



**CITY OF RIO RANCHO  
ORDINANCE**

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**ORDINANCE NO. 07-**

**ENACTMENT NO. 07-**

6 **AN ORDINANCE AMENDING CHAPTER 154 OF TITLE XV OF THE RIO RANCHO CODE**  
 7 **OF ORDINANCES TO ADD A NEW SECTION 154.42 ENTITLED "OVERLAY ZONES"**  
 8 **TO PROVIDE FOR THE CREATION OF OVERLAY ZONES; TO RATIFY CERTAIN**  
 9 **OVERLAY ZONES ADOPTED PREVIOUSLY; TO CREATE A "CORRIDOR OVERLAY**  
 10 **ZONE;" AND TO ESTABLISH A "CORRIDOR OVERLAY ZONE" ON CERTAIN**  
 11 **PROPERTIES WITHIN THE BOUNDARIES OF THE BROADMOOR DRIVE SPECIFIC**  
 12 **AREA PLAN LEGALLY DESCRIBED AS UNIT 13, BLOCK S; BLOCK 112, LOTS 1-22;**  
 13 **BLOCK 116, LOTS 1-18; BLOCK 117, LOTS 1-3 AND LOTS 17A-35A; BLOCK 118,**  
 14 **LOTS 11-20A AND TRACT P-2C2; BLOCK 119, ALL LOTS; BLOCK 121, LOTS 11A-**  
 15 **12A; BLOCK 123, LOTS 8-10A; AND TRACTS 1, W-1 AND W-2 OF RIO RANCHO**  
 16 **ESTATES.**

17 **Section 1.** Chapter 154 is hereby amended by adding Section 154.42 as follows:

18 **§154.42 OVERLAY ZONES**

19 (A) *Purpose.* The use of Overlay Zones in certain areas of the City is a planning and  
 20 zoning tool that may be used to buffer one zone from another; impose additional design  
 21 standards or access control measures; require additional setbacks to protect future right-  
 22 of-way acquisition; modify certain standards which may cause undue hardship; or address  
 23 specific problems in a particular area of the City.

24 (B) *Priority.* Overlay zones shall apply to areas where they are mapped in addition to the  
 25 provisions of another zone. Where the provisions of an Overlay Zone are more or less  
 26 restrictive than another section of this chapter, the provisions of the Overlay Zone shall  
 27 prevail.

28 (C) *Procedure.* The Overlay Zone shall be mapped through the regular zone map  
 29 amendment procedures and the existence of an Overlay Zone shall be denoted on the  
 30 official zone map by the notation "OZ," or a similar descriptive notation, in conjunction with  
 31 the notation for the underlying zone district.

32 (D) *Adopted Overlay Zones.* The following Overlay Zone ordinances have been adopted  
 33 previously and shall remain in effect as initially adopted, unless such ordinance has been  
 34 subsequently amended:

- 35
- 36 ▪ 83-090 (As amended by 84-111) – Unit 11, Blocks N, O and P for a RP, Residential
- 37 Protection Overlay Zone and RIE, Restricted Ingress and Egress Overlay Zone.
- 38 ▪ 88-005 – Unit 16, Blocks F, H, J, K, L, M, N, O and P for control of ingress/egress on
- 39 Southern Boulevard.
- 40 ▪ 89-018 – Rancho West Mobile Home Park, Lots 1-114 for minimum lot width and
- 41 setbacks standards.
- 42 ▪ 94-039 – Unit 17, Block 55, 56, 57, 58, 68, 69, 73, 74, 75, 76, 77, 78, 182, 135,
- 43 136, 141, 142 and 182 for prohibiting subdivision of existing estate lots.
- 44 ▪ 98-023 – Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W & WW;
- 45 Unit 12, Blocks AA, B, C, CC, D, DD, EE, FF, GG, H, HH, J, K, L & M;
- 46 Unit 13, Blocks DD, E, EE, G, H, HH, J & JJ;

1 Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT to require merger of  
2 contiguous 50-foot wide lots under the same ownership.

