

CITY OF BLOOMFIELD

ORDINANCE # 445

An Ordinance AMENDING the Bloomfield Municipal Code, Appendix C, Zoning, Section 5 Schedule Residential - 4 (R-4) Zoning District.

Residential - 4 ( R-4)

That in each area so designated, the regulations for manufactured housing and mobile home parks (trailer courts) set forth shall apply.

Permitted principal uses and structures:

1. One manufactured home or modular home for one family, provided that the mobile home must comply with all the requirements set forth under "special provisions" this section and be setup within an approved mobile home park.
2. Mobile home parks, provided that they comply with all applicable requirements is Section 6 of the city's zoning regulations.
3. Private garages
4. Private storage structures
5. Public buildings or uses owned by the City or any other political subdivisions of the state and operated for public purposes.
6. Accessory uses and structures customarily incident to the aforesaid permitted use, under conditions herein specified, provided that such accessory uses shall not involve the any conduct except as otherwise provided for by ordinance.
7. The home occupations, with no outside storage.

Prohibited uses and structures:

1. There will be no display of signs regarding to home occupations.
2. No domestic fowl
3. No livestock
4. No swine including domesticated swine (pot belly pigs)

Special provisions:

Any mobile home placed on a lot must comply with the following conditions:

1. Be the only dwelling unit on the lot.
2. Be a minimum of twelve (12) feet wide, with a minimum of 720 square feet.
3. Comply with all construction requirements, be constructed in a factory to the standards of the United States Department of Housing and Urban development, of the National Manufactured Housing Construction and Safety Act or the Uniform Building Code as amended to the date of the units construction and installed consistent with the Manufactured Housing Act, and all other applicable codes of the City of Bloomfield.
4. Be equipped with a mobile home stand adequate to support the mobile home. Mobile home stands, anchors, and tie-downs shall meet the standards set forth in Mobile Home Act as Amended, Rules and Regulations, New Mexico State Mobile Home Commission, or, if those standards have been superseded meet the current standards in force.
5. Be equipped with appropriate skirting, as determined by the city staff.
6. Be provided with a minimum of three (3) off-street parking spaces which shall be asphalt, concrete or covered with crushed stone or other similar material.
7. Be connected to the water and sewer systems of the City of Bloomfield, if available. If these systems are not available in the area where the lot is located, private water supply and sewage disposal systems must be provided which comply with all state and local requirements for such systems.
8. Areas underneath mobile homes shall be kept free from debris, insects, rodents, and items of storage.

Definitions:

Mobile home park (trailer court) means a tract of land under single or joint ownership used or offered for use in whole or in part for the placement of four (4) or more manufactured homes for living purposes.

Minimum lot requirements:

Every lot shall have a minimum lot area of five thousand (5000) square feet for each dwelling unit with a minimum front lot line of fifty feet (50')

Minimum yard requirements setbacks:

1. Front yards shall be a minimum of fifteen (15) feet. All front yard measurements shall be measured from the backside of the sidewalk. Should no sidewalk be available, said measurement shall start four (4) feet from the existing street right-of-way, making a total of nineteen (19) feet from the existing street line.

2. Side yards shall be provided on every lot along each side lot line, five and one half (5.5) feet.

3. Rear yards shall be a minimum of ten (10) feet from property line.

NOTE:

All setbacks shall include the fascia board, porches, patios, any additions to the basic structure or the most furthest projection of the basic structure. Said setbacks shall also be required for any accessory structures, such as garages, carports, storage buildings.

Maximum height of structures:

Buildings or structures may be erected to a maximum height of 35 feet, whichever is lesser, with the exceptions noted in Section 6, Item 5, of this ordinance.

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 of resolution, or a part thereof, heretofore amended.

Passed, Approved and Adopted this 26<sup>th</sup> day of Sept, 2011.



Carol Miller  
Carol Miller, City Clerk

Scott Eckstein  
Scott Eckstein, Mayor