1.4.3 **Planning and Zoning Commission**

There is hereby established a Planning and Zoning Commission (P&Z), consisting of seven members who shall be appointed for two-year staggered terms by the Board of County Commissioners of Doña Ana County (BOCC). Members may be reappointed at the completion of their term by the BOCC. Members shall not receive compensation for performing their duties, but they may be reimbursed for training or attendance at conferences upon prior approval by the County Manager. The P&Z shall:

a. Adopt bylaws for the election of officers, conduct of meetings, and establishment of operations of the P&Z, subject to approval by the BOCC;

b. Receive, hear and make final determinations on applications for variances and Special use permits as prescribed by, and subject to, the procedures established herein;

c. Receive, hear, and make recommendations to the BOCC on approval, approval with conditions, or denial of zone change requests;

d. Receive, hear and make recommendations to the BOCC, on requests for amendments and changes to this Chapter;

e. Hear and decide appeals from the Zoning Administrator’s interpretation of the meaning of terms and language of this Chapter. The P&Z may affirm, modify or reverse the interpretation;

f. Hear and decide appeals of actions taken by the Zoning Administrator. The P&Z may affirm, modify or reverse actions of the Zoning Administrator;

g. Report on all matters requested by the BOCC;

h. Review, and when necessary, recommend changes and amendments to the Comprehensive Plan and UDC to the BOCC, at a minimum of once a year or as needed;

i. Review and make recommendations for approval, approval with conditions or denial of preliminary plats and replats to the BOCC; and

j. Carry out special studies and prepare plans for land use and development of public facilities as directed by the BOCC.

1.4.4 **Board of County Commissioners**

The Board of County Commissioners of Doña Ana County (BOCC) is authorized to zone land, approve the Subdivision of land, assure standards protect the health, safety and welfare of the County, hear appeals and shall:

a. Receive and consider recommendations on requests for amendments to this Chapter from the Planning and Zoning Commission (P&Z);

b. Consider and make final determinations on the creation of new zoning districts, zone changes, preliminary and final plats and replats, and appeals
2.2 SPECIFIC LAND USE APPLICATION PROCEDURES

2.2.1 Town Hall Meeting

The town hall meeting is intended to provide for an exchange of information between the applicant, community residents and property owners of affected adjacent properties. The applicant shall present a conceptual site plan and other associated information explaining the land use proposal. This meeting affords the community with the opportunity to provide input regarding health, safety and quality of life concerns prior to major investment for a development project. The town hall meeting also aligns with the Livability Principles of the Comprehensive Plan.

a. The applicant shall convene a town hall meeting for the following:
   i. All community types pursuant to Article 3 Community Types;
   ii. All master plans; and
   iii. Any zone change request over 10-20 acres from a residential designation to a commercial or industrial designation.

b. The applicant shall provide a notice of the town hall meeting at least 21 days prior to the date of the meeting and shall be:
   i. Published one time in a newspaper of general circulation in the County;
   ii. Posted at local community centers and post office;
   iii. Mailed by first-class mail to the adjacent property owners, as shown by the records of the County Assessor, of properties within 300 feet of any lot line of the site in question, excluding streets, alleys, channels, canals or other public rights-of-way and railroad rights-of-way. A minimum of 10 different owners shall be required to be notified. This area shall be the area of notice; and
   iv. Signs, supplied by the CDD, posted on the subject property in conspicuous locations to notify adjacent property owners and passersby of the proposed land use request.

c. No P&Z or BOCC Commissioner shall attend the town hall meeting.

d. The applicant shall arrange for the facilities in which the town hall meeting is to be held, including accessible locations and accommodations for English/Spanish translation prior to the meeting. County staff shall be in attendance to observe, take notes, and answer any questions related to the County Code.

e. The applicant shall hire a moderator to preside over the town hall meeting. The moderator shall conduct the meeting, decide all questions of order and manage the order of speakers at the meeting. The moderator may order the removal of a person who persists in behaving in a disorderly manner.
administrative decision in a newspaper of general circulation in the jurisdiction of the County.

iii. Notice of an administrative SUP shall be mailed by first-class mail to the adjacent property owners, as shown by the records of the County Assessor, of properties within 300 feet of any lot line of the site in question, excluding streets, alleys, channels, canals or other public rights-of-way and railroad rights-of-way. A minimum of 10 different owners shall be required to be notified.

b. SUPs Decided by Public Hearing:
   i. Signs supplied by the CDD, shall be posted for a minimum of 21 days on the subject property, in conspicuous locations, in a manner that is reasonably calculated to notify adjacent property owners and passersby of the hearing for the proposed special use permit.
   ii. Notice of public hearing shall be published one time at least 21 days prior to the date of the hearing in a newspaper of general circulation in the jurisdiction of the County.
   iii. Notice of the SUP shall be mailed by first-class mail to the adjacent property owners, as shown by the records of the County Assessor, of properties within 300 feet of any lot line of the site in question, excluding streets, alleys, channels, canals or other public rights-of-way and railroad rights-of-way. A minimum of 10 different owners shall be required to be notified.

2.4.4 Decisional Criteria for Special Use Permits

A proposed SUP must be consistent with the health, safety, and general welfare of the residents of the County per the intent of this Chapter. The Zoning Administrator, P&Z, and BOCC shall use the following general criteria when reviewing special use permits but are not limited to:

a. Potential traffic flows and impacts;
b. Need for new commercial or residential activity;
c. Potential water and sewer needs;
d. Existing infrastructure capacities and the ability of existing systems to accommodate new development;
e. Environmentally sensitive areas in the vicinity, areas of historical significance, or areas that contain endangered or rare species of animal and plant life;
f. The size and intensity as well as the impact of the proposed SUP on surrounding properties; and

2.4.5 Approval Procedures and Conditions

The Zoning Administrator, P&Z or the BOCC may approve, conditionally approve or deny the SUP with right of appeal in accordance with the provisions of Section 2.16 Appeals. Approval may be granted with conditions that are deemed necessary to ensure that the purpose and intent of this Chapter are met and to mitigate potentially
b. The AHSD will be coordinated with the Zoning Administrator to ensure consistency with the design review and approval process per Section 2.12.

c. The AHSD shall include the following BMPs in Article 6:

i. Erosion Control Best Management Practices (6.1.6)

ii. Grading and Pre-Development Best Management Practices (6.1.7.c)

iii. Road and Thoroughfare Best Management Practices (6.2.5.g)

iv. Roadway Drainage Best Management Practices (6.5.13.c)

v. Detention Pond Best Management Practice (6.5.15.c)

vi. Water Conservation Best Management Practice (6.6.2.d)

2.13 COMMUNITY TYPES

2.13.1 General Provisions and Procedures

Approval of a community type shall not be considered a zone change. A community type as defined in Article 3 is an optional development standard permitted in every Zoning District, except R5L and industrial zones, on any parcel of land 10 acres or greater within the County. Community types shall be in accordance with the sector plan as defined by the Comprehensive Plan in Table 3.1 Community Types by Sector. The development of community types is intended to promote mixed-use communities, including neighborhoods at various scales that include residential, commercial, institutional, civic spaces and have access to water and wastewater services, see Table 3.2 Community Types, Criteria. Development intensities for mixed-use community types include Small Villages, Villages, Towns, Neighborhoods, and Urban Centers as specified in Table 3.3 Community Types, Areas and Civic Space.

2.13.2 Application Requirements

Community types shall include the submittal and review of a community type application per the standards of Articles 3, 4 and 5, and all other applicable sections of this Chapter. The community type shall be designed and structured by the percentages of development intensities as shown in Table 3.3. The application for a community type shall include the following:

a. A conceptual site plan including details such as, but not limited to:

i. Size and location of community type;

ii. Description of the thoroughfare network;

iii. Locations and percentages of development intensities;

iv. Proposed dwelling unit densities;

v. Main civic space type, location, and size;

vi. Location and percentage of additional civic space;

vii. Connectivity of pedestrian sheds;

viii. Description and location of existing and proposed utilities;
g. The Zoning Administrator shall notify the applicant of the approval, approval with conditions, or denial for the community type in writing. The notice shall either state the nature and conditions of approval of the community type or shall state the reasons for denial of the community type. The notice shall also advise the applicant of the next action they may take to address any outstanding issues.

h. When approved, the community type shall be mapped on the Official Zoning Map of Doña Ana County.

2.14 EXPIRATION OF LAND USE APPLICATIONS

All land use applications submitted to the CDD shall expire by limitation and become null and void if no action is taken by the applicant within 180 days after receiving written notification of inaction from the Zoning Administrator. The Zoning Administrator may grant extensions to the applicant for periods not exceeding 90 days upon written request by the applicant explaining the circumstances beyond the control of the applicant that have prevented any action from being taken.

2.15 MASTER PLANS

2.15.1 General Provision and Procedures

A master plan is considered part of the planning process in which the proposal is viewed as a conceptual tool reflecting the ideas and thoughts for future development and the need for flexibility in land development. The master plan process is intended to ensure that proposed development is suitable and appropriate for a given parcel of land, based on its location and its environmental characteristics, which may offer a change in design criteria and to advance the goals and objectives of the Comprehensive Plan. The master plan process permits changes that conform with the intent to provide health, safety, and general welfare to County residents. Approved master plans shall be used as a general guide to land development with successive steps established for specific plans that shall be consistent with the adopted master plan.

2.15.2 General Provisions

a. A master plan shall be required when any of the following criteria apply:
   i. A development is to be divided into multiple 3 or more phases;
   ii. A development application is proposing multiple land uses; or
   iii. An application is for the single development of 40 or more lots; or
   iv. When a commercial, office, or industrial development application is proposing to utilize the summary subdivision procedure more than once on contiguous parcels owned by the same owner.

b. For smaller residential developments of 10 or fewer acres, with 39 or fewer lots and built in no more than 2 phases, a master plan is not required.

c. The subdivider is responsible for including on the master plan all contiguous property owned, legally controlled by, or of any development and/or financial interest to said subdivider.

d. A preliminary plat may be submitted simultaneously with the master plan.
### Primary Use of Property

<table>
<thead>
<tr>
<th>Zoning Districts</th>
<th>Transect Zones</th>
<th>Use Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Multipurpose Field</td>
<td>PT 5</td>
<td>PT 5</td>
</tr>
<tr>
<td>Playground</td>
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<td>PPTPTPPPTPPPT</td>
</tr>
<tr>
<td>Community Garden, Small</td>
<td>PPTPTPPPTPPPTPPPT</td>
<td>PPTPTPPPTPPPT</td>
</tr>
<tr>
<td>Community Garden, Medium</td>
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<td>PPTPTPPPTPPPT</td>
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<td>Community Garden, Large</td>
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<td><strong>Residential</strong></td>
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<tr>
<td>Apartment or Condominium Complex</td>
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<td>PPTPTPPPTPPPT</td>
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<td>Duplex</td>
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<td>Accessory Dwelling</td>
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<td>Fourplex</td>
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<td>Home Occupation (see Section 5.10 Home Occupation Permits)</td>
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<td>PPTPTPPPTPPPT</td>
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<td>Live-Work Unit</td>
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<td>SPPSSSS</td>
</tr>
<tr>
<td>Single-family Dwelling, Mobile Home</td>
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<td>PPTPTPPPTPPPT</td>
</tr>
<tr>
<td>Single-family Dwelling, Site-built</td>
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<td>PPTPTPPPTPPPT</td>
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<td>Townhouse</td>
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<td>PPTPTPPPTPPPT</td>
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<td>Triplex</td>
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<tr>
<td>Community Types</td>
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<tr>
<td><strong>Lodging</strong></td>
<td>N</td>
<td>T2 T3 T4 T5 R5 R5 L D1 D1 L D2 D2 L D3 D3 L D4 D4 L D5 D5 L C1 C2 C3 I1 I2 I3 I1 I2 I3 I4 I5</td>
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<tr>
<td>Bed and Breakfast</td>
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<td>Hotel and Motel</td>
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<td>Inn</td>
<td>CPTPPPTPPPTPTPPPT</td>
<td>PPTPTPPPTPPPT</td>
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<tr>
<td>Recreational Vehicle Park</td>
<td>S C</td>
<td>P S P P</td>
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<tr>
<td><strong>Office</strong></td>
<td>N</td>
<td>T2 T3 T4 T5 R5 R5 L D1 D1 L D2 D2 L D3 D3 L D4 D4 L D5 D5 L C1 C2 C3 I1 I2 I3 I1 I2 I3 I4 I5</td>
</tr>
<tr>
<td>Laboratory, Scientific, Agricultural Research-</td>
<td>SSCP</td>
<td>P P P P P P P</td>
</tr>
<tr>
<td>Office, and Service</td>
<td>SSCP</td>
<td>P P P P P P P</td>
</tr>
<tr>
<td>Office, General</td>
<td>SCCP</td>
<td>P P P P P P P</td>
</tr>
<tr>
<td>Office, Small</td>
<td>SCCP</td>
<td>P P P P P P P</td>
</tr>
<tr>
<td><strong>Retail &amp; Service</strong></td>
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<td>T2 T3 T4 T5 R5 R5 L D1 D1 L D2 D2 L D3 D3 L D4 D4 L D5 D5 L C1 C2 C3 I1 I2 I3 I1 I2 I3 I4 I5</td>
</tr>
<tr>
<td>Adult Bookstore or Adult Entertainment</td>
<td>SSSSS</td>
<td>SSSSS</td>
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</table>

