

City of Bloomfield

Ordinance #450

An Ordinance AMENDING Bloomfield Municipal Code, Appendix C, Zoning, Section 5, Schedule of District Regulations, Industrial District Renaming it to Heavy Industrial Zoning District, (H-1) to read as follows:

Heavy Industrial District - (HID):

Purpose:

The purpose of this district is to provide for all types of industrial operations, except certain potentially hazardous industries, which may be permitted only as a special use to insure the protection of the public interest and surrounding property.

Permitted uses:

A building or structure shall be used only for the following purposes, provided such uses are not offensive or obnoxious by reason of emission of dust, smoke, odor, gas, noise or vibration.

1. Any permitted use in the Community Commercial District.
2. Any permitted use in the Limited Industrial District.
3. Commercial truck and heavy equipment repair shops.
4. Construction office, yards and shops.
5. Gasoline, natural gas, propane and petroleum refineries.
6. General industry, warehousing of materials and products.
7. Manufactured housing fabrication plants.
8. Quarry pits, excavation of gravel, sand and minerals ores, asphalt plants.
9. Automobile wrecking yards or junkyards.
10. Bulk storage of gasoline, diesel, propane or oil base products.
11. Landfills, garbage dumps.
12. Manufacture of acid, concrete, explosives, fertilizer and glue.

13. Storage of acids, cement, explosives, fertilizer and glue products.

14. Stockyards, commercial feed lots and or slaughter of livestock.

Special Use:

All special use requests shall be submitted in writing by the property owner to the Planning and Zoning Department on forms in sufficient detail to determine the location and nature of such use. In order to provide for certain uses because of their unusual characteristics, the city council may, under provisions of this appendix, grant a special use for the following:

1. Any industrial uses not listed, that may be objectionable by reason of emission of dust, smoke, fumes, odor, gas, excessive glare, noise, vibration of other similar characteristics.

All industrial and special uses shall comply with applicable state and federal regulations as required by law, including but not limited to, United States Environmental Protection Agency, Occupational Safety and Health Administration, State of New Mexico Environment Department, Uniform Building and Uniform Fire Code. The determination of compliance shall be based upon measurements taken at the boundaries of the property in which such uses are proposed or at the boundaries of a residential district adjacent to or across any street from such proposed uses providing it is not otherwise specified by a governing regulation. All special exceptions shall be approved by the city council prior to any construction, storage or use.

Prohibited uses and structures:

1. Residential uses except for a manufactured home for a watchman or caretaker.

Parking regulations:

As specified in Section 6, item 12 of the Zoning District Regulations and or shall be asphalt, concrete or covered with crushed stone or similar material.

Setback regulations and yard requirements:

1. No building setbacks are required in this zoning district however setbacks will be determined by the most current international construction codes.
2. Where a tract of land abuts a parcel of land in any Residential, Agricultural, Neighborhood Commercial zoning districts, a privacy fence or wall with a minimum height of eight (8) feet shall be installed.

Minimum area requirements:

1. There are no minimum lot size requirements.

Height and area regulations:

1. Maximum height 35 feet.
2. Lot coverage by structure, driveways and parking spaces shall be no greater than 90 percent of total lot area.

Non-conformities:

Any non-conforming uses in existence at the time of the adoption of this ordinance, shall be considered a valid non-conforming use until such time of, change of ownership and or 51 percent or more of the estimated appraised value of the property in replacement of damage, upgrades and or improvements to structure and or property. At that time all structures and or property shall come into compliance with these regulations.

All Ordinances or Resolutions, or parts thereof, inconsistent therewith are hereby repealed to the extent only of such inconsistency. This Amendment shall not be construed to revive any ordinance or resolution, or part thereof, heretofore amended.

Passed, Approved and Adopted this 26th day of Sept 20 11.



Scott Eckstein
Scott Eckstein, Mayor
City of Bloomfield

ATTEST:

Carol Miller
Carol Miller, City Clerk
City of Bloomfield