

Zoning Ordinance Revision Highlights

June 13, 2023

- 5/18/2023—P&Z Commission / Public Hearing on Zoning Process and Petroleum Zoning Amendments
- 6/5/2023—City Council / 2nd Community Meeting about Zoning Ordinance Reorganization
- 6/12/2023—City Council / Public Hearing on Zoning Process and Petroleum Zoning Amendments
- 6/15/2023—P&Z Commission / Presentation of Zoning Task Force Findings and Recommendations
- 6/22/2023—P&Z Commission/ Public Meeting on Revised Zoning Ordinance
- 6/26/2023—Findings and Recommendations Transmittal on Revised Ordinance presented to City Council
- 7/10/2023—City Council / Public Hearing on Revised Zoning Ordinance

Zoning Ordinance Reorganization:

Developing Fair and Safe Zoning Practices

Zoning Types Identified

- R-1 to R-2= Types of Residential
- MH1-MH2= Manufactured Home / Recreational Vehicle (RV)
- C-1 to C-3= Types of Commercial (related to retail)
- B-M= Business Manufacturing
- I-3= Industrial (Proposed to Not Be Allowed in the current city limits)
- P-D= Planned Development
- Allowable Uses in C-1 permitted in C-2; C-2 in C-3; C-3 in B-M; B-M in I-3, etc.

Zoning Ordinance Reorganization:

Developing Fair and Safe Zoning Practices



Proposed to Prohibit the Following New Developments Inside the Current City Limits (effective when zoning amendments enacted)

- ⊘ Wind Turbine Recycling (Graveyard)
- ⊘ Slaughtering or rendering of animals
- ⊘ Auto wrecking yard
- ⊘ Sawmills, planing mills, and other raw wood processing facilities.
- ⊘ Onsite facilities for the manufacturing or bulk storage of petroleum products, natural gas, geothermal resources or other hydrocarbons.
- ⊘ Granaries
- ⊘ Battery production (except for “Green Manufacture”)/Tires
- ⊘ Nuclear energy and/or waste storage
- ⊘ Smelting





C-1 Development Zone Permitted Use

- Bakery, Butcher, Meat or Seafood Shop
- Barber, Beauty, or Cosmetology Shop
- Bookstore or Stationary Shop
- Catering
- Clinics (Chiropractic, Dental, or Medical)
- Community Center (Public or Private/Non-residential)
- Convenience Store
- Food Service (e.g., Coffee, Delicatessen, Restaurant, or Snack)
- General Business Office (e.g., Accounting, Advertising, or Professional Service)
- General Service Shops (e.g., Arts and Craft; Dance, Music, or similar Lessons; Bicycle Sales and Service; Dress; Dry-cleaning; Firewood Sales; Florist; Gift and Hobby; Small Appliance Repair; Knit and Yarn; Self-service Laundry; Photography, Shoe Repair; Tailoring; Video and Music)
- Library
- Newspaper (to include distribution)
- Postal Service
- Pharmacy
- Real Estate

C-1 Development Zone Conditional and Special Use

Conditional Use:

- Postal Service
- Bank with Drive-up
- Childcare, Nursery, or Similar Use
- Cigar/Cigarette Shop
- Construction “Laydown” Yard or Structure (Temporary)
- Church
- Firework Sales (See City Ordinance 2014-13 for Restriction)
- Retail Sales and Special Merchandise
- Storage incidental to Primary Use
- Swimming Pools (Public or Private/ Non-residential)

Special Use:

- Automobile Washing Establishment
- Any Permitted Business with a Gross Floor Area Exceeding Three Thousand (3,000) Square Feet (SF)
- Gas Pumps (Accessory to Grocery or Convenience Store)
- Halfway-house and/or Quasi-institutional Use
- Hospital and Overnight Clinic
- Public, Educational, Religious, or Philanthropic Institution
- Package Liquor
- School (Public or Private)

C-2 Development Zone Permitted Use

C-1 Permitted Uses are Allowed in C-2

- Animal Hospital & Clinic
- Apartments
- Automobile Parking Lot
- Banks & Financial Institutions
- Boat Storage, Sales/Service
- Building Contractor (Office Only)
- Christmas Tree Sales
- Church
- Columbarium (Urn Storage)
- Convention/Exhibition Hall
- Dance Hall or Music Academy
- Department Shop
- Electrical Shop/Electricians
- Fast Food & Drive-ins
- Frozen Food Locker
- Funeral Home/Mortuary
- Gas Station
- Glass Cutting/Finishing
- Gymnasium
- Hotel or Motel
- Home Appliance Sales/Service
- Home Appliance Repair
- Insurance Services
- Institutions (Public/Quasi-Public)
- Jewelry/Light Manufacturing
- Jewelry Store
- Laboratory (Medical, Dental, Research, or Engineering)
- Law Office
- Liquor Store
- Lumber & Construction
- Medical Center
- Microwave Radio Delay Structure
- Motion Picture Theater
- Motorcycle Sales/Service
- Newspaper/Distribution Office
- Nursing/Convalescent/Retirement Home
- Paint Sales
- Parking Garage
- Pet Sop/Grooming
- Pharmacy
- Photographic Studio
- Physician's Office
- Playground & Recreation
- Pool & Billiard Room
- Printing & Publishing
- Radio & Television Broadcasting Station
- Recycling Center
- Retail Sales
- Roofing/Sheet Metal Shop (Office Only)
- Spa
- Sporting Good Store
- Steam Cleaning Establishment
- Tailoring
- Tavern & Cocktail Lounges
- Telephone Exchange Station
- Telegraph & Messenger Service
- Tire Sales & Service
- Title & Abstracting Service
- Travel Agency
- Upholstery Shop
- Variety Store
- Warehouse & Storage
- Watch & Clock Sales/Service
- **Private Club or Lodge**