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105
<table>
<thead>
<tr>
<th>ZONING DISTRICTS</th>
<th>Transect Zones</th>
<th>Use Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>PRIMARY USE OF PROPERTY</td>
<td>T1</td>
<td>T2</td>
</tr>
<tr>
<td>Commercial Laundry</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Use Not Elsewhere Classified</td>
<td></td>
<td></td>
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<tr>
<td>Convenience Store</td>
<td></td>
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<tr>
<td>Display Gallery</td>
<td></td>
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<tr>
<td>Gas Station</td>
<td></td>
<td></td>
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<tr>
<td>Kiosk</td>
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<tr>
<td>Retail Facility, Large, over 25,000 sq. ft.*</td>
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<tr>
<td>Retail Facility, Medium, 10,000 to 25,000 sq. ft.*</td>
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<tr>
<td>Retail Facility, Small, under 10,000 sq. ft.*</td>
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<tr>
<td>Open Market Building</td>
<td></td>
<td></td>
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<tr>
<td>Personal Service</td>
<td></td>
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<tr>
<td>Bar, Pub, Tavern, Wine Tasting Room</td>
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<td></td>
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<tr>
<td>Nightclub</td>
<td></td>
<td></td>
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<tr>
<td>Restaurant, Bakery, Catering Service</td>
<td></td>
<td></td>
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<tr>
<td>Food Truck/Push Cart</td>
<td></td>
<td></td>
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<tr>
<td>Institutional</td>
<td>N</td>
<td>T2</td>
</tr>
<tr>
<td>Community Building, Public or Private</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Convention or Exhibition Hall</td>
<td></td>
<td></td>
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<tr>
<td>Cultural Center</td>
<td></td>
<td></td>
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<tr>
<td>Entertainment Facility, Not Adult</td>
<td></td>
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<tr>
<td>Entertainment</td>
<td></td>
<td></td>
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<tr>
<td>Exhibition Center</td>
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<tr>
<td>Institutional Use such as Library, Educational or Cultural</td>
<td></td>
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<tr>
<td>Museum</td>
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</tr>
<tr>
<td>Off-Site Parking Area for Commercial and Industrial Use</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prison</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreation and Sports Facility, Private</td>
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<tr>
<td>Recreation and Sports Facility, Public</td>
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<td></td>
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<tr>
<td>Religious Institution</td>
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<tr>
<td>Theater and Like Places of Assembly</td>
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<tr>
<td>Sports Stadium</td>
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</tr>
<tr>
<td>Agriculture</td>
<td>N</td>
<td>T2</td>
</tr>
<tr>
<td>Agricultural Packaging and Warehousing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agricultural Processing Facility</td>
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<td></td>
</tr>
</tbody>
</table>

106
## Doña Ana County Unified Development Code
### Article 5 Zoning Districts and Requirements

<table>
<thead>
<tr>
<th>PRIMARY USE OF PROPERTY</th>
<th>ZONING DISTRICTS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Transect Zones</td>
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<tr>
<td></td>
<td>T2</td>
</tr>
<tr>
<td>Auction Yard</td>
<td>S</td>
</tr>
<tr>
<td>Dairy and Related Operations</td>
<td>P</td>
</tr>
<tr>
<td>Feed Lot</td>
<td>P</td>
</tr>
<tr>
<td>Grain Storage</td>
<td>A</td>
</tr>
<tr>
<td>Greenhouse and Nursery, Commercial</td>
<td>S</td>
</tr>
<tr>
<td>Livestock Pen</td>
<td>A A</td>
</tr>
<tr>
<td>Poultry Raising, Commercial</td>
<td>S</td>
</tr>
<tr>
<td>Poultry Slaughtering and Processing, Commercial</td>
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<td>Research</td>
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<tr>
<td>Stable, Public, Commercial</td>
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<td>Stockyard or Slaughter House</td>
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<tr>
<td>Swine Production</td>
<td>P</td>
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<tr>
<td>Wine Tasting Room / Winery</td>
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<tr>
<td>Automotive</td>
<td>N</td>
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<tr>
<td>Automobile, SUV Repair, Sales or Service</td>
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<tr>
<td>Automobile Garages, Painting or Auto Body Work</td>
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</tr>
<tr>
<td>Auto-Related Repair and Service, But Not Auto Painting or Body Work</td>
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<tr>
<td>RV or Truck Repair, Sales or Service</td>
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<tr>
<td>Truck Stop</td>
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<tr>
<td>Civil-Civic Support</td>
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<tr>
<td>Animal Hospital, Veterinary Clinic, and Kennel, and Agricultural Office, and Medical Research</td>
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<tr>
<td>Cemetery</td>
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<tr>
<td>Crematorium</td>
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<tr>
<td>Funeral Home and Funeral Chapel</td>
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<tr>
<td>Health Service, Public or Private</td>
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<tr>
<td>Hospital</td>
<td>P</td>
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107
<table>
<thead>
<tr>
<th>PRIMARY USE OF PROPERTY</th>
<th>Transect Zones</th>
<th>Use Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>N</td>
<td>T2</td>
</tr>
<tr>
<td><strong>Education</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Child and Adult Care, Commercially Operated</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>College or University</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Elementary School</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>High School, Jr. High School, Middle School</td>
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<td>S</td>
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<tr>
<td><strong>Industrial</strong></td>
<td></td>
<td></td>
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<tr>
<td>Wireless Communications Facility</td>
<td>S</td>
<td>S</td>
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<tr>
<td>Drilling of Oil, Gas Well or Other Shaft Mining</td>
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<td>P</td>
</tr>
<tr>
<td>Utility Building, Wastewater Lift Station and Substation, Minor, Private or Public</td>
<td>S</td>
<td>S</td>
</tr>
</tbody>
</table>
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. Landscaping, Buffering, and Fencing requirements shall apply per Section 5.7.

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

<table>
<thead>
<tr>
<th></th>
<th>T4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lodging</td>
<td>12 rooms/RV spaces maximum.</td>
</tr>
<tr>
<td>Office</td>
<td>6,000 sq. ft. building footprint maximum.</td>
</tr>
<tr>
<td>Retail &amp; Services</td>
<td>12,000 sq. ft. building footprint maximum.</td>
</tr>
<tr>
<td></td>
<td>Alcohol and food service establishments shall seat no more than 40.</td>
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<tr>
<td>Institutional</td>
<td>20 parking spaces maximum.</td>
</tr>
<tr>
<td>Agricultural</td>
<td>20 parking spaces maximum.</td>
</tr>
<tr>
<td>Automotive</td>
<td>Accessory to residential only. No exterior storage permitted.</td>
</tr>
<tr>
<td>Civil Support</td>
<td>30 parking spaces maximum.</td>
</tr>
<tr>
<td>Education</td>
<td>Childcare facilities shall have no more than 4 parking spaces.</td>
</tr>
<tr>
<td></td>
<td>Elementary school sites shall be 5 acres maximum unless playground has</td>
</tr>
<tr>
<td></td>
<td>24-hour shared community access.</td>
</tr>
<tr>
<td>Industrial</td>
<td>20 parking spaces maximum.</td>
</tr>
</tbody>
</table>

d. Limited Overlay. Where a “Limited” Overlay (L) is mapped in a zone, the overlay restricts additional uses in the zone as follows:

i. Limited Overlay in any low or medium density residential zone (R5L, D1L and D2L) prohibits the use of mobile homes. Allows for site-built homes and manufactured homes groundset only.

e. Group Homes. Group homes, including all uses meeting the definition of “Group Home” in the Fair Housing Act and Federal Housing Amendments Act, shall be permitted where a single-family, duplex, triplex, fourplex, or multi-family dwelling
approved wall or fence to satisfy the requirement for barriers surrounding swimming pools. All hot tubs and spas shall have an approved safety cover.

l. Outside Storage. Outside storage of any materials that total 200 square feet or greater, shall be enclosed by a 6 foot solid wall or opaque fence on all sides.

5.2.3 Lots, Driveways, and Residential Access

a. Cul-de-Sacs. The width of a lot on a cul-de-sac shall be measured at the minimum front setback line.

b. Flag Lots. Where permitted, the width of the primary frontage line of a flag property shall be 25 feet including a driveway.

c. Odd-Shaped Lots. The Zoning Administrator shall determine the setback and yard coverage standards for odd-shaped properties.

d. Driveways. Except as specifically permitted in Tables 5.4 through 5.17, driveways shall be a minimum 10 feet wide in the private frontage for one-way travel and 20 feet wide for 2-way travel, measured perpendicular to the direction of travel, except they may have wider unimproved shoulders in N, R and R5 Zones. The DRC may require a wider driveway for reasons of practical difficulty such as fire lanes, queuing or to accommodate oblique angles. Legal non-conforming lots may be developed with existing and improved access. Non-residential driveways and parking areas shall be paved in accordance with Article 6.

e. Lot Coverage. Lot coverage shall be per Tables 5.4 through 5.17.

f. All development, including the creation of a lot through the claim of exemption process, shall require that roads linking the development to a County or state-maintained road shall comply with the access requirements in Tables 5.19, 6.5, 6.6, and 6.7, unless a lesser width is approved by the Zoning Administrator due to physical and hardship barriers. The composition of road surfaces shall be designed to withstand the proposed loading. Width and design may vary depending upon the use. Drainage swales and drainage structures shall be part of the road design.

i. The Zoning Administrator may approve a reduction in the required road width to not less than 30 feet of right-of-way or road and utility easement with a minimum width of 20 feet of improved roadway if it is determined through an analysis by a professional engineer, approved by the County Engineer, that the lesser standard is sufficient for the potential traffic based on the potential number of lots served by the right-of-way and allowed uses under current zoning.

ii. The Zoning Administrator may approve, for residential development proposing no more than one additional dwelling unit, a reduction in the required road width to a minimum travelled roadway width of 20 feet, with a secondary outlet or turnaround, approved by the Fire Marshal. The roadway and turnaround may be unimproved but must be capable of supporting fire apparatus weighing at least 75,000 pounds. Only one approval per parcel every five years may be granted under this subsection. The five-year time period shall
be documented on the approved residential site plan for the development or the claim of exemption application.

