Centers. It is the smallest Village Center featuring important public amenities, including the historic Armijo School as well Armijo Park. Structures in the Armijo Village Center are of traditional form and scale.

**Opportunities:** Given that many area residents are unhappy with the design of Armijo Park, opportunities exist for a public process to develop a new site plan with special attention to landscaping (especially adding shade elements to the park) and public art. In addition, vacant lots surrounding the park could be targeted for appropriate development or public use. This Village Center could be a central location for public amenities and county recreational facilities.



Armijo Park could be a central gathering place along Isleta Boulevard, yet the hard elements and lack of shade currently make it an undesirable focal point.

**Floorplate sizes in the Armijo Village Center:**  
Old Armijo School: 5,500 square feet

*\* square footages are approximate*

The following is a conceptual design for the Armijo Village Center. This design is meant to provide an idea of how this Village Center might be developed in the future and to spur residents' own ideas for the site. It is *not* intended to be a final site design.



This conceptual drawing features many elements that the community felt were important for the Armijo Village Center, including:

- Use of existing cottonwood trees
- More pedestrian friendly environment

### iii. Armijo Commercial Center

Boundaries: Includes parcels fronting the intersection of Isleta, Goff, and Arenal in addition to the land west to the Beckham Lateral. See Map.2.C on page 20.

Character: The Armijo Commercial Center contains a moderately high form of commercial businesses and residential development. Some businesses tend to be large-scale with very large setbacks and large front-facing parking lots. This Center is one of the most dangerous pedestrian areas along Isleta. Although residents live close to the Armijo Commercial Center stores, people rarely walk to them given the busyness of the intersection. The Armijo Commercial Center has a well-liked public art and seating element on one corner, yet the rest of the Center lacks landscaping, vegetation, and shade. ~~This Center is overwhelmingly asphalt with the exception of one important site: the old Sunset drive-in site, a large tract of open space behind the Martin Brothers Plumbing shopping center.~~



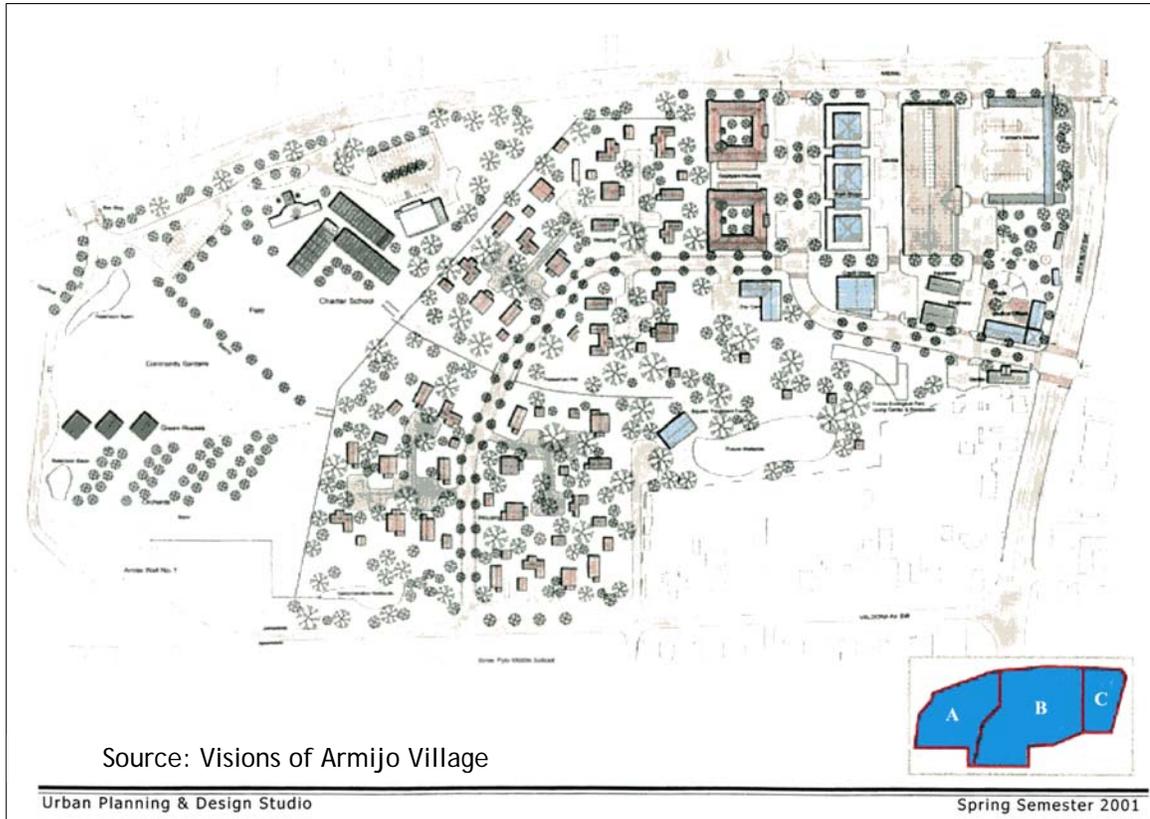
Opportunities: The Armijo Commercial Center offers some hopeful opportunities for developing public amenities and centers of synergy for local residents. The large parking lots could be used as gathering places, possibly with a plaza, where residents could have weekend fairs or farmers' markets, etc. ~~The existing Sunset Drive-In site is a major opportunity for the provision of public amenities and possibly cluster style residential development.~~

<p><b>Floorplate sizes in the Armijo Commercial Center :</b> Price Rite: 42,000 sq ft Martin Brothers strip mall: 38,000 sq ft Perico's strip mall: 5,100 sq ft</p>
---



These Arenal shopping centers both have massive parking lots that lack any landscaping or shade.

The following are conceptual designs for the Armijo Commercial Center. These designs are meant to provide an idea of how this Village Center might be developed in the future and to spur residents' own ideas for the site. It is *not* intended to be a final site design.



This conceptual drawing imagines possibilities for the Sunset Drive-in site and features:

- A Plaza
- New retail framing Isleta
- Cluster Development
- Landscaping improvements



This conceptual drawing of the Isleta/Arenal intersection features many elements that the community felt were important for the Armijo Commercial Center , including:

- A Plaza
- New retail framing Isleta
- Pedestrian improvements for better walkability
- Landscaping improvements

**iv. Rio Bravo Commercial Center**

**Boundaries:** Includes Isleta-fronting parcels south of Bonaguidi to the Pajarito Lateral. See Map.2.D on page 21.

**Character:** The Rio Bravo Commercial Center is a very heavily used commercial node with established shopping centers. Building floorplates are very large, as are parking lots and street setbacks. This commercial center is a destination for regional shopping and for commuters, given the very high amount of vehicular traffic along Rio Bravo. This Center contains minimal vegetation/landscaping and other features. These features would make this space more user-friendly for pedestrian traffic and local businesses.



**Opportunities:** Because of its high-intensity commercial nature, participants of this planning process preferred to label Rio Bravo a Commercial Center rather than a Village Center. Through additional design elements, landscaping, and pedestrian improvements, Rio Bravo Commercial Center could become a more attractive destination that was more user-friendly for local residents and other local businesses.

**Floorplate sizes in the Rio Bravo Commercial Center:**  
 Albertson's Shopping Center: 114,300 square feet  
 Presbyterian Medical Center: 22,500 square feet  
 Bank of America: 7,000 square feet  
 McDonald's: 4,500 square feet  
 Pizza Hut: 6,800 square feet  
*\* square footages are approximate*



Franchise architecture marks this Pizza Hut and Sonic (top), making these sites unusable by future businesses.

**Top:** This Pizza Hut sits in an island of unused asphalt parking.

**Left:** Instead of framing the street, this Presbyterian building sits behind rows of cars.

The following is a conceptual design for the Rio Bravo Commercial Center. This design is meant to provide an idea of how this Commercial Center might be developed in the future and to spur residents' own ideas for the site. It is *not* intended to be a final site design.

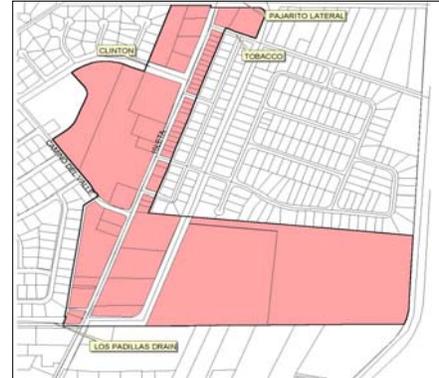


This conceptual drawing features many elements that the community felt were important for the Rio Bravo Commercial Centers, including:

- New small-scale retail framing Isleta
- Pedestrian improvements for better walkability
- Landscaping improvements to buffer pedestrians from heavy traffic

**V. ADOBE ACRES VILLAGE CENTER**

**Boundary:** Includes parcels from the Pajarito Lateral on the north to Los Padillas drain to the south. See Map.2.E on page 22.

