

## ARTICLE 5. ZONING DISTRICTS AND REQUIREMENTS

The purpose of the requirements of this Article provide standards for the development of properties in a manner compatible with the Comprehensive Plan and zoning standards suitable for development and subdivision applications. The Official Zoning Map for Doña Ana County is located in the Community Development Department (CDD), which is the final authority on the zoning status of all lands within the County. Whenever changes are made to the zoning district boundaries, via approval of a zone change, the Zoning Administrator shall amend the Official Zoning Map of Doña Ana County.

### 5.1 ZONING DISTRICTS

This Chapter establishes two types of zoning districts: transect zones and use zones.

#### 5.1.1 Transect Zones

Transect zones reflect the historic development patterns of Doña Ana County and are predominantly mixed uses and compact development. These zoning districts are located and map zoned to the existing historic communities and townsites that includes natural and rural conditions.

- a. Each zone shall have a distinct character as described below and specific land uses can be found in Table 5.1 Land Use Classification Matrix: Zoning Districts:
  - i. N (Natural) Zone consists of lands in or reverting to a natural condition, including lands unsuitable for settlement or development due to topography, hydrology or vegetation.
  - ii. T2/T2L (Rural) Zone consists of sparsely settled lands in open or cultivated conditions. These include bosque, agricultural land, and grazing land. Typical buildings include single family residential site-built homes and mobile homes, farmhouses and agricultural buildings. Thoroughfares are rural in character and have no pedestrian facilities. Landscaping is agricultural or that which occurs naturally. T2L uses are the same as T2, except mobile homes are not permitted.
  - iii. T3/T3L (Neighborhood Edge) Zone consists of low density single-family residential dwelling areas, with some mix of uses, home occupations, and outbuildings. Parkways within thoroughfares and yard plantings shall be naturalistic and building setbacks shall be relatively deep. Blocks are large and thoroughfare networks irregular. T3L uses are the same as T3, except mobile homes are not permitted.
  - iv. T4/T4L (General Neighborhood) Zone consists of a mix of uses but is primarily mixed density residential. It contains a wide range of building types: houses, compounds, townhouses, duplexes, small apartment buildings, and live-work units. Setbacks and landscaping are variable. Thoroughfares with sidewalks define medium-sized blocks. T4L uses are the same as T4, except mobile homes are not permitted.
  - v. T5 (Town Center) Zone consists of higher density mixed-use buildings that accommodate retail, offices, townhouses, and apartments. It shall have a tight

- xi. C2 (Community Commercial) Zone permits a range of commercial activities that serve a community or several communities, and allow larger commercial businesses.
- xii. C3 (Regional Commercial) Zone permits a wide range of regional commercial activities generating large amounts of employment and traffic, serving a wide region on the County.
- xiii. I1 (Light Industrial) Zone permits light-intensity industrial activities that serve a community or several communities and are compatible with other commercial uses.
- xiv. I2 (Medium Industrial) Zone permits medium-intensity industrial activities that serve a community or several communities.
- xv. I3 (Heavy Industrial) Zone permits heavy-intensity industrial activities properly buffered from surrounding communities.

**Table 5.1 Land Use Classification Matrix: Zoning Districts**

**LEGEND**

Permitted	P
Conditional Uses, See Table 5.42	C
Permitted if Assessed as Agriculture for On-Farm Operations Only	A
Special Use Permit	S
Retail Uses Not Elsewhere Classified, Limited By Building Size	*

Natural	N
Rural	T2
<u>Rural - Limited</u>	<u>T2L</u>
Neighborhood Edge	T3
<u>Neighborhood Edge - Limited</u>	<u>T3L</u>
General Neighborhood	T4
<u>General Neighborhood - Limited</u>	<u>T4L</u>
Town Center	T5
Rural Density Residential	R5

Rural Density Residential - Limited	R5L
Low Density Residential	D1
Low Density Residential - Limited	D1L
Medium Density Residential	D2
Medium Density Residential - Limited	D2L
High Density Residential	D3
Mobile Home Park	DM
Mixed Use	MU
Neighborhood Commercial	C1
Community Commercial	C2
Regional Commercial	C3
Light Industrial	I1
Medium Industrial	I2
Heavy Industrial	I3

Consult Sections 5.1, Table 5.1 and 5.3 for additional restrictions on uses. Lots in all zones shall conform to Tables 5.4 through 5.17 Site Standards.

PRIMARY USE OF PROPERTY	ZONING DISTRICTS																						
	Transect Zones								Use Zones														
	N	T2	<u>T2L</u>	T3	<u>T3L</u>	T4	<u>T4L</u>	T5	R5	R5L	D1	D1L	D2	D2L	D3	DM	MU	C1	C2	C3	I1	I2	I3
<b>Civic Space</b>																							
Park	P	<del>P</del>	P	<del>P</del>	P	P	<del>P</del>		P	P	P	P	P	P	P								
Green	P	<del>P</del>	P	<del>P</del>	P	P	<del>P</del>	P	P	P													

