



**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 DOS AMIGOS SPECIFIC AREA PLAN LEGALLY DESCRIBED AS UNIT 12, BLOCKS K, 2A, 3A, 4-16, and 19, SPECIFIED LOTS, 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 12:

- Block K, Lots 7A-53
- Block 2A, Lots 1-30
- Block 3A, Lots 1-26
- Block 4, Lots 1-4, 19-24
- Block 5, Lots 1-11, 17-20, 79-83, 86-96
- Block 6, Lots 20-23, 75-78
- Block 7, Lots 1, 17
- Block 8, Lots 1, 16
- Block 9, Lots 11-13, 37-38
- Block 10, Lots 1-15, 34-41
- Block 11, Lots 1, 16
- Block 12, Lots 8-13
- Block 13, Lots 3-4
- Block 14, Lots 4-5
- Block 15, Lots 1-8
- Block 16, Lots 1-7
- Block 19, Lots 27-39.

**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.

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

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

\_\_\_\_\_  
**Michael J. Williams, Mayor**

\_\_\_\_\_  
**Date**

**ATTEST:**

\_\_\_\_\_  
**Roman Montoya, City Clerk**

**( S E A L )**