

AMENDMENTS TO THE
ESTANCIA COMPREHENSIVE ZONING ORDINANCE

11.4.1

Amendment 1:

{Add the following Definitions. Section 4 (Page 2), renumbering existing definitions 10 through 48 to be definitions 12 through 50:}

10. "Fence Opaque" is a fence that prevents public view of the property enclosed by the fence.
11. "Fence, Transparent" is a fence erected to allow public view of the property enclosed by the fence. Fences that allow public view of the property enclosed through at least 25% of that portion of the fence above four feet in height, within any random ten-foot section of such fence, shall be considered transparent for the purposes of this ordinance.

Amendment 2:

{ Revise Section 5-F-1-a of the General Provisions (Page 7) to remove the following phrase: "... and must have been constructed no more than 10 years prior to the date of application for a development permit." so that the revised portion reads as follows:}

F. Manufactured Homes

1. Installation.
 - a. All manufactured homes installed within the town limits, including within permitted manufactured home parks, must be built to federal Housing and Urban Development (HUD) standards. If the manufactured home is pre-owned, it must be inspected and approved by a certified manufactured home inspector at the owner's expense.

Amendment 3:

{Add the following paragraphs to General Provisions, Section 5 (Page 8)}

1. Fencing. Fences may be erected in residential zones within the boundary lines of lots. Adjoining property owners may agree to erect fences on property lines they share in

common, but lacking such agreement such fences must be erected within the property owned by the builder of the fence.

Fences must be constructed of a durable material and conform to applicable New Mexico Construction Industries Division standards. Razor or concertina wire or similar materials are prohibited.

No fence shall exceed eight feet in height. Fences erected within 20 feet of a property line adjoining a public street (excluding fences adjoining a public alley) shall be further restricted as follows:

1. Transparent fences shall not exceed six feet in height.
2. Opaque fences shall not exceed four feet in height.

J. Lighting. The Night Sky Protection Act (74-12-1 to 74-12-10 NMSA 1978) is adopted in its entirety herein.

Amendment 4:

{Revise Section 10-B of RR-1 Rural Residential Basic Zone (Pages 12-13) to replace provision 1 with the following provisions 1-4, and renumbering provision 2 to be provision 5.}

B. Permissive Uses. Any of the following permissive uses is allowed in this zone district:

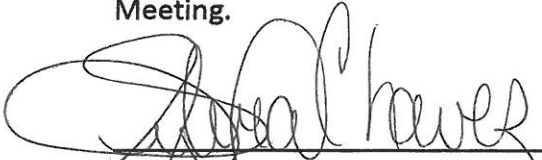
1. One dwelling unit per lot. No two dwelling units may be placed on any portion of the same lot;
2. Accessory buildings, structures, or uses, subject to the provisions of this Ordinance;
3. Home occupation, subject to the provisions of this Ordinance;
4. Family day care home, provided the activity is in compliance with state law;

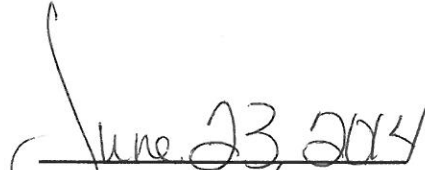
{Revision Section 11-B of RR-2 Rural Residential Large Lot Zone (Pages 13-147) to replace provision 1 with the following;}

B. Permissive Uses. Any of the following permissive uses is allowed in this zone district:

1. All uses permissive in the RR-1 zone district, provided, however, that no more than two dwelling units may be permitted under single ownership per lot.

This Ordinance was passed and adopted at the June 23, 2014 Regular Board of Trustees Meeting.


Sylvia Chavez, Mayor Pro-tem


Date


Attest: Michelle Dunlap, Deputy Clerk