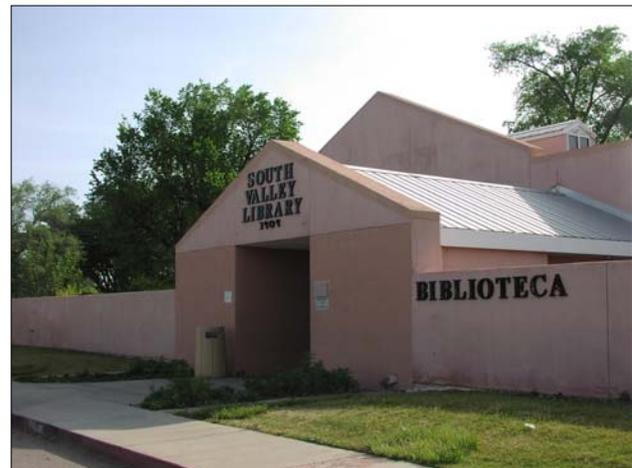


**Character:** The Adobe Acres Village Center acts as a transition area along Isleta Boulevard, separating the more urban portion of the corridor from the more rural portion. It also contains the biggest concentration of amenities along the Isleta corridor with the public fields, public schools, the public library, a public swimming pool, and access to the bosque.

**Opportunities:** Enhancing the area's walkable, traditional character could be done relatively easily by building upon the Center's existing amenities. A vacant parcel just south of Checker Auto on Isleta Boulevard contains a grove of cottonwood trees that if maintained and enhanced, could act as a buffer from the intense commercial uses to the north and a transition into the more rural character to the south. The South Valley Farmers' Market currently meets in the parking lot across from Harrison Middle School, where community events like Dia de las Semillas also take place. With enhanced landscaping and signage, this site could become a livelier meeting place. Finally, Harrison Middle School could be used as an access point to the walking trails of the bosque.



Above: Empty parcel with cottonwoods  
Below: South Valley Library



The following is a conceptual design for the Adobe Acres Village Center. This design is meant to provide an idea of how this Village Center might be developed in the future and to spur residents' own ideas for the site. It is *not* intended to be a final site design.



This conceptual drawing features many elements that the community felt were important for the Adobe Acres Village Center, including:

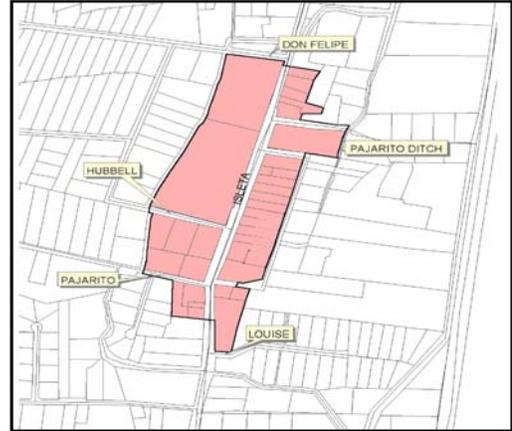
- A Plaza
- Parking improvements
- Mixed-Use structures
- Landscaping improvements

Artist: Stephen Wheeler

## vi. Pajarito Village Center

**Boundaries:** Fronting parcels on Isleta Boulevard from Don Felipe Road on the north to Louise Ave. on the south. See Map.2.F. on page 23.

**Uses:** The Pajarito Village Center is one of the corridor's historic Village Centers. The most rural village center, the Pajarito Village Center contains the Hubbell House, viable agricultural land, and two local businesses. Pajarito Village Center Zoning seeks to maintain, *not* increase, the area's existing low density and rural feel.



**Opportunities:** There is tremendous opportunity to make the Pajarito Village Center a showcase of the South Valley's agricultural heritage. In order to make this place a center of activity, the Pajarito Village Center could use landscaping improvements, historic markers, historic signage, and preservation techniques.



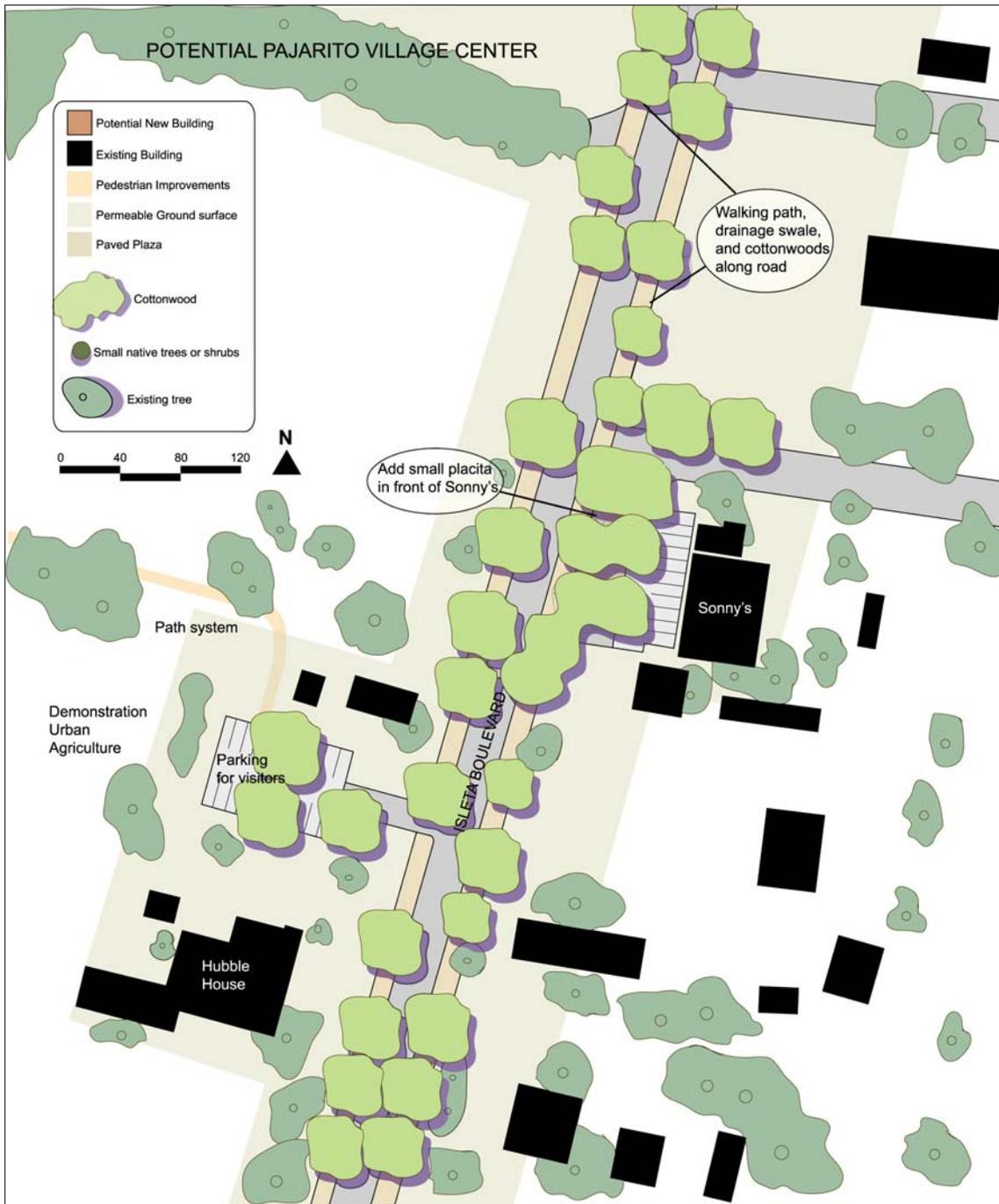
*Left:* The Hubbell House represents the rural, historic feel of this Village Center.

*Below:* A popular local restaurant, Abuelita's features traditional architecture that helps camouflage its 5,000 square foot size.



Floorplate sizes in the Pajarito Village Center:  
Hubbell House: 4,125 square feet  
Abuelita's: 5,000 square feet  
*\* square footages are approximate*

The following is a conceptual design for the Pajarito Village Center. This design is meant to provide an idea of how this Village Center might be developed in the future and to spur residents' own ideas for the site. It is *not* intended to be a final site design.



