



# VILLAGE OF CORRALES

## ORDINANCE NO. 06-016

AN ORDINANCE AMENDING ORDINANCE 06-02,  
ENACTED MAY 23, 2006, CHAPTER 18, ARTICLE II, ZONING,  
OF THE LAND USE REGULATIONS, CODE OF ORDINANCES,  
VILLAGE OF CORRALES

**WHEREAS**, the Governing Body enacted a rewritten zoning ordinance on May 23, 2006 as Ordinance 06-02, reflecting the redrafting and revision work of several years, primarily by the Planning & Zoning Commission, and including several amendments adopted by the Governing Body during its consideration; and,

**WHEREAS**, subsequently, the Planning & Zoning Commission in applying the rewritten ordinance and its requirements to fact situations encountered during its deliberations, identified several unintended omissions from the earlier zoning ordinance and awkward expressions in the text; and,

**WHEREAS**, the Commission and the Governing Body met September 13, 2006 in a Joint Work-Study to discuss these corrections and the discussion indicated that several amendments to Ordinance 06-02 could be desirable;

**NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Village of Corrales, New Mexico, that:**

Chapter 18, Article II, Zoning is amended in the sections designated as follows:

Section 18-27 (b)(11) Assure the right to cultivate land and maintain livestock ~~and the in accordance with~~ the Right to Farm Act as provided in Chapter 47 Article 9 NMSA 1978, and Section 18-30, of the Village Code.

Section 18-29 *Group home* means a dwelling unit that is State-licensed or State-operated as a community residence for the mentally ill, developmentally and/or physically disabled, for the purpose of care consisting of counseling and/or therapy.

Section 18-29 *Pathway* means a right-of-way or easement designed primarily for pedestrian, equestrian, and non-motorized vehicular use, except for motorized wheelchairs and similar transport used by persons with disabilities.

Section 18-35 (8) *Landscaping requirements*. Landscaping shall be compatible with a rural historic area. Perimeter fences may be constructed of post and wire, barbed wire, wood rail, adobe, Pale, *jacal*, or coyote/*latilla* fencing. Unstuccoed (B)lock walls are not allowed. Stucco coating, if used, shall consist of stucco over wire and paper lath.

Section 18-40 (b)(1)(b) Shade trees or ornamental trees shall be at least 1-1/2 inches in caliper measured at the trunk two feet above grade, or the tree shall be at least ten (10) ~~to twelve (12)~~ feet in height at the time of planting.

Section 18-45 (c)(5)(b) Not more than twenty-five (25) percent of the floor area of the dwelling unit and not more than 1,000 square feet in one accessory building shall be used for all home occupations upon the lot. For lots zoned A-1 and located in the Neighborhood Commercial and Office District (NCOD) as defined in the Far Northwest Sector Plan Addendum of the Northwest Sector Plan, Ordinance 342, (*dated February 12, 2002*), not more than forty-five (45) percent of the floor area of the dwelling unit and not more than two thousand (2,000) square feet in one accessory building shall be used for all home occupations upon the lot.

Section 18-48(c) *Applications for zone change or variance.* Anyone requesting a zone change or variance to this article must submit the completed application form for a zone change ~~and~~ or variance request. This form shall be returned to the administrator accompanied by the appropriate application fee and number of sets of required drawings.

Section 18-48(b) *Review process for amendment.* The administrator shall schedule a public hearing on any proposed amendment to this article before the Planning and Zoning Commission no later than sixty (60) days following the submittal by the Governing Body. The Commission shall transmit a recommendation in writing to the Governing Body within fifteen (15) days after its review of the amendment is completed. The ~~administrator-clerk~~ shall schedule a public hearing on the ~~application~~ amendment before the Governing Body no later than thirty (30) days after the Commission's recommendation is transmitted to the Governing Body.

EFFECTIVE DATE AND PUBLICATION: This Ordinance shall become effective and be in full force and effect from and after its passage, publication and posting, according to law.

**PASSED, APPROVED AND ADOPTED** by the Governing Body of the Village of Corrales, New Mexico as Ordinance No. 06-16 this 28<sup>th</sup> day of November, 2006.

**APPROVED:**

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The Honorable Philip Gasteyer  
Mayor, Village of Corrales

**ATTEST:**

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Juan J. Reyes  
Village Clerk