

*Doña Ana County, NM
Thursday, September 22, 2022*

Chapter 350. Unified Development Code

Article V. Zoning Districts and Requirements

§ 350-501. Zoning districts.

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

- A. Transect zones. Transect zones reflect the historic development patterns of Doña Ana County and are predominantly mixed uses and compact development. These zoning districts are located and map zoned to the existing historic communities and townsites that include natural and rural conditions.
- (1) Each zone shall have a distinct character as described below and specific land uses can be found in Table 5.1, Land Use Classification Matrix: Zoning Districts:
 - (a) N (Natural) Zone consists of lands in or reverting to a natural condition, including lands unsuitable for settlement or development due to topography, hydrology or vegetation.
 - (b) T2 (Rural) Zone consists of sparsely settled lands in open or cultivated conditions. These include bosque, agricultural land and grazing land. Typical buildings include single-family residential site-built homes and mobile homes, farmhouses and agricultural buildings. Thoroughfares are rural in character and have no pedestrian facilities. Landscaping is agricultural or that which occurs naturally.
 - (c) T3 (Neighborhood Edge) Zone consists of low-density single-family residential dwelling areas, with some mix of uses, home occupations and outbuildings. Parkways within thoroughfares and yard plantings shall be naturalistic and building setbacks shall be relatively deep. Blocks are large and thoroughfare networks irregular.
 - (d) T4 (General Neighborhood) Zone consists of a mix of uses but is primarily mixed-density residential. It contains a wide range of building types: houses, compounds, townhouses, duplexes, small apartment buildings and live-work units. Setbacks and landscaping are variable. Thoroughfares with sidewalks define medium-sized blocks.
 - (e) T5 (Town Center) Zone consists of higher-density mixed-use buildings that accommodate retail, offices, townhouses and apartments. It shall have a tight network of thoroughfares with wide sidewalks, regularly spaced street tree plantings and buildings set close to the sidewalks.
- B. Use zones. Use zoning districts are one of several zones that are developed and regulated primarily by specific uses and are typically characterized by adjacent or similar development.
- (1) Each use zoning district shall permit the following uses as described below and specific land uses can be found in Table 5.1, Land Use Classification Matrix: Zoning Districts:
 - (a) R5 (Rural Density Residential) Zone permits single-family residential site-built homes, mobile homes and related uses necessary to serve residential areas on lots five acres or greater.

- (b) R5L (Rural Density Residential –Limited) Zone permits single-family site-built homes and manufactured homes on lots five acres or greater. All government land shall be zoned R5L automatically upon transfer to private ownership and the CDD shall be responsible for initiating subsequent zoning for lands transferred into private ownership. A private owner of such land may request the CDD to consider another zoning district.
- (c) D1 (Low Density Residential) Zone permits single-family site-built homes, mobile homes, and related uses necessary to serve residential areas.
- (d) D1L (Low Density Residential — Limited) Zone permits single-family site-built homes and manufactured homes.
- (e) D2 (Medium Density Residential) Zone permits a mixture of single-family site-built homes, mobile homes, duplex residences, and related residential support uses.
- (f) D2L (Medium Density Residential — Limited) Zone permits a mixture of single-family site-built homes, manufactured homes, duplex residences, and related residential support uses.
- (g) D3 (High Density Residential) Zone permits triplex, fourplex, and multiple-family apartment complexes at a relatively high density of dwelling units per acre, and related land uses, with community water and sewer services. Related public and quasi-public services and support facilities necessary to serve multiple-family uses are permitted.
- (h) DM (Mobile Home Park) Zone permits single-family site-built homes, manufactured homes or mobile homes (ground-installed or blocked and screened), recreational vehicles and related community services that serve a mobile home park.
- (i) MU (Mixed Use) Zone permits small-scale commercial activities mixed with residential uses (site-built structures). Commercial and residential uses are allowed within the same structure. It conserves traditional development patterns while allowing for infill and development of new uses that are compatible in scale and intensity with existing development.
- (j) C1 (Neighborhood Commercial) Zone permits neighborhood commercial activities and small-scale freestanding businesses.
- (k) C2 (Community Commercial) Zone permits a range of commercial activities that serve a community or several communities, and allow larger commercial businesses.
- (l) C3 (Regional Commercial) Zone permits a wide range of regional commercial activities generating large amounts of employment and traffic, serving a wide region on the County.
- (m) I1 (Light Industrial) Zone permits light-intensity industrial activities that serve a community or several communities and are compatible with other commercial uses.
- (n) I2 (Medium Industrial) Zone permits medium-intensity industrial activities that serve a community or several communities.
- (o) I3 (Heavy Industrial) Zone permits heavy-intensity industrial activities properly buffered from surrounding communities.
- (p) Inst (Institutional/Government) Zone permits county-owned property and educational institutions.
[Added 12-8-2020 by Ord. No. 317-2020]

