City of Rio Rancho Code of Ordinances

Title XV - Land Usage - Chapter 154 - Planning and Zoning

Summary of Height and Area Regulations

Description	Lot		Front Yard		Yard		Street Side Yard	Building Height	Density	
	Area (Sq.Ft.)	*Width*	*Building*	*Garage*	*Rear*	*Side*			*Net*	*Gross*
R-1 Single Family Residential	7,000	60'	20' *	25'	15'	5'	None spec.	32'	6.22	4.98
R-2 Single Family Residential	5,000	50'	20'	25'	15'	5'	10'	32'	8.71	6.97
R-3 Multi-Family Residential	See below									
R-3 Single Family Use	4,000	40'	20'	25'	15'	5' or 0" °	None spec.	32'	10.89	8.71
R-3 Multi-Family Use (6 units max.- 1,666/unit)	10,000	70'	20'	25'	15'	7.5'	None spec.	32'	26.13	20.90
R-3 Townhouse Use	1,200	32'	20'	25'	15'	5' or 0" °	None spec.	32'	36.30	29.0 4
R-4 Single Family Residential	4,000	40'	20'	25'	15'	5'	10'	32'	10.89	8.71
R-5 Single Family Residential	2,500	35'	20'	25'	15'	5'	10'	32'	17.42	13.94
R-6 Multi-Family Residential (32 units max.)	10,000	70'	20'	25'	15'	5'	10'	72'	32.00	25.60
M-H Mobile Home	5,000	50'	20'		15'	5'	None spec.	22'	8.71	6.97
C-1 Retail Commercial	21,780	None	35'	N/A	0' [1]	0' [1]	None spec.	32'	None	
C-2 Wholesale Commercial	10,890	None	35'	N/A	0' [1]	0' [1]	None spec.	32'	None	
M-1 Light Industrial	21,780	None	25'	N/A	0'	0'	None spec.	32'	None	
H-1 Historical	None	None	None	None	None	None	None spec.	None	None	
A-R Agricultural Residential	43,560	100'	50'	N/A	50'	25'	None spec.	32'	1.00	0.80
SU Special Use	None	None	None	None	None	None	None	None	None	
E-1 Estate Residential	21,780	None	35'	35'	25'	10' [3]	None spec.	32'	2.00	1.60
O-1 Office	10,890	None	25'	N/A	1:1 w/height	1:1 w/height	None spec.	20'	None	
O-2 Office	21,780	None	35'	N/A	0'	0'	None spec.	32'	None	
T-Z Transitional			35'		25'	10'	None spec.	32'	None	
CMU Commercial/Mixed Use	10,890	None	35'	N/A	0' [1]	0' [1]	None spec.	32'	None	
OS Open Space/Recreation	None	None	None	None	None	None	None	None	None	
PR Parks/Recreation	None	None	None	None	None	None	None	None	None	

Mixed Use Activity Center	Lot		Front Yard		Yard		Street Side Yard	Building Height	Floor Area Ratio	Max. Bldg. Footprint
	Area (Sq.Ft.)	*Width*	*Building*	*Garage*	*Rear*	*Side*				
MU-A Village Center	10-20 ac.	None	15'	None	10' [2]	0' [2]	15'	26'	.25-.30	6,000
MU-A Community Center	20-100 ac.	None	15'	None	10' [2]	0' [2]	15'	48'	.30-.50	15,000
MU-A Regional Center	100+ ac.	None	15'	None	10' [2]	0' [2]	15'	85'	.50+	50,000

* *Maximum Front Yard of 50' for lots that are less than 1/2 acre.*

° *0' side setback allowed on attached side only.*

[1] *When parcel is adjacent to a residential property, the front, rear and side setbacks shall be equal to those in the residential zone.*

[2] *When parcel is adjacent to a residential property, the side setbacks shall be equal to those in the residential zone.*

[3] *Side setback may be reduced to 5' if side setback requirement is greater than 20% of the lot frontage.*