5.2.4 Principal Building, Accessory Building, Setbacks and Building Height

One principal building shall be built at the primary frontage. Required building placement, setbacks and building heights shall conform to Tables 5.4 through 5.17.

a. Setbacks, Administrative Adjustment. Setbacks may be adjusted by up to 20% by the Zoning Administrator to accommodate specific site conditions and shall meet the requirements of an administrative variance per Section 2.7.3.

b. Frontage Buildout. Principal building shall occupy at least the percentage of the property width specified in Tables 5.4 through 5.17, measured at the minimum setback.

c. Façade Area. Façade shall be located entirely within the façade area indicated in Tables 5.4 through 5.17.

d. Setbacks, Railroad. Rear yard or side yard setbacks abutting railroad tracks shall be a minimum of 40 feet unless an earthen berm or other sound barrier is provided along the property line adjacent to the railroad tracks.

e. Setbacks, Buffer. Landscape Buffer Class widths shall supersede the building setbacks, or whichever distance is greater.

f. Building Separations. There shall be no less than 6 feet between detached buildings on the same lot, measured eave to eave.

g. Easement Encroachments. There shall be no permanent structures or obstructions located on or over easements without written approval from the entity/party for which the easement is provided, and review and approval by the Zoning Administrator providing it does not compromise the health, safety and welfare of the public.
# Table 5.5 Site Standards: T3 Zone

**Neighborhood Edge Zone (T3)**

<table>
<thead>
<tr>
<th>Lot Standards</th>
</tr>
</thead>
</table>

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 **800-1,250** sq. ft.

### Building Form

![Diagram of building form](image)

#### 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
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. An accessory building may be used as a dwelling. Additional accessory buildings cannot be used as living quarters per Table 5.4.

5.3.9 Regulations Specific to T3 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 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.
a. Recreational Space. 10% or 20,000 square feet of the total development, whichever is less, shall be devoted to usable space for recreational activities. Ponding and drainage areas may contribute to this recreational space.

5.4.8 Regulations Specific to DM Zone

The DM Zone is primarily for mobile home and recreational vehicle parks; see Section 5.9 for additional standards.

a. Mobile Homes, Type. Mobile homes shall be equal to or greater than 8 feet in width or 40 feet in length and 11 feet in height.

b. Recreational Vehicles, Types. Motor homes, travel trailers, pick-up campers and tent trailers.

c. Site Conditions. If the site accommodates mobile homes, it shall be approve for a:
   i. Mobile home park with community water and sewer;
   ii. Subdivision with community water and sewer; or
   iii. RV park or campground.

d. Mobile Home Site. Each mobile home site/space shall be governed by the site standards for the DM Zone in Table 5.11 Site Standards: DM Zone.

e. Dwellings, Number. A minimum of 5 dwellings are permitted per mobile home or RV park or subdivision; one dwelling per each space for a mobile home or RV.

e. Space for a Mobile Home, Area. 3,500 square feet, excluding roadways.

f. Space for a Mobile Home, Width. 50 feet.

g. Space for a Mobile Home, Depth. 70 feet.

h. Recreational Space. 10% or 20,000 square feet of the total development, whichever is less, shall be devoted to usable space for recreational activities. Ponding and drainage areas may contribute to recreational space.

i. Space for a Recreational Vehicle, Area. 1,500 square feet having utility hook-up or 900 square feet without hook-ups, excluding roadways.

j. Space for a Recreational Vehicle, Width. 10 feet.

k. Space for a Recreational Vehicle, Depth. 40 feet.

5.4.9 Regulations Specific to MU Zone

The MU Zone is primarily for mixed land uses.

a. Additional Uses. The Zoning Administrator may approve other similar uses that are compatible with those uses listed in Table 5.1 Land Use Classification Matrix: Zoning Districts.

b. Driveways. Driveways may not exceed 150 feet in length without an approved turnaround unless reviewed and approved by the County Fire Chief; minimum 25 feet of driveway width for non-dedicated streets or driveways within a property for
two-way traffic and minimum 20 feet for one-way traffic (measured perpendicular to the direction of travel). Driveways shall be paved.

5.4.10 Regulations Specific to C1, C2 and C3 Zones

The C1 Zone is primarily for neighborhood commercial uses. The C2 Zone is primarily for community commercial uses. The C3 Zone is primarily for regional commercial uses.

a. Driveways. Driveways may not exceed 150 feet in length without an approved turnaround unless reviewed and approved by the County Fire Chief; minimum 25 feet of driveway width for non-dedicated streets or driveways within a lot for two-way traffic and minimum 20 feet for one-way traffic (measured perpendicular to the direction of travel). Driveways shall be paved.

5.4.11 Regulations General to I1, I2 and I3 Zones

The I1, I2 and I3 Zones are primarily for light, medium, and heavy industry, respectively.

a. The three zones differ in their uses permitted, which are listed separately in Table 5.1 Land Use Classification Matrix: Zoning Districts.

b. Setbacks for loading facilities from railroad tracks or airport taxiways may be reduced to 0 feet. Driveways and loading docks shall be paved.

5.5 PARKING AND LOADING LOCATION AND DESIGN

This regulation ensures parking and loading are located and regulated safely and in a manner that supports economic opportunity and pedestrian activity. This is accomplished by ensuring off-street parking and loading do not interfere with the spatial enclosure and harmony of the public realm, and that on-street loading is located and timed for convenience and compatibility with adjacent uses.

5.5.1 Conformance

Parking shall comply with Americans with Disabilities Act Standards for Accessible Design (ADA SAD), the Federal Highway Administration (FHWA), and the engineering standards of this Chapter.

5.5.2 Parking Access and Location

The zone shall regulate the location and access. See Sections 5.2, 5.3, 5.4, and 5.5, and Section 6.

5.5.3 Forward Travel

Except at alleys and lanes, and for one- or two-family dwellings, vehicles exiting the property shall travel in a forward direction.

5.5.4 Loading Location

Off-street loading space shall be provided and maintained for every building or part thereof occupied by any use requiring the movement of large volumes to or from vehicles.

a. One space is required for each whole increment of 10,000 square feet occupied by the use.
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 public right-of-way, per Section 5.7. These restrictions do not apply to commercial agricultural.

5.6.15 Drainage
No use shall adversely affect the natural drainage pattern on its own or any other property.

5.7 LANDSCAPING, BUFFERING, AND FENCING
Doña Ana County is located within the Chihuahuan Desert ecoregion with a diversity of plants and wildlife adapted to its range of climate;

The purpose of Landscaping, Buffering, and Fencing requirements: contribute to the visual quality of development and provide multiple functions for the community.

5.7.1 Applicability
a. New Development: All commercial, industrial, public, and multi-family properties, to include all exterior roadway frontages of single family developments. Specifically, this is the area between the roadway edge and property line or exterior walls, whichever is furthest from the roadway.

b. Expansions of Existing Development: All commercial, industrial, public, and multi-family properties that include a change in character, land use, enlargement.
extension, or expansion. If the existing landscape area is less than the required landscape area, additional landscaping shall be provided according to this section.

c. Discontinued or Abandoned Development: All commercial, industrial, public, and multi-family uses discontinued or abandoned for a period of 1 year or more, per Section 2.9.9.

ed. Exceptions:
   i. The following properties: single-family residential or duplex, community garden, and farming and ranching;
   ii. Existing development not being expanded; and,
   iii. Existing landscaping, if developed in compliance with zoning requirements in effect prior to the enactment of this chapter.

5.7.2 Landscape Plan Requirements

A Landscape Plan shall be submitted with an application for building permits, site plans, and subdivisions, including:

a. Required clearances, locations of all proposed irrigation, plantings, ground cover, any required buffers, and other landscape treatments including water harvesting and hardscape, with any dimensions noted. The plan shall include a graphic scale, a written scale, and a north arrow.

b. Proposed irrigation shall indicate the water source with static pressure, type and size of system, and equipment. Irrigation shall be noted as permanent or temporary.
   i. Permanent System: Plan shall indicate an underground system of adequate sizing to properly irrigate landscape. This shall include a reduced pressure backflow preventer with a locking enclosure and insulation or heating, valves, piping, drip emitters, heads, and a multi-program controller.
   ii. Temporary System: Plan shall indicate a method to establish seeding and low water-use plants. This shall include an underground or on-grade system, a water truck, or a time-release water supplement. Temporary systems shall be removed within 2 years of the landscape completion date.

5.7.3 Plant Preservation Credit

Existing trees and plants may be applied towards landscaping requirements as follows:

a. General Requirements:
   i. Possess a live plant cover, including a full canopy and roots, not overly pruned to compromise vigor or the typical form for their species, and determined as such by CDD or county extension agent;
   ii. Provide a plan for temporary, protective fencing beyond their root zone(s) and temporary irrigation to protect plants during construction, prior to landscape installation;
   iii. Can meet up to 50% of landscape requirements;
   iv. Invasive species as listed in New Mexico Department of Agriculture or other USDA lists, may not be used towards any plant preservation credits, and;
v. Credit shall be issued for trees and plants preserved upon substantial completion of project and landscaping.

b. **Preserved Areas in a Natural Condition.**
   i. Consists of areas in their natural condition including post-developed sites, which have returned to their pre-developed condition, with no less than 50 percent native plants.
   ii. An area of natural condition meets the landscape area requirement at a ratio of 1 to 1.

c. **Preserved Plants.**
   i. An established tree or other plant existing on a property, except invasive species.
   ii. Existing trees meet the tree quantity requirement at a ratio of 1 tree per 3 inches caliper to a maximum of 9 inches caliper per existing tree. Existing canopy area meets the live plant cover requirement at a ratio of 1 to 1.
   iii. Other existing plants meet the shrub and other plant quantity requirement at a ratio of 1 plant per square foot of live plant cover to a maximum of 10 square feet per existing plant. Existing live plant cover meets the live plant cover requirement at a ratio of 1 to 1.

5.7.4 **Landscaping, Required Areas**

a. The landscaped area shall be void of any impermeable obstruction to planting, except where hardscape and other features are proposed.

b. **Non-Industrial Uses:** Required landscape areas shall be landscaped in accordance with this section, and divided into two parts as follows:
   i. Inside the Property Line. The minimum landscape area is calculated by using the entire property area and square footage less the building area, multiplied by 15%, and less minus the plant preservation credit.
   ii. Within the Public Right-of-Way per 5.7.6. The entire square footage of the planter shall be landscaped per Tables 6.9, 6.10, and 6.11.
   iii. Any Vehicular Use Area per Section 5.7.7.

   iiv. Within the Public Right-of-Way. The entire square footage of the planter shall be landscaped per Tables 6.9, 6.10, and 6.11. Any Buffer per Sections 5.7.13 through 5.7.17.

c. **Industrial Uses:** Required landscape areas shall be landscaped in accordance with this section, divided as follows:
   i. Inside the Property Line. The minimum landscape area is calculated by using the public view area, multiplied by 25%, minus the plant preservation credit.
   ii. Within the Public Right-of-Way per 5.7.6. The entire square footage of the planter shall be landscaped per Tables 6.9, 6.10, and 6.11.
   iii. Any Vehicular Use Area per Section 5.7.7.
iv. Any Buffer including frontage buffers, per Sections 5.7.13 through 5.7.17.
ed. Provided Landscape Area: Any plantable area not left as natural cover, excluding features such as golf courses, parks, recreational areas, community gardens, and un-landscaped areas covered in mulch. Due to variations in site design, the provided landscape area could be larger than required. The same standards shall apply to the entire area.

