

§ 9.2.14 VC - VILLAGE CENTER ZONE

(A) PURPOSE AND INTENT. In accordance with the Village of Los Ranchos Master Plan, the purpose and intent of this Section is to establish a Village Center Zone surrounding the Fourth Street/Osuna Boulevard/Chavez Road Intersections of the Village of Los Ranchos that promotes a more viable commercial center for the Village while protecting the established neighborhoods abutting the Fourth Street and Osuna Crossroads.

The Village Center Zone is to reflect those characteristics which enhance the Village heritage of diverse established neighborhoods and commercial corridor architectural styles, setbacks, building height and massing that will preserve views to the agricultural lands and the Sandia Mountains, through innovative design, architectural styles and compatible commercial and residential mix.

(B) LOCATION AND AREA.

(1) THE VILLAGE CENTER ZONE BOUNDARY. The Village Center Zone shall be bounded as follows: Beginning at a point on the northwest corner of said district, hence in the west by the western lot line of Tract A Plat of Tract A Block 1 Green Valley; then along the west property line of Lot 1-A Green Valley Court Addition; Lot 1-B Green Valley Court Addition; then west along the northern and south along the western property line of Tract 1-A Plat of Tract A-1-A Schulte Acres; Tract B Schulte Acres; across Schulte Road to the northwest corner of Lot 38-A-1; then south along the west lot line of said Lot 38-A-1; Tract A Northdale Shopping Center Unit 2; Tract B-1 Replat of Northdale Shopping Center Unit 2; Tract B-2-A Northdale Shopping Center Unit 2; Tract B-2-C Replat of Northdale Shopping Center Unit 2 to the point of intersection with Tract A-1-A-1 Plat of Tract A-1-A-1 of the Northdale Shopping Center Subdivision; then west along the north lot line of said Tract A-1-A-1; then south along the west lot line of said Tract A-1-A-1; then across Chavez Road to the northwest corner of Lot 2 of the Land of Paciano & Gallegos; then south along the west property line of said Lot 2; then east along the south property line of said Lot 2; Lot 1-B of the Land of Paciano & Gallegos; Tract 41 F M.R.G.C.D. Map 29; south across Sandia View Road to the northwest corner of Lot 001 Avonlea Place Addition; south along the west lot line of said Lot 001; Lot 002 Avonlea Place; then east along the south lot line of said Lot 002; to the northwest corner of Lot 43-A El Paraiso Unit 2; then south along the western lot line of said Lot 43-A; Lot 42-A El Paraiso Unit 2, then south across El Paraiso Road; to the northwest corner of Lot 40-A; then south along the west lot line of said Lot 40-A; Lot 41-A; Lot 19 Unit #1 El Paraiso Subdivision; then east along the south lot line of said Lot 19; Lot 20 El Paraiso Subdivision Unit 1; then east across Fourth Street and east along the south lot line of Lot A Replat of Lot 42 Merritt Acres; then north along the east lot line of said Lot A; Lot B Merritt Acres replat of 142; then north across Willow Road; then east along the south lot line of Tract A-2 in land division map of Blanche Dokkens Subdivision of Lot 2 Merritt Acres; then north along the east lot line of said Tract A-2; then east along the south lot line of South 100 feet of Lot 1 Merritt Acres to the Chamisal Lateral; then north along the east lot line of said South 100 feet of Lot 1; Lot 1-B Amended plat of Lot 1-B Merritt Acres; Tract 59B1B2, 59C2, 59D2 and 59E2; Tracts 58B, 59B1B1, 59C1, 59D1 and 59E1; Tract 43E M.R.G.C.D. Map 29; Tracts 43A-1, 43-B, and 43-D and Lots 15 and 16 Osuna Addition; then north across Osuna Road and