PRIMARY USE OF PROPERTY	ZONING DISTRICTS																						
	Transect Zones								Use Zones														
	N	T2	T2L	T3	T3L	T4	T4L	T5	R5	R5L	D1	D1L	D2	D2L	D3	DM	MU	C1	C2	C3	I1	I2	I3
Square						P	P																
Plaza						P	P																
Neighborhood Multipurpose Field						P	P			P	P	P	P	P	P	P							
Playground		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Community Garden, Small		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Community Garden, Medium		P	P	P	P	P	P		P	P	P	P	P		P	P	P	P	P	P			
Community Garden, Large		P	P	P	P				P	P	P	P			P	P	P	P	P				
<b>Residential</b>	<b>N</b>	<b>T2</b>	<b>T2L</b>	<b>T3</b>	<b>T3L</b>	<b>T4</b>	<b>T4L</b>	<b>T5</b>	<b>R5</b>	<b>R5L</b>	<b>D1</b>	<b>D1L</b>	<b>D2</b>	<b>D2L</b>	<b>D3</b>	<b>DM</b>	<b>MU</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>I1</b>	<b>I2</b>	<b>I3</b>
Apartment or Condominium Complex						P	P	P					P	P	P								
Duplex						P	P	P					P	P	P								
Accessory Dwelling		P	P	P	P	P	P	P	S	S	S	S											
Fourplex						P	P	P							P								
Home Occupation (see Section 5.10 Home Occupation Permits))		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Live-Work Unit						P	P	P									P						
Mobile Home Park															S	P							
Single-family Dwelling, Mobile Home		P		P		P			P		P		P			P							
Single-family Dwelling, Site-built		P	P	P	P	P	P		P	P	P	P	P	P			P						
Townhouse						P	P	P							P		P						
Triplex								P							P		P						
Community Types		P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P			
<b>Lodging</b>	<b>N</b>	<b>T2</b>	<b>T2L</b>	<b>T3</b>	<b>T3L</b>	<b>T4</b>	<b>T4L</b>	<b>T5</b>	<b>R5</b>	<b>R5L</b>	<b>D1</b>	<b>D1L</b>	<b>D2</b>	<b>D2L</b>	<b>D3</b>	<b>DM</b>	<b>MU</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>I1</b>	<b>I2</b>	<b>I3</b>
Bed and Breakfast		P	P	S	S	P	P	P	S	S	S	S	P	P	P		P						
Hotel and Motel						C	C	P									P		P	P			
Inn						C	C	P									P	P	P	P			
Recreational Vehicle Park		P	S			C	C									P		S	P	P	P		
<b>Office</b>	<b>N</b>	<b>T2</b>	<b>T2L</b>	<b>T3</b>	<b>T3L</b>	<b>T4</b>	<b>T4L</b>	<b>T5</b>	<b>R5</b>	<b>R5L</b>	<b>D1</b>	<b>D1L</b>	<b>D2</b>	<b>D2L</b>	<b>D3</b>	<b>DM</b>	<b>MU</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>I1</b>	<b>I2</b>	<b>I3</b>
Laboratory, Scientific, Agricultural Research, Office and Service		S	S	S	S	C	C	P									P	P	P	P	P	P	
Office, General						C	C	P									P	P	P	P	P		
Office, Small						P	C	P									P	P	P	P	P	P	
<b>Retail &amp; Service</b>	<b>N</b>	<b>T2</b>	<b>T2L</b>	<b>T3</b>	<b>T3L</b>	<b>T4</b>	<b>T4L</b>	<b>T5</b>	<b>R5</b>	<b>R5L</b>	<b>D1</b>	<b>D1L</b>	<b>D2</b>	<b>D2L</b>	<b>D3</b>	<b>DM</b>	<b>MU</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>I1</b>	<b>I2</b>	<b>I3</b>
Adult Bookstore or Adult Entertainment																			S	S	S	S	S

PRIMARY USE OF PROPERTY	ZONING DISTRICTS																						
	Transect Zones								Use Zones														
	N	T2	T2L	T3	T3L	T4	T4L	T5	R5	R5L	D1	D1L	D2	D2L	D3	DM	MU	C1	C2	C3	I1	I2	I3
Commercial Laundry						C	C	P										P	P	P			
Commercial Use Not Elsewhere Classified				S	S	C	C	P									P	P	P	P			
Convenience Store								P									P	P	P	P	P		
Display Gallery						C	C	P									P	P	P	P			
Gas Station						P	P	P									S	P	P	P	P	P	P
Kiosk						P	P	P									P	P	P	P			
Retail Facility, Large, over 25,000 sq. ft.*								S											P	P	P		
Retail Facility, Medium, 10,000 to 25,000 sq. ft.*								P											P				
Retail Facility, Small, under 10,000 sq. ft.*				S	S	C	C	P									P	P					
Open Market Building				S	S	P	P	P									P	P	P	P			
Personal Service				S	S	C	C	P									P	P	P	P	P		
Bar, Pub, Tavern						C	C	P									P	P	P	P	P		
Nightclub								S											P	P	P		
Restaurant, Bakery, Catering Service				S	S	C	C	P									P	P	P	P	P	S	S
Food Truck/Push Cart		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>Institutional</b>	<b>N</b>	<b>T2</b>	<b>T2L</b>	<b>T3</b>	<b>T3L</b>	<b>T4</b>	<b>T4L</b>	<b>T5</b>	<b>R5</b>	<b>R5L</b>	<b>D1</b>	<b>D1L</b>	<b>D2</b>	<b>D2L</b>	<b>D3</b>	<b>DM</b>	<b>MU</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>I1</b>	<b>I2</b>	<b>I3</b>
Community Building, Public or Private		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Convention or Exhibition Hall																	P			P			
Cultural Center						C	C	P									P						
Entertainment Facility, Not Adult Entertainment								P										P	P	P			
Exhibition Center								P									P						
Institutional Use such as Library, Educational or Cultural						C	C	P										P	P	P			
Museum						C	C	P									P	P	P	P			
Off-Site Parking Area for Commercial and Industrial Use						C	C	P										P	P	P	P	P	P
Prison																						S	S
Recreation and Sports Facility, Private		P	P			P	P								P	P		P	P	P			
Recreation and Sports Facility, Public		S	S	P	P	P	P		S	S	S	S	S	S	S	S	S	P	P	P			
Religious Institution		S	S	S	S	P	P	P	S	S	S	S	S	S	S	S	P	P	P				
Theater and Like Places of Assembly						C	C	P									P	P	P				
Sports Stadium								P									P	P	P		P		

PRIMARY USE OF PROPERTY	ZONING DISTRICTS																						
	Transect Zones								Use Zones														
	N	T2	T2L	T3	T3L	T4	T4L	T5	R5	R5L	D1	D1L	D2	D2L	D3	DM	MU	C1	C2	C3	I1	I2	I3
<b>Agriculture</b>	N	T2	T2L	T3	T3L	T4	T4L	T5	R5	R5L	D1	D1L	D2	D2L	D3	DM	MU	C1	C2	C3	I1	I2	I3
Agricultural Packaging and Warehousing	A	A	A						A	A	A	A							P	P	P	P	P
Agricultural Processing Facility	A	A	A						A	A	A	A								S	P	P	P
Aquaculture	S	S						P	S	S							S			P	P	P	P
Auction Yard	S	S																P	P	P	P	P	P
Dairy and Related Operations																					S	P	P
Feed Lot																					P	P	P
Farming and Ranching	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P	P	P	P	P	P
Grain Storage	A	A	A						A	A	A	A									P	P	P
Greenhouse and Nursery, Commercial	S	S	S	S	C	C	P		S	S	S	S				S	P	P	P	P			
Livestock Pen	A	A							S	S											P	P	P
Poultry Raising, Commercial	S	S																				P	P
Poultry Slaughtering and Processing, Commercial																						P	P
Research	P	P	S	S												P	P				P	P	P
Stable, Private	P	P	P	P	C	C			P	P	P	P	P	P									
Stable, Public, Commercial	S	S							S	S													
Stockyard or Slaughter House																						P	P
Swine Production																						P	P
Wine Tasting Room	S	S	S	S	C	C	P		S	S	S	S					P	P	P	P	P		
<b>Automotive</b>	N	T2	T2L	T3	T3L	T4	T4L	T5	R5	R5L	D1	D1L	D2	D2L	D3	DM	MU	C1	C2	C3	I1	I2	I3
Automobile, SUV Repair, Sales or Service	S	S						P												P	P	P	P
Automobile Garages, Painting or Auto Body Work	S	S																		P	P	P	P
Auto-Related Repair and Service, But Not Auto Painting or Body Work	S	S			C	C												P	P	P	P	P	P
RV or Truck Repair, Sales or Service																				P	P	P	P
Truck Stop																				P	P	P	P
<b>Civil Support</b>	N	T2	T2L	T3	T3L	T4	T4L	T5	R5	R5L	D1	D1L	D2	D2L	D3	DM	MU	C1	C2	C3	I1	I2	I3
Animal Hospital, Veterinary Clinic and Kennel, and Ag Office and Medical Research	P	P	S	S	C	C			S	S						S	P	P	P	P	P		
Cemetery	S	S			C	C													P	P	P		
Crematorium																					P	P	P
Funeral Home and Funeral Chapel																		P	P	SP			