5.7.5 Landscaping, Required Treatments

a. All proposed landscaping shall provide active landscape features.

b. General Landscape Type. Landscaping shall consist of living live trees and other plants, ground cover, and an irrigation system supporting all plants, and ground cover.

i. Plants shall be distributed throughout the Required Landscaping Area.

ii. If plants in the Required Landscaping Area meet Live Plant Cover requirements, any extra plants may be applied towards Buffer Class live plant cover requirements per Sections 5.7.13 through 5.7.17.

iii. For exceptions additional requirements or alternates to general landscape requirements, see Sections 5.7.6, through 5.7.7, and 5.7.13 through 5.7.17.

iv. For plant substitutions allowing design flexibility, see Table 5.20.

c. Minimum Live Plant Cover: Live trees and other plants combined shall cover a minimum of 25% of the provided landscape area at maturity, see area column of Appendix X.

d. Trees: A minimum of 1 live tree shall be provided for every 1,000 sq. ft. of landscape area at a minimum size combination of 15 gallon and/or 5 foot height with a 2 foot canopy width.

e. Other Plants: A minimum of 20 live plants shall be provided for every 1,000 square feet of landscape area, at a minimum size of 5 gallon.

f. Ponding Areas shall meet requirements of Section 6.5 and Section 5.7.

g. Low water-use trees and other plants shall be used in a minimum of 50% of provided live plant cover, per Appendix X.

h. High water-use plants shall not be counted towards any required landscaping per Appendix X.

i. Artificial or other non-living plants including synthetic lawns and turf, shall not be counted for any required landscaping.

j. Prohibited or not-recommended plants shall not be counted towards any required landscaping, per Appendix Y. Prohibited plants shall not be added to any provided landscape area.

k. Ground Cover: Any combination of mulch, seeding, or turf, but shall not include asphalt, concrete, or bare soil. Ground cover is required in all areas of provided landscaping not covered by plants.
i. Inorganic Mulch: Mulches shall be a minimum depth of 2 inches. On slopes 5:1 or greater, mulches shall be sized 2 inches in diameter or larger, at a depth allowing no visible bare soil or weed fabric.

ii. Organic Mulch: Mulches shall be a minimum depth of 3 inches. On slopes 5:1 or greater, organic mulch is not permitted.

iii. **Low Plants**: Plants that usually mature at a maximum height of 30 inches but can spread to a greater width than their height, which are installed at a close spacing to form a dense cover.

iv. Seeding: A technique which disperses seeds and results in germination of live plants, including grasses and wildflowers. Multiple applications of seeding shall provide a minimum of 25 percent cover within 2 years of the landscape completion date. On slopes 35:1 or greater, seeding is not permitted.

iv. Turf: A surface layer of soil, grass, and its roots bound into a mat. On slopes 6:1 or greater, turf is not permitted.

l. Plastic is prohibited under any mulch, between plants, or as a covering to bare soil

m. Required Clearances. Landscape features and plantings at maturity shall not interfere with critical distances to infrastructure and other site features:

i. **Clear Sight Triangle**: Trees and other plants within a clear sight triangle per Section 6.2.3 shall be free of foliage from 30 inches to 8 feet in height above the roadway.

ii. Overhead Utilities or Lines: Trees shall not be located underneath utilities or lines, except species known to mature under 12 feet in height.

iii. Underground Utilities or Lines: Trees shall not be located within 3 feet of any underground utilities.

iv. Fireplugs or Fire Hydrants: Trees shall not be located within 8 feet of fireplugs or hydrants. Other plants shall be located so mature canopies are a minimum of 5 feet from fireplugs or hydrants.

v. Street Light Poles or Fixtures: Trees shall be located so mature canopies do not contact poles or fixtures, and trunks shall be a minimum of 10 feet from poles or fixtures. Other plants shall be located so mature canopies are a minimum of 3 feet from poles or fixtures.

vi. Drainage Structures, Underground and Above-Ground Utility Boxes, Poles, and Vaults: Trees and other plants shall be located so mature canopies are a minimum of 3 feet from the structure.

vii. Planting Area Sizing, Trees: An unpaved area with a minimum of 36 square feet and no dimension less than 4 feet shall be provided for each tree. Tree trunks require a minimum of 6 feet clearance from buildings, fences, walls, and parkways.

viii. Planting Area Sizing, Other Plants: An unpaved area sized to accommodate plantings at maturity. Mature canopy of other plants shall not extend beyond planting area.
ix. Overhead Structures and Canopies: Provided landscape area shall not be located beneath the structure. Trees shall be located so mature canopies do not contact the structure.

5.7.6 Landscape, Public Right-of-Way

a. Trees in parkways shall have a size combination of no less than 24 inch box, 1-1/2 inch caliper, and/or 6 foot height with a 2 foot canopy width at installation time. Trees shall not be spaced closer than their mature canopy widths. They may use even or uneven groupings and spacing.

b. Turf, regardless of irrigation method, is prohibited in this area.

c. Live Plant Cover: a minimum of 50% of provided landscape area.

5.7.7 Landscape, Vehicular Use Areas

These requirements shall apply to parking lots, driveways, and loading areas containing greater than 10 spaces in a use zone and 25 spaces in a transect zone:

a. Indicate the Vehicular Use Area boundary on the plan, extending a minimum of 5 feet beyond parking lot, driveway, and loading area perimeter.

b. A minimum of 1 live tree per 5 parking spaces, evenly distributed.

c. Live Plant Cover: 25% minimum of provided landscape area within vehicular use area, not including tree cover.

d. All paved surfaces shall drain into landscape areas unless subsurface conditions do not support infiltration.

e. Trees shall have a size combination of no less than 24 inch box, 1-1/2 inch caliper, and/or 6 foot height with a 2 foot canopy width at installation time.

df. Turf, regardless of irrigation method, is prohibited in this area.

5.7.8 Plant Substitutions

Plant sizes and quantities may be substituted based on the equivalencies listed in Table 5.20 Plant Substitutions.

Table 5.20. Plant Substitutions

<table>
<thead>
<tr>
<th>Required Type and Size</th>
<th>Equivalent</th>
</tr>
</thead>
<tbody>
<tr>
<td>quantity</td>
<td>plant</td>
</tr>
<tr>
<td>1</td>
<td>Tree: 24 inch box, 1-1/2 inch caliper, and/or a 6 foot height with a 2 foot canopy</td>
</tr>
<tr>
<td>1</td>
<td>Tree or Other Plant: 15 gallon and/or a 5 foot height with a 2 foot canopy</td>
</tr>
<tr>
<td>1</td>
<td>Tree or Other Plant: 5 gallon</td>
</tr>
</tbody>
</table>

5.7.89 Plant List.
The emphasis is on plants best suited for the arid conditions and temperature range in the Chihuahuan Desert. Refer to Appendix X for recommended tree and plant species for use in landscaping. The emphasis is on plants best suited for the arid conditions and temperature range in the Chihuahuan Desert.

a. **Bold type** signifies a native plant in Doña Ana County.

b. Plant List Headings:
   
i. Common name: locally-used name;
   
ii. Botanical name: scientific name;

iii. Height: average mature canopy height;

iv. Width: average mature canopy width, diameter, or spread;

v. Area: average area of mature canopy width;

vi. Edible: a plant with fruit or foliage used for food; and,

vii. Water Use Zone: A typical water requirement for landscaping once established in an ecoregion per Figure 5-1. Asterisks indicate the applicable region (* valley, ** foothills, *** valley and foothills).
**Figure 5.1. Ecoregion—Water Use Zones**

![Ecoregion Map]

**Legend**

- Ecoregion / Water Use Zone
  - Valley
  - Upland
  - Foothill
  - Jurisdiction
  - Rio Grande
  - Road

Map Credits:
- Original Level IV data by US Environmental Protection Agency (EPA)
- Modified by David Cristiani, Doña Ana County, NM (7/15/2016)

**Table 5.20. Plant Substitutions**

<table>
<thead>
<tr>
<th>Required Type and Size</th>
<th>Equivalent</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>15 gallon</td>
</tr>
<tr>
<td>Tree: 24 inch box, 1 1/2 inch caliper, and/or a 6 foot height with a 2 foot canopy</td>
<td>n/a</td>
</tr>
<tr>
<td>Tree or Other Plant: 15 gallon and/or a 5 foot height with a 2 foot canopy</td>
<td>n/a</td>
</tr>
<tr>
<td>Tree or Other Plant: 5 gallon</td>
<td>n/a</td>
</tr>
</tbody>
</table>

**5.7.910** Plants, Prohibited or Not Recommended

Refer to Appendix Y for plants prohibited or not recommended for use in landscaping.

**5.7.4011** Landscape, Installation

Landscaping shall be installed per the approved plan prior to the issuance of a Certificate of Occupancy by Building Services. Modifications to approved plans shall be submitted to CDD and be in compliance with this chapter.
5.7. Landscape, Maintenance

The landscape shall be maintained in a live, weed-free, and litter-free condition. All landscaping shall be maintained to not interfere with required clearances nor constitute a traffic hazard per Section 6.2.3. The following requirements apply to the public right-of-way:

a. Dead plants shall be removed and replaced in compliance with this Chapter, within 60 days after notification from the Zoning Administrator.

b. Tree maintenance:
   i. Right to Remove: The County may order or cause to be removed, all or part of any tree in an unsafe condition, interfering with infrastructure, or infected with insects, disease, or other pests.
   ii. Tree Topping Prohibited: It is unlawful to top any tree or otherwise remove and/or disfigure the normal canopy of any tree. Trees severely damaged by storms or other causes, under utility wires or other obstructions, or where pruning is impractical are exempt.
   iii. Palm and Yucca Foliage Removal Prohibited: Removal of dead foliage skirts on trunk below live crown is not permitted. Pruning for safety issues, insect swarms, or dead flower and fruit stalks are exempt.
   iv. Overhanging Trees: A tree overhanging a right-of-way shall be pruned to not obstruct street light illumination or the view in any intersection and clear sight triangle per Section 6.2.3.
c. Other plant maintenance requirements:
   i. All plants shall have natural forms retained during pruning or trimming, and to not obstruct the view in any intersection and clear sight triangle per Section 6.2.3.
   ii. Shaping and heading back of plants is not permitted.
   iii. Skinning and heading back of accent plant foliage is not permitted.

d. Irrigation maintenance requirements:
   i. Leaks shall be repaired.
   ii. Drip Emitters and Heads: Maintenance is required to optimize water flow to plants.
   iii. Controller settings including seasonal adjustments are required for proper timing and application of irrigation.

5.7.4213 Buffer, General

Buffering mitigates incompatibility between adjacent land uses, as required in Table 5.21. The buffer shall be included in the Landscape Plan in Section 5.7.2.

a. Plants required in each Buffer Class per 5.7.17 can include plants from required landscaping treatments per 5.7.5, provided Buffer Class requirements are met; if those requirements are not met, additional plants shall be included to meet Buffer requirements.

5.7.4314 Buffer, Location

Buffers shall be placed immediately inside the property line, with the following exceptions:

a. The Zoning Administrator may approve an alternate Buffer location or Class for if one of the following reasons is determined:
   i. The site is impractical due to terrain, visibility, or public safety; or
   ii. The buffer is set back to avoid overshadowing or impinging on solar access and light for a neighboring property; or
   iii. To remain clear of an easement; or
   iv. A hardship to the applicant resulting from a strict enforcement of this Chapter and which significantly outweighs the potential impact to surrounding properties; or

b. The alternate location shall not be approved unless the DRC or the Zoning Administrator determines the following:
   vi. An alternate buffer location buffer for a residential land use can be accomplished at least as well as with the required location; and
   vii. Complies with the buffering requirements of Table 5.21.

5.7.4415 Buffer, Composition

Buffers shall consist of vegetation and a combination of other treatments.
a. **Required Buffer Vegetation** shall meet landscaping requirements of this Chapter, plus:
   
i. Mature tree canopies shall not overhang the property line. Trees’ trunks shall be located so mature canopies do not overhang the property line, except into a right-of-way when safety is not impacted.
   
ii. Tree trunks shall be located a minimum of no less than 6 feet from the property line.
   
iii. Mature shrubs and other plants shall be located so mature canopies are a minimum of shall be no less than 2 feet from the property line.

b. **Buffer** Any buffer treatments shall may consist of any combination of the following:
   
   a. Berms can be of appropriate earth or soil, or in combination with a retaining wall, and cannot exceed 1 foot of rise for every 5 feet of linear distance (5:1 slope).
   
b. Walls can be solid using opaque materials and fences can be open, using screening materials.