east across the Chamisal Lateral; then east across the south lot line of Lot 168 Zia Gardens Subdivision; Lot 167 Zia Gardens Subdivision; then north along the east lot line of said Lot 167; then west along the north lot line of said Lot 167; then north along the east lot line of Lot 168 Zia Gardens Subdivision; then south along the west lot line of said Lot 168; west across Chamisal Lateral; then west along the north lot line of Lot 8 Osuna Addition; Lot 007 002 Lot 7 Osuna Addition; Lot 006 002 Osuna Addition also Lot 5; Tract A of Osuna Addition; then north along the east lot line of said Tract A; then west along the north lot line of said Tract A; then north along the east lot line of 002 Lots 1 and 2 Fourth Street Gardens; north across Nara Visa Road; then north along the east lot line of Lot 1A, Block 1 Fourth Street Gardens; then west along to north lot line of said Lot 1A; then north along the east lot line of Tract 29 M.R.G.C.D. Map 29; Lot 11 Nara Visa Commons; Lot 23 Schulte Acres #2; north across Schulte Road then north along the east lot line of Lot 2 Schulte Acres Subdivision No 2; Lot 1 of Schulte Acres Subdivision No. 2; then east along the south lot line of Tract 29 and Tract 27A M.R.G.C.D. Map 29; then north along the east lot line of said Tract 29; then west along the north lot line of said Tract 29; then north along the east lot line of Tract 24B M.R.G.C.D. Map 29; then west along the north property line of said Tract 24B; then across Fourth Street; then west along the north lot line of Tract A Green Valley to the point of the beginning.

(2) VILLAGE CENTER ZONE PROJECT AREA. The Project Area will be bounded as follows: Beginning at the northwest corner of Lot 11A Plat of Lot 11A Osuna Addition; then south along the west lot line of said Lot 11A; then south along the east side of Fourth Street to the southwest corner of All of Lot A except the east 165.84 feet of Blanche B. Dokkens Subdivision of Lot 2 Merritt Acres; then south across Willow Road to the southwest corner of Lot A Replat of Lot 42 Merritt Acres; then east along the south lot line of said Lot A; then north along the east lot line of said Lot A; then north along the east lot line of Lot B Merritt Acres; then north across Willow Road; then east along the south lot line of Tract A-2 in land division map of Blanche Dokkens Subdivision of Lot 2 Merritt Acres; then north along the east lot line of said Tract A-2; then east along the south lot line of the south 100 feet of Lot 1 Merritt Acres to the Chamisal Lateral; then north along the Chamisal Lateral to the northeast corner of Tracts 43A-1, 43-B, and 43-D M.R.G.C.D. Map #29 and Lots 15 and 16 Osuna Addition; then north across Osuna Road and east across the Chamisal Lateral; then east across the south lot line of Lot 168 Zia Gardens Subdivision; Lot 167 Zia Gardens Subdivision; then north along the east lot line of said Lot 167; then west along the north lot line of said Lot 167; then north along the east lot line of Lot 168 Zia Gardens Subdivision; then south along the west lot line of said Lot 168; then west across the Chamisal Lateral; south across Osuna Road to the northeast corner of Tracts 43A-1, 43-B, and 43-D, M.R.G.C.D. map #29 and Lots 15 and 16 of the Osuna Addition; then west along the north lot line of said Tracts 43A-1, 43-B and 43-D; then west along the south side of Osuna Road to the point of beginning.

(3) The boundaries may be amended by the Board of Trustees in accordance with § 9.2.25(E), Commission/Board Issued Permits.



(C) ECONOMIC DEVELOPMENT PLAN. The Economic Development Plan shall be recommended by the Planning and Zoning Commission and approved by the Board of Trustees. Amendments to such Plan shall be achieved in the same manner.

(1) The development of the Economic Development Plan shall be in accordance with the following:

(a) The Village of Los Ranchos will issue a Request for Proposal for an Economic Development Plan in the Project Area.

(b) The contract will include the following:

1. A Sketch Plat Application shall be submitted that provides the commercial and residential building areas, egress, parking, setbacks and other schematic plans for the Planning and Zoning Commission and the public to comment on. The Sketch Plat Application shall be accompanied by a preliminary Economic Development Plan indicating the viability of the development and the justification of the size and location of the main elements of the proposed development.

2. Preliminary Site Development Plans application shall be submitted that provides more detail to the approved Sketch Plat. The Preliminary Site Development Plan and Economic Development Plan shall receive a recommendation from the Planning and Zoning Commission to the Board of Trustees.

