

BERNALILLO COUNTY

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ZONING SECTION

General Terms

GENERAL TERMS: For more information contact the Zoning Office at 505.314.0367

ABUTTING

Touching

AGRICULTURAL ASSISTANT

A person engaged in agricultural activities and occupying a mobile home in accordance with the regulations of the A-1 and A-2 rural agricultural zones.

AUTO DISMANTLING

A premises on which is conducted the dismantling of automobiles; there may be the selling of automobile parts and the storage of inoperative automobiles awaiting dismantling or removal.

CONDITIONAL USE

A use permitted in a zone with the approval of the zoning administrator.

CONTRACTOR'S YARD

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

COMMERCIAL VEHICLE

Any vehicle designed or used primarily for commercial activity, including but not limited to vehicle towing, food service, and passenger or merchandise transfer.

DWELLING UNIT

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

HOME OCCUPATION

The operation of certain types of commercial enterprises from an individual's home.

INOPERATIVE VEHICLE

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

LEGAL DESCRIPTION

A Legal Description of a property is used as a means to identify a specific parcel of land located in the unincorporated area of Bernalillo County.

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.

OPEN STORAGE

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

PERMISSIVE USE

A use permitted in a zone.

PREMISES

A lot, together with all buildings and structures thereon.

PROHIBITED USE

Any use not designated or recognized as a permissive use, conditional use, customarily incidental to a permitted use in the zone, unless otherwise authorized by this code is prohibited.

RESIDENTIAL ZONE

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

SETBACK

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

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.

UNIFORM PROPERTY CODE

A Uniform Property Code (UPC) helps to identify a specific parcel of land located in the County. The UPC is based on a coded system of eighteen (18) numbers that represent the map number, grid, quadrant, block and parcel of any lot.

ZONE MAP

A map delineating the zone boundaries

OTHER TERMS

EASEMENT

An easement allows another person the right to use your land for a specific purpose. The most usual easements are those granted to public utility or telephone companies to run lines on or under your private property and to neighboring houses to use a common driveway to give access to their home.

RIGHT-OF-WAY

A right of way is a form of an easement granted by the property owner that gives the right to travel over your land and to have the reasonable use and enjoyment of your property to others as long as it is not inconsistent with your use and enjoyment of the land. These principles had their origin in traditional common law which governed, for example, the free flow of water or allowed neighboring landowners to travel over another's property (an informal "road system"). Although ownership rights of property are lessened by an easement, society at large benefits due to the additional freedom of movement.

CUSTOMARILY INCIDENTAL

An incidental use customarily found within the zone and not listed as a permissive, conditional, or special use.

WEEDS

All rank of noxious, poisonous, harmful, and unhealthful vegetation, deleterious to health.