Table 5.1 Land Use Classification Matrix: Zoning Districts
[Amended 11-14-2017 by Ord. No. 294-2017; 12-8-2020 by Ord. No. 317-2020; 12-14-2021 by Ord. No. 324-2021]

Legend

Table 5.1 Land Use Classification Matrix: Zoning Districts [Amended 11-14-2017 by Ord. No. 294-2017; 12-8-2020 by Ord. No. 317-2020; 12-14-2021 by Ord. No. 324-2021]	
Legend	
P	Permitted
C	Conditional uses, see Table 5.2
A	Permitted if assessed as agriculture for on-farm operations only; an SUP is required if not assessed as agriculture.
S	Special use permit
*	Retail uses not elsewhere classified, limited by building size
N	Natural
T2	Rural
T3	Neighborhood Edge
T4	General Neighborhood
T5	Town Center
R5	Rural Density Residential
R5L	Rural Density Residential - Limited
D1	Low Density Residential
D1L	Low Density Residential - Limited
D2	Medium Density Residential
D2L	Medium Density Residential - Limited
D3	High Density Residential
DM	Mobile Home Park
MU	Mixed Use
C1	Neighborhood Commercial
C2	Community Commercial
C3	Regional Commercial
I1	Light Industrial
I2	Medium Industrial
I3	Heavy Industrial
Inst	Institutional/Government

Consult § 350-501, Table 5.1, 5.2 and 5.3 for additional restrictions on uses. Lots in all zones shall conform to Tables 5.4 through 5.17, Site Standards.

Table 5.1 Land Use Classification Matrix: Zoning Districts																				
Primary Use of Property	Zoning Districts																			
	Transect Zones					Use Zones														
	N	T2	T3	T4	T5	R5	R5L	D1	D1L	D2	D2L	D3	D	MU	C1	C2	C3	I1	I2	I3
Civic Space																				
Park		P	P	P		P	P	P	P	P	P	P								
Green		P	P	P	P	P	P													
Square				P	P															

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	N	T2	T3	T4	T5	R5	R5L	D1	D1L	D2	D2L	D3	D	MU	C1	C2	C3	I1	I2	I3
Plaza				P	P															
Neighborhood multipurpose field				P	P			P	P	P	P	P	P							
Playground		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Community garden, small		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Community garden, medium		P	P	P		P	P	P	P	P			P	P	P	P				
Community garden, large		P	P			P	P	P	P				P	P	P	P				
Residential																				
Apartment or condominium complex				P	P					P	P	P		P	P					
Duplex				P	P					P	P	P		P						
Accessory dwelling		P	P	P	P	S	S	S	S	P	P									
Fourplex				P	P							P		P	P					
Home occupation (see § 350-510, Home occupation permits)		P	P	P	P	P	P	P	P	P	P	P	P	P						
Live-work unit				P	P									P						
Mobile home park		S	S									S	P		S	S				
Single-family dwelling, mobile home		P	P	P		P		P		P			P							
Single-family dwelling, site-built		P	P	P	P	P	P	P	P	P	P	P		P						
Townhouse				P	P							P		P						
Triplex				P	P							P		P						
Community types		P	P	P	P	P		P	P	P	P	P	P	P	P	P				
Lodging																				
Bed-and-breakfast		P	S	P	P	S	S	S	S	P	P	P		P						
Hotel and motel				C	P									P		P	P			
Inn				C	P									P	P	P	P			

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Recreational vehicle park		S		C							P		S	P	P	P				
Office																				
Laboratory, scientific, agricultural research, office and service		S	S	C	P								P	P	P	P	P	P		
Office, general			S	C	P								P	P	P	P	P			
Office, small			S	P	P								P	P	P	P	P	P		
Residential Service																				
Adult bookstore or adult entertainment															S	S	S	S	S	S
Cannabis retailer		S	S	S	P								S	P	P	P				
Commercial laundry					C	P								P	P	P				
Commercial use not elsewhere classified		S	S	C	P								P	P	P	P				
Convenience store					P								P	P	P	P	P			
Display gallery				C	P								P	P	P	P				
Gas station				P	P								S	P	P	P	P	P	P	P
Kiosk				P	P									P	P	P	P			
Retail facility, large, over 10,000 square feet*				C	S										P	P	P			
Retail facility, medium, 5,000 to 10,000 square feet*		S	S	C	P									P	P	P				
Retail facility, small, under 5,000 square feet*		S	S	C	P								P	P	P	P				
Open market building			S	P	P								P	P	P	P				
Personal service			S	C	P								P	P	P	P	P			