5.7.16 **Buffer Types**

One of the following buffer types may be required based on the degree of separation necessary between land uses:

a. Buffer, Solid Wall Required: A solid wall or fence 6-8 feet high shall be constructed between the following uses and residential land uses: parking for 10 or more vehicles; loading zones; outdoor storage of vehicles and equipment; outdoor work yards; outdoor seating or entertainment space; heavy industrial or other similar uses as determined by the Zoning Administrator.
   
i. The height of the wall shall be reduced or set back at a driveway or alley so as not to impinge on any clear sight triangle.
   
ii. If the wall plus retaining wall have an effective height of over 8 feet on the adjacent property, the Zoning Administrator shall determine the acceptable height.

b. Buffer, Landscaping Required: Landscape buffer assemblies of the classes in Section 5.7.16 shall be required as specified in Table 5.21.
5.7.4617 Buffer, Landscape Buffer Classes

Landscape Buffer Class widths shall supersede the building setbacks, or whichever distance is greater.

a. Buffer Class 1: Open Screen. Shall have a width of 12 feet, composed of intermittent visual obstructions from the ground to a height of 15 feet, with a live plant cover. A minimum of 25% of provided buffer area visual obstruction along buffer length. See Figure 5-21.

Figure 5-21. Buffer Class 1: Open Screen Illustration

Suggested planting patterns:

*Minimum 25% Live Plant Coverage (both illustrations)

*—Based on specific area calculations

b. Buffer Class 2: Semi-Opaque Screen. Shall have a width of 12 feet, composed of a screen that is opaque from the ground to a minimum height of 3 feet using a solid wall or fence, with intermittent visual obstructions to a height of 20 feet, with a minimum of 50% visual obstruction along buffer length. Live plant cover. A minimum of 50% of provided buffer area. See Figure 5-32.

Figure 5-32. Buffer Class 2: Semi-Opaque Screen Illustration

Suggested planting patterns:
*Minimum 50% Live Plant Coverage (both illustrations)

Based on specific area calculations
c. Buffer Class 3: Opaque Screen. Shall have a width of 20 feet, composed of a screen that is opaque from the ground to a minimum height of 6 feet using a solid wall or fence, with intermittent visual openings-obstructions to a height of 20 feet, with a minimum of 75% visual obstruction along buffer length. Live plant cover: A minimum of 75% of provided buffer area. See Figure 5-43.

**Figure 5-43. Buffer Class 3: Opaque Screen Illustration**

Suggested planting patterns:

*Minimum 75% Live Plant Coverage (both illustrations)

* Based on specific area calculations
Table 5.21. Buffer Class Requirements

<table>
<thead>
<tr>
<th>Adjacent Use</th>
<th>Right-of-Way</th>
<th>N/A/Ag/Vacant</th>
<th>R5/R5L</th>
<th>T2</th>
<th>T3/L</th>
<th>T4/M</th>
<th>T5/H</th>
<th>D1/D1L</th>
<th>D2/D2L</th>
<th>D3</th>
<th>DM</th>
<th>MU</th>
<th>C1</th>
<th>C2</th>
<th>C3</th>
<th>I1</th>
<th>I2</th>
<th>I3</th>
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</thead>
<tbody>
<tr>
<td>N/Ag/Vacant</td>
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<td>T3/L</td>
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</tbody>
</table>

Legend: Number indicates the buffer class required per Section 5.7.16.

5.7.18 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.

iv. “at the side lot line” shall be one near the side property line and includes any returns to the elevation of a building on the property.

v. “at the rear lot line” or “at the rear lane” shall be one that extends along the rear of the property but is not a fence at the secondary frontage.

b. No fence shall extend beyond a property line and no fence shall impinge in a clear sight triangle.

c. Fences between properties shall be built up to but not over the property line.

d. Fences at rear lanes/alleys shall not extend into the setback for accessory buildings.

e. Where an alley or service lane exists, the lots abutting the alley may erect a solid wall or fence.

**Figure 5-5. Wall or Fence Locations**

<table>
<thead>
<tr>
<th>Locations</th>
<th>Wall or Fence at the Primary Frontage</th>
<th>Wall or Fence at the Secondary Frontage</th>
<th>Wall or Fence at a Side Lot Line</th>
<th>Wall or Fence at the Rear Lot Line or on an alley</th>
</tr>
</thead>
</table>

5.7.4819 Wall or Fence, Height. Wall and fence heights shall have minimum and maximum heights per Table 5.22 and shall be measured:

a. To the highest point of the wall, the top rail of a fence or to the top of a standard picket.
b. A primary or secondary frontage is measured from sidewalk grade where sidewalks are present or the adjacent grade of the right-of-way.

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)

<table>
<thead>
<tr>
<th>Wall or Fence Location</th>
<th>N</th>
<th>T2</th>
<th>R5/R5L</th>
<th>L/T3</th>
<th>M/T4</th>
<th>H/T5</th>
<th>D1/D1L</th>
<th>D2/D2L</th>
</tr>
</thead>
<tbody>
<tr>
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<td>L</td>
<td>L</td>
<td>3-3.5</td>
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<td>3-3.5</td>
<td>3-4</td>
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</tr>
<tr>
<td>Secondary Frontage</td>
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<td>L</td>
<td>3-5</td>
<td>3-5</td>
<td>3-5</td>
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<tr>
<td>Side Lot Line</td>
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<tr>
<td>Rear Lot Line</td>
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<td>5-6</td>
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<td>5-6</td>
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<td>5-6</td>
</tr>
</tbody>
</table>

Table 5.23. Wall or Fence Type, Zones

<table>
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<tr>
<th>Wall or Fence Location</th>
<th>N</th>
<th>T2</th>
<th>R5/R5L</th>
<th>L/T3</th>
<th>M/T4</th>
<th>H/T5</th>
<th>D1/D1L</th>
<th>D2/D2L</th>
<th>D3</th>
<th>DM</th>
<th>MU</th>
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<th>C2</th>
<th>C3</th>
<th>I1</th>
<th>I2</th>
<th>I3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall: Solid Masonry or Cast-in-Place</td>
<td>P</td>
<td>P</td>
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<tr>
<td>Fence: Wood or Metal Vertical Picket (slats, verticals, horizontals, verticals)</td>
<td>P</td>
<td>P</td>
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<tr>
<td>Fence: Wood or Metal Horizontal Rail, Ranch or Rail (rails)</td>
<td>P</td>
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<td>Fence: Wood Pole</td>
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Legend

As required for livestock L

5.7.4920 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.
Wall and Fence Design

The general design of walls and fences is shown in Table 5.24. Wall and fence design shall meet the following requirements:

- a. Walls: Reinforcement including rebar shall be incorporated into all walls including pilasters of the size and spacing per building codes.
- b. Fencing: Supporting members and posts of a fence shall be on the inside of fence (toward the property interior), the smooth or flat faces on the outside. If two faces are used, each face shall be of the same type and finish.
- c. Wood frontage fences shall be painted or stained.
- d. Chain link fencing is permitted only at rear property lines, alleys, and side property lines. Chain link fencing shall be painted in dark colors. Chain link fencing shall not be used to provide an opaque screen.
- e. Chain link fencing shall not be permitted on any street frontage, except in the non-Public View Area of Industrial uses.
- f. Barbed wire fencing shall not be permitted on any lot except on agricultural properties and in industrial zones; it is not permitted in other uses. Barbed wire fencing is permitted in the non-Public View Area of Industrial Uses. Barbed wire fencing is not permitted in other land uses.
- g. Any fencing or walls used to enclose an Industrial use shall not enclose the Public View Area.

Table 5.24. Wall or Fence Types, Illustrated

<table>
<thead>
<tr>
<th>Wall or Fence type</th>
<th>General Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Wall: Solid (masonry or cast-in-place)</td>
<td>![Diagram of a solid wall and fence]</td>
</tr>
</tbody>
</table>
### Table 5.24. Wall or Fence Types, Illustrated

<table>
<thead>
<tr>
<th>Wall or Fence type</th>
<th>General Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>2a. Fence: Vertical Picket (wood or metal, with CMU, rock, or adobe pilasters)</td>
<td>![Diagram of 2a. Fence: Vertical Picket]</td>
</tr>
<tr>
<td>2b. Fence: Vertical Picket (wood or metal, with wood or metal pilasters)</td>
<td>![Diagram of 2b. Fence: Vertical Picket]</td>
</tr>
<tr>
<td>2c. Fence: Vertical Picket (wood or metal)</td>
<td>![Diagram of 2c. Fence: Vertical Picket]</td>
</tr>
<tr>
<td>2d. Fence: Slat Horizontal Rail (metal wood or metal-wood)</td>
<td>![Diagram of 2d. Fence: Slat Horizontal Rail]</td>
</tr>
</tbody>
</table>
Table 5.24. Wall or Fence Types, Illustrated

<table>
<thead>
<tr>
<th>Wall or Fence type</th>
<th>General Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>3b. Fence: Ranch or Rail (wood or metal sections)</td>
<td>![Diagram of a Ranch or Rail fence]</td>
</tr>
<tr>
<td>4. Fence: Pole (wood latilla/coyote, metal, or ocotillo)</td>
<td>![Diagram of a Pole fence]</td>
</tr>
<tr>
<td>5. Fence: Wire (metal, chain link, or welded-wire mesh)</td>
<td>![Diagram of a Wire fence]</td>
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Table 5.24. Wall or Fence Types, Illustrated

<table>
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<th>Wall or Fence type</th>
<th>General Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>6. Fence: Open Face</td>
<td>(decorative CMU, cast-in-place concrete, or metal)</td>
</tr>
</tbody>
</table>

5.8 SIGNS

5.8.1 The purpose of these sign regulations includes the following:

a. Provide property owners and occupants an opportunity for effective identification of place, goods sold or produced, or services rendered;

b. Reflect the character of the natural and built environments;

c. Maintain or improve the aesthetic character of their context, relate to any buffer walls and fencing, compliment architecture and landscaping, provide safe and non-obtrusive lighting, and not distract motorists or demand excessive attention; and

d. Protect pedestrians and motorists from injury and property damage wholly or partially caused by cluttered, distracting, poorly constructed or poorly maintained signs.

5.8.2 Permit Required

a. A sign permit shall be required before the erection, re-erection, construction, alteration, placement or installation of all signs regulated by this chapter, except according to Section 5.8.8. Additional electrical and building permits may also be
g. 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.

h. Encroachment. No sign may encroach beyond the property line except as specifically allowed for the type of sign in Sections 5.8.9.

5.8.7 Signs Allowed by Zone or Community Type

The following types of signs are allowed in all zones and community types: signs required by law, signs not visible from a street, signs on vehicles, and temporary signs. All other signs are allowed as indicated in Table 5.25.

Table 5.25. Signs Allowed by Zone or Community Type

<table>
<thead>
<tr>
<th>Sign Types</th>
<th>N</th>
<th>T2</th>
<th>R5/R5L</th>
<th>T3/L</th>
<th>T4/M</th>
<th>T5/H</th>
<th>D1/D1L</th>
<th>D2/D2L</th>
<th>D3</th>
<th>DM</th>
<th>MU</th>
<th>C1</th>
<th>C2</th>
<th>C3</th>
<th>H1</th>
<th>I2</th>
<th>I3</th>
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</thead>
<tbody>
<tr>
<td>Outdoor Display Case</td>
<td></td>
<td></td>
<td>B</td>
<td>B</td>
<td>B</td>
<td>B</td>
<td>B</td>
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<tr>
<td>LEGEND</td>
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<td>B</td>
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<tr>
<td>Conditional per 5.8.9.1</td>
<td>C</td>
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<tr>
<td>Allowed for business in an “O” overlay</td>
<td>OB</td>
<td></td>
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</table>


### 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/R Zone only |
| Format B | Controlled access highways; additionally major arterials in T2/R 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. |

**a. 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.

### Billboard Face Format

| Format A | 12 feet wide, 6 feet in height (72 square feet) |
| Format B | Larger than Format A; up to 24 feet wide, 12 feet in height (288 square feet) |
| Format C | Larger than Format B; up to 48 feet wide, 14 feet in height (672 square feet) |
| Cutouts | Additional 40 square feet, but not more than 10% of sign area (all formats) |

**b. Design.** Two billboard faces, back to back, or V-shaped with no more than a forty-five degree angle of separation are allowed on a structure. Vertical and horizontal stacking of billboard faces are prohibited. Billboards shall be supported by one or two metal poles or metal-sheathed wood poles or any other construction material provided the construction plans are stamped by a New Mexico licensed engineer. Billboards as attached signs are prohibited.