PRIMARY USE OF PROPERTY	ZONING DISTRICTS																						
	Transect Zones							Use Zones															
	N	T2	T2L	T3	T3L	T4	T4L	T5	R5	R5L	D1	D1L	D2	D2L	D3	DM	MU	C1	C2	C3	I1	I2	I3
Health Service, Public or Private		S	S			C	C	P			S	S						P	P	P	P		
Hospital																			P	P	P	P	P
<b>Education</b>	<b>N</b>	<b>T2</b>	<b>T2L</b>	<b>T3</b>	<b>T3L</b>	<b>T4</b>	<b>T4L</b>	<b>T5</b>	<b>R5</b>	<b>R5L</b>	<b>D1</b>	<b>D1L</b>	<b>D2</b>	<b>D2L</b>	<b>D3</b>	<b>DM</b>	<b>MU</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>I1</b>	<b>I2</b>	<b>I3</b>
Child and Adult Care, Commercially Operated		S	S	S	S	C	C	P	S	S	S	S	S	S	P	S	P	P	P	P	P		
Childcare, Home Occupation		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
College or University								P										P	P	P			
Elementary School		S	S	S	S	C	C	P	S	S	S	S	S	S	S	S	S						
High School, Jr. High School, Middle School		S	S	S	S	S	C	P	S	S	S	S	S	S	S	S	S						
Trade School								P										P	P	P	P	P	
<b>Industrial</b>	<b>N</b>	<b>T2</b>	<b>T2L</b>	<b>T3</b>	<b>T3L</b>	<b>T4</b>	<b>T4L</b>	<b>T5</b>	<b>R5</b>	<b>R5L</b>	<b>D1</b>	<b>D1L</b>	<b>D2</b>	<b>D2L</b>	<b>D3</b>	<b>DM</b>	<b>MU</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>I1</b>	<b>I2</b>	<b>I3</b>
Borrow Pit, Batching Plant and Asphaltic Mix Plant																						P	P
Wireless Communications Facility		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P
Construction Equipment, Related sales, Services, Storage and Distribution Facility																			P	P	P	P	P
Drilling of Oil, Gas Well or Other Shaft Mining																							P
Energy Generation Operation																							P
Explosive Materials, Manufacturing or Storage																							P
Fat Rendering Plant																							P
Fertilizer Plant																							P
Food and Fiber Processing		S	S																		P	P	P
Foundry																							P
Ground Transportation Terminal																			P	P	P	P	P
Junkyard and Dismantling																							P
Laboratory Facility						C	C	P										P	P	P	P	P	P
Light Manufacturing						C	C	P												P	P	P	P
Major Facility for Distribution of Electric, Natural Gas, Water, Sewer, Cable								P										P	P	P	P	P	P
Heavy Manufacturing																							P
Mini-Storage Unit		S	S																P	P	P	P	P
Petroleum Refinery and Storage																							P
Recycling Center		S	S																	P	P	P	P
Renewable Energy Facility		S	S																		P	P	P

PRIMARY USE OF PROPERTY	ZONING DISTRICTS																						
	Transect Zones							Use Zones															
	Z	T2	T2L	T3	T3L	T4	T4L	T5	R5	R5L	D1	D1L	D2	D2L	D3	DM	MU	C1	C2	C3	I1	I2	I3
Utility Building, Wastewater Lift Station and Substation, Minor, Private or Public	S	S	S	S	S	S	P		S	S	S	S	P	P	P	P	P	P	P	P	P	P	P
Warehouse																					P	P	P
Wholesale Sales and Storage																			P	P	P		
Wrecking Service	S	S																	P	P	P	P	P

**5.2 REGULATIONS GENERAL TO ALL ZONES**

**5.2.1 Purpose**

The purpose of this section is to provide regulations general to all zones, including the classification and regulation of uses in all zones.

**5.2.2 General Use Standards**

Land uses in transect zones and use zones shall be in accordance with Table 5.1 Land Use Classification Matrix: Zoning Districts:

- a. Coexistence of Uses. All of the uses permitted by Table 5.1 shall be permitted to coexist on a property simultaneously within a given zoning category.
- b. Special Use Permits. A specific use that is not permitted by right within a zoning district will require a special use permit (S) per Table 5.1.
- c. Conditional Use. A conditional use (C) is permitted with certain conditions limiting size or intensity per Table 5.2 Conditions for Transect Zones.

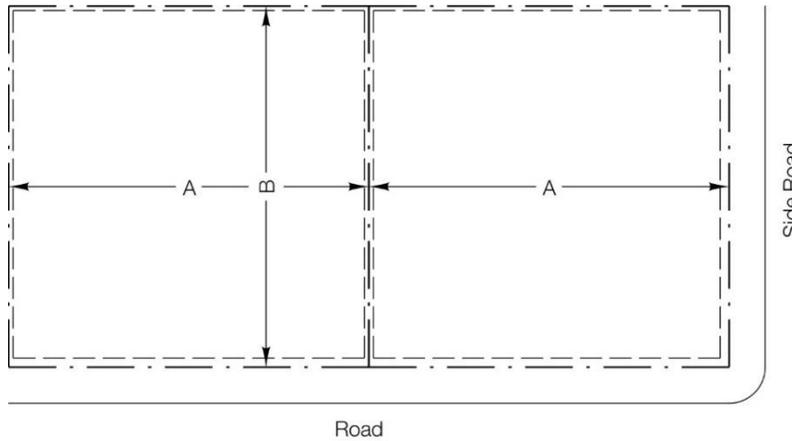
**Table 5.2 Conditions for Transect Zones**

PRIMARY USE OF PROPERTY	T4/T4L
Lodging	12 rooms/RV spaces maximum.
Office	6,000 sq. ft. building footprint maximum.
Retail & Services	12,000 sq. ft. building footprint maximum. Alcohol and food service establishments shall seat no more than 40.
Institutional	20 parking spaces maximum.
Agricultural	20 parking spaces maximum.
Automotive	Accessory to residential only. No exterior storage permitted.
Civil Support	30 parking spaces maximum.

