

§ 9.2.17 SUP – SPECIAL USE PERMIT

(A) PURPOSE AND INTENT. The purpose of this permit is to provide for uses that are special because of their unusual nature, infrequent occurrence, effects on surrounding properties, or because the location of such uses will assist in the implementation of the Master Plan. Special Use Permits shall be issued where the proposed use is not provided for in any other zone, approval is granted by the Board and the Board may impose such limitations and conditions as it deems necessary.

(B) POTENTIAL USES. The Board may allow one (1) or more of the following uses:

- (1)** Auction yard.
- (2)** Automobile repair shop, provided that:
 - (a)** All repair work shall be done within a completely enclosed building at least twenty (20) feet from any residential zone;
 - (b)** Storage of not more than five (5) automobiles awaiting repair shall be permitted provided that those automobiles are enclosed by a solid wall or fence at least six (6) feet in height;
 - (c)** The use is located at least three hundred (300) feet from another automobile repair business; and,
 - (d)** The use is located at least two hundred fifty (250) feet from the nearest use of residential zone.
- (3)** Automobile restoration shop for vintage or classic vehicles provided that:
 - (a)** All repair work shall be done within a completely enclosed building at least twenty (20) feet from any residential zone;
 - (b)** Storage of not more than thirty (30) vehicles awaiting repair shall be permitted provided that those vehicles are enclosed by a solid wall or fence at least six (6) feet in height;
 - (c)** Storage of automobiles or vehicles awaiting restoration:
 - 1.** is allowed for not more than one hundred twenty (120) days;
 - 2.** is allowed in excess of one hundred twenty (120) days upon application and approval as set forth in § 9.2.25, Application and Approval Process.
 - (d)** The use is located at least two hundred fifty (250) feet from the nearest use of residential zone.
 - (e)** The definition of ‘vintage’ and ‘classic’ are as defined in NM statute.
- (4)** Automobile sales provided the operator of the business is licensed by the State of New Mexico Division of Motor Vehicles.
- (5)** Food processing and wholesale sales.
- (6)** Golf course and/or driving range.
- (7)** Machine shop.
- (8)** Package liquor stores.
- (9)** Overnight campgrounds, provided that:
 - (a)** The minimum area shall be five (5) acres.



(b) The maximum gross density shall be ten (10) campsites per acre. Land that is not accessible to campers shall not be included in the calculation of gross density.

(c) Liquid waste disposal shall be via a non-discharging on-site system or public sanitary sewer. Any on-site system shall meet with the approval of the New Mexico Environment Department, or its succeeding agency and shall conform to § 13.1.1 *et seq.*, Sewer Systems.

(10) Radio or television studio or station.

(11) School bus operation and parking lot.

(12) Mobile home parks and greater than one year use of a mobile home.

(13) Wireless communication facility not disguised as another structure such as a flag pole, light fixture or incorporated into a building.

(14) Non-commercial radio towers regulated by the Federal Communication Commission in VC Zone.

(15) Other uses not specified herein and not adequately allowed or controlled in other zones relative to a specific site, provided that:

(a) The proposed use is not provided for in any other zone; and

(b) The proposed use is not detrimental to the neighborhood where it is proposed to be located; and

(c) It can be shown that the use proposed is beneficial to the Village, is in accordance with the goals and policies of the Village Master Plan and will assist in the implementation of the Village Master Plan.

(C) ACCESSORY USES. Uses that are customarily associated with a potential use provided it is incidental to the major use.

(D) OTHER REGULATIONS. The regulations below apply to any property granted a special use permit, unless explicitly excepted in the permit conditions:

HEIGHT REGULATIONS. In accordance with Zone regulations.

DESIGN REGULATIONS. As set forth in § 9.2.21.

OFF STREET PARKING REGULATIONS. As set forth in § 9.2.18.

LANDSCAPING REGULATIONS. As set forth in § 9.2.19.

DARK SKIES REGULATIONS. As set forth in § 9.2.20.

SIGN REGULATIONS. As set forth in § 9.2.22.

OUTDOOR STORAGE REGULATIONS. As set forth in § 9.2.12.

OUTDOOR STORAGE OF MERCHANDISE. As set forth in § 9.2.12.

APPLICATION AND APPROVAL PROCESS. As set forth in § 9.2.25.