### 5.9 MOBILE HOMES, MOBILE HOME AND RV PARKS, AND MOBILE HOME SUBDIVISIONS

The purpose of these regulations for mobile homes, mobile home and RV parks and mobile home subdivisions is to ensure that they are a safe and healthy place to live and designed in a pattern of thoroughfares and blocks that is compatible with other types of development.
5.9.1 Mobile Homes in all Zones

a. Permits Required. A mobile home installation permit shall be required for a mobile home or RV within an approved park, in addition to a zoning approval. Long-term residence within an RV, shall be limited solely to an approved mobile home or RV park.

b. Principal Buildings and Accessory Buildings. See Table 5.1 Land Use Classification Matrix: Zoning Districts for the list of permitted uses.

c. Special Flood Hazard Areas. See Article 6.

5.9.2 Mobile Home and Recreational Vehicle (RV) Parks

The following development standards apply to mobile home and recreational vehicle parks:

a. Vehicular Access. All mobile home and RV parks shall have vehicular access from a dedicated right-of-way. Secondary access shall be provided where there are more than 31 mobile home or RV sites. Secondary access shall be 20 feet wide and shall be improved.

b. Thoroughfares and Blocks. The mobile home or recreational vehicle park shall be designed with thoroughfares and blocks with no block exceeding 500 feet in length, measured at the edge of the areas assigned to each mobile home or RV. Each mobile home and RV site shall have direct access to a thoroughfare internal to the mobile home or RV park.

c. Thoroughfare Layout. Thoroughfare layout shall be designed for preservation of natural features, to follow topography to the greatest extent possible consistent with Subdivision Regulations.

d. Pavement. All thoroughfares within a mobile home and RV parks shall be surfaced as an improved roadway to prevent potholes and blowing dust and shall provide adequate emergency access.

e. Connectivity and Network. Both ends of every thoroughfare segment in the mobile home park shall terminate at an intersection, and the thoroughfares shall form a network bounding blocks and extending in all directions. The DRC may review a variance to this requirement where the terrain or the width of the parcel to be subdivided is such that it is not practical to serve an area except by a cul-de-sac, see Section 5.2.3. No cul-de-sac shall exceed 600 feet or ½ block in length for its zone, to the center of its bulb.

f. Pedestrian Walks. There shall be a network of pedestrian walks, or pathways, connecting mobile home and RV sites with each other and with mobile home and RV park facilities and shall comply with current ADA Standards.

g. Mobile Home Subdivision. A mobile home and RV park may be subdivided into fee-simple properties if those properties each individually satisfy the zoning requirements for the zone and also satisfy the development standards of the DM Zone.

h. Drainage. All mobile home and RV sites and thoroughfares shall be designed to ensure proper drainage. The County Engineer shall approve a complete drainage plan.
b. Density limitation for livestock is not applicable to young animals born on the property to existing animals and below weaning age or six (6) months of age, whichever is greater.

c. On properties of 3/4 acre or more, horses, mules, donkeys, swine, llamas, bovines and peacocks shall have a minimum open property area of 1,000 square feet for each animal, provided they meet the following density requirements:

i. Properties between 3/4 and up to including 1 acre are allowed one (1) large animal.

ii. Properties between greater than 1 and no larger than 2 acres shall not exceed a density of two (2) large animals per acre.

iii. Properties larger than 2 acres shall not exceed a density of three (3) large animals per acre.

d. Mature stallions, bulls, buffalo and beefalo shall be prohibited from properties containing less than 2 acres. Additional large animals will require a special use permit (S). For animals not mentioned here, the density per acre limitation shall be determined by the Zoning Administrator after consultation with relevant agencies.

e. No animal shall be kept closer than 35 feet to a dwelling on an adjacent parcel.

f. Keeping of animals shall not be permitted in the required front, side and street-side yard setbacks.

g. No animal dwelling unit shall be kept closer than 100 feet to a private water well or 200 feet from a public water well.

h. These regulations shall not apply to uses listed under the Right to Farm Act, NMSA 1978, §§ 47-9-1 to 7.

5.11.2 Keeping of Large Animals

The following regulations are established for the keeping of large animals:

a. Corral Size. Every corral to be provided shall have a minimum width or length of not less than 12 feet and shall contain not less than 240 square feet of area.

b. Box Stall. Every box stall to be provided shall have a minimum of 12 feet of length and width.

c. Fencing. Fencing to be provided shall be subject to the following:

i. Materials and Construction. Fencing may be constructed of wood, chain link, masonry, metal and materials with the structural integrity sufficient to contain animals.

ii. Fence Posts. Fence posts may be constructed of wood, metal, concrete or materials with the structural integrity sufficient to contain animals.

iii. Fence Height. Fences to be provided for enclosure shall be maintained to adequately to contain the animals.
control storm water on-site to reduce erosion. Best practices should be
designed in collaboration with ESD and CDD staff.

6.1.7 Floodplain Development Permit

A Floodplain Development Permit may be required, in accordance with National
Flood Insurance Program (NFIP), if the proposed development is all or partially
located within a FEMA Special Flood Hazard Area as defined in Section 6.4. The
Flood Commission Director shall determine if a Floodplain Development Permit is
required and shall appoint a Floodplain Administrator to review and Building
Services shall issue Flood Plain Development Permits.

a. Permit Application Forms. Application for a development permit shall be
presented to the Building Services on forms furnished by Building Services and
shall include:

i. Plans in duplicate drawn to scale showing the location.

ii. Dimensions.

iii. Elevation of proposed landscape alterations.

iv. Existing and proposed structures, including the placement of
manufactured homes.

v. Location of the foregoing in relation to areas of special flood
hazard.

vi. Elevation (in relation to mean sea level) of the lowest floor
(including basement) of all new and substantially improved
structures.

vii. Elevation in relation to mean sea level to which any nonresidential
structure shall be floodproofed.

viii. A certificate from a registered Professional Engineer or surveyor
that the nonresidential floodproofed structure shall meet the
floodproofing criteria of Section 6.4.7.b.

ix. Description of the extent to which any watercourse or natural
drainage will be altered or relocated as a result of proposed
development or description of alternative integrated methods
considering natural and built drainage systems.

b. Application Review Procedures. The review period begins with the acceptance
of a complete permit application by the Floodplain Administrator or designee.
A record of all information shall be maintained. Approval or denial of a
development permit by the Floodplain Administrator shall be based on all of
the provisions of this Article and the following relevant factors:

i. The danger to life and property due to flooding or erosion damage.

ii. The susceptibility of the proposed facility and its contents to flood
damage and the effect of such damage on the individual owner.

iii. The danger that material may be swept onto other lands to the
injury of others.

iv. The compatibility of the proposed use with existing and anticipated development.

v. The safety of access to the property in times of flood for ordinary and emergency vehicles.

vi. The costs of providing governmental services during and after flood conditions, including maintenance and repair of thoroughfares and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems.

vii. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.

viii. The necessity to the facility of a waterfront location, where applicable.

ix. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use.

x. The relationship of the proposed use to the Comprehensive Plan, all other relevant drainage plans and master plans for that area.

c. Grading and Pre-Development Best Management Practices

i. Description. Best practice will preserve existing natural features to reduce cost associated with erosion, revegetation, and dust control.

ii. Methods. Best practice will include natural drainage, topography, rock outcroppings, and native plant areas which can be preserved, and serve as detention areas to promote on-site benefits of water resources. Best practices should be coordinated designed in collaboration with EDS and CDD staff.

6.1.8 Grading Permit

Any person required under Section 6.5, to submit a grading permit, shall apply to the County prior to the issuance of a building or construction permit by an appropriately licensed contractor in the State of New Mexico and shall meet the minimum requirements of this Article, as determined by ESD. The application will be signed by the owner of the property where the work is to be performed or by his/her duly authorized representative. The applicant shall ensure that all application data is correct. Any falsification of application data shall invalidate the permit.

a. Permit Application. A grading permit shall be issued by the County based on the following:

i. Submittals shall be prepared and certified by a New Mexico Professional Engineer.

ii. Grading permits shall be reviewed by the ESD and the Flood Commission and issued based upon approved final subdivision plats, building or such other site improvement plans as necessary
routes). Methods will include chicanes, curb cuts, bio-swales, and other active landscape features. Best practices should be coordinated in collaboration with EDS and CDD staff.

h. Community Type and Transect Zone Thoroughfare Cross Sections.

i. If the right-of-way needed for complete roadway construction is constrained, the cross section should be reduced in the following order:

(a) Planting strip width to 3 feet minimum.

(b) Sidewalk width to 5 feet minimum.

(c) Bicycle lane to 5 feet minimum.

ii. Bicycle lanes shall be striped on both sides and include a buffer strip and signs, directional arrows, and stencils.

iii. Bicycle lanes shall not be built on roadways with design speeds below 30 mph.

iv. All on-street parking decisions shall be per Table 6.5.

v. All thoroughfares classified as avenue and above may be designated as transit routes. Transit-related facilities, such as a shelter or bus pull-out, may be required.

vi. Three-hundred-foot block lengths are recommended.

vii. Multi-use paths:

(a) Shall not be placed immediately adjacent to avenues or boulevards, especially in lieu of sidewalks or bicycle lanes.

(b) May be used if they are incorporated with the overall design and traverse the development on an independent right-of-way allowing for more direct access to a destination.

(c) Shall be asphaltic surfaced a minimum of 8 feet wide.

i. Parkway Assemblies. Parkway assemblies shall comply with the standards of Section 4.3.E Parkway Assemblies and Tables 6.9 Typical Urban Parkways, 6.10 Typical Rural Parkways, and 6.11 Parkway Assemblies. Tables 6.9 and 6.10 illustrate the components of the parkway and Table 6.11 regulates the type and size for each component of the parkway.
Table 6.11 Parkway Assemblies

<table>
<thead>
<tr>
<th>Details</th>
<th>Rural/T2</th>
<th>L/T3</th>
<th>M/T4</th>
<th>H/T5</th>
<th>Suburban</th>
</tr>
</thead>
<tbody>
<tr>
<td>Curb Type</td>
<td>Swale</td>
<td>Raised Curb</td>
<td>Raised Curb</td>
<td>Raised Curb</td>
<td>Raised Curb</td>
</tr>
<tr>
<td><strong>Walkway</strong></td>
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<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Type</td>
<td>Not required</td>
<td>Path / Sidewalk</td>
<td>Sidewalk</td>
<td>Sidewalk</td>
<td>Path / Sidewalk</td>
</tr>
<tr>
<td><strong>Min. Width (feet)</strong></td>
<td>n/a</td>
<td>8 - path 4-5 - sidewalk</td>
<td>5</td>
<td>6</td>
<td>8 - path 4-5 - sidewalk</td>
</tr>
<tr>
<td><strong>Lighting</strong></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Max. Height (feet)</td>
<td>Not required</td>
<td>12</td>
<td>16</td>
<td>16</td>
<td>20</td>
</tr>
<tr>
<td>Min. Spacing (feet)</td>
<td>n/a</td>
<td>At intersections</td>
<td>At intersections</td>
<td>50 on center</td>
<td>At intersections</td>
</tr>
<tr>
<td><strong>Planter</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Type</td>
<td>Swale</td>
<td>Bio-Swale</td>
<td>Continuous</td>
<td>Continuous or Tree Well</td>
<td>Continuous</td>
</tr>
<tr>
<td><strong>Min. Width (feet)</strong></td>
<td>n/a</td>
<td>4-5 - path 6 - sidewalk</td>
<td>5</td>
<td>72 sq. ft. min. – tree well; 5 min.</td>
<td>6 – path 5 – sidewalk</td>
</tr>
</tbody>
</table>

6.2.6 **Standard Specification for Thoroughfare Construction**

All thoroughfares constructed within Doña Ana County shall comply with New Mexico Department of Transportation Standard Specification for Highway and Bridge Construction, as adopted and amended.

a. All testing and construction inspections for all developments shall adhere to the guidelines as set forth in the New Mexico Department of Transportation Standard Specification for Highway and Bridge Construction, as adopted and amended.

b. A pavement design report included with the final plat or final document submittal shall include, but not be limited to:

i. Soil profiles shall be obtained from soil borings performed within the proposed right-of-way and proposed borrow area, or in areas determined to yield representative soils. Thoroughfare soil borings shall be taken at an interval of 500 feet. Additional soil borings may be required if soil characteristics change significantly. Soil borings shall be advanced to a depth of at least 5 feet, or refusal, whichever is shallower. In "cut" portions of the thoroughfare, the depth of borings shall be measured from the proposed finished grade elevation of the pavement. In "fill" portions of the thoroughfare, the depth of borings shall be measured below existing grade. Soil borings are required to classify materials to determine the thickness of the layers of the road structure and to identify soils that are excessively expansive or resilient. Such soils shall receive special consideration by substitution with "engineered fill" or stabilization with a suitable admixture and/or mechanical means. Field conditions encountered with unsatisfactory materials shall be submitted with pavement design calculations along with...
Table 6.23 Recommended Maximum Headwater-to-Diameter Ratios

<table>
<thead>
<tr>
<th>Storm Frequency</th>
<th>HW/D</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-year</td>
<td>1.0</td>
</tr>
<tr>
<td>100-year</td>
<td>1.25</td>
</tr>
</tbody>
</table>

(f) Tailwater. The height of tailwater at outlets shall have a headwater-to-diameter ratio of less than 1.0.