**Table 5.4 Site Standards: T2 & T2L, R5, and R5L Zones**

**Rural and Rural 5-Acre Zones (T2 & T2L, R5 & R5L)**

**Lot Standards**



**Legend:**

— · — Property Line

----- Setback Line

**1. Lot Size and Density**

A Lot Width: not applicable

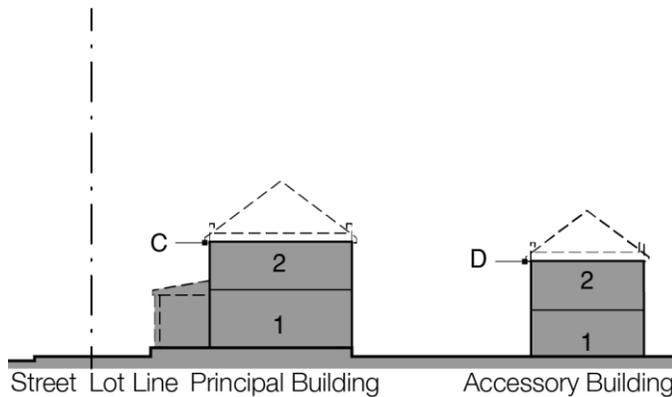
B Lot Depth: not applicable

1.1 Lot Area: 2 Acres (min) T2 & T2L; 5 Acres (min) R5 & R5L

**2. Other Lot Standards**

Accessory Dwelling T2 & T2L - 1 Accessory dwelling limited to 1,250 sq. ft. and 1 Accessory dwelling permitted for every 5 acres of lot area, R5 & R5L - Special Use Permit (S) required.

**Building Form**



**3. Building Height**

C Principal Building Height: 2 stories (max)

D Accessory Building Height: 2 stories (max)

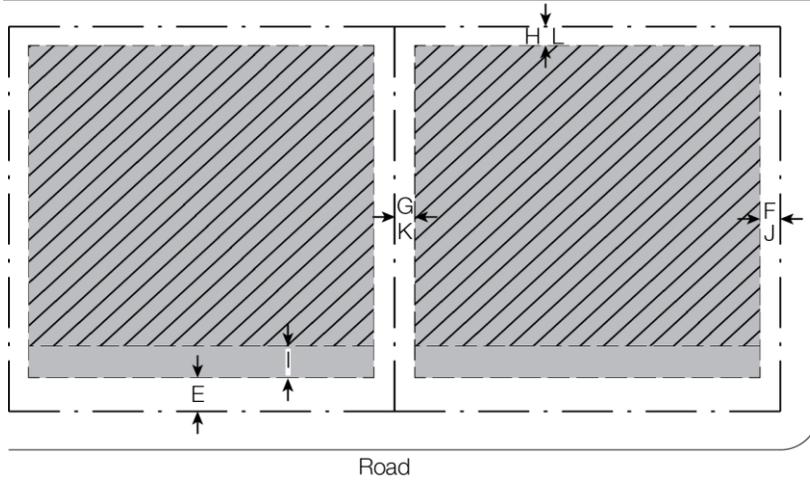
**4. Private Frontage**

4.1 Private Frontage Type: Common Yard or Fenced/Walled Yard

4.2 Frontage Buildout: not applicable

**Rural and Rural 5-Acre Zones (T2 & T2L, R5 & R5L)**

**Building Setbacks, General**



**Legend:**

— · —	Property Line
---	Setback Line
█	Buildable Area
▨	Accessory Building Area

Side Road

**5. Principal Building**

E	Primary Frontage: 25 feet (min)
F	Secondary Frontage: 12 feet (min)
G	Side Setback: 5 feet (min)
H	Rear: 5 feet (min)

**6. Accessory Buildings**

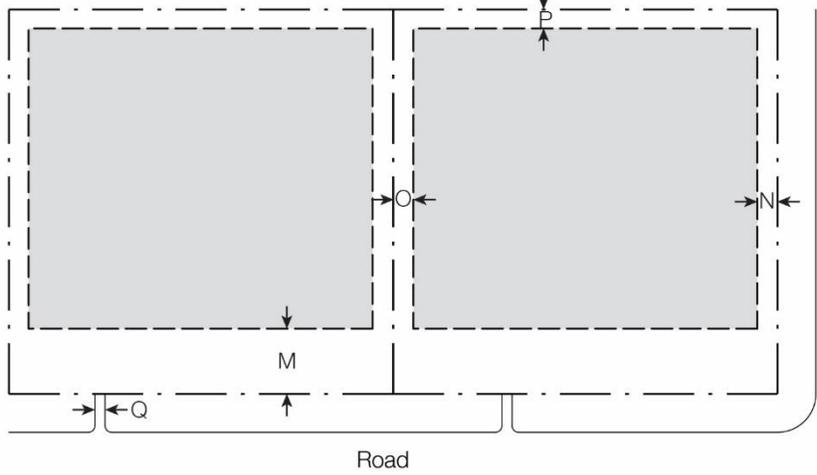
I	Primary Frontage: 20 feet behind front façade (min)
J	Secondary Frontage: 12 feet (min)
K	Side Setback: 5' min
L	Rear Setback: 5' min

**7. Lot Coverage and Encroachments**

7.1	Lot Coverage	5% (max)
7.2	Portal	16% of setback (max), but no more than 8 feet
7.3	Balcony or Bay Window	8% of setback (max), but no more than 4 feet

**Rural and Rural 5-Acre Zones (T2 & T2L, R5 & R5-L)**

**Parking and Storage Setbacks**



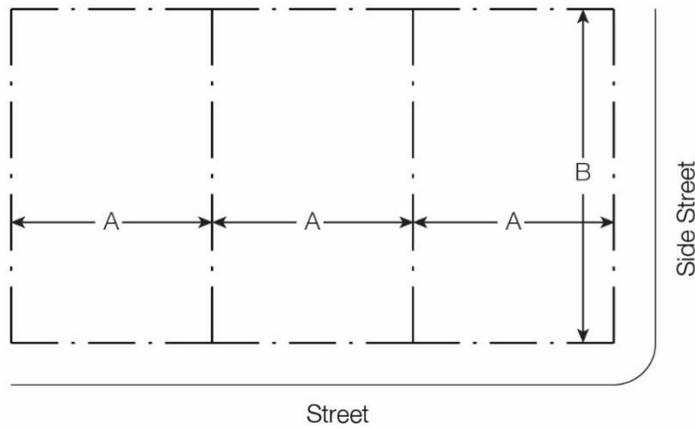
**Legend:**

---	Property Line
- . - .	Setback Line
█	Available for Parking/Storage
<b>8.</b>	<b>Principal Building</b>
M	Primary Frontage: 20 feet behind front façade
N	Secondary Frontage: 24 feet (min)
O	Side: 24 feet (min)
P	Rear: 24 feet (min)
Q	Access Driveway width in frontage: 10 feet (min)

**Table 5.5 Site Standards: T3 & T3L Zones**

**Neighborhood Edge Zone (T3 & T3L)**

**Lot Standards**



**Legend:**

— · — Property Line

--- Setback Line

**1. Lot Size and Density**

A Lot Width: 60 feet (min)