This conceptual drawing features many elements that the community felt were important for the Pajarito Village Center, including:

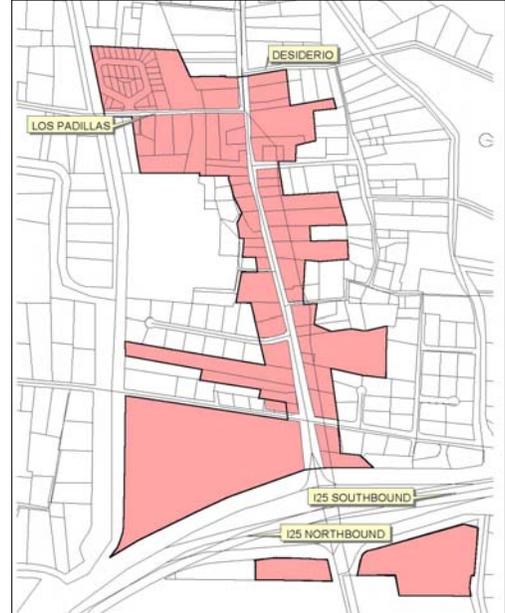
- A Placita
- Parking improvements
- Pedestrian improvements
- Landscaping improvements

**vii. Los Padillas Village Center**

**Boundaries:** Fronting parcels on Isleta Boulevard from Desiderio Raod on the north to I-25 on the south. See Map.2.G on page 24.

**Uses:** Los Padillas Village Center is one of the corridor’s historic Village Centers. Los Padillas is characterized by agricultural and open space fields and small-scale commercial that serves the needs of this community. The social focus of the Center is Jerry’s Market, where many residents do their grocery shopping and gather in the parking lot. Concerns include not enough landscaping along Isleta Boulevard and potential future development that might cater to semi-trucks from I-25 rather than the local community.

**Opportunities:** A major opportunity for Los Padillas Village Center is the recently emptied parcel across the street from Jerry’s Market. A small-scale commercial development that serves additional needs of the community could be located on this parcel. Lanscaping and buffering along the roadway is also needed.



DeAnza Animal Clinic and Jerry’s Market are great examples of small-scale neighborhood commercial development, offering valuable goods and services to the community.

DeAnza’s also features traditional architecture and a non-asphalt parking lot.

**Floorplate sizes in the Los Padillas Village Center:**  
 Jerry’s Market: 5,760 square feet  
 DeAnza Animal Clinic: 2,100 square feet  
*\* square footages are approximate*



The following is a conceptual design for the Los Padillos Village Center. This design is meant to provide an idea of how this Village Center might be developed in the future and to spur residents' own ideas for the site. It is *not* intended to be a final site design.



This conceptual drawing features many elements that the community felt were important for the Los Padillos Village Center, including:

- A Placita
- Landscaping improvements
- Parking improvements
- Pedestrian improvements

Artist: Stephen Wheeler

## 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.

## Sec.5 Isleta Boulevard Mixed-Use Zone Background

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Economic development in the South Valley has always been defined by Isleta Boulevard, and today that legacy continues. Isleta Boulevard functions as the economic and social corridor of the Valley: a place to shop, to eat, to run into neighbors, and to work. The Isleta corridor economy was established first by agriculture, and later by a vibrant small businesses community. Together, agriculture and this small business sensibility have served as the backbone of the community's economy and shaped its sense of place.



Local businesses along the Isleta corridor

Given the significant population growth and economic change in the South Valley today, Isleta Boulevard's rich character and economic vitality are now vulnerable. Declining agriculture and an increase in suburbanization have paved the way for development that turns its back on local history and creates a sense of "placelessness." Today, the corridor is home to some national chains that operate at the expense of truly local economic development that will add both to the local economy and to local character.



Yet opportunity exists: unlike many of the suburbs being built on the Westside that offer newer infrastructure and affordable housing, the South Valley still supplies an element of uniqueness and history, both of which have increasing value in an increasingly homogeneous commercial world. In a time when globalization has spawned a "geography of nowhere," the ultimate irony is that *place* now matters more than ever.

This means that the ability to develop *smart*, with development that supports local markets and honors local uniqueness, is vital to the Valley's economic future. Throughout this planning process, meeting participants felt that community economic development goals are to:

- Increase retail and services for local residents;
- Build the image of the Isleta corridor as a regional destination without turning into a tourist commodity; and,
- Improve upon existing historical character with restored buildings, culturally-significant businesses, and pedestrian amenities.

In order to increase the economic vitality of the South Valley for local businesses and a better circulation of local dollars, a comprehensive approach of social, programmatic, and zoning issues must be undertaken. Unfortunately, many of these issues are outside the scope of this sector plan. However, the important policy issues that were articulated by the community have been included here for future discussion, including small business support and historical building re-use.

### **i. Isleta Boulevard Mixed-Use Zone (SD-IMU)**

The idea of mixed-use development is not new to Isleta Boulevard; it lies in its history. Land uses along Isleta have historically been an eclectic mesh of housing and commercial coexisting side by side. It is one of the many elements of the area's unique character. Community members have articulated a need for zoning that allows a mix of land uses along the corridor, which since World War II have tended to be separated by mutually exclusive zoning districts.

Currently, there is a mismatch between historic land use development and current zoning policy. Despite historic land patterns in the Valley, the "modern" separation of uses is seen along Isleta Boulevard's small parcels, many of which were split into two and zoned C-1 along Isleta and R-1 in the back. In many cases, the C-1 parcel is very small, limiting its development potential. Although a single person might own both the C-1 and R-1 portions of a parcel, that owner is unable to create a complementary use between them.

The best thing that could happen to Isleta would be:  
"That it retain its small business ambience and encourage storefront businesses with apartments or homes on the second floor."

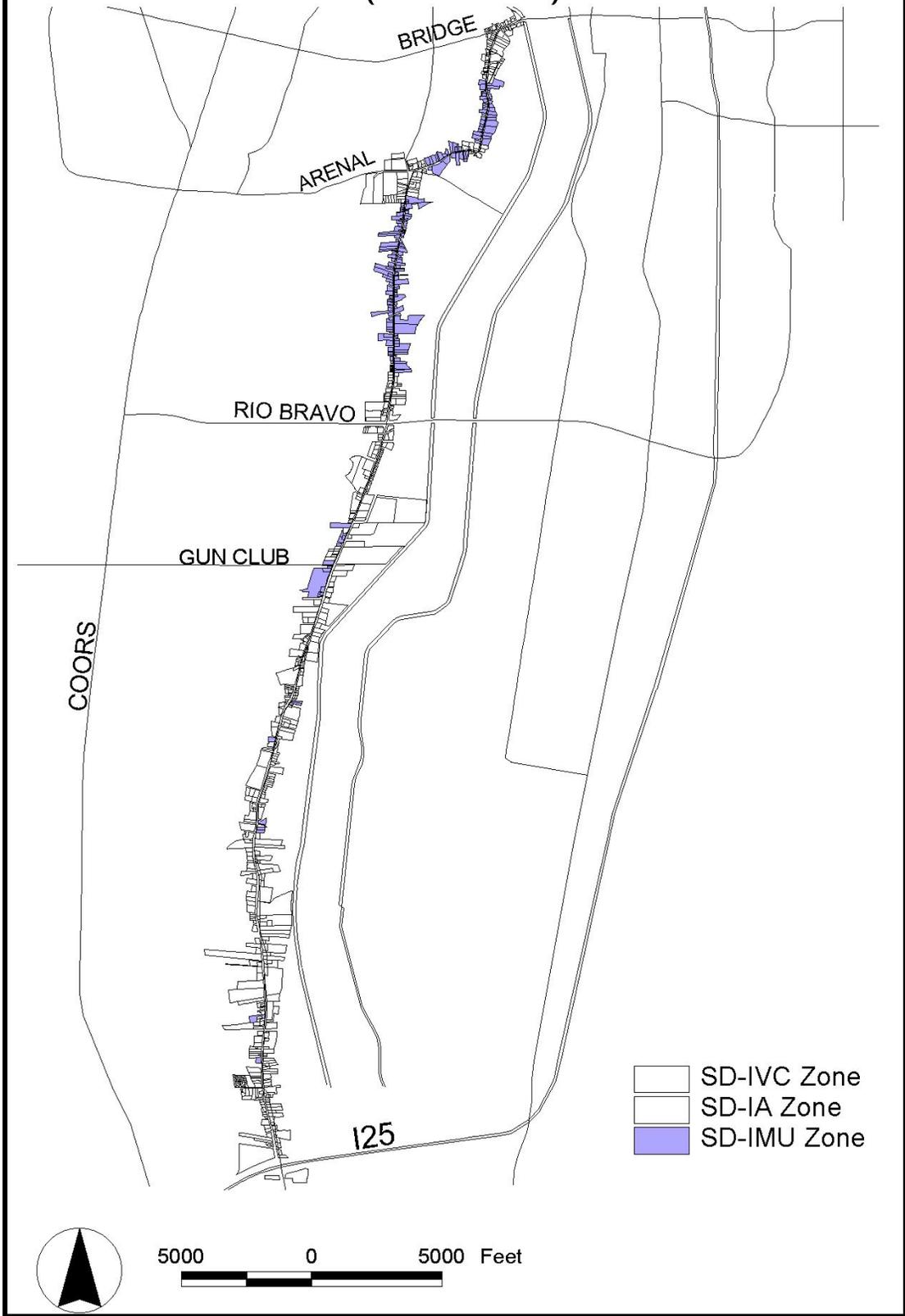
Mixed-use is actually a departure from traditional zoning to the extent that it encourages a combination of land uses that might normally be regarded as incompatible. The intent of this zone is to create self-sustaining areas within the community that complement its history, enabling residents to walk to work, retail, transit, and recreational facilities. Pedestrian accessibility is key in

the Mixed-Use Zone, as is community. Mixed-use development can facilitate interaction among people, cultivating a sense of community and place.

