

BE IT ORDAINED BY THE GOVERNING BODY OF THE VILLAGE OF BOSQUE FARMS, NEW MEXICO:

AMENDMENTS TO 10-1 COMPREHENSIVE ZONING ORDINANCE

10-1-13 L.

Home occupations. A conditional use permit for a home occupation shall be either permanent or renewable and may be issued by the Planning and Zoning Administrator/Officer or Commission subject to the following requirements. If a home occupation permit meets all the following requirements, it may be approved by the Planning and Zoning Administrator/Officer. Any deviations from the following requirements will require approval from the Planning and Zoning Commission. In either case, the posting of the sign will be required by the applicant as per Subsection C of this § 10-1-13.

(1)

No person other than members of the family residing on the premises shall be engaged in the home occupation. Allowances shall be made for non-family employees not working on the premises of the home occupation to visit the premises, provided such employees' responsibilities are identified and the frequency of daily trips made to the premises of the home occupation is stated. Non-family member employees shall not report for work at the home occupation premises;

(2)

The use of the dwelling unit for a home occupation shall be clearly incidental and subordinate to its principal use for residential purposes by its occupants, and not more than 25% of the floor area of such dwelling unit, or more than 600 square feet of an accessory building, contiguous and partitioned, shall be used in the conduct of the home occupation;

(3)

There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of a home occupation, other than one sign, not to exceed five square feet, as regulated by this Section 10-1 [see § 10-1-20D(9)];

(4)

There shall be no sales in connection with a home occupation that would disrupt the residential nature of the district;

(5)

No traffic shall be generated by a home occupation in greater volumes than would normally be expected in a residential neighborhood;

(6)

No equipment or process shall be used in a home occupation which creates a nuisance such as noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses, off the premises. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in the line voltage off the premises;

(7)

A maximum of two service vehicles are allowed if one is stored in an enclosed building;

(8)

Upon the approval of a conditional use permit for a home occupation by the Commission, a copy of such permit, along with any supplemental documentation, shall be provided to the applicant. The Commission shall ascertain that all limits and restrictions are clear to the applicant at the time of permit approval;

(9)

A list of hazardous materials or explosives that are stored in bulk on the property, which are used in the home occupation, with such storage areas clearly marked on the map, shall be provided to the Fire Chief and the floodplain administrator; and

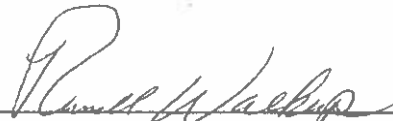
(10)

No use will be allowed which will create dangerous, injurious, noxious, or other conditions that will pose a threat to public health, safety and welfare. No adverse impact on surrounding property will be allowed.¹¹

(11)

Exception to 10-1-13 L, homemade food items, licensing, permitting, inspection and labeling exemptions, requirements and investigations shall be regulated by the State of New Mexico pursuant to the provisions of the Homemade Food Act.

PASSED, APPROVED AND ADOPTED THIS 17TH DAY OF MARCH 2022.



Russell Walkup, Mayor



ATTEST:



Gayle A. Jones, Clerk/Administrator