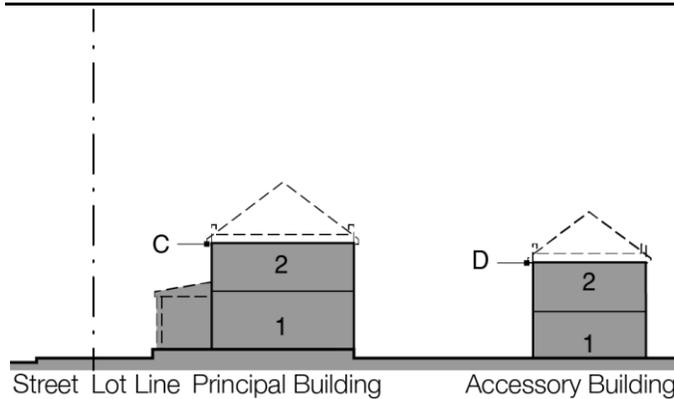
B Lot Depth: not applicable

1.1 Lot Area: 6,000 square feet (min)

**2. Other Lot Standards**

Accessory Dwelling 1 Accessory dwelling permitted per lot limited to 800 sq. ft.

**Building Form**



**3. Building Height**

C Principal Building Height: 2 stories (max)

D Accessory Building Height: 2 stories (max)

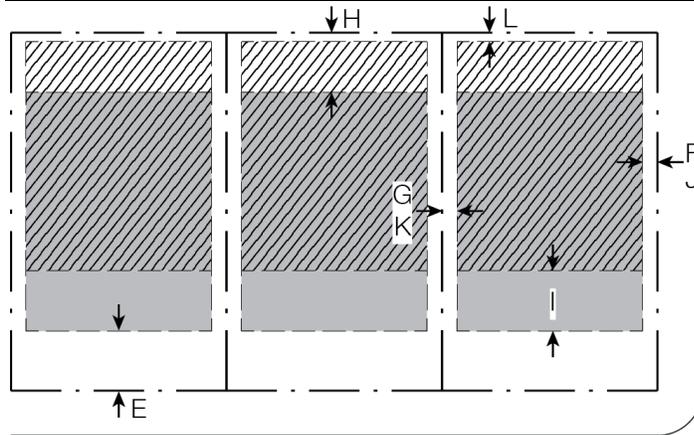
**4. Private Frontage**

4.1 Private Frontage Type: Common yard or Fenced/Walled yard

4.2 Frontage Buildout: not applicable

**Neighborhood Edge Zone (T3 & T3L)**

**Building Setbacks, General**



**Legend:**

- · — Property Line
- - - - - Setback Line
- █ Buildable Area
- ▨ Accessory Building Area

**5. Principal Building**

- E Primary Frontage: 15 feet (min)
- F Secondary Frontage: 5 feet (min)
- G Side Setback: 5 feet (min)
- H Rear: 5 feet (min)

**6. Accessory Buildings**

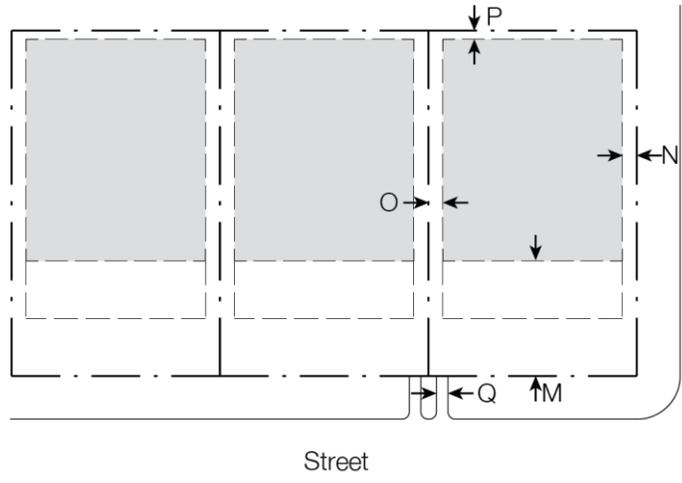
- I Primary Frontage: 20 feet behind primary façade (min)
- J Secondary Frontage: 5 feet (min)
- K Side Setback: 5 feet (min)
- L Rear Setback: 3 feet (min)

**7. Lot Coverage and Encroachments**

7.1	Lot Coverage	40% (max)
7.2	Portal, Patio	40% of setback (max), but no more than 8 foot encroachment
7.3	Balcony or Bay Window	20% of setback (max), but no more than 4 foot encroachment

**Neighborhood Edge Zone (T3 & T3L)**

**Parking and Storage Setbacks**



**Legend:**

- · — Property Line
- - - - Setback Line
- █ Available for Parking/Storage

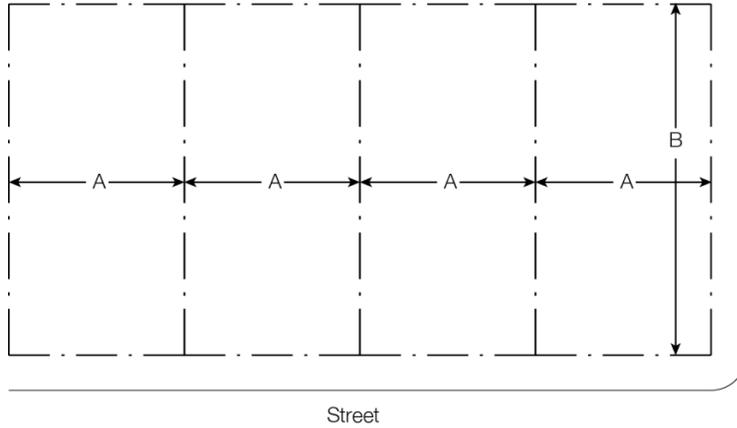
**8. Principal Building**

- M Primary Frontage: 15 feet behind front façade
- N Secondary Frontage: 24 feet (min)
- O Side: 5 feet (min)
- P Rear: 5 feet (min)
- Q Access Driveway width in frontage: 10 feet (min)

**Table 5.6 Site Standards: T4 & T4L Zones**

**General Neighborhood Zone (T4 & T4L)**

**Lot Standards**



**Legend:**

— · — Property Line

— — — — — Setback Line

**1. Lot Size and Density**

A Lot Width: 20-100 feet

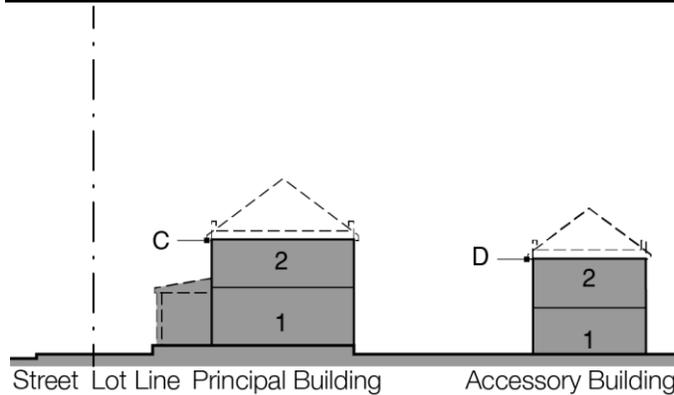
B Lot Depth: 70 feet (min)

1.1 Lot Area: 4,000 square feet (min)

**2. Other Lot Standards**

Accessory Dwelling 1 Accessory dwelling permitted per lot.