The goals of the Mixed-Use Zone include:

- Encouraging well-designed and functional mixed-use areas, which meet the needs of the local residents;
- Promoting residential uses as a vital and integral component of these mixed-use zones and encouraging residences to locate on top of or behind commercial uses;
- Protecting and enhancing the neighborhood and the existing streetscape through appropriate design measures that ensure aspects such as privacy and solar access;
- Ensuring appropriate placement of commercial uses without adversely impacting nearby residential uses; and,
- Safely moving vehicular and pedestrian traffic while limiting adverse effects of parking on adjoining residential neighborhoods.

# Isleta Mixed-Use Boundary (SD-IMU)



## Sec.5 Isleta Boulevard Mixed-Use Zone Regulation (SD-IMU)

The purpose of the Isleta Boulevard Mixed-Use Zone is:

- To encourage well-designed and functional mixed-use areas, which meet the needs of the local communities;
- To promote residential uses as a vital and integral component of these mixed-use zones;
- To protect and enhance the neighborhood area and the existing streetscape through appropriate design measures ensuring such aspects as privacy and solar access are not adversely affected by development;
- To facilitate the consolidation and improvement of appropriately located, efficiently operated, commercial-based centers; and,
- To provide for the safe movement of vehicular and pedestrian traffic within and around these nodal points without the adverse intrusion of vehicles, particularly parking associated with these centers, throughout the adjoining residential neighborhoods.

### Application

Areas eligible for the SD-IMU zone include parcels along the corridor that are currently zoned C-1 or R-1 between Village Centers as indicated on page 15. The SD-IMU zone will not automatically replace current zoning along Isleta Boulevard; rather, property owners can request that their zoning be changed. Requests for this zone are initiated by the property owner following procedures for a zone change outlined in the Bernalillo County Code. Properties located in the Rural Area as defined by the City of Albuquerque/Bernalillo County Comprehensive Plan are not eligible for the SD-IMU zone.

#### 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 store, banks, pharmacy or refreshment stand.
- e. Contractor's Yards.

##### 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. Health Gymnasium.
- o. Galleries.
- p. Medical or dental clinic.
- q. 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.
- r. Office.
- s. 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 shoe store.
  - (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.
  - (13) Newsstand.
- t. Laundry.
- u. Nursery or Greenhouse.
- v. Photography studio, but not an adult photography studio.
- w. Restaurant provided:
  - (1) There shall be no drive-in or drive-through restaurant; and
  - (2) Alcoholic drink may be sold only under restaurant license for sale of beer and wine, as provided by NMSA 1978. Section 60-6A-4.
- x. Shoe repair, shoeshine shop or stand.

- 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 or Section 22.5 of the 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-1A, R-1, A-2, M-H, or R-2 zone.
  - e. Garage or Automotive Repair 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.
  - 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.
- 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 no 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 as 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 external lot lines of corner townhouse lots.
  - 3. Rear Yard. 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 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.
    - a. 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. Mounted signs shall be located on private property. 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.

- b. 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. The following signs are prohibited:
  - (1) Off-premise signs.
  - (2) Neon signs.

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, to help implement statewide dark skies regulations.
- 4. Interior walkways and parking areas in commercial development areas shall be lighted.

F. Walls and Fences

- 1. Open walls or fences may be built no more than six (6) feet unless approved as a conditional use. Solid walls or fences may be built no more than six (6) feet unless approved as a conditional use.
- 2. General height limitations.
  - a. *Front Yard*: Any fence or wall facing Isleta Boulevard shall not be higher than six (6) 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 contiguous 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 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 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 in addition 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. 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 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.

## Sec.6 Rural Agricultural Zone Background

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### Loss of Open Space and Decline of Farming

The population growth all around the South Valley and the decline of local farming has caused a squeeze on local agricultural land. Whereas the Valley used to be known for large open space and farming areas, the economics of population growth have caused much of these larger lots to be subdivided for housing. Given the local minimum lot size of one acre and landowners' monetary interests in developing as many homes as possible on their land, subdividing in the South Valley has the impact of turning this historic semi-rural community into a suburban-style neighborhood with land use patterns that scream "Anywhere, USA." In meeting after meeting, area residents expressed the need for comprehensive planning strategies that speak both to farmers' needs and

In a recent survey\* of South Valley residents, 78% said agricultural land and the Valley's semi-rural character should be protected  
\*RCRP Community Assessment, 2000

to the development pressures exerted upon the land. This sector plan speaks to those needs in the Isleta corridor, but a larger County-wide strategy is crucial in order to help protect agricultural land throughout the South Valley.

### Loss of Rural Character

As agricultural lands are converted to residential and commercial uses, more is at stake than a simple economic transition. In the South Valley, agriculture is more than how some residents make a living; it is expressed in the essence of the place. In public processes like the Southwest Area Plan and the Bridge/Isleta Revitalization Plan, South Valley residents state overwhelmingly that despite current trends, they desire to maintain the rural character of their community. In a survey conducted by RCRP in 2000, 78% of residents expressed their desire to maintain agricultural land and the area's semi-rural quality of life. Yet gradual urbanization is dangerously close to destroying what remains of the Valley's unique character. With piecemeal, unplanned, sprawling development happening at a fast pace, the line between urban and rural is vanishing and a suburban, "anywhere" character is taking hold along the corridor. As more parking lots are paved, more bright signs erected, and more big-box stores opened, the rural character of the Valley inches closer to being gone forever. Area residents have stated overwhelmingly – through the sector plan planning process and others – that preventing the loss of rural character is one of the Isleta corridor's most pressing needs. Residents express a crucial need to respond to the threats of vanishing character with a plan that "has teeth"; a plan that can be enforced.

Residents' biggest fear? That the corridor's unique, semi-rural character will be destroyed in favor of an "Anywhere USA" look and feel

### Need for Economic Development

Over time, the South Valley has seen a transition from most of the community making their living on nearby farms to most of the community driving to Albuquerque for work each day. The loss of agriculture eliminated many local jobs that had sustained the Isleta corridor economy for centuries. As such, residents state that the lack of job opportunities in the Valley is a major challenge to its overall health. Given the rich history of agriculture and small business in the community, this is an especially significant transformation. Luckily, the Isleta

In 20 years, I'd like to see:  
"A bustling and diversified locally-run business district."

-Resident response from a survey administered during the 9/21/04 public meeting

corridor is home to a new small business incubator that stands to make a big difference in jump-starting local entrepreneurship. Especially promising is the incubator's commercial kitchen, which could be a major player in the production of local value-added agricultural products. Residents state that building on these opportunities is crucial, as is the need for a continued focus on the economic needs of local residents and some organizing work among small business owners.

In summary, the pressures of Westside growth and traffic congestion, loss of open space and decline of farming, loss of rural character, and the need for economic development all play a role in some of the troubling conditions along the Isleta corridor that contribute to the need for a sector plan.

## A. RURAL CHARACTER

Agriculture has been an important part of life in the South Valley for over 300 years, profoundly influencing the local culture, economy, and rural character of the Isleta corridor. Agriculture's importance to Bernalillo County cannot be overstated, and its production capacity and cultural significance to the South Valley is invaluable.