C-2 Development Zone Conditional and Special Use

Conditional Use:

- Amusement Park or Enterprise
- Bank Drive-up Windows
- Bowling Alley
- Brewery/Winery
- Drive-In Theater
- Firewood sales -Should this be under Permitted Use
- Furniture Assembly (Accessory Use)
- Miniature Golf Course
- Mini Storage Units
- School (Trade)
- Welding (Accessory Use)

Special Use:

- Apartments (10 Unit Maximum) and Townhouses (R-2 Zone Development Standards Apply)

C-3 Development Zone Permitted, Conditional, and Special Use

Permitted Use:

- Auditorium
- Automotive & Camper Sales/Service/Repair
- Automotive Equipment & Rental
- Bus or Motor Freight Terminals (Construction or Contractors Yard)
- Drive-in Theater
- Dry Cleaning & Steam Cleaning Facility
- Farm & Ranch Products & Supplies
- Firewood Sales (More than 5 Cords)
- Heavy Equipment Repair & Service
- Kennel (Commercial)
- Landscaping Material Sales
- Roofing & Sheet Metal Shops
- Smoke Shop
- Taxicab Transportation
- Welding

Conditional Use:

- Adult Entertainment Use

Special Use:

- Body Art/Modification Establishment
- Fabrication Shop
- Storage of Products
- Warehousing or wholesale Distribution of Goods, Metal Works, or Machine Products

I-1/I-2 Development Zone

I-1 / I-2 ZONES ARE PROPOSED TO BE ELIMINATED

B-M (Business Manufacturing) Development Zone

Permitted Uses

- **All permitted uses in C-1, C-2. and C-3**
- Commercial or Trade School
- Concrete Sales and Ready Mix (Under 5 Yards)
- Electrical or Mechanical Part & Equipment Assembly
- Fabrication Shops
- Freight Warehouse & Dock
- Mining & Mineral Excavation--Office Only
- Packing of Food, Cosmetics, Pharmaceuticals, or Toiletry Products
- Processing and Compounding of Bakery Goods, Candy or Food Products
- Warehousing or wholesale Distribution of Goods, Metal Works, or Machine Products
- Rail Spur Usage for transport, temporary storage for pending shipments, and delivery of product to manufacturing facilities
- Manufacturing of Mobile Homes
- Manufacturing of pre-made building/house walls and roofs
- Manufacturing of tools
- Manufacturing of Electronic Instruments
- Manufacturing of electrical *devices*
- Manufacturing of Consumer Goods not otherwise prohibited by this ordinance (e.g., Appliances, Furniture, Garments, Engine Blocks, etc.)

B-M (Business Manufacturing) Development Zone

Permitted Uses

- Distribution Terminals
- Government Facilities and Offices
- TV & Radio Broadcasting Facilities
- Wholesale Businesses
- Hotel/Motel
- Mortuary/Funeral Home/Cemetery
- Cannabis Testing Laboratory
- Farm Implement Sales and Repair
- Amusement Enterprises
- Temporary Stands (60 Day Temporary)
- Food Packaging
- Winery - all aspects of manufacturing/sales/warehousing
- Wholesale Nursery
- Veterinary Hospital
- Municipal Water Supply/Treatment
- Fruit/Vegetable/Nut processing & packaging/warehousing/refrigeration

B-M (Business – Manufacturing) Development Zone

Conditional, & Special Uses

Conditional Use:

- Conditional Uses classified as conditional use in zones C-1, C-2, and C-3, unless considered a permitted use in B-M
- Paint Shop

Special Use: (NOTE: Recommend banning these from the current city limits; and moving to special use in I-3

- Racetracks (All Motorized Vehicles)

I- 3 Development Zone Permitted, Conditional, & Special Use (*Outside of Current City Boundaries*)

- All Permitted Uses in B-M Zone
- Community or Municipal Water Supply System
- Heavy Manufacturing
- Hot Mix Plant (Temporary)
- Manufacturing of Clay Products, Brick, Tile and Cement
- Meat Packing Plant (No Slaughtering or Rendering)
- Wood Pellet Manufacturing (for Wood Stoves)
- Public Facilities
- Similar Uses in Character, Scale, and Performance with Similar Odor, Noise, Water, and Traffic Impacts on Neighboring Properties