3. The Final Site Development Plans shall be approved by the Village Board of Trustees.

4. Amendments to the Economic Development Plan and Site Development Plans shall be recommended by the Planning and Zoning Commission and approved by the Board of Trustees.

5. Development not within the Project Area is not required to submit an Economic Development Plan.

(D) PERMISSIVE USES. Properties within the Village Center Zone shall be used for the following purposes:

(1) Display and sale of agricultural products, including animals raised on the premises and products incidental to the sales activity.

(2) Accessory structure or use customary and incidental to and on the same lot with a permitted use, to include garages, barns, corrals, and animal pens.

(3) Agricultural activities, including the raising, harvesting, and storage of fruits, vegetables, grain, hay and feed, poultry, rabbit, and livestock keeping and raising, for commercial or non-commercial purposes. All animal activities shall be conducted in accordance with § 7.2.1 *et seq.*, Animal Control and, if commercial enterprise, pursuant to an annual animal permit.

(4) Keeping and raising of animals for non-commercial activities as permitted and regulated by § 7.2.1 *et seq.*, Animal Control.

(5) Permitted Home Occupations.

(6) Government buildings and accessory uses customarily incidental to that use.

(7) Public parks and accessory uses customarily incidental to that use.



(8) Garage sales, estate sales, home distribution parties, trunk shows or other similar activities provided the activity does not run for more than three (3) consecutive days and is conducted a maximum of four times a year, and is conducted on residential property. In the case of a garage sale or estate sale, one sign no larger than six (6) square feet in area may be placed on the premise for the duration of the sale.

(9) Outdoor sale of food and agricultural products must adhere to the NMED and/or Bernalillo County environmental regulations.

(10) Institutions such as:

- (a)** Private Clubs;
- (b)** Libraries;
- (c)** Museums.

(11) Alcohol sales and service are permissive, provided that proper permits and/or licenses have been obtained through the New Mexico Alcohol and Gaming Division and the Village of Los Ranchos and that all applicable state and local laws are complied with.

(12) The following are also permissive commercial uses in the VC Zone:

- (a)** Animal care, pet shops, and grooming, including veterinary care, but not boarding of large animals;
- (b)** Bank or lending institution;
- (c)** Childcare facilities;
- (d)** Health and Fitness facility/spas;
- (e)** Hotels or motels;
- (f)** Galleries;
- (g)** Light repair shops such as alterations, tailoring, locksmiths, bicycle, computer, and office machine repair;
- (h)** Light manufacturing such as jewelry, pottery, ceramics, glass, and metal art;
- (i)** Medical or dental clinics;
- (j)** Office and professional offices for lawyers, engineers, architects, landscape architects, accountants, audiologists, economists, physicians, dentists, chiropractors, insurance agents, opticians, physical therapists, counselors, court reporters, bookkeepers, consultants, or other professions similar to those listed above;
- (k)** Outdoor events including festivals and street fairs;
- (l)** Parking lots and parking structures;
- (m)** Retail sales of the following goods and services, plus incidental retailing of related goods and the incidental service or repairs, provided that such are not listed as conditional uses in this zone; unless otherwise indicated temporary display and sales shall occur within or near an enclosed structure:
 - Abstract and Title Companies;
 - Actuary office;
 - Acupuncturist office;
 - Advertising agency office;
 - Air charter services;



Air cleaner services;
 Airline travel services;
 Alarm system sales and office;
 Answering service center;
 Antiques and vintage product shops;
 Appliance centers;
 Arts, crafts and hobby supply stores;
 Audio/Visual dealers;
 Automobile parts and supply stores;
 Awards dealers;
 Awning distributors;
 Baby products shop;
 Bagel Shops;
 Bakeries and confectioneries;
 Banquet facilities;
 Barber and beauty shops;
 Bedding and bath shops;
 Bicycle and moped sales and rentals;
 Billiard Halls;
 Book stores;
 Boot repair and sales shops;
 Building supply distributors;
 Butcher shops, including game processing;
 Cabinet and cabinet makers shops;
 Cameras and darkroom supply shops;
 Camper supply shops;
 Candle shops;
 Carpet and carpet care stores;
 Catering businesses;
 Cellular (wireless) communications, retail sales offices;
 Ceramic tile, flooring outlets;
 Chimney sweep shops;
 Christmas trees, roasting and hanging chilies, pumpkin patches
 and seasonal merchandise lots, including outside sales, provided the use
 is limited to sixty (60) days in one (1) calendar year;
 Clocks, retail and service shops;
 Closet businesses, retail and services;
 Clothing or shoe shops;
 Communications service centers;
 Computer shops and related sales and services;
 Copier and copier services offices;
 Cosmetic stores;
 Counter top outlets, sales and services;
 Craft supply centers;
 Credit unions;



