

MTSB Proposed Zones – September 27, 2011

Residential Zones

MTSB R-1. Corresponds to the R-1 zone in the Comprehensive Zoning Code with exceptions to meet unique lot conditions. Zone exceptions are the same as in the existing sector development plan.

MTSB R-T. Corresponds to the RT zone in the Comprehensive Zoning Code.

Site Plan Approval

Required as per existing SDP

MTSB R-2. Corresponds to the R-2 zone of the Comprehensive Zoning Code with the exceptions noted in the existing Sector Plan.

Site Plan Approval

Required as per existing SDP

MTSB – MRC. Martineztown Neighborhood Residential Commercial. A residential zone developed to support the unique mixed residential and commercial character of Santa Barbara/Martineztown.

Intent: To provide a zone which continues to permit neighborhood scale commercial activities within a low density residential area.

Justification: The Santa Barbara/Martineztown residential areas have a long history and tradition of family businesses and commercial activities in conjunction with residences. The majority of property owners responded favorable to maintaining commercial activity in the area.

Permitted/Prohibited Uses.

Uses permitted in the RC zone with the following exceptions:

Apartments are limited to 4 du/property

Outdoor seating is permitted for café.

Commercial activity shall be in a completely enclosed building.

Multi-family buildings shall adhere to prescribed forms.

Existing legal conforming uses which become non conforming upon adoption of this plan are approved conditional uses.

Building Placement (Setback).

Front yard setback of not less than 10 feet. Carports and garages shall be setback not less than 20 feet. A minimum 10 foot rear yard setback and 5 foot minimum sideyard setback is required of all new development. Setbacks shall apply to new development. Existing structures prior to plan are conforming.

Building Height

18 feet, does not include chimney.

Usable Open Space.

Usable open space shall be provided on-site at 500 sqft per dwelling unit.

Parking

Parking Standards. Parking shall be calculated per City of Albuquerque Comprehensive Zoning code with the following

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exceptions:

Parking shall be a minimum of 2 spaces for the following uses: Barber shop, Corner store....

Multifamily residential: for each dwelling unit, not less than 1 space per unit.

On street parking shall not count toward parking requirements.

Signage

Per Comprehensive Zoning Code R-C zone.

Buffering

Commercial Uses shall be buffered from adjacent off-site residential areas by a minimum 6 foot concrete wall, wall heights are limited to 3 feet within the front setback. Landscaping shall be per Comprehensive Zoning Code XXX.

Site Plan Approval

Same as existing SDP

Commercial Zones

MTSB – C-2 Community Commercial

Intent: To correctly label the zoning for C-3 properties to reflect allowable land uses within the plan boundaries.

Justification: The current SDP C-3 zoning restricts the uses to C-2 with additional uses permitted within an existing building.

Permitted/Prohibited Uses.

Same as in current SDP except...

Building Placement (Setback)

Per C-2 zone.

Height.

Same as existing. *Could consider setting limits adjacent to residential – solar access, etc.*

Signage

Same as existing.

Site Plan Approval

Same as existing.

MTSB VC – MTSB Village Center. A form based zone developed to create a neighborhood scaled mixed use village center.

Zone intent.

To provide a mixture of quality medium density residential, commercial, civic, and employment .

Justification: The crossroads of Edith and Mountain has had a long history of mixed use activity and has historically served as a east/west corridor through the state. The Crossroad

Permitted/Prohibited Uses.

Per MX or ID zone.

Permitted Building Types. (see att.)

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Stacked flats, Courtyard apartments, Flex building, Detached house, Townhouse, Rowhouse, Duplex,/Triplex,/Fourplex, Live/work unit.

Building Placement.

No minimum front or side. 5 foot minimum rear. Maximum 10 feet from public ROW. Allowances for courtyards.

Height.

Maximum height: 36 feet for properties which have frontage along Broadway except that within 75 feet of an abutting residential zone or corresponding SU-2 zone, building heights shall not exceed a 45 degree angle plane measured from residential property line. All other locations shall be limited to 26 feet.

Signage

Per R-C

Site Plan Approval

required as per existing SDP.

Manufacturing Zones

MTSB M-1. Corresponds to the M-1 zone in the Comprehensive City Zoning Code.

Site Plan Approval

Required as per existing SDP.

Other

SU-1/Special Use zone corresponds to the SU-1 zone in the Comprehensive City Zoning Code.

Site Plan Approval

Required as per existing SDP

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