Agriculture has been in decline in the South Valley for at least a generation, due to a number of factors: growth of large-scale agribusiness, population growth in the region, and declining profits for traditional farmers. New residential development offers current farmers and those holding onto fallow agricultural land the lure of high prices for their land. With every newly developed subdivision, pressure grows upon other landowners to sell, and the critical mass of farm activity needed to sustain an agricultural economy and culture diminishes. If agriculture is to remain an important part of the South Valley's future, the issues threatening farmers and the land they farm must be addressed without delay.

The preservation of agricultural land (including fallow land that could be used for farming but is sitting vacant) along Isleta Boulevard and within the greater South Valley area will need a comprehensive approach in order to be successful. This includes tackling social policy issues and potentially establishing new institutions such as a land trust and conservation



Raising sheep at the Hubbell House, 1916  
*Source: Geri Knoebel*



This 1930s snapshot of the Rio Bravo/Coors area near the Isleta corridor shows the predominance of agriculture in the past



Current farmland and open views along the Isleta corridor  
*Source: Geri Knoebel*

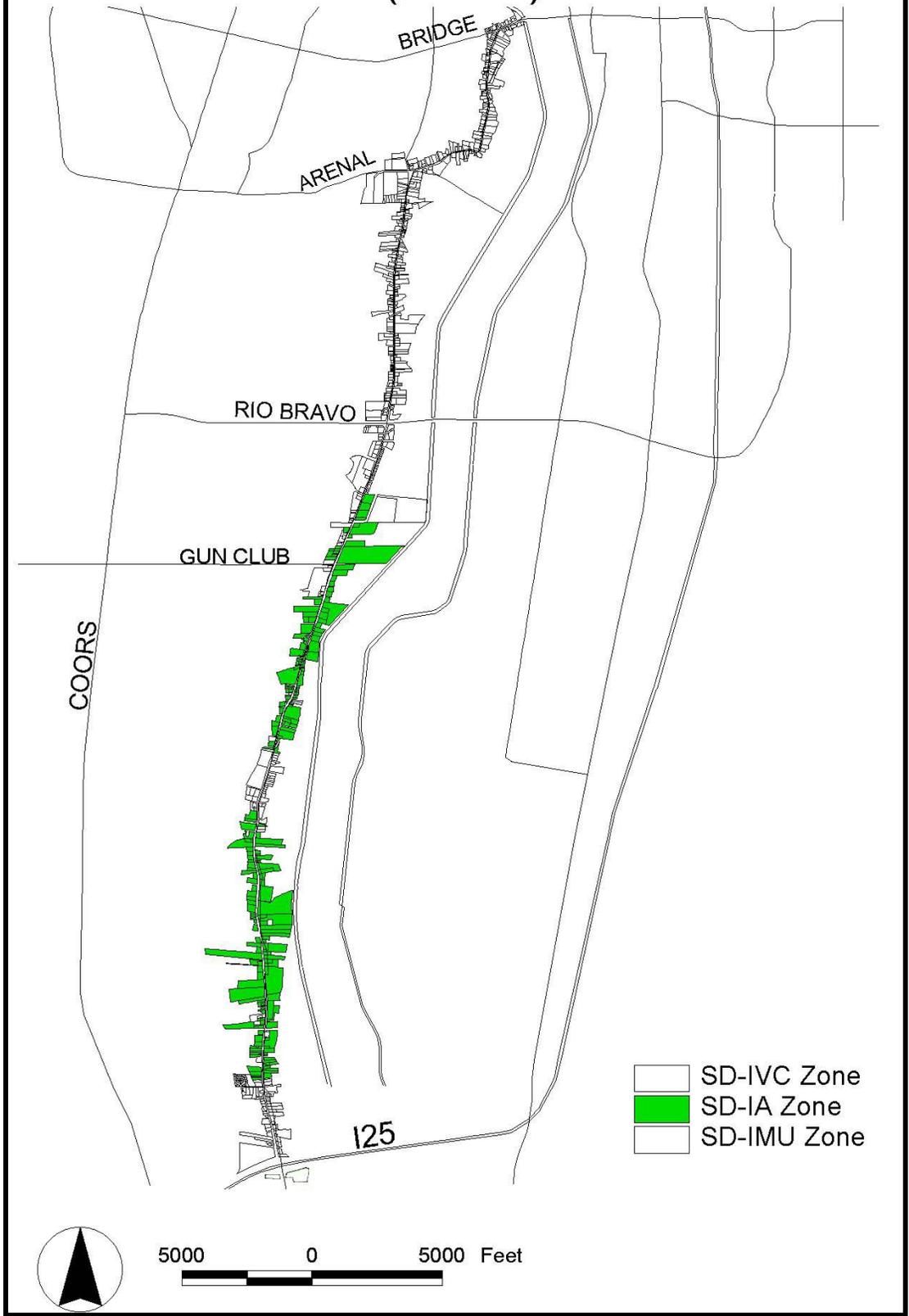
easements, continuing to support the current greenbelt policy and acequia preservation.

While it's important for work to begin on these longer-term steps to maintain agriculture and open space in the South Valley, as described further below, this sector plan focuses on maintaining the traditional semi-rural character along Isleta Boulevard in the Rural Areas. Accordingly, the Agricultural zone in this plan is consistent with the current A-1 in the Bernalillo County Zoning Ordinance.

**i. Isleta Boulevard Agricultural Zone (SD-IA)**

*The complete language of the Isleta Boulevard Agricultural Zone can be found in Volume 2 of this Sector Plan.*

# Isleta Agriculture Boundary (SD-IA)



## Sec. 6 Isleta Boulevard Agricultural Zone (SD-A-1) Regulations.

A. The regulations set forth in this section or set forth in this ordinance, when referred to in this section, are the regulations in the A-1 Rural Agricultural Zone. The purposes of this zone are to preserve the scenic and recreational values in the National Forests and similar adjoining land, to safeguard the future water supply, to provide open and spacious development in areas remote from available public services, and to recognize the desirability of carrying on compatible agricultural operations and spacious home developments in areas near the fringes of urban development. The regulations provide for the protection of these important land uses, and are not intended to unduly restrict or regulate dairying, farming, or ranching operations.

B. Use Regulations. A building or premises shall be used only for the following purposes. All uses customarily incidental to the building or premises shall be maintained on site.

1. Prohibited Uses. The following uses are prohibited in this zone:

- a. The open storage of inoperative vehicles or auto parts;
- b. The open storage of trash or junk;
- c. The open storage of large appliances;
- d. Any use not designated a permissive use or conditional use in this zone, unless otherwise authorized by this Code; or
- e. Any use not recognized as customarily incidental to a permitted use in the zone.

2. Permissive Uses:

- a. Ranch, farm, dairy, and rural residential activities.
- b. Display and sale of agricultural products including poultry or rabbits raised on the premises, and products incidental to the sales activity.
- c. One single-family dwelling or H.U.D. Zone Code II manufactured home per lot of record.
- d. Accessory building or structure customarily incidental to the above uses.
- e. Recreational vehicle or boat storage in the rear yard when such recreational vehicle or boat is not to be used as accessory living quarters, and is not connected to utilities, other than temporarily to a source of electricity. Such units cannot be used for storage of goods, materials, or equipment other than those items considered to be a part of the unit or essential for its immediate use. Recreation vehicle used for dwelling purposes served only by electricity for lighting purposes, the use of such recreational vehicle shall be limited to a maximum of two weeks in any calendar year.

(1) In the event where rear yard access is not available, outside parking in the front yard is allowed, provided:

(a) The body of the recreational vehicle or boat is at least 11 feet from the front property line.

(b) No part of the unit extends onto the public right-of-way.

(c) A corner lot is always deemed to have reasonable access to the rear yard; a fence or wall is not necessarily deemed to prevent reasonable access.

f. Signs not exceeding 16 square feet in area per sign pertaining to the lease, hire or sale of a premises or sale of home-raised products, provided there shall be no more than one such sign per acre of lot area, and provided further that, if illuminated, the source of such illumination shall be nonoscillating and nonflashing.

g. Parking incidental to uses permitted in this zone, provided all vehicles parked are in operative condition.

h. Home occupation.

i. Concealed Wireless Telecommunications Facility, provided that it satisfies the requirements of section 22.5 of the Bernalillo County Zoning Code.

j. Wireless Telecommunications Antenna located on a public utility structure, provided that it satisfies the requirements of section 22.5 of the Bernalillo County Zoning Code.

k. Amateur Radio Antenna/Tower up to 65 feet as measured from grade.

l. Garage or yard sale, provided:

1. No more than four events are allowed at a given dwelling in any calendar year. The duration of the garage or yard sale shall not exceed three consecutive days.

2. No items shall be purchased for a garage or yard sale for the purpose of resale; items shall be of the type normally accumulated by a household.