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Bar, pub, tavern, wine tasting room				C	P									P	P	P	P	P		
Nightclub					S											P	P	P		
Restaurant, bakery, catering service			S	C	P									P	P	P	P	P	S	S
Food truck/push cart		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Institutional																				
Community building, public or private		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Convention or exhibition hall														P			P			
Cultural center				C	P									P						
Entertainment facility, not adult entertainment					P										P	P	P			
Exhibition center					P									P						
Institutional use such as library, educational or cultural				C	P										P	P	P			
Museum				C	P									P	P	P	P			
Off-site parking area for commercial and industrial use				C	P										P	P	P	P	P	P
Prison																			S	S
Recreation and sports facility		S	P	P		S	S	S	S	S	S	S	S	S	P	P	P			
Religious institution		S	S	P	P	S	S	S	S	S	S	S	S	P	P	P				
Theater and like places of assembly				C	P									P	P	P				
Sports stadium					P									P	P	P		P		
Agriculture																				
Agricultural packaging and warehousing		A				A	A	A	A							P	P	P	P	P

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Agricultural processing facility		A				A	A	A	A								S	P	P	P
Aquaculture		S				S							S				P	P	P	P
Auction yard		S												P	P	P	P	P	P	P
Cannabis microbusiness		P	S	S	P	S	S	S	S				S	P	P	P	P			
Cannabis microbusiness producer		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P	P	P	P
Cannabis producer		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P	P	P	P
Dairy and related operations																		S	P	P
Feed lot																		P	P	P
Farming and ranching		A	A	A	A	A	A	A	A	A	A	A	A	A	P	P	P	P	P	P
Grain storage		A				A	A	A	A									P	P	P
Greenhouse and nursery, commercial		S	S	C	P	S	S	S	S				S	P	P	P	P			
Livestock pen		A	A			S	S	A	A									P	P	P
Poultry raising, commercial		S																	P	P
Poultry slaughtering and processing, commercial																			P	P
Research and education		P	S			S	S	S	S				S				P	P	P	
Stable, commercial		S	S			S	S	S	S	S	S			S	S	S	S	S	S	S
Stockyard or slaughter house																			P	P
Swine production																			P	P
Wine tasting room or winery		S	S	C	P	S	S	S	S				P	P	P	P	P	P	P	P
Automotive																				
Automobile, SUV repair, sales or service		S	S		P												P	P	P	P

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Automobile garages, painting or auto body work		S															P	P	P	P
Auto-related repair and service, but not auto painting or body work		S		C											P	P	P	P	P	P
RV or truck repair, sales or service																	P	P	P	P
Truck stop																	P	P	P	P
Civic Support																				
Animal hospital, veterinary clinic, kennel, agricultural office, and training and medical research		P	S	C		S	S	S	S				S	P	P	P	P	P		
Cemetery		S		C												P	P	P		
Crematorium																P	P	P	P	
Funeral home and funeral chapel																P	P	P		
Health service, public or private		S		C	P		S	S							P	P	P	P		
Hospital																P	P	P	P	P
Education																				
Child and adult care, commercially operated		S	S	C	P	S	S	S	S	S	P	S	P	P	P	P	P	P		
Childcare, home occupation		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
College or university					P										P	P	P			
Elementary school		S	S	C	P	S	S	S	S	S	S	S	S							
High school, Jr. high school, middle school		S	S	S	P	S	S	S	S	S	S	S	S							
Trade school					P										P	P	P	P	P	

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Industrial																					
Borrow pit, batching plant and asphaltic mix plant																				P	P
Cannabis industry		S																P	P	P	P
Cannabis re-search or testing laboratory				S	P										P	P	P	P	P	P	P
Wireless communications facility		S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P
Construction yard and equipment, related sales, services, storage and distribution facility, semi-truck parking		S	S													P	P	P	P	P	P
Drilling of oil, gas well or other shaft mining																					P
Energy generation operation																					P
Explosive materials, manufacturing or storage																					P
Fat rendering plant																					P
Fertilizer plant																					P
Food and fiber processing		S																	P	P	P
Foundry																					P
Ground transportation terminal																P	P	P	P	P	P
Junkyard and dismantling																					P
Laboratory facility				C	P										P	P	P	P	P	P	P

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Light manufacturing			C	P														P	P	P	P
Major facility for distribution of electric, natural gas, water, sewer, cable		S													S	S	P	P	P	P	P
Heavy manufacturing																					P
Ministorage unit		S															P	P	P	P	P
Petroleum refinery and storage																					P
Recycling center		S																P	P	P	P
Renewable energy facility		S																	P	P	P
Utility building, wastewater lift station and sub-station, minor, private or public	S	S	S	S	P	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P
Warehouse																			P	P	P
Wholesale sales and storage																			P	P	P
Wrecking service		S																P	P	P	P