(g) Dip section and low water crossings shall be concrete and designed in accordance with the criteria in Table 6.18 Street Capacity Criteria, and shall provide for erosion protection at the edges of pavement.

c. Roadway Drainage Best Management Practices
   i. Description. Best practice will infiltrate storm water into plantings and soil, and safely release remaining water.
   ii. Methods. Best practice will filter storm water through soil media and plant roots, then release treated storm water runoff into the landscape (e.g. pasture, native vegetation areas, plantings, and permeable areas) and storm drain system. Best practices should be coordinated designed in collaboration with EDS and CDD staff.

6.5.14 Open Channels
Channel capacities shall be computed using the Manning formula for uniform flow. Open channels shall be designed for a 100 year storm with analysis showing the effects of the ten-year storm. Channels shall have subcritical flow characteristics, be wide and natural in appearance and functional. Analysis and proposed solutions for anticipated erosion problems shall be in the drainage plan. Channels shall be designed to avoid flows at or near critical depth.

a. Hydraulics. The type of channel cross sections shall be most suited to the location and use. The drainage report and design hydraulics of flow in channels shall include analysis of the hydraulics indicating the following parameters for existing and proposed channels and drainageways:
   i. Flow cross-section geometry for each different configuration of proposed channel shape in critical areas and channels left in their natural state;
   ii. Flow cross-sectional area;
   iii. Wetted perimeter;
   iv. Hydraulic radius;
   v. Manning's roughness coefficient (n);
   vi. Flow velocity;
   vii. Design discharge;
building structures, and parking lot drainage. Best practices should be coordinated designed in collaboration with EDS and CDD staff.

6.5.16 Drainage System Operations and Maintenance
Proper operations and maintenance of storm drainage and flood control facilities, including natural drainage systems such as arroyos, includes both cleaning and minor repair to the facilities as well as completely rebuilding some facilities that have, through weathering or lack of maintenance, been rendered useless or present a threat to public safety. In order to increase system efficiency, maintenance guidelines are outlined in Table 6.25 Maintenance Guidelines and shall be incorporated in the drainage maintenance agreement (see sample form in Appendix A). The drainage maintenance agreement shall be adopted by operators of private drainage systems to establish maintenance procedures of those systems. The agreement is to be signed and recorded as a condition of final plat approval and shall be disclosed and acknowledged by subsequent property owners.

Table 6.25 Maintenance Guidelines

<table>
<thead>
<tr>
<th>Facility</th>
<th>Maintenance, As Necessary</th>
<th>Inspection</th>
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</thead>
<tbody>
<tr>
<td>Channels</td>
<td>May to October</td>
<td>Semi-annual</td>
</tr>
<tr>
<td>Pump stations</td>
<td>May to October</td>
<td>Semi-annual</td>
</tr>
<tr>
<td>Detention and retention facilities</td>
<td>May to October</td>
<td>After any major storm greater than 1 inch within a 24-hour period</td>
</tr>
<tr>
<td>Storm sewer systems</td>
<td>Annual</td>
<td>Biannual</td>
</tr>
<tr>
<td>Storm sewer inlets</td>
<td>After rainfall events or biweekly during rainy periods</td>
<td>Semi-annual</td>
</tr>
</tbody>
</table>

6.5.17 As-built/Record Drawings
An as built/record plan shall be submitted after project completion to ensure that the construction complies with the approved plans. The as built/record plan shall be stamped and certified by a licensed New Mexico Professional Engineer.

6.6 WATER AND WASTEWATER SYSTEMS

6.6.1 Water and Wastewater Facilities
a. Standards; Review. All water and wastewater facilities shall meet the requirements of the American Water Works Association (AWWA), the New Mexico Standards for Public Works Construction (NMSPWC), the New Mexico Environment Department (NMED), the New Mexico Office of the State Engineer (OSE), and Doña Ana County's water and wastewater specifications, see Chapter 319, Wastewater Systems, and Chapter 324, Water Systems, where appropriate. If a proposed utility is to be owned and maintained by the County or any utility company, the design shall be reviewed and approved by the appropriate utility company.

6.6.2 Water Supply Guidelines
a. Water Conservation Measures
   i. The following water conservation measures are recommended for housing units in all subdivisions:
ii. All new construction shall conform to the requirements of the International Building Code, International Residential Code, and Uniform Plumbing Code, as adopted by Doña Ana County.

iii. Low-water-use landscaping techniques applying the principles of xeriscaping are highly recommended.

b. Quantification of Annual Water Requirements. The following procedures shall be used to quantify the maximum, annual water requirements for all subdivisions:

i. The maximum annual water requirement for both indoor and outdoor purposes, for each parcel in a residential subdivision, shall be 0.75 acre-feet per year, unless a detailed water demand analysis approved by the State Engineer's Office justifies the use of a different figure. The total annual water requirement for the subdivision in acre-feet per year is computed by multiplying the number of parcels by 0.75.

ii. The applicant may, at his/her option, prepare a detailed water demand analysis using the step-by-step computational procedure presented in the relevant State Engineer Technical Report.

iii. A detailed water demand analysis shall be prepared for all nonresidential subdivisions and all water uses not directly related to residential uses within a mixed development subdivision. Annual water requirements shall be estimated using the relevant State Engineer Technical Report.

c. Final Plat Approval Requirements. In acting on the permit application, the State Engineer shall determine whether the amount of water permitted is sufficient in quantity to fulfill the maximum annual water requirements of the subdivision, including water for indoor and outdoor domestic uses.

d. Water Conservation Best Management Practice

i. Description. Best practice will utilize passive water harvesting to collect stormwater, which promotes water infiltration, stormwater reduction, less complex erosion control and infrastructure systems, and optimal landscaping. Utilizing harvested stormwater will provide or offset landscape water needs.

ii. Method. Best practice will include passive water harvesting functions, which utilize gravity to direct the flow of stormwater into Active Landscape Features. Best practices should be designed without additional tanks, piping, metering, pumps, or other infrastructure associated with containment systems.

iii. In certain configuration, additional infrastructure components will be needed to route overflow water, convey water under roads or parking lots, or for other purposes conducive to effective functioning of the passive system. Best practices should be coordinated designed in collaboration with EDS and CD Department staff.
BICYCLE LANE (BIKE LANE)
A separate path or a portion of a roadway that has been designated by striping, signing, and pavement markings for the preferential or exclusive use of bicycles (AASHTO).

BILLBOARD OR BILLBOARD SIGN
A large outdoor sign, typically designed to be read from a moving vehicle.

BIO-RETENTION AREAS
The use of vegetation and soils to clean, slow, and infiltrate and/or store storm water runoff.

BIO-SWALES
Vegetated, shallow, landscaped depressions design to capture, treat, and infiltrate stormwater run-off as it moves downstream.

BLADE SIGN
A small, pedestrian-oriented sign that projects perpendicularly from a structure such as a bracket and which is hung from the fascia above ground-floor doors and windows.

BLOCK
The aggregate of private lots, passage, rear alleys and rear lanes, bounded by thoroughfares.

BLOCK FACE
The side of a block, extending between its lateral lot lines.

BMP or BMPs
See “Best Management Practice (BMP).”

BOARD OF COUNTY COMMISSIONERS (BOCC)
The governing body of Doña Ana County, New Mexico.

BOARDING HOUSE
A residential dwelling unit with two or more rooms that are rented or intended to be rented independently.

BOCC
See Board of County Commissioners.

BORROW
Excavating material from borrow pits or areas selected by the contractor, when sufficient quantities of suitable material are not available from other excavations, and disposing of all excavated borrow material as specified and in conformity with the lines, grades, and dimensions shown on the drawings, or as directed by the Engineer. The widening of roadway cuts and ditches will be considered as general excavation, and not as borrow.

BOULEVARD
A divided thoroughfare designed for high vehicular capacity and moderate speed, traversing a built-up area.

BUFFER
An area of land inside a property serving as a screen, using walls, fencing, berms, vegetation, or a combination of the above with vegetation. Buffering visually separates new development from an adjacent property or roadway, and mitigates negative impacts; it can be a part of LID and GI practices such as water harvesting.
FURNISHING ZONE
The area of the parkway assembly that is available for street furniture such as benches, wastebaskets, and newspaper boxes.

GARAGE
A building or portion thereof other than a private storage garage, designed or used for equipping, servicing, repairing, hiring, selling, storing or parking motor-driven vehicles. The term “repairing” shall not include an automotive body repair shop nor the rebuilding, dismantling or storage of wrecked or junked vehicles.

GARAGE AND YARD SALES
An informal event for the sale of used goods by private individuals, in which sellers are not required to obtain business licenses or collect sales tax.

GARbage
Any animal or vegetable waste that is liable to decompose or rot resulting from the handling, preparation, cooking or consumption of foods, offal, scum, dregs, sediment, sweepings, trash, debris, remains, or dross.

GI
See Green Infrastructure.

GLARE
A degree of luminance caused by direct light or reflection.

GRADING
Any excavation or fill or combination thereof, including clearing and grubbing.

GRADING PERMIT
A permit to excavate or fill or a combination thereof, including clearing and grubbing of land for the construction and development of permitted buildings or structures, or to conduct other legal land uses.

GREEN, CIVIC SPACE
A civic space type for unstructured recreation, spatially defined by landscaping rather than building frontages.

GREEN INFRASTRUCTURE (GI)
An approach to water management that protects, restores, or mimics the natural water cycle. GI includes the physical and biological processes found in each ecoregion's natural landscape, informing low impact development and water harvesting.

GROUND COVER
Any combination of mulch, low plants, seeding, or turf used to prevent weeds and minimize erosion, but shall not include artificial turf, asphalt, concrete, or bare soil. Low-growing, spreading plants generally used to prevent weeds.

GROUNDWATER
This definition applies only to water quality, liquid and solid waste disposal guidelines. Interstitial water which occurs in saturated earth material. It is capable of entering a well in sufficient amounts to be utilized as a water supply.

GROUP HOME
A dwelling unit where 6 or fewer unrelated people in need of care, support, or supervision can live together.

GRUBBING
The removal of stumps and roots.

HARDSCAPE
The impervious portion of a landscape area including shade structures, walls, paving, and water features.

HARMFUL QUANTITY
Discharges of any substance in a quantity determined to be harmful to the public health, public welfare, or the environment.

HAZARD TO PUBLIC HEALTH (Specific to NMED liquid waste)
The indicated presence in water or soil of chemical, biological or other agents under such conditions that they may adversely impact human health.

HAZARDOUS SUBSTANCE OR HAZARDOUS WASTE
Any liquid, solid, or contained gas that contain properties that are dangerous or potentially harmful to human health or the environment.

