

VILLAGE OF LOS RANCHOS de ALBUQUERQUE
ORDINANCE NO. 233

AN ORDINANCE FOR ESTABLISHMENT AND INTERPRETATION OF ZONES AND CHARACTER AREAS, ADOPTING THE 2/23/2012 ZONE MAP, CHARACTER AREAS AND ZONES IN ACCORDANCE WITH THE 2020 MASTER PLAN, AMENDING ORDINANCE 183, SECTION 2 DEFINITIONS AND REPEALING SECTION 4 AND SECTION 14 OF ORDINANCE 183 AND CHAPTER 31 AND SECTION 5 OF ORDINANCE 134.

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE GOVERNING BODY OF THE VILLAGE OF LOS RANCHOS de ALBUQUERQUE, THAT:

AMEND: Ordinance 183, Section 2:

(53) CHARACTER ZONE AREA means distinct sections or neighborhoods identified by unique characteristics such as lot patterns, density, prevalent uses, street character or historic structures. ~~Eleven~~ Eight distinct character zones areas have been defined in the Village Master Plan.

SECTION 4. ESTABLISHMENT AND INTERPRETATION OF ZONES AND CHARACTER AREAS

A. PURPOSE AND INTENT. The purpose of this Section is to establish and interpret the zones, uses, development regulations, and property rights associated with each piece of real property in the Village.

B. ZONES. In order to carry out the provisions of this Ordinance, the area within the jurisdiction of the Village is here by divided into zones, which shall be known as:

- A-1 Agricultural/Residential Zone (1 dwelling unit/acre)
- A-2 Agricultural/Residential Zone (1 dwelling unit/two acres)
- A-3 Agricultural/Residential Zone (1 dwelling unit/three acres)
- R-2 Semi-Rural Residential Zone (1 dwelling unit/one half [.5] acre)
- R-3 Semi-Rural Residential Zone (1 dwelling unit/one third [.333] acre)
- C-1 Retail Commercial Zone (1 dwelling unit/one third [.333] acre residential)
(6 common wall [condominium, townhouse] dwellings/acre)
- V-C Village Center Zone (1 dwelling unit/one third [.333] acre)
V-C Project Area (dwelling units established by Economic Development Plan)
- A-C Agricultural Commercial Zone
- SU-1 Special Use Zone (existing zones, but no longer available as a zone in the Village)

1 **C. ZONE MAP.** The zones and boundaries of zones are shown on the official Zone
2 Map dated 2/23/12 incorporated into this Ordinance. The Director of Planning
3 and Zoning shall maintain the Zone Map and copies will be made available to the
4 public for viewing and purchase for a reasonable price. The Board must interpret
5 the Zone Map when the Planning Director is uncertain as to the exact boundary
6 of a zone shown on the Zone Map. All notations and references shown on the
7 Zone Map are as much a part of this Ordinance as though specifically described
8 herein.
9

- 10 (1) The zone boundaries are streets, ditches, or alleys unless otherwise
11 shown, and where the designation on the Zone Map indicates the various
12 zones are bounded approximately by a street, ditch or alley line, such
13 street, ditch, or alley line shall be construed to be the boundary line.
14
15 (2) Where the property has been divided into blocks, the zone boundaries
16 shall be construed to be the block lines, and where the designations on
17 the Zone Map are approximately bounded by lot lines, said lot lines shall
18 be construed to be the boundary of the zone.
19
20 (3) In the event any street, alley, ditch, or other public way forming the
21 boundary of a zone is vacated, the new zone boundary shall be the
22 centerline of said vacated street, alley, ditch, or other public way.
23

24 **D. MULTIPLE ZONED LOT.** For property that is contiguous and abuts 4th Street
25 and is zoned commercial (C-1) and residential (A-1, R-2, R-3) the depth of the
26 commercial zone shall be limited to three hundred feet (300') unless otherwise
27 specified from the property line that abuts Fourth Street.
28

29 **E. CHARACTER AREAS.** The Character Areas, as identified in the 2020 Master
30 Plan, were designated so as to create areas that have some common elements
31 for purposes of future development, construction or other changes. However,
32 within each Character Area are many times diverse developments or uses which
33 must be taken into account in any Village decisions. In administering the Zoning,
34 Subdivision and other Ordinances, the diverse developments or uses within any
35 given Character Area will be reviewed and considered in those decisions.
36 However, in no event shall these reviews be deemed a change or modification of
37 the existing zoning on any property. Because of the diversity contained within
38 each Character Area, in many cases it will be deemed necessary to review the
39 area immediately surrounding the property affected by any application as well as
40 the entire Character Area.
41

42 **F. SEVERABILITY.** If any section, subsection, paragraph, sentence, clause, phrase,
43 or part hereof is for any reason declared unconstitutional or invalid, the validity of
44 the remaining portions hereof shall not be affected since it is the expressed intent
45 of the Board of Trustees to pass each section, subsection, paragraph, clause,
46 phrase and every part thereof separately and independently of every other part.

1 EFFECTIVE DATE, REPEAL AND PUBLICATION. This Ordinance shall take
2 effect and be in full force five (5) days after publication of adoption of this
3 Ordinance.

4
5 REPEAL. Section 4 and Section 14 of Ordinance 183 and Chapter 31, Section 5
6 of Ordinance 134 are hereby repealed in their entirety and replaced with this
7 Ordinance.

8 COMPILING CLAUSE. This Ordinance shall be incorporated in and compiled as
9 part of the Codified Ordinances of the Village of Los Ranchos.

10
11 **APPROVED AND ADOPTED** by the Governing Body of the Village of Los
12 Ranchos de Albuquerque this ____ day of _____, 2012.

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17
18 _____
Larry P. Abraham, Mayor

19
20 ATTEST:

21
22 _____
23 Annabelle Silvas, CMC
24 Village Clerk
25
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