3. One non-illuminated, on-premises sign, not exceeding four square feet in area shall be permitted. The sign shall pertain to the garage or yard sale only and shall be permitted only for the three-day period of the sale.

3. Conditional Uses. The following uses may be permitted, if approved by the Zoning Administrator, in accordance with the procedures and under the conditions set out in the Administrative Section of this ordinance, with additional requirements deemed necessary to safeguard the best interest of the adjoining property, neighborhood and the community.

a. Church and incidental facilities.

b. Day Care Center.

c. Family Day Care Home.

d. School.

e. Temporary festivals, circuses, carnivals or activities in a tent, provided that the use or activity meets the following requirements:

(1) The minimum lot size per use or activity shall be five acres.

(2) All required parking shall be located on the same site with the activity or use.

(3) The use or activity shall be at least two miles from the nearest conforming residential use.

(4) Prior approval of the proposed use or activity must be obtained from the County Sheriff, County Fire Department, County Environmental Health, County Public Works, City of Albuquerque Air Pollution Control, and Albuquerque Metropolitan Arroyo Flood Control Authority or their authorized representative.

- (5) The hours of operation, shall be between 6:00 a.m. and 8:00 p.m. This includes the time of erection and dismantling.
- (6) The use or activity shall be limited to three days in one calendar year.
- (7) No permanent structures shall be erected.
- (8) Temporary fencing may be erected, and shall be removed within 24 hours after the activity.

- f. Commercial stables, rodeo arenas, polo grounds, and riding academies.
- g. Privately or commercially operated recreational camps, lakes, swimming pools, and tennis courts.
- h. Guest ranch and incidental facilities, including stables, corrals, swimming pools, restaurants, incidental retail sales and services and personal services provided such ranches are located on sites containing not less than 20 acres.
- i. Hunting, fishing, ski resorts, and incidental facilities, provided they are located on sites containing not less than 20 acres.
- j. Kennels, animal hospitals, or the breeding, boarding or sale of dogs, cats, and birds.
- k. Commercial animal establishment and nonprofit animal facility.
- l. Real estate sales office in connection with a specific development for a period of not more than two years.
- m. Temporary sawmill and logging camp, when located not less than 1,000 feet from any public highway, dwelling, or public recreational area.
- n. Temporary storage building or yard for equipment, material, or activity incidental to a specific construction project but not to exceed one year, unless the time is extended by the Zoning Administrator.
- o. One mobile home per lot of record used as a one-family dwelling, provided that where two or more mobile homes are located on one lot, they must be clearly incidental to a use listed under Section 7.B.2.a. or as provided in Section 7.B.3.p.
- p. One mobile home for a three-year period in addition to an existing single-family dwelling or mobile home on a lot provided it complies with the following requirements:

(1) The mobile home may be used only by members of the immediate family for the purpose of providing assistance to those members of the family who are elderly, ill, or mentally or physically disabled as attested by a licensed physician.

(2) The mobile home shall be connected to water and sewage disposal facilities approved by the Department of Environmental Health.

(3) The mobile home must be placed on the property in conformance with the setback requirements and located at least 15 feet from any structures on the same or on adjoining property.

(4) Placement of a mobile home on the property will not seriously conflict with the character of the area or be detrimental to the values of surrounding properties.

- q. Mobile home used as a dwelling (with connections to any utilities) during construction of a dwelling on the same premises, provided such use shall be limited to a maximum period of 24 months.

- r. Amateur Radio Antenna/Tower 65 to 100 feet as measured from grade.
- s. Bed and Breakfast House.
- t. Park.
- u. Home Occupation where the business includes visits to the site from clients, customers, patients, patrons or similar individuals. Such home occupations may allow for employment of one non-family member and may be approved for a period of time not to exceed three years.

C. 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 Regulation Section of this ordinance.

D. Area Regulations:

1. Minimum Lot Area and Lot Width. Every lot shall have an average width of not less than 150 feet. The minimum lot area for this zone shall be one (1) acre, however, if the lot is in Residential Area Two (2) as designated in the Bernalillo County Southwest Area Plan the minimum acceptable lot size of each lot is as follows:

- a. One acre if both municipal water and sewer services are available.
- b. One and one-fourth acres if municipal water and sewer services are not available.

2. Setbacks. Minimum front yard setback shall be 25 feet, minimum side yard shall be ten feet, and the minimum rear yard shall be 25 feet, except as provided in the Supplementary Height and Area Regulations Section of this ordinance.

3. On any lot occupied by a mobile home, there shall be a side yard on each side of the mobile home of 15 feet in width and in no instance shall a mobile home be located nearer than 15 feet to an accessory building.

E. Parking Requirements. Off-street parking for all uses must be provided in accordance with the regulations set forth in the Off-Street Parking, Loading and Unloading Regulations Section of this ordinance.

A. Cluster Development Guidelines are Consistent with those Contained in the Southwest Area Plan

Proposed Cluster Density Guidelines								
Zone Type	SWAP Area	Comp Plan Area	Sewer Available	Existing Density in SWAP	Cluster	% of Open Space	Proposed Density per Acre	Lot Size SQ FT
A-1	Res-2	Rural/Dev. Urban	Yes	1 DU/Acre	Yes	50%	1.5 DU/Acre	11,616
A-1	Res-2	Rural/Dev. Urban	Yes	1 DU/Acre	Yes	30%	1.25 DU/Acre	11,000
A-1	Res-2	Rural/Dev. Urban	Yes	1 DU/Acre	No	None	1 DU/Acre	34,848
A-1	Res-2	Rural/Dev. Urban	No	1.25 DU/Acre	Yes	50%	1.5 DU/Acre	11,616
A-1	Res-2	Rural/Dev. Urban	No	1.25 DU/Acre	Yes	30%	1.25 DU/Acre	11,000
A-1	Res-2	Rural/Dev. Urban	No	1.25 DU/Acre	No	None	1 DU/Acre	34,848
<p>These figures assume 20% of the overall site is necessary for roads and other right-of-way. The open space is then deducted from the net area to attain the buildable area. The number of clustered units is based on the cluster density times the total site acreage. Homeowner's lot size is estimated by dividing the number of clustered units into the buildable area.</p> <p>*All cluster proposals will be evaluated on a site by site basis.</p>								



# Sec.7 Appendix

## A. GLOSSARY OF TERMS

Words used in the present tense include the future tense, and words used in the future tense include the present tense; the singular number includes the plural number, and the plural number includes the singular number. The word "shall" is mandatory, and the word "may" of "should" is permissive.

*Abutting.* Touching.

*Access.* A way of approaching or entering a property primarily devoted to vehicular use from a public street, highway or to a private street or access easement. Access includes ingress and egress.

*Accessory Building or Use.* A subordinate building or use which is incidental to and customary in connection with the principal building or use and which is located on the same lot with such principal building or use.

*Amateur Radio Antenna/Tower.* A free-standing, guyed or building-mounted lattice construction or tubular metal tower or similar type construction, including antennas and appurtenances intended for radiowave communication purposes by a person holding a valid amateur radio ("ham") license issued by the Federal Communications Commission.

*Animal Clinic.* An establishment where animals are admitted for examination and treatment and may be kept overnight.

*Apartment.* One or more structures containing two or more dwelling units each.

*Billboard.* Sign, off-premises. A sign which advertises a product, place, activity, person, institution or business not located on the site where the sign is located and which is supported by structural steel uprights and conforms to all physical requirements prescribed by the Outdoor Advertising Association of America and/or the Eight Sheet Outdoor Advertising Association.

*Buildable Area.* The area of the lot left to be built upon after all setbacks and open space requirements have been met.

*Building.* Any structure having a roof supported by columns or walls built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kinds, but not including any vehicle, trailer, (with or without wheels), not any movable devise, such as furniture, machinery or equipment. When any portion of a building is completely separated from any other portion thereof by a division wall without openings or by a fire wall, then each such portion shall be deemed to be a separate building.

*Building, Height of.* The vertical distance from the grade to (a) the highest point of a flat roof, (b) the decline of a mansard roof, or (c) the average height between eaves and ridge for gable, hip, and gambrel roofs.

*Building, Main.* The building occupied by the principal use of the property.

*Building or Use Permit.* The certificate issued by the Zoning Administrator, required by Subsection C of the Administrative Section hereof.

*Business.* A legal entity operating an enterprise in a space separate from any other enterprise. All related uses shall be accommodated on site with the building or use served.

*Church.* A building for public or private worship; or a body or organization of religious believers.

*Clinic.* See *Medical Clinic* or *Animal Clinic*.

