

SECTION 11 Plan Implementation

11.0 Overview of Land Use/Zoning

Land Use Regulation

Land use in the Village is regulated by the Zoning Ordinances of the Village, implemented by the Planning and Zoning Department, which issues zoning reviews on all building applications. The Village has a joint powers agreement with Bernalillo County whereby County Inspectors do building permits and inspections.

The Director of Planning and Zoning may approved Minor Subdivisions, Conditional Use Permits when there is no public protest, sign permit applications, temporary construction office permits, sidewalk cafes, tract real estate offices, business registrations and diminimous home occupations.

Other applications are heard by the Planning and Zoning Commission in public hearings. The Planning and Zoning Commission has final approval on Conditional Uses with public protest, variances, final plat for major subdivisions, bed and breakfast permits, home occupations with adverse comment or revocation. All other applications are forwarded to the Board of Trustees with a recommendation, or are denied and can be appealed to the Board.

Zoning

The Village has seven zoning divisions:

- A-3 1DUA per three acres
- A-2 1DUA per two acres
- A-1 1DUA per one acre
- R-2 1DUA per one half acre
- R-3 1DUA per one third acre
- C-1 1DUA per one third acre/ multiple family dwellings allowed
- VC – from RFP for DUA

An eighth zone is proposed for a high density, mixed use Transit District.

The majority of parcels in the Village are zoned A-1, encompassing the majority of3the Rio Grande Boulevard and Guadalupe Trail corridors.

The Village has strict zoning regulations concerning Floor Area Ratio – the amount of square footage allowable per lot size, height, second story building area, step-back and building setbacks. These ordinances were passed after a two year study to determine Village scale and passed to preserve Village character and the rural agricultural nature.

11.1 Plan Implementation Policy

Policy 1. The Village shall revise/update Zone Code and Zone Map as required
Policy 2. The Village shall enforce Village Ordinances
Policy 3. The Village will link capital improvement planning with Master Plan goals and objectives
Policy 4. The Village shall seek coordination in working with other government agencies through joint powers agreements, information sharing, lobbying efforts and participation in joint ventures
Policy 5. The Village will seek funding from various sources to implement projects identified in the Master Plan
Policy 6. The Village will cooperate with the business community to help promote existing and recruit new local businesses.
Policy 7. The Village will adopt design requirements for areas of unique character – Village Center and Transit District
Policy 8. The Village, through committees and organizations, shall take the lead in educating residents about important community issues
Policy 9. The Village will identify areas for acquisition through a variety of means
Policy 10. The Village will review the Master Plan every three years to ascertain what, if any, changes need to be made and update as necessary.