**Building Form**



**3. Building Height**

C Principal Building Height: 2 stories (max)

D Accessory Building Height: 2 stories (max)

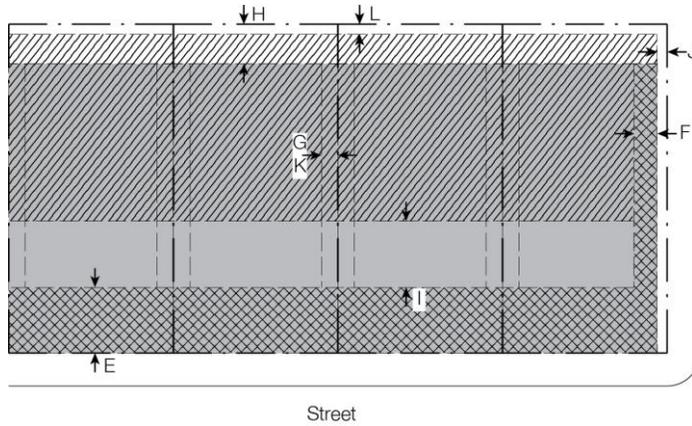
**4. Private Frontage**

4.1 Private Frontage Type: Common yard, Fenced/Walled Yard, Terrace, Shopfront, and Common Entry

4.2 Frontage Buildout: 50% (min)

**General Neighborhood Zone (T4 & T4L)**

**Building Setbacks, General**



**Legend:**

- Property Line
- Setback Line
- █ Buildable Area
- ▨ Accessory Building Area
- ▩ Façade Area

**5. Principal Building**

- E Primary Frontage: 15 feet (min)
- F Secondary Frontage: 5-12 feet
- G Side Setback: either 5 feet (min) or 0 feet
- H Rear: 5 feet (min)

**6. Accessory Buildings**

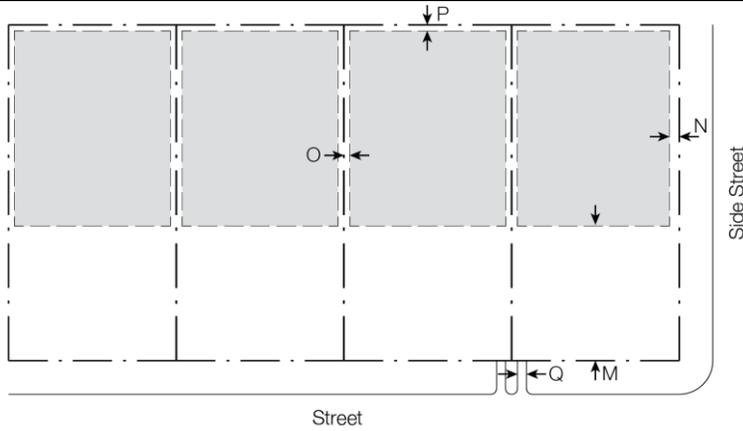
- I Primary Frontage: 20 feet behind front façade (min)
- J Secondary Frontage: 5 feet (min)
- K Side Setback: either 5 feet (min) or 0 feet
- L Rear Setback: 3 feet (min)

**7. Lot Coverage and Encroachments**

7.1	Lot Coverage	65% (max)
7.2	Portal, Patio	80% of setback (max), but no encroachment within 2 feet of the curb
7.3	Awnings	100% of setback (max), but no encroachment within 2 feet of the curb

**General Neighborhood Zone (T4 & T4L)**

**Parking and Storage Setbacks**



**Legend:**

- · — Property Line
- — — — — Setback Line
- █ Available for Parking/Storage

**8. Principal Building**

- M Primary Frontage: 20 feet behind Front Façade
- N Secondary Frontage: 5 feet (min)
- O Side: 3 feet (min)
- P Rear: 3 feet (min)
- Q Access Driveway width in frontage: 10 feet (min)

**5.3 REGULATIONS SPECIFIC TO TRANSECT ZONES**

The purpose of this section is to provide transect zones in a continuum of intensity primarily for uses within the T3 & T3L, T4 & T4L, and T5 Zones, and it does not pertain to the T2 & T2L Zones unless explicitly specified herein. The purpose of the zones in the continuum of intensity is to vary the density, intensity of land use, variety of land uses, scale and size of buildings, and other factors according to the zone. The purpose of regulating frontages and height, façades, and fences is to encourage the definition of the public realm and regulation of adjacent zones in a manner that ensures their mutual compatibility.

5.3.1 Civic Spaces

Civic Spaces shall be designed per Table 4.3 Civic Space Types for the type of civic space permitted per Table 5.1 Land Use Classification Matrix: Zoning Districts.

5.3.2 Lots

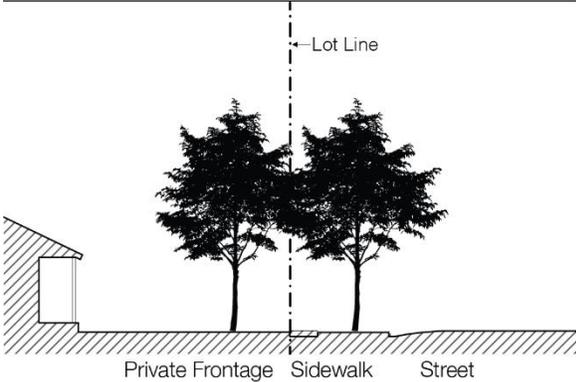
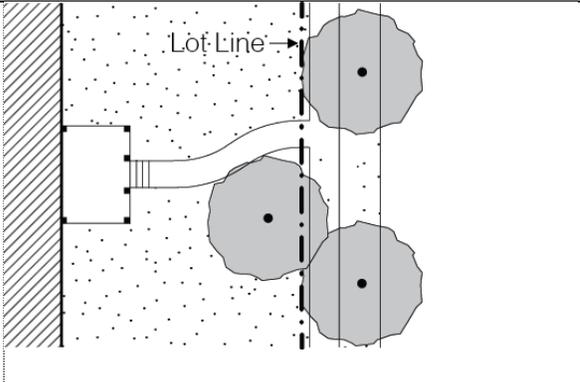
Flag properties are not permitted except in T2 & T2L.