- 3 ■ 99-008 – Unit 11, Blocks A, B, C, D and E to require a greater minimum rear  
4 setback of 96 feet from Idalia Road, to direct access to Tulip Road and to require  
5 merger of contiguous 50-foot wide lots under the same ownership.
- 6 ■ 99-027 – Unit 8, Block 79, Lots 1-18; Unit 8, Block 81, Lots 1-10, 13, 14, 16-21,  
7 26, 27, 29-32, 36-38, 43, 45, 49 and 50; Unit 8, Block 82, Lots 2-17, 22-35, 27-37  
8 and 39; Unit 8, Block 83, Lots 1-12, 19-23, 25, 26, 28, 29 and 31-33; Unit 8, Block  
9 84, Lots 1-8, 13-18, 20, 21, 23 and 24; and Unit 8, Block 85, Lots 6, 7, 10-16, 23,  
10 24 and 26 establishing access restrictions, foundation requirements, infrastructure  
11 improvements, fire safety requirements and architectural standards.
- 12 ■ 00-002 – Unit 17, Block CC, Lots 13, 14, 19, 20, 23 and 23-26 and Unit 17, Block P,  
13 Lots 21-23 to require merger of contiguous 50-foot wide lots under the same  
14 ownership.
- 15 ■ 00-004 – Unit 11, Blocks AA and BB to require merger of contiguous 50-foot wide  
16 lots under the same ownership and directing all access to Tulip Road.
- 17 ■ 02-034 – Corrales North Unit 1, C-2A1 - C-2A4, C-2B1 and C2C to establish certain  
18 access, architecture, height, landscaping, and screening standards.
- 19 ■ 05-31 – Unit 11, Blocks A, B, C, D and E to reduce the minimum rear setback from  
20 Idalia Road from 96 feet to 45 feet.

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22 (E) *Corridor Overlay Zone.* The Corridor Overlay Zone (COZ) establishes additional  
23 design guidelines and access management standards pursuant to an adopted plan.

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25 (1) Land Use.

26 (a) Permissive Uses: Permissive Uses within the area covered by the  
27 Corridor Overlay Zone shall be those Permissive Uses allowed by the underlying  
28 zone district designation for the property, except as modified herein.

29 (b) Conditional Uses: Conditional Uses within the area covered by the  
30 Corridor Overlay Zone shall be those Conditional Uses allowed by the underlying  
31 zone district designation for the property, except as modified herein.

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33 (2) Access Standards.

34 (a) Property located within the Corridor Overlay Zone shall comply with any  
35 Access Management Plan that has been adopted for the properties within the  
36 Corridor Overlay Zone.

37 (b) Access shall be shared between adjacent lots in the manner shown on  
38 the adopted Access Management Plan. When access to a property is not yet  
39 available using an access point identified in the adopted Access Management Plan,  
40 temporary alternate access may be permitted by the Director of the Development  
41 Services Department, or his designee, but only until such time that access becomes  
42 available from an access point identified in the adopted Access Management Plan.

43 (c) Before a building permit is issued, or before any zone map amendment  
44 is approved, for a property located within the Corridor Overlay Zone, the applicant  
45 shall demonstrate how future development of the property will comply with the  
46 adopted Access Management Plan standards by:

- 47 1. Replatting multiple narrow lots into a single piece of property;
- 48 2. Providing reciprocal agreements between adjoining property  
49 owners for cross access easements; and/or,
- 50 3. Providing shared access driveways at locations designated by the  
51 adopted Access Management Plan.

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53 (3) Design Standards.

54 (a) Commercial development in the Corridor Overlay Zone shall occur per the  
55 following standards:

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1. Landscaping:
  - a. Gross total lot area – 10% of the gross total lot area shall be landscaped per Zoning Ordinance.
  - b. Frontage – 25% of total landscaping shall be located along the frontage of the lot (one-half of the required 25% may be located in street right-of-way, if approved by Department of Public Infrastructure).
  - c. Parking Lot Landscaping – 1 tree shall be provided per each 10 spaces.
  - d. Plant size – minimum of 3" caliper or 30" boxed and 12 ft. high trees; 5 gallon shrubs.
  - e. Live plants – 75% of the total landscaped area shall consist of live plants, including ground cover (based on size at maturity).
  - f. Drought tolerant plant list – Plants shall be from the drought tolerant plant list in an approved plan for the area, unless such plan is superseded by the adoption of landscaping standards in this Title.
2. Buffer Zone:
  - a. Buffer yard – A 10 ft. wide landscaped buffer yard shall be provided where a nonresidential property abuts property in a residential zone, except when the adjacent residentially-zoned property has been designated for future nonresidential use in an adopted land use plan.
  - b. The buffer yard shall be planted with evergreens that meet the plant size standards herein every 25 feet.
  - c. The buffer yard shall have an opaque wall at least 6 feet high where a nonresidential property abuts residential property.
  - d. Screening: Outdoor storage and dumpsters shall be screened from view with an opaque wall both horizontally and vertically. Mechanical equipment shall be screened from view to the maximum extent possible.
3. Street Trees: Street trees that meet the plant size standards herein shall be planted so that there is one shade tree for every 33 lineal feet of street frontage located behind the sidewalk.

