

SECTION 9 (2.2) CD-RRE RIO RANCHO ESTATES COMMUNITY DISTRICT.

A. Intent. This zone district shall provide for the orderly development of those areas of Rio Rancho Estates situated outside of the municipal limits of the city of Rio Rancho that are appropriate for rural residential development. This zone district shall provide further for the health, safety, and general welfare of area residents in recognition of the unique nature of Rio Rancho Estates within Sandoval County.

B. Permissive Uses. Any of the following uses are allowed in this zone district:

1. All uses that are permissive in the RRA zone district.
 - a. All dwelling units shall be placed on a permanent foundation. Permanent foundations for dwelling units that are not site-built shall comply with the New Mexico Manufactured Housing Division Rules and Regulations (NMAC 14.12.2) for permanent foundations.
 - b. If a dwelling unit is to be served by a shared domestic well, permitted under NMSA 1978 Section 72-12-1. The maximum number of parcels served by that well shall not exceed three (3). All parcels to be served by a single shared domestic well shall be contiguous.
 - c. Prior to the issuance of an occupancy permit for any dwelling unit, an attached or detached garage designed to hold at least two (2) cars shall be constructed.
2. All "livestock" as defined by this Ordinance shall be kept in such a manner as not to constitute a nuisance and in conformance with the following regulations:
 - a. The minimum lot size required for large livestock such as, horses, ponies, cattle, or similar animals, is one-half (1/2) acre for one (1) animal.
 - b. The minimum lot size required for medium livestock such as, sheep, goats, pigs, or similar animals, is one-half (1/2) acre, which will allow the keeping of up to five (5) such animals. Larger lots will permit the keeping of additional such animals at a density of five (5) animals per one-half (1/2) acre.
 - c. Areas devoted to livestock, including accessory buildings or structures, shall be constructed and maintained to discourage concentration and breeding of insect pests.
 - d. All animals shall be confined within the property boundaries.
 - e. Offensive livestock waste odor shall be effectively controlled.
 - f. Animals under six months of age are not counted for purposes of the above provisions.
 - g. Large livestock as referenced in this section must be corralled in such a manner as to keep those animals a minimum of ten feet away from any property line.

- C. Conditional Uses. The following uses may be allowed in this zone district only upon review and approval by the Planning & Zoning Commission as provided in Section 17 of this Ordinance:

All uses that are conditional uses in the RRA zone district.

- D. **District Standards.** The following standards apply to all land uses within this zone district:

1. All building setbacks shall be as provided in the RRA zone district; except, that all lots abutting Southern Boulevard and 60th Street between Southern Boulevard and Northern Boulevard shall have
 - a. A minimum front building setback of seventy-five (75) feet from Southern Boulevard and the designated portion of 60th Street, and
 - b. A solid masonry wall along the lot line abutting Southern Boulevard and the designated portion of 60th Street (6 foot in height for side walls and 3 foot for frontage walls).
2. All dwelling units shall be placed on a permanent foundation. Permanent Foundations for dwelling units that are not site-built shall comply with the New Mexico Manufactured Housing Division Rules and Regulations (NMAC 14.12.2) for permanent foundations.
3. If a dwelling unit is to be served by shared domestic well, the well shall be permitted under NMSA 1978 Section 72-12-1. The maximum number of parcels served by that well shall not exceed three (3). All parcels to be served by a single domestic well shall be contiguous.
4. All dwelling units shall have an attached or detached garage built to hold at least two (2) cars prior to the issuance of an occupancy permit.
5. All dwelling units shall have:
 - a. A minimum width of twenty-four (24) feet
 - b. A minimum length of forty-two (42) feet, and
 - c. A minimum habitable area of one thousand- eight (1,008) square feet.
6. All dwelling units shall meet the design requirements contained in Section 12 (11).F.2.
7. On all dwelling units, the façade materials shall cover all vertical surfaces from the ground to the roofline, excluding any doors, windows, or design elements.
8. All dwelling units shall meet the following roof design requirements:
 - a. Pitched roofs shall be made of corrugated metal or tile materials.
 - b. Flat roofs shall have a stuccoed parapet rising at least twelve (12) inches above the roof elevation or sufficient to obstruct from view and mechanical equipment located on the roof.
9. All development on property located within one thousand (1,000) feet from the intersection of Southern Boulevard with 20th or 60th Streets shall meet the design standards contained in Section 12 (2). E.

- E. Nonconforming Uses. Any occupied dwelling unit that was legally constructed or installed in this District prior to December 3, 2001 but that does not conform to the requirements of this District is designated as a legal nonconformity pursuant to Section 16 of this Ordinance.