



**CITY OF RIO RANCHO
ORDINANCE**

ORDINANCE NO. 07-xx

ENACTMENT NO. 07-xx

AN ORDINANCE AMENDING THE ZONING DESIGNATION OF CERTAIN PROPERTIES WITHIN THE BOUNDARIES OF THE DEL NORTE SPECIFIC AREA PLAN LEGALLY DESCRIBED AS UNIT 13, TRACT E, BLOCKS G, H, J, 77-80, 83-86, 88, 90, ALL LOTS AND TRACTS, RIO RANCHO ESTATES TO ESTABLISH A "CORRIDOR OVERLAY ZONE" ON SAID PROPERTIES.

Section 1. Zone Map Amendment. The Corridor Overlay Zone authorized under Section 154.42 shall apply as an overlay zone on 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 zoning district in Unit 13:

- Block G, Lots 1-21
- Block H, Lots 1-68
- Block J, Lots 1-44
- Block 77, Lots 1-5; 19-26; and 39-42
- Block 78, Lots 1-18
- Block 79, Lots 1-19
- Block 80, Lots 1-6, 18-33
- Block 83, Lots 1-10
- Block 84, Lots 1A-9
- Block 85, Lots 1-20A
- Block 86, Lots 1-10
- Block 88, Lots 1-6
- Block 90, Lots 1-19
- Tract E.

Section 2. Additional Standards. The following additional standards are required in the overlay zone:

- Setbacks to allow for future right-of-way on collector and arterial streets, except where City owned property, such as a park may be used, This requirement applies to residential as well as commercial properties.
- Parking Islands a minimum 36 square feet in area.
- Courtyards, plazas, and public spaces may count towards the landscaping requirement.
- Perimeter walls shall be set back 10 ft. from the adjacent sidewalk with landscaped areas between the wall and sidewalk.
- On-street parking will be allowed along collector streets in Neighborhood Center.
- Bike racks providing spaces for 10% of total parking requirement are required for all multi-family, office, and commercial development .

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.

1 **Section 4. Effective Date.** This Ordinance shall take effect in accordance with New
2 Mexico State Statute guidelines and City Code.

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4 **APPROVED THIS _____ DAY OF _____, 2007.**

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7 _____
8 **Michael J. Williams, Mayor**

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10 _____
11 **Date**

12 **ATTEST:**

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14 _____
15 **Roman Montoya, City Clerk**

16
17 **(S E A L)**