*Club.* Buildings and facilities owned or operated by a corporation, association, person, or persons for a social, educational or recreational purpose, but not primarily for profit and not primarily to render a service which is customarily carried on as a business.

*Cluster Housing Development.* A form of development that permits a reduction in lot area and bulk requirements, provided there is no increase in the number of lots permitted under a conventional subdivision or increase in the overall density of development, and the remaining land area is devoted to open space, active recreation, or preservation of environmentally sensitive areas or agriculture.

*Commercial Animal Establishment.* Any establishment or premises, operating for profit, where six or more dogs and/or cats or aggregate thereof, over four months of age are boarded, kept, or maintained for any purpose whatsoever; it includes kennels, grooming parlors, pet shops, animal hospitals and breeders.

*Concealed Wireless Telecommunications Facility.* A wireless telecommunications facility that is architecturally integrated with existing buildings, structures, and landscaping, including height, color, style, massing, placement, design, and shape, and which does not stand out as a wireless telecommunications facility.

*Conditional Use.* A use permitted in a zone with approval of the Zoning Administrator.

*Contiguous.* Abutting or separated only by an alley.

*Contractor.* One that contracts or is a party to a contract, one that contracts to perform work or provide services or supplies on a large scale including but not limited to general contractor, road contractor, lath and plaster contractor, plumbing contractor and truck hauling.

*Contractor's Yard.* A premises where equipment, materials and supplies are stored, kept, and/or maintained in connection with a contracting operation.

*Courtyard.* An open space more than one-half surrounded by buildings.

*Customarily Incidental Use.* An incidental use customarily found within the zone and not listed as a permissive, conditional or special use in this ordinance.

*Day Care Center.* A facility which provides care, services, and supervision to seven or more children for a period of less than 24 hours of any day. A Day Care Center may be located in any building which meets the applicable state and local building and safety codes.

*Developing Urban Area.* An area designated "Developing Urban" on the Albuquerque/Bernalillo County Comprehensive Plan Map.

*Drainage Plan.* A detailed drainage plan, prepared by a New Mexico registered engineer competent in the area of surface hydrology and hydraulics to properly address how drainage will be handled on a specific site.

*Drive-In Restaurant.* A restaurant or refreshment stand which has one or more of the following:

1. No inside tables or counters for customer eating.
2. Carhop service for parked vehicles in specially equipped stalls for this purpose.
3. Outside tables which are not completely surrounded by a building or fence at least six feet high.

*Drive-Thru Restaurant.* A restaurant or refreshment stand which has:

1. An outside menu board for ordering and a pickup window for picking up an order. The grocery is consumed off the premises.
2. Inside tables or counters for customer convenience.

*Dwelling Unit.* A room or suite of rooms with kitchen and bath facilities designed as a unit for occupancy by one family.

*Family.* One or more persons occupying a premises and living as a single housekeeping unit as distinguished from a group occupying a boardinghouse, lodging house or hotel, not exceeding 12 people.

*Family Day Care Home.* An occupied dwelling in which a person provides care, services, and supervision for at least three but not more than six children for a period less than 24 hours of any day. The residents providers children who are age six or older shall not be counted for this definition.

*Feedlot.* A place of confinement for cattle, sheep or swine, corralled, penned, or otherwise caused to remain in pens or corrals where feeding is other than grazing and which is operated as a commercial enterprise as the primary use.

*Floor Area.* The gross horizontal areas of the several floors including basement, cellars, and penthouses (but excluding such areas within a building which are used for parking), measured from the exterior faces of the exterior walls of a building.

*Floor Area Ratio.* The total amount of heated floor area within dwelling units divided by the area of the site.

*Floorplate.* The total amount of the first story floor area of building, measured from the exterior of the exterior walls of a building

*Frontage.* The distance along a street line from one intersecting street to another, or from one intersecting street to the dead end of a dead-end street.

*Home Occupation.* Any occupation or activity clearly incidental and secondary to use of the premises for a dwelling. There shall be no exterior display, no exterior storage of materials, no nuisances emitted from the premises and no other exterior indication of the home occupation or variation from the residential character

of the main building. Only members of the residing family are employed. Not more than 25 percent of the floor area is devoted to the home occupation, nor more than 600 square feet of accessory building.

*Incidental Use.* A use which is appropriate, subordinate, and customarily incidental to the main use of the lot.

*Inoperative Vehicle.* A vehicle which is not parked inside a building, is inoperative, and is wholly or partially dismantled.

*Institution.* A nonprofit establishment for public use.

*Landscape Buffer.* A strip of landscaped land established by the Landscaping and Buffer Landscaping Regulations to protect one type of land use from another with which it is incompatible.

*Landscape Plan.* An accurate plan, drawn to scale, which outlines all proposed areas to be covered with impervious materials, proposed planting beds and vegetative ground cover area; specifies the location, size and species of all proposed trees and shrubs.

*Landscaping.* The planting and maintenance of live plants and inorganic and manufactured materials including trees, shrubs, ground cover, flowers, or other low-growing plants that are native or adaptable to the climatic conditions of Bernalillo County. In addition, the landscape design may include limited inorganic and manufactured materials such as rocks, fountains, reflecting pools, works of art, screens, walls, fences, benches and other types of street furniture.

*Living Quarters, Accessory.* Living quarters within an accessory building containing one bedroom, one living room, one bathroom, one closet, one mechanical room, no kitchen facilities and to be occupied by no more than two persons, shall not be rented or otherwise used as a dwelling unit and does not exceed 500 square feet in area.

*Live/work space.* A designated dwelling in which the occupant conducts a home-based business or enterprise.

*Lot.*

- a. A tract or parcel of land platted and placed on the County Clerk's record in accordance with laws and ordinances; or
- b. A tract or parcel of land held in separate ownership as shown on the records of the County Clerk, prior to April 17, 1973, date of passage of the Bernalillo County Commission Ordinance No. 213.

*Lot Area.* The area of a lot exclusive of easement(s) for a private way or thoroughfare.

*Lot, Corner.* A lot abutting two or more streets at their intersection.

*Lot, Depth.* The mean horizontal distance between the front and rear lot lines.

*Lot, Double Frontage.* Any lot with frontage on two parallel or approximately parallel streets.

*Lot, Front Line of.* The boundary of a lot bordering on a street. For the purpose of determining yard requirements on a corner lot, the narrower side bordering on a street is the front yard except that if the lot is square or nearly so (dimensions with a ratio of between 3:2 and 3:3), the owner may choose which of the two is to be considered the front yard.

*Lot, Rear Line of.* That boundary which is opposite and more or less parallel to the front lot line. In the case of an L-shaped or other irregularly-shaped lot where two or more lines are so located, all shall be considered to be rear lines, except such as may be within 50 feet of the front lot line, or which may be 20 feet or less in length. In the case of a lot which comes to a point at the rear, the rear lot line shall be that imaginary line parallel to the front lot line, not less than ten feet long, lying wholly within the lot farthest from the front lot line.

*Lot, Width.* The width of a lot at the front yard setback line.

*Manufactured Home.* A manufactured home or modular home that is a single-family dwelling with a heated area of at least 36 by 24 feet and at least 864 square feet, constructed in a factory to the standards of the United States Department of Housing and Urban Development, the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC 5401 et seq.) and the Housing and Urban Development Zone Code II or the Uniform Building Code, as amended to the date of the unit's construction, and installed consistent with the Manufactured Housing Act (NMSA 1978, § 60-14-1 et seq.) and with the regulations made pursuant thereto relating to ground level installation and ground anchors.

*Medical Clinic.* An establishment where patients are not lodged overnight, but are admitted for examination and treatment by a group of physicians or dentists practicing together.

Mixed use development- Residential and nonresidential uses combined in the same building or buildings, where the owner or tenant is both living and working on the premises.

*Mobile Home.* A vehicle without motive power, designed to be drawn by a motor vehicle and to be used as a temporary or permanent human habitation, including trailer coach, trailer home, and house trailer but not including Manufactured Home or Recreational Vehicle, whether the same be with or without wheels, and whether or not attached to or incorporated in a building and that part of any self-propelled vehicle, whether the same be with or without wheels, and whether or not attached to or incorporated in a building. Skirting is required in addition to a storage building of sufficient size to accommodate all outside storage.

*Nonconforming.* Any building or structure or portion thereof, or use of a building or land which does not conform to the zoning regulations and which lawfully existed on the effective date of those regulations with which it does not conform.

*Nonprofit Animal Facility.* Any facility or premises, not operating for profit, where six or more dogs and/or cats or aggregate thereof, over four months of age are kept or maintained; it includes shelters and refuges, with the exception of state inspected veterinary hospitals, federally inspected laboratory facilities and zoos.