Conditional Use:

- Open or Exterior Storage and Display
- Paint Shop
- Commercial Sand, Gravel, or Concrete Sales under Five (5) Yards per Load, with Weight Limit on Gross Vehicle Weight

Special Use:

- Asphalt Material Production Plant (Temporary)
- Manufacturing of Any Type that Would Use a Considerable Amount of Water
- Correctional Facilities or Institutions
- Metal or Other Used/Scrap Materials (Sales, Recycling, or Purchase)

Development Standards

- Noise – Chapter 1, Section 7
- Time limitations
- Light Pollution
- Setback Distances
- Land use
- Buffer Zones
- Open spaces – To be used in any new or updates sub-division commercial development





Other Development Standard Considerations

- Alternative Energy Source Use (Highly Encouraged)
- Dark Skies (Lighting)
- LEED Rating – Utilities Use Efficiencies Standards (Highly Encouraged)
- Natural Vegetation with Low Water Usage in Required Open Space Areas
- Parking Standards
- Stormwater or Floodwater Drainage

Proximity of Zoning Types to Residential Areas

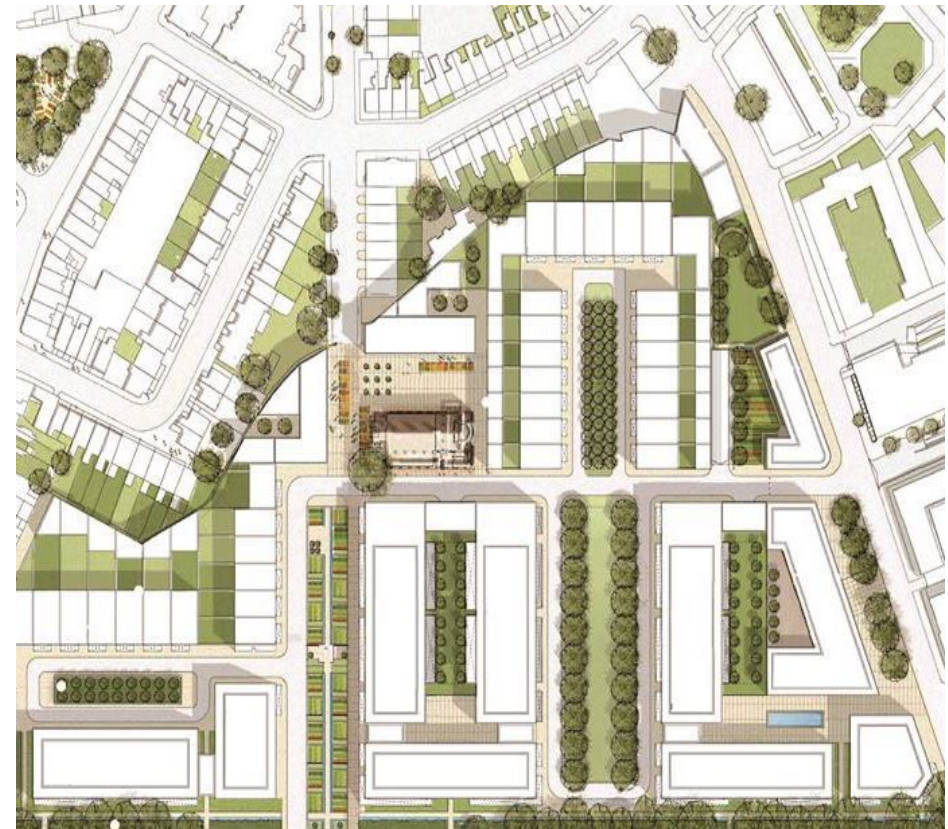
Suggested zone transition to serve as a buffer between Planned Development (PD) Properties to existing residential areas.



Zone	Minimum Buffer
C-1	25 FT
C-2	50 FT
C-3	100 FT
B-M	300 FT
I-3	300 FT
P-D	To Be Determined

Lot Size Requirements per Zone

Zone Type	Minimum Lot Area (SF)	Minimum Lot Width (FT)	Maximum Building Height (FT)
R-1	6,000	60	30
R-2	3,500	45	30
MH-1	3,500	45	30
MH-2	3,500	45	30
C-1	5,000	50	35
C-2	5,000	60	40
C-3	5,000	60	50
B-M	130,680 (3 acres)	80	80
I-3	>130,680 (3 acres)	80	100



Commercial and Industrial Safety



Fire Suppression

- 🔥 Frequent fire inspections
- 🔥 Proper training

Hazardous Material Standards

- ☢ Chemical storage
- ☢ Transportation of Chemicals



Traffic Concerns

- ⚠ An outside corridor road system
- ⚠ Development of new roads to divert large vehicles or hazardous materials near residential areas
- ⚠ Development of new roads to create more efficient entrances and exits to manufacturing areas away from residential areas
- ⚠ Re-design of Hwy 47, Hwy 304, and Hwy 309 (Manzano Expressway)
- ⚠ Upgrade and extend existing roads