Delicatessens;
 Delivery service offices;
 Detective agency office;
 Disc jockeys business;
 Electrolysis office;
 Entertainment agencies;
 Fabric, yarn, and related handwork supply shops;
 Fasteners business;
 Feed stores;
 Ferrier services center;
 Firework stores, only with appropriate permits issued by the Fire
 Department;
 Flea market, indoor;
 Flower shops and plants, including florist;
 Furniture stores upholstery and related products;
 Greeting card stores;
 Grocery stores;
 Hardware stores;
 Income tax services office;
 Interior decorating, designing, and supply stores;
 Internet service centers;
 Investment service centers;
 Jewelry stores;
 Lawn and garden supply centers, including farm machinery;
 Mortgage company offices;
 Musical instruments or supply stores;
 Nurseries and/or greenhouses;
 Office machines and office supply stores;
 Paging service centers;
 Paint stores and painting supplies;
 Pharmacies;
 Photocopy, photocopying and photo developing centers;
 Photography and photographic equipment centers;
 Printing and print shops;
 Public relations offices;
 Publishing houses;
 Real Estate offices;
 Rental equipment centers;
 Schools of music, dance, martial arts, fine arts, crafts, modeling,
 and training of dogs that are not boarded on the premises;
 Screen printing centers;
 Shipping and mailing service centers;
 Sign shops;
 Ski equipment rental and sales office;
 Software sales and service center;



Spas (whirlpools, Jacuzzis, hot tubs) and pool sales and supplies;
 Sporting goods stores;
 Sprinkler system shops;
 Statuary shops;
 Stenographic, secretarial, and word processing service center;
 Stereo and sound/music system stores;
 Stock broker offices;
 Sunroom showrooms and stores;
 Talent agency office;
 Taxi services office;
 Taxidermy shop;
 Television and VCR sales and service center;
 Tire stores;
 Tractor sales and service centers;
 Trailer sales outlets;
 Training centers;
 Tree services office;
 Vacuum sales and service center;
 Variety stores;
 Vending machine service center;
 Video rentals, sales, service stores;
 Wallpaper and wall covering stores;
 Water (drinking) distribution center;
 Well drilling offices;
 Windows, sales and repair office.

(n) Research and development, scientific design, and associated testing and evaluation offices;

(o) Restaurants;

(p) Recording and Broadcast Studios.

(B) CONDITIONAL USES. The following uses may be allowed when approved as set forth in § 9.2.25(D)(2), § 9.2.25(E)(2)

- (1)** Assisted living (adult) facilities;
- (2)** Auto sales and service centers;
- (3)** Bars or Lounges;
- (4)** Bed and breakfast establishments;
- (5)** Daycare (adult) facilities;
- (6)** Dry cleaning, laundry, clothes pressing operations, laundromats;
- (7)** Establishments with drive-up facilities;
- (8)** Guest ranches or retreat centers;
- (9)** Indoor amusement centers such as auditorium, billiards or pool halls, bowling alleys, dance halls, theaters or shooting galleries;
- (10)** Large animal boarding facilities;
- (11)** Places of worship, but excluding a Megachurch;
- (12)** Public utility structures such as transformers, switching, pumping, or similar technical installations essential to the operation of a public utility;



- (13) Recording and Broadcast studios;
- (14) Schools, public or private, educational facilities, or learning centers;
- (15) Service Stations;
- (16) Theaters;
- (17) Wineries , cideries, brewpubs and distilleries,

(C) PROHIBITED USES. Properties within the Village Center Zone shall not be used for the following purposes:

- (1) Car wash;
- (2) Construction yard;
- (3) Mortuary.