5.3.3 Private Frontage

The private frontage buildings shall conform to Table 5.18 Private Frontages and shall be permitted where indicated in Tables 5.4 through 5.17.

- a. The main entrance to the principal building shall be accessed via the primary frontage and shall be located in the primary façade. See Table 5.3.

**Table 5.18 Private Frontages**

<b>1. Common Yard</b>	
	
Permitted Elements:	Porch
Surface Treatments:	Landscaping, including produce gardens and a path leading to building entries.
Special Requirements	Not Applicable

the vicinity of the property and may designate on the zoning map certain portions of thoroughfares in which it will more readily approve an administrative variance to this requirement. See Article 2.

- b. Streetscreen. In the absence of the building façade along any part of frontage line in the T5 Zone, a streetscreen shall be built parallel with the façade.
- c. Streetscreens, Design. Streetscreens shall be between 3.5 and 6 feet in height. The streetscreen may be replaced by hedge or fence if the Zoning Administrator reviews an administrative variance (see Article 2.7.3). Streetscreens shall have no opening larger than necessary to allow automobiles and pedestrian access.
- d. Fences. Fences shall be located in zones per Table 5.24.

#### 5.3.7 Regulations Specific to N Zone

Development shall be prohibited in the N Zone except for structures erected for the support of the Bureau of Land Management for parks, and park services, and other structures approved by the P&Z, except where the P&Z has no jurisdiction.

#### 5.3.8 Regulations Specific to T2 & T2L Zone

Land within the T2 & T2L Zone may be subdivided by right per Article 4 or rezoned per Article 2; otherwise the standards herein shall pertain.

- a. Office Use, Area and Location. Building area available for office use on each property is restricted to 600 square feet within the first story of the principal building or accessory building.
- b. Retail Use, Type and Size. Retail use is limited to roadside stands, not to exceed 600 square feet and may be open-air.
- c. Institutional, Manufacturing and Industrial Uses. Institutional, manufacturing and Industrial uses are prohibited unless they are accessory to agricultural use, per Table 5.1 Land Use Classification Matrix: Zoning District.
- d. Agricultural Use. Agricultural use is permitted by right per the definition of agriculture.
- e. Agriculture-Related Buildings. Agriculture-related buildings, barns workshops and sheds shall be a minimum of 50 feet from all adjacent front and rear property lines and 20 feet from all side property lines, or 100 feet from a public right-of-way, whichever is greater. Such buildings shall not exceed 40 feet in height.
- f. Accessory Buildings. One accessory building may be used as a dwelling. Additional accessory buildings cannot be used as living quarters.

#### 5.3.9 Regulations Specific to T3 & T3L Zone

- a. Office Use, Area and Location. Building area available for office use on each property is restricted to 600 square feet within the principal or accessory building.
- b. Retail Use, Area. Building area available for retail use is restricted to buildings at corner locations and may not exceed 2,000 square feet.
- c. Retail Use, Food Service. Food service is limited to no more than 600 square feet of seating area.

- d. Institutional, Manufacturing and Industrial Uses. Institutional, manufacturing and industrial uses are prohibited unless they are accessory to agricultural use.
- e. Agricultural Use. Agricultural use is limited to the specific uses in Table 5.1 Land Use Classification Matrix: Zoning Districts.

#### 5.3.10 Regulations Specific to T4 & T4L Zone

- a. Retail Use, Area and Location. Retail use, area and location are limited per Table 5.1
- b. Office Use, Area and Location. Building area available for office use on each property is limited to 2,500 square feet.
- c. Agricultural Use. Agricultural use is limited to the specific uses in Table 5.1 Land Use Classification Matrix: Zoning Districts.

#### 5.3.11 Regulations Specific to T5 Zone

- a. Retail Use, Area and Location. Retail uses are not limited in area.
- b. Institutional Use. Institutional uses may occupy any building story.
- c. Agricultural Use. Agricultural use is limited to the specific uses in Table 5.1 Land Use Classification Matrix: Zoning Districts.

### 5.4 REGULATIONS SPECIFIC TO USE ZONES

The purpose of these regulations of use zones is to maintain compatibility both with certain existing forms of development and with the regulations under which they were previously permitted. See the specific uses in Table 5.1 Land Use Classification Matrix: Zoning Districts.

#### 5.4.1 General

The use zones are provided to maintain compatibility with existing regulation and to differentiate zones by specific uses permitted.

#### 5.4.2 Building Height

Building heights shall be measured in feet above grade except within 60 feet of a primary frontage, in which case building heights shall be measured above the highest point on the sidewalk (or ground if there is no sidewalk) at the primary frontage line.

#### 5.4.3 Thoroughfare Access

No property shall be subdivided within a use zone unless it has access from a right-of-way or from an easement with an improved roadway of the widths specified in Table 5.19.

#### 5.6.7 Dust and Air Pollution

Dust and other types of air pollution borne by the wind from sources such as storage areas and the like within property boundaries shall be managed by appropriate landscaping, screening, sheltering, paving, oiling, fencing, wetting, collecting or other acceptable means. The T2 & T2L Zones and agriculturally assessed lands shall be permissive to commercial agricultural uses and the environmental impacts thereof.

#### 5.6.8 Fluid Discharge of Radioactive and Hazardous Waste

The discharge of fluid and the disposal of radioactive and hazardous waste materials shall be in compliance with applicable state and federal laws and regulations governing such materials or waste. No operation that produces radioactive or hazardous waste material shall commence without prior notice and approval of the Zoning Administrator, the Fire Chief, the County Sheriff and the Chief Building Official. Notice shall be given at least 30 days before the operation is commenced and shall be subject to a public hearing. Radioactive and hazardous material shall be transported, stored and used only in conformance with all applicable federal, state and local laws.

#### 5.6.9 Electromagnetic Interference

Electromagnetic interference from any operations of any use in any district shall not adversely affect the operation of any equipment located off the parcel on which such interference originates.

#### 5.6.10 Odors

The release of materials odorous by nature, or capable of being odorous, either by bacterial decomposition or chemical reaction, which renders it perceptible from beyond the zoning property, shall be prohibited with the exception of commercial agricultural uses.

#### 5.6.11 Toxic Substances

The storage, handling or transport of toxic substances shall comply with the State of New Mexico Office of Emergency Management (OEM) rules and regulations, as applicable relative to the prevention of water pollution

#### 5.6.12 Water Pollution

All uses shall comply with the State of New Mexico and the United States Environmental Protection Agency (EPA) rules and regulations as applicable regarding the prevention of water pollution.

#### 5.6.13 Fire and Explosion Hazards

Materials that present potential fire and explosive hazards shall be transported, stored and used only in conformance with applicable federal, state and local laws and the Doña Ana County Fire Chief (CFC).