(4) Sign Standards.

(a) In addition to the standards contained within Chapter 156 of the Rio Rancho Code of Ordinance, commercial signs in the Corridor Overlay Zone shall meet the following standards:

1. Freestanding signs: Freestanding signs shall be limited to monument signs with a maximum of two signs per development; three signs if located at a street intersection, spaced at least 75 ft. apart.
2. Size: 7 feet in height, 8 feet in width and 24 inches in depth.
3. Wall signs: – One sign facing each street; Sign area shall not exceed 12% of the building face upon which it is placed.

(5) Materials/Architecture.

- (a) No metal buildings (except for metal roofs), wood siding, or prefabricated panels shall be permitted, unless treated not to look like such materials.
- (b) For commercial buildings, the use of architectural elements of Southwestern architecture (Pueblo-Spanish Revival, Territorial, Northern New Mexico, etc.) is highly recommended, such as: stucco, stone, brick, and tile

materials, color and texture, shade features, such as portales, overhangs, and recesses, outdoor spaces and courtyards, and solar orientation.

(6) Fences/Walls.

(a) Walls located along street frontages shall be serpentine or broken up by trees and shrubs, indented, or offset, at intervals of not less than 10 feet and shall be constructed with the materials specified herein.

(b) Screen walls for mechanical, storage, dumpsters, and buffer yards shall be constructed of the following materials:

- 1. Textured, ribbed or concrete stucco over Concrete Masonry Unit (CMU);
- 2. Interlock block or split block; or,
- 3. Adobe, brick or colored masonry.
- 4. No untreated grey CMU.

(7) Parking.

(a) Off-street parking shall be provided as required by Section 154.20 of this Chapter for the planned use of the property.

1. Commercial Setback Reduction Bonus: By complying with any one of the parking standards below, the front setback requirement in commercial districts may be reduced by 10 ft.:

- a. Place parking behind building or on side;
- b. Break parking up into smaller areas – 30 spaces or less; or,
- c. Connect parking areas to street sidewalk and building entrances with walkways.

(b) Landscaping should be placed in the front setback area.

(c) Parking lots located in the front yard shall be screened from the street by a wall or vegetative material not less than 3 feet in height and not more than 4 feet in height.

(8) Outdoor Lighting.

(a) Low level, hooded or shielded lights are required.

(b) All outdoor lighting shall be directed away from adjacent residential property.

(c) Maximum light pole height for parking lot lighting shall be 25 feet.

(d) All lighting shall meet the Night Skies Protection Act and any other locally-enacted lighting standards.

**Section 2. Zone Map Amendment.** The Corridor Overlay Zone created herein shall apply to the following described properties and shall be denoted on the official zoning map by the notation "COZ" in conjunction with the notation for the underlying zone district:

Unit 13, Block S; Unit 13, Block 112, Lots 1-22; Unit 13, Block 116, Lots 1-18; Unit 13, Block 117, Lots 1-3 and Lots 17A-35A; Unit 13, Block 118, Lots 11-20A and Tract P-2C2; Unit 13, Block 121, Lots 11A-12A; Unit 13, Block 123, Lots 8-10A; and Tracts 1, W-1 and W-2.

**Section 3. Severability Clause.** If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or enforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

**Section 4. Compiling Clause.** This Ordinance shall be incorporated in and compiled as part of the City Code of Rio Rancho, RRO 2003.

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2 **Section 5. Effective Date.** This Ordinance shall take effect in accordance with New  
3 Mexico State Statute guidelines and City Code.

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5 **APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.**

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9 **Mayor**

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12 **Date**

13 **ATTEST:**

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16 **Roman Montoya, City Clerk**

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