(D) AREA REGULATIONS.

(1) Residential density is limited to three (3) dwelling units per acre (VC-3), except where a higher density is approved by the Board of Trustees in the Project Area. In no event shall density exceed six (6) dwelling units per acre.

(2) Lot size shall be governed by the terms set forth in the conditions of approval by the Board of Trustees.

(3) Minimum setback limits for properties abutting residential zoned property shall be:

- (a) The front setback shall be set forth in the Site Development Plan;
- (b) The side setback shall be twenty-five (25) feet;
- (c) The rear setback shall be twenty-five (25) feet.

(4) Minimum setback limits for properties abutting an M.R.G.C.D. irrigation ditch or drain shall be twenty-five (25) feet.

(5) Setbacks for commercial development not in the Project Area abutting C-1 or VC property:

(a) The minimum front setback shall be five (5) feet; the minimum side setback shall be zero (0) feet; and the minimum rear setback shall be ten (10) feet.

(6) The maximum height of buildings or structures is thirty nine (39) feet measuring the vertical distance from the existing grade to the top of the parapet or top of the pitch from the existing grade.

(E) PUBLIC PARK LAND DEDICATION.

(1) All new development shall include the dedication of land and construction of a public park at the rate of a one-tenth acre per each acre of developed land. However, no developer shall be required to dedicate more than two acres of public park in the VC district, excluding public right-of-way and irrigation and drainage facilities.

(2) Payment in lieu of dedication of park land shall be at the rate of the cost of 1/10 acre of land area per acre of developed land. Payable at a commercially reasonable rate per square foot as verified by a licensed appraiser approved by the Village. The appraisal shall be based upon square footage prices within the past twelve (12) months of commercial land sales within a five-mile radius of the area. The developer shall pay the appraisal fee required in determining the price. The payment shall be dedicated to park land acquisition, maintenance and construction on public open space and park land and shall be kept in an earmarked fund designated specifically for that purpose.



Maintenance of public parks, parkways and dedicated streets and public spaces shall be accomplished by the Village, directly or by contract.

(F) DESIGN REGULATIONS.

(1) The Site Development Plan Application shall determine the design of the commercial and residential development for the project area.

(2) § 9.2.21 of the Zoning Code shall determine the design of the commercial and residential development in the non-project area.

(G) OFF STREET PARKING REGULATIONS.

(1) The Site Development and Economic Development Plan shall set forth the permissible off street parking for Project Area.

(2) The requirements of § 9.2.18 of the Zoning Code shall provide the basic guidelines for setting the off-street parking for the non-project area.

(H) LANDSCAPING REGULATIONS.

(1) The Site Development Plan shall set forth the landscaping requirements for the Project Area.

(2) The requirements of § 9.2.19 of the Zoning Code shall provide the basic guidelines for setting the landscaping in the non-project area.

(I) DARK SKIES REGULATIONS. The regulation of § 9.2.20 of the Zoning Code shall govern all site lighting.

(J) SIGNS.

(1) The Site Development Plan shall set forth the sign requirements for the Project Area.

(2) The requirements of § 9.2.22 of the Zoning Code shall provide the basic guidelines in the non-project area.

(K) OUTDOOR STORAGE REGULATIONS.

(1) Stored materials shall be fenced and screened.

(2) Stored materials shall be safely contained.

(3) Stored materials and temporarily inoperable vehicles being restored or repaired shall be appropriately buffered from public view.

(L) OUTDOOR DISPLAY OF MERCHANDISE.

(1) The total area allowed for outdoor display of merchandise shall be less than five (5) percent of the total gross square foot area of the lot.

(2) Displayed merchandise shall be safely stored and shall not utilize required parking spaces or impede pedestrian use of interior walkways.

(3) The displays shall be temporary and be erected during business hours only.

(4) Displays shall be located fifty (50) feet from any residential zone property.

(M) APPLICATION AND APPROVAL PROCESS. All applications for development requiring platting actions other than the Project Area shall be approved in the manner set forth in § 9.2.25 of the Zoning Code.