#### 5.6.14 Outdoor Storage

All outdoor storage for fuel, raw materials and products shall be enclosed by a solid fence, wall and/or plant materials adequate to conceal such facilities from adjacent properties and

**Table 5.21. Buffer Class Requirements**

Adjacent Use	New Use																
	N	R5/R5L	T2 & T2L	T3 & T3L/L	T4 & T4L/M	T5/H	D1/D1L	D2/D2L	D3	DM	MU	C1	C2	C3	I1	I2	I3
N																	
R5/R5L				1	2	2		1	2	2	2	2	3	3	3	3	3
T2/T2L				1	1	2		1	2	2	2	2	3	3	3	3	3
T3/T3L/L		1	1	1	1	1	1	1	2	2	2	2	3	3	3	3	3
T4/T4L/M		2	2	1	1	1	1	1	2	2	2	2	3	3	3	3	3
T5/H		2	2	1	1	1	2	2	2	2	2	2	3	3	3	3	3
D1/D1L				1	1	2		1	2	2	2	2	3	3	3	3	3
D2/D2L		1	1	1	1	2	1		2	2	2	2	3	3	3	3	3
D3		2	2	2	2	2	2	2	1	2	2	1	3	3	3	3	3
DM		2	2	2	2	2	2	2	2	1	2	1	3	3	3	3	3
MU		2	2	2	2	2	2	2	2	2	1	1	1	3	3	3	3
C1		2	2	2	2	2	2	2	2	2	1	1	1	3	3	3	3
C2		3	3	3	3	3	3	3	3	3	1	1	1	3	3	3	3
C3		3	3	3	3	3	3	3	3	3	3	3	3	1	1	1	1
I1		3	3	3	3	3	3	3	3	3	3	3	3	1	1	1	1
I2		3	3	3	3	3	3	3	3	3	3	3	3	1	1	1	1
I3		3	3	3	3	3	3	3	3	3	3	3	3	1	1	1	1

**Legend:** Number indicates the buffer class required per Section 5.7.19

5.7.17 Walls or Fences, Location

Walls and Fencing shall be located on the property as follows and per Figure 5-5:

- a. Wall or fence locations are described by the following:
  - i. “at the primary frontage” shall be one located between the line of the primary façade and the primary frontage property line.
  - ii. “at the secondary frontage” shall be one located between the secondary façade and the secondary frontage line and along the rear property line between the secondary frontage and any accessory building.
  - iii. “at the frontage” is a fence at the primary frontage or a fence at the secondary frontage.

- c. Between properties from the adjacent yard’s grade.
- d. Along a rear lane from the grade of the rear lane.

**Table 5.22. Wall or Fence Height (feet)**

Wall or Fence Location	N	T2/T2L	R5/R5L	L/T3/T3L	M/T4/T4L	H/T5	D1/D1L	D2/D2L
Primary Frontage		L	L	3-3.5	3-4	3-4	3-3.5	3-4
Secondary Frontage		L	L	3-5	3-5	3-5	3-5	3-5
Side Lot Line		L	L	5-6	5-6	5-6	5-6	5-6
Rear Lot Line		L	1	5-6	5-6	5-6	5-6	5-6
Wall or Fence Location	DM	MU	C1	C2	C3	I1	I2	I3
Primary Frontage	3-5	3-5	4-5	4-5	4-5	4-8	4-8	4-8
Secondary Frontage	3-5	3-5	3-5	3-5	3-5	4-8	4-8	4-8
Side Lot Line	5-6	5-6	5-6	5-6	5-6	5-8	5-8	5-8
Rear Lot Line	5-6	5-6	5-6	5-6	5-6	5-8	5-8	5-8
Legend								
As required for livestock	L							

5.7.19 Wall or Fence, Type

Major wall and fence types are described in Table 5.24. They are permitted in land uses per Table 5.23.

**Table 5.23. Wall or Fence Type, Zones**

Wall or Fence Location	N	T2/T2L	R5/R5L	L/T3/T3L	M/T4/T4L	H/T5	D1/D1L	D2/D2L	D3	DM	MU	C1	C2	C3	I1	I2	I3
Wall: Masonry or Cast-in-Place		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Fence: Wood or Metal (slats, verticals)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Fence: Wood or Metal (rails)		P	P	P			P										
Fence: Wood Pole	P	P	P	P			P										
Fence: Wire	P	P	P	P			P										
Fence: Open Concrete Block		P	P	P			P										
Legend																	
Permitted	P																

- h. Mounting hardware. Mounting hardware, such as supports and brackets, may be simple and unobtrusive or highly decorative, but shall complement the design of the sign, the building, or both.
- i. Encroachment. No sign may encroach beyond the property line except as specifically permitted for the type of sign in Sections 5.8.8 through 5.8.11.

5.8.7 Signs Permitted by Zone or Community Type

The following types of signs are permitted in all zones and community types but are not listed in Table 5.25 below: signs required by statute, signs not visible, address and name signs, curbside address signs, directional signs, future use, construction, real estate signs, historical markers, emblems, miscellaneous exempt signs, newspaper boxes, open house signs, public utility warnings, signs on vehicles, temporary commercial displays and temporary signs.

**Table 5.25. Signs Permitted by Zone or Community Type**

Sign Types	N	T2/ <del>T2L</del>	R5/R5L	T3/ <del>T3L</del> /L	T4/ <del>T4L</del> /M	T5/H	D1/D1L	D2/D2L	D3	DM	MU	C1	C2	C3	I1	I2	I3
Ordering Board					OB	B					B	B	B	B			
Awning Sign		B			B	B					B	B	B	B			
Band Sign		B			B	B					B	B	B	B	B	B	B
Blade Sign		B	B	B	B	B					B	B	B	B			
Marquee Sign					OB	B					B	B	B	B			
Monument Sign					OB	P				P	P	P	P	P	P	P	P
Outdoor Display Case		B			B	B					B	B	B	B			
Sidewalk Sign					OB	B					B						
Shingle Sign		B	B	B	B	B											
Window Sign		B			B	B					B	B	B				B
Yard Sign	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
Billboard														C	C	C	C
Pole Sign					OB	P						P	P	P	P	P	P

<b>LEGEND</b>	
Permitted	P
Permitted for business	B
Permitted for business in an “O” overlay	OB

5.8.11 Billboards

- a. General. The general description and additional limitations shall be as listed below:

**Billboard**

Description: A large outdoor sign typically designed to be read from a moving vehicle.	Format A	Controlled access highways; additionally major arterials in T2/ <u>T2L &amp; R</u> Zone only
	Format B	Controlled access highways; additionally major arterials in T2/ <u>T2L &amp; R</u> Zone only
	Format C	Controlled access highways
	Minimum Spacing (all formats)	No less than 1,000 feet on limited access highways, including those in other jurisdictions
	Height (all formats)	45 feet from ground but no more than 30 feet above the roadway grade level.

- b. Format. The allowed dimensions of a billboard face not including frame, are below. Where billboards vary from these formats, they will be deemed to be in the next size larger but shall not exceed Format C.