

CITY OF BLOOMFIELD, NEW MEXICO
Ordinance 512

AN ORDINANCE AMENDING ORDINANCE 448 RELATING TO Zoning - Community Commercial District (CDC)

WHEREAS, Appendix C Section Five (5) of the Bloomfield Municipal Code governs Schedule of district regulations

WHEREAS, the City of Bloomfield desires to revise and update the following provisions within Appendix C Section Five (5)

THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BLOOMFIELD THAT THE FOLLOWING ADDITIONS TO APPENDIX C SECTION FIVE (5) OF THE BLOOMFIELD MUNICIPAL CODE BE IN FULL FORCE AND EFFECT UPON ADOPTION OF THIS ORDINANCE:

Community Commercial District (CCD)

Principal uses and structures:

1. Alcoholic beverage and tobacco sales.
2. Allowances within the Neighborhood Commercial district.
3. Animal grooming salons, animal kennels.
4. Automobile sales, automobile/truck repair shops, automobile/truck gasoline/fueling stations.
5. Banks.
6. Cemeteries, crematories.
7. Chiropractor offices.
8. Dentist offices.
9. Government structures and uses.
10. Hotels, motels.
11. Hospitals.
12. Laundromats, cleaners.
13. Manufactured home sales.
14. Mortuary, funeral homes.
15. Movie theaters.

16. Nightclubs, dance halls.
17. Office buildings.
18. Self storage buildings, self storage yards.
19. Physician offices.
20. Retail stores.
21. Restaurants, café's that may or may not serve alcoholic beverages.
22. Second hand stores, (thrift shops, pawn shops etc.).
23. Travel trailers in an approved travel trailer park.
24. Veterinarian clinics and hospitals.

Special Use:

Any commercial business or service not included in any of the foregoing, provided that all such uses shall be completely within an enclosed building and are not noxious or offensive by reason of emission of odor, dust, gas fumes, noise, vibration or classified as a public nuisance and has been approved by the city council.

Prohibited uses and structures:

1. Residential uses, except, one mobile home unit for a watchman or grounds caretaker on the same lot or tract of land, provided that such mobile home is not used as a commercial or office unit, and, provided that no other residential unit is located on the same lot or tract.
2. Mobile home parks.
3. Industrial uses.

Parking regulations:

As specified in [Section 6](#), item 12 of the Zoning District Regulations and or all parking areas shall be asphalt, concrete or covered with crushed stone or similar material

Area setback regulations and yard requirements:

1. No setbacks are required.

2. Where a tract of land in this district, abuts a parcel of land in any residential zoning district, a privacy fence or wall a minimum of eight (8) feet in height shall be installed.

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.

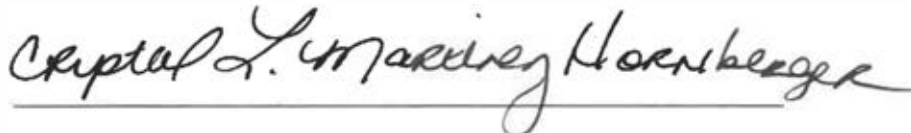
Except for the changes set forth above, the provisions of Appendix C Section Five (5) of the Bloomfield Municipal Code are hereby ratified and confirmed.

Passed, Approved, Signed and Adopted this 14th day of June 2021.



Cynthia Atencio, MAYOR

ATTEST:



Crystal L Martinez Hornberger, CITY CLERK