

# UDC Operations Manual

Unified Development Code

Doña Ana County, New Mexico



Quick Start  
User's Guide

How to use the UDC

Community Type  
Design

Planning Tricks and Tools

Transition and  
Process

Location and Application

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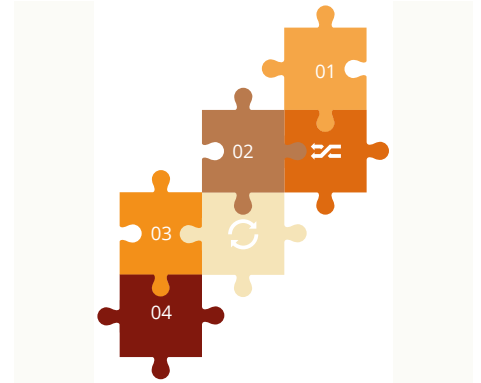
2017



QUICK START USER'S GUIDE

COMMUNITY TYPE  
DESIGN

TRANSITION  
AND PROCESS



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# QUICK START **USER'S GUIDE**



# QUICK START

This Quick Start section outlines the simplified process of using the Doña Ana County UDC. The goal is to enable applicants to quickly find answers to their questions and aid in the navigation of the ordinance.

Sections of the Quick Start include:

## Implementing Plan2040

Overview of the connections between the UDC and the Comprehensive Plan

## How to Use the UDC

Simple flow charts outlining the large compliance issues for common applications

## UDC Zones

Description of the zoning districts in the UDC for easy reference

## Subdivision

Overview of new standards for subdivision

## Construction Standards

Explanation of consolidation of engineering application requirements

## Development Options

The UDC has two tracks available for development. Each has specific opportunities relative to the goals of the applicant and the size of the property. The applicant may select whichever is more appropriate.

1. The first is the standard, contemporary method of developing according to the **zoning** district applicable to the parcel, or requesting a zone change.
2. The second Community Types option does not require zoning and operates much like a planned development.

Standards are provided in **Article 3** that are tied to locations mapped in the Comprehensive Plan as well as parcel size. These standards are available by-right, without rezoning, when all conditions are met. See Community Type Design, page 26 of this manual, for a description of this option.

## Transition Map

The Quick Start Guide does not include the Location Matrix that tracks the former location of regulation to the new location, but that may be found in Transition and Process, page 47.

# IMPLEMENTING PLAN2040