*Nursing or Rest Home.* A home for the aged or infirm in which three or more persons not of the immediate family are received, kept or provided with food and shelter or care, for compensation, but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

*Office.* A place where consulting, record keeping, the work of a professional person such as a physician or lawyer or a headquarters of an enterprise or organization; with incidental sales of goods or services.

*Open Fence.* A fence, including gates, which has, for each one foot wide segment extending over the entire length and height of the fence, 50 percent of the surface area in open spaces which afford direct views through the fence.

*Open Storage.* Storage of any material, equipment or item outside an enclosed building.

*Park.* An area reserved for recreational, educational, or scenic purposes and designated as a park by the County.

*Parking Lot.* An area or structure used for temporary parking of automobiles and pickup-sized trucks, providing four or more parking spaces, not within the public right-of-way, none of which are required off-street parking.

*Parking Space, Off-Street.* An area at least eight feet, six inches in width and 20 feet in length, not permanently reserved, for the intermittent storage of one automobile and connected to a street or alley by a driveway which affords ingress and egress for an automobile without requiring another automobile to be moved.

*Permissive Use.* A use permitted in a zone.

*Person.* Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, business trust, receiver, syndicate, political subdivision, or other group or combination, acting as a unit.

*Planning Commission.* The County Planning Commission of Adjustment.

*Planter Strip.* The area beginning at the back of the curb or outside edge of the shoulder and extending to the property line

*Premises.* A lot, together with all buildings and structures thereon.

*Public Right-of-Way.* The area of land deeded, reserved by plat, or otherwise acquired by the City, the County, or the State of New Mexico, primarily for the use of the public, for utilities, and the movement of people, goods, and vehicles.

*Public Utility Structure.* A structure, owned by a unit of government or by a public utility company, which is an electric switching station; electric substation operating at voltages greater than 50 kilovolts; gas transfer station; city or county-owned lift station, odor control (or chlorine) station, water well or pump station or water reservoir; or any other similar public utility structure controlled by a rank two facility plan.

*Readily Visible Wireless Telecommunications Facility.* An object that stands out visually against its surroundings as a wireless telecommunications facility.

*Residential Zone.* A-1, A-2, R-1, R-2, M-H zones and those portions of a Sector Development Plan designated as residential.

*School.* A place utilized by an organized body to educate, cultivate, or advance mentally or culturally, i.e.: private or public school, academies, universities, day care centers, instructions in crafts, fine art, dance, music, etc.

*Sector Development Plan.* A plan covering a specific portion of the unincorporated area of Bernalillo County that specifies standards for that area's development. A sector development plan may establish zoning regulations for an area that differ from those normally allowed, based on unique neighborhood conditions, including allowable uses, densities, building heights, landscaping requirements, signs, parking or other items as determined by the Board of County Commissioners. A sector development plan must be consistent with the policies of the Albuquerque/Bernalillo County Comprehensive Plan and any applicable area plan adopted for the portion of the County affected by the sector development plan.

*Semi-Urban Area.* An area designated "Semi-Urban" on the Albuquerque/Bernalillo County Comprehensive Plan Map.

*Service Station.* Any land, building, structure, or premises used for the retail sale of motor vehicle fuels, oil or accessories, or for servicing or lubricating motor vehicles or installing or repairing parts and accessories, but not including the repairing or replacing of motors, bodies, or fenders of motor vehicles, or painting motor vehicles.

*Setback.* The shortest distance between a structure and the present or future street line or property line, or right-of-way line of private access road.

*Shopping Center.* A premises containing a group of commercial retail and service establishments located in a complex containing five or more acres.

*Sign.* An identification, description, illustration, or device which is affixed to or represented directly or indirectly upon a building, structure, or land, and which directs attention to a product, place, activity, person, institution, or business. A back to back sign or V-shaped sign or a billboard constitutes one sign if it employs a common set of supports and if the signs are at some point within ten feet of each other.

*Sign, Off-Premises.* A sign which directs attention to a product, place, activity, person, institution or business not located on the site where the sign is located, including portable signs.

*Sign, On-Premises.* A sign which directs attention to a product, place, activity, person, institution or business on the site where the sign is located, including portable signs.

*Single-Family Dwelling.* A building designed to be occupied by one family and containing one kitchen, including manufactured homes and or prefabricated, modular or sectional units meeting the requirements of the Bernalillo County Building Code, designed to be permanent structures, placed upon permanent foundations, and taxed as real property.

*Site Development Plan.* A plan, to scale, showing all existing and proposed development for a parcel of land (e.g. buildings, landscaping, parking, storm drainage facilities, signs) and schedule of development.

*Solid Wall or Fence.* A wall, fence or similar enclosure which is visually solid and is kept in good repair. It may include evergreen hedges, trees planted six feet or less apart depending on the type of trees, decorative walls which may have openings and provided the total area of all the openings in such walls does not exceed 25 percent of the total area of the surface of these walls and further provided these openings are evenly distributed over the entire surface of such walls.

*Stand.* A structure for display and sale of products with no space for customers within the structure itself.

*Story.* That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it; or, if there be no floor above it, then the space between such floor and the ceiling next above it.

*Street.* That portion of a public right-of-way or private way or thoroughfare which is primarily devoted to vehicular use. Such right-of-way or thoroughfare normally shall provide access to abutting property.

*Structural Alterations.* Any change except those required by law or ordinance, which would prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams or girders, not including openings in bearing walls as permitted by other ordinances.

*Structure.* Anything constructed or erected, the use of which requires permanent location on the ground or attached to something having a permanent location on the ground, including, but without limiting the generality of the foregoing, advertising signs, billboards, backstops for tennis courts, and pergolas, but not including tents or vehicles.

*Urgent Care Center.* See *Medical Clinic*.

*Usable Open Space.* An area on the same lot with a dwelling, in relation to which it serves to permanently provide light and air, as well as visual, psychological, and recreational needs for open space. Usable open space may include, but is not limited to, lawns, decorative plantings, native plants, open balconies, covered patios open on at least two sides, walkways, active and passive recreational areas, fountains, swimming pools, wooded areas, and water courses. Usable open space does not include public right-of-way, parking lots, off-street parking, driveways, other private vehicular surfaces, or buildings other than swimming pool rooms. Such space shall be available for entry and use by the residents involved.

*Variance.* A discretionary waiver from the zoning requirements to grant the property owner reasonable use of his land.

View Corridor. 1/8 mile from the Isleta Boulevard Right-of-Way.

*Vision Clearance.* A triangular space at the street corner of a corner lot, which is bounded by the street right-of-way lines and a line connecting points located 25 feet distant from the intersection, or projected intersection, of the street right-of-way lines, within which no obstruction to view between three feet and eight feet above the street level shall be placed or maintained.

*Wireless Telecommunications Facility.* A facility that transmits or receives signals or waves radiated or captured by a wireless telecommunications antenna. It may include: antennas of all kinds including microwave dishes and other types of equipment for the transmission or reception of such signals,

telecommunications towers or similar structures supporting said equipment, equipment buildings or cabinets, parking area, and other accessory development.

*Yard.* An open space, other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this ordinance.

*Yard, Front.* An open area, extending across the full width of a lot, the depth of which is the shortest distance between the front lot line and the front wall of the main building.

*Yard, Rear.* An open area, extending across the full width of a lot, the depth of which is the shortest distance between the rear wall of the main building and the rear lot line.

*Yard, Side.* An open area between the side lot line and the side of the main building, extending from the front yard to the rear yard.

*Zone Map.* A map delineating the zone boundaries.

*Zoning Administrator.* The official designated to enforce this ordinance as provided in the Administrative Section of this ordinance.

*Zoning Certificate.* The certificate required in Paragraph 3 of the Administrative Section, Subsection C hereof.

*Zoning Commission.* The County Planning Commission is the County Zoning Commission. (Ord. No. 271, 8-20-74; Ord. No. 280, 10-15-74; Ord. No. 344, 5-18-76; Ord. No. 5-77, 5-17-77; Ord. No. 78-49, 7-18-78; Ord. No. 78-66, 10-3-78; Ord. No. 79-60, 10-16-79; Ord. No. 80-45, 11-18-80; Ord. No. 83-26, 7-19-83; Ord. No. 83-39, 10-18-83; Ord. No. 84-11, 2-21-84; Ord. No. 86-18, 6-24-86; Ord. No. 92-18, 12-15-92; Ord. No. 99-6, § 1, 5-11-99; Ord. No. 03-4, § 1, 6-24-03; Ord. No. 04-1, § 1, 1-13-04)