HEAVY INDUSTRIAL USE
Manufacturing or other enterprises that pose significant risks due to the use or storage of explosives or radioactive materials, or of poisons, herbicides, or other hazardous materials in reportable quantities under the standards of the Environmental Protection Agency.

HELIPORT
See Airport.

HHW
See Household Hazardous Waste.

HIGH WIND CONDITIONS
On-site average wind speed greater than 15 miles per hour, gusts of 20 miles per hour, or an active wind advisory issued by the National Weather Service for Doña Ana County.

HIGHWAY
A rural and suburban thoroughfare of high vehicular speed and capacity.

HOTEL
A building in which lodging or boarding and lodging are provided and offered to the public for compensation and in which ingress to and egress from all rooms are made through an inside lobby or office supervised by a person in charge at all times.

HOUSEHOLD HAZARDOUS WASTE (HHW)
Any material generated in a household (including single and multiple residences, hotels and motels, bunk houses, ranger stations, crew quarters, campgrounds, picnic grounds, and day-use recreational areas) by a consumer which, except for the exclusion provided in 40 CFR 261.4(b)(1), would be classified as a hazardous waste under 40 CFR Part 261.

HUNDRED-YEAR FLOOD OR 100-YEAR FLOOD
A flood having an average frequency of occurrence in order of once in 100 years, although the flood may occur in any year.
PETROLEUM STORAGE TANK (PST)
Any one or a combination of aboveground or underground storage tanks that contain petroleum products and any connecting underground pipes.

PHASE
Refers to a portion of a multi-unit subdivision which is intended to be developed as a unit.

PHASING
A construction BMP that is sequencing disturbing activities during construction, on lots in distinct areas of the project, with the stabilization of each area before the disturbing of the next.

PLANNING AND ZONING COMMISSION (P&Z)
The Planning and Zoning Commission of Doña Ana County, New Mexico whom are appointed by the BOCC.

PLANT AREA
Overall area coverage of plant canopy, calculated in the following manner including the plant list - trees at 50 percent of the canopy width times that same canopy width, rounded up (example: a tree listed with a 20 foot canopy width is 20' x 20' = 400 square feet x 50% = 200 square foot area); other plants at 100 percent of the canopy width times that same canopy width (example: an accent plant listed with a 5 foot canopy width is 5' x 5' = 25 square feet x 100% = 25 square feet area) Refer to Appendix X. Plant List.

PLANT, EDIBLE
Plant with fruit or parts, eaten or used by humans in the preparation of food. Refer to Appendix X. Plant List.

PLANT, HEIGHT
Typical, mature height of plant canopy. Refer to Appendix X. Plant List.

PLANT, HIGH WATER-USE
Plant that mostly survives on over 25 inches of or greater water per year; also called a mesic or phreatophytic plant; grows best in a high water-use zone with other high water-use plants. high water-use plants can require less water where moisture availability is higher, mostly where specialized soil types and higher water tables combine in valley locations, unless Unless in such locations and/or when other documentation is provided, high water-use plants shall not be counted towards required landscaping. Refer to Appendix X. Plant List.

PLANT, LOW WATER-USE
A live plant that mostly survives on the under 10 inches or less of water per year, once established (about the average annual precipitation in Doña Ana County); also called a xeric plant; grows best in a low water use zone with other low water-use plants. Refer to Appendix X. Plant List.

PLANT, MEDIUM WATER-USE
A live plant that mostly survives on between 10 and 25 inches of water per year; also called a mesic plant; grows best in a medium water use zone with other medium water-use plants. Refer to Appendix X. Plant List.

PLANT, WIDTH
Typical, mature width or spread of plant canopy. Refer to Appendix X. Plant List.
PUBLIC PROPERTY
Property owned by any political subdivision not specifically exempted by state or federal law.

PUBLIC REALM
The civic spaces, public rights-of-way, and the private frontages generally applicable to community types and transect zones.

PUBLIC RIGHT-OF-WAY
Land area, property or interest therein, usually in a strip, acquired for or devoted to transportation and/or utility purposes which is acquired, by the city, County, state or federal government for public use.

PUBLIC VIEW AREA
The entire area between the primary façade of an industrial use, furthest from the primary frontage to that property line, extended along the entire primary frontage.

PUBLIC WATER SUPPLY SYSTEM
A water system which has at least 15 service connections or serves at least 25 individuals. It is subject to the Drinking Water Regulations per NMED standards.

PURCHASER
Any person who buys a real property interest.

P&Z
See Planning and Zoning Commission.

QUALIFIED PERSONNEL
A person knowledgeable in the principles and practice of erosion and sediment controls and pollution prevention, who possesses the skills to assess conditions at the construction site that could impact stormwater quality, and the skills to assess the effectiveness of any stormwater controls selected and installed to meet the requirements of this permit (as demonstrated by sufficient education, training, experience, or any required certification or licensing).

QUASI-JUDICIAL ACTION
Action by the P&Z or BOCC that involves a determination of the rights, duties or obligations of specific individuals on the basis of the application of currently existing legal standards or policy considerations of past and present facts developed at a hearing conducted for the purpose of resolving the particular interest in question. For example, small-scale rezoning directed at a small number of properties that newly restrict (or expand) the uses of those properties in ways that are not applicable to the surrounding area, such restriction (or expansion) being limited to identifiable properties and not being general policy decisions that apply broadly. The characterization of an action as quasi-judicial carries with it important procedural consequences such as the right to individual notice, an opportunity to be heard, the opportunity to present and rebut evidence, to a tribunal that is impartial in the matter - i.e., having had no pre-hearing or ex-parte contacts concerning the question at issue, and to a record made and adequate findings executed.

REAR SETBACK
The distance from the rear lot line at which a building or structure may be located. It is generally indicated by a range of distances per zoning classifications from the rear lot line.
Doña Ana County Unified Development Code Article 8 Appendices

APPENDIX X. PLANT LIST

**Bold type** signifies a native plant in Doña Ana County. Plant List Headings:

- a. Common name: locally-used name;
- b. Botanical name: scientific name;
- c. Height: average mature canopy height;
- d. Width: average mature canopy width, diameter, or spread;
- e. Area: average area of mature canopy width;
- f. Edible: a plant with fruit or foliage used for food; and,
- g. Water Use Zone: A typical water requirement for landscaping once established in an ecoregion per Figure 5-1. Asterisks indicate the applicable region (* valley, ** foothills, *** valley and foothills).

**Figure 5-1. Ecoregion – Water Use Zones**

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Height (ft.)</th>
<th>Width (ft.)</th>
<th>Area (sq. ft.)</th>
<th>Edible</th>
<th>Water Use Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mimosa or Silk Tree</td>
<td>Albizzia julibrissin</td>
<td>25</td>
<td>30</td>
<td>450</td>
<td>medium</td>
<td></td>
</tr>
<tr>
<td>Mexican Blue Palm</td>
<td>Brahea armata</td>
<td>20</td>
<td>12</td>
<td>75</td>
<td>***low, medium</td>
<td></td>
</tr>
<tr>
<td>Common Name</td>
<td>Botanical Name</td>
<td>Height (ft.)</td>
<td>Width (ft.)</td>
<td>Area (sq. ft.)</td>
<td>Edible</td>
<td>Water Use Zone</td>
</tr>
<tr>
<td>---------------------------------</td>
<td>--------------------------------</td>
<td>--------------</td>
<td>-------------</td>
<td>---------------</td>
<td>--------</td>
<td>----------------</td>
</tr>
<tr>
<td>Algerian Ivy</td>
<td>Hedera canariensis</td>
<td>6+</td>
<td>8</td>
<td>64</td>
<td></td>
<td>medium</td>
</tr>
<tr>
<td>English Ivy</td>
<td>Hedera helix</td>
<td>10+</td>
<td>8</td>
<td>***64</td>
<td></td>
<td>***medium, high</td>
</tr>
<tr>
<td>Burford Holly</td>
<td>Ilex cornuta ‘Burfordi’</td>
<td>6+</td>
<td>6</td>
<td>36</td>
<td></td>
<td>medium</td>
</tr>
<tr>
<td>Jasmine</td>
<td>Jasminum species</td>
<td>3</td>
<td>5</td>
<td>25</td>
<td></td>
<td>medium</td>
</tr>
<tr>
<td>Juniper</td>
<td>Juniperus species</td>
<td>3+</td>
<td>6-12</td>
<td>36-144</td>
<td>low</td>
<td></td>
</tr>
<tr>
<td>Winterfat</td>
<td>Krascheninnikovia lanata</td>
<td>3</td>
<td>3</td>
<td>9</td>
<td>low</td>
<td></td>
</tr>
<tr>
<td>Crepe Myrtle (petite or shrub form)</td>
<td>Lagerstroemia species</td>
<td>5</td>
<td>5</td>
<td>*25</td>
<td>*medium, high</td>
<td></td>
</tr>
<tr>
<td>Creosote Bush</td>
<td>Larrea tridentata</td>
<td>6</td>
<td>6</td>
<td>36</td>
<td>low</td>
<td></td>
</tr>
<tr>
<td>Lavender</td>
<td>Lavendula species</td>
<td>3</td>
<td>4</td>
<td>16</td>
<td>medium</td>
<td></td>
</tr>
<tr>
<td>Texas Sage or Ranger</td>
<td>Leucophyllum species</td>
<td>6+</td>
<td>7</td>
<td>49</td>
<td>low</td>
<td></td>
</tr>
<tr>
<td>Privet</td>
<td>Ligustrum species</td>
<td>6+</td>
<td>6</td>
<td>36</td>
<td>medium</td>
<td></td>
</tr>
<tr>
<td>Coral Honeysuckle</td>
<td>Lonicera sempervirens</td>
<td>6+</td>
<td>6</td>
<td>36</td>
<td>medium</td>
<td></td>
</tr>
<tr>
<td>Wolfberry</td>
<td>Lycium species</td>
<td>6+</td>
<td>6</td>
<td>36</td>
<td>***low, medium</td>
<td></td>
</tr>
<tr>
<td>Heavenly Bamboo</td>
<td>Nandina domestica</td>
<td>6</td>
<td>5</td>
<td>25</td>
<td>medium</td>
<td></td>
</tr>
<tr>
<td>Mariola</td>
<td>Parthenium incanum</td>
<td>2</td>
<td>3</td>
<td>9</td>
<td>low</td>
<td></td>
</tr>
<tr>
<td>Woodbine, Virginia or Hacienda Creeper</td>
<td>Parthenocissus species</td>
<td>8+</td>
<td>6</td>
<td>36</td>
<td>medium</td>
<td></td>
</tr>
<tr>
<td>Photinia</td>
<td>Photinia species</td>
<td>10+</td>
<td>12</td>
<td>75</td>
<td>medium</td>
<td></td>
</tr>
<tr>
<td>Rosemary Mint</td>
<td>Poliomintha incana</td>
<td>4</td>
<td>4</td>
<td>16</td>
<td>low</td>
<td></td>
</tr>
<tr>
<td>Lavender Oregano or Mexican Oregano or Lavender Spice</td>
<td>Poliomintham maderensis</td>
<td>2+</td>
<td>3</td>
<td>9</td>
<td>**low, medium</td>
<td></td>
</tr>
<tr>
<td>Broom Dalea</td>
<td>Psorothamnus scoparius</td>
<td>4</td>
<td>5</td>
<td>25</td>
<td>low</td>
<td></td>
</tr>
<tr>
<td>Pomegranate</td>
<td>Punica granatum</td>
<td>15</td>
<td>15</td>
<td>125</td>
<td>yes</td>
<td>medium</td>
</tr>
<tr>
<td>Cliffrose</td>
<td>Purshia species</td>
<td>8</td>
<td>6</td>
<td>36</td>
<td>low</td>
<td></td>
</tr>
<tr>
<td>Firethorn or Pyracantha</td>
<td>Pyracantha species</td>
<td>3+</td>
<td>5</td>
<td>25</td>
<td>**low, medium</td>
<td></td>
</tr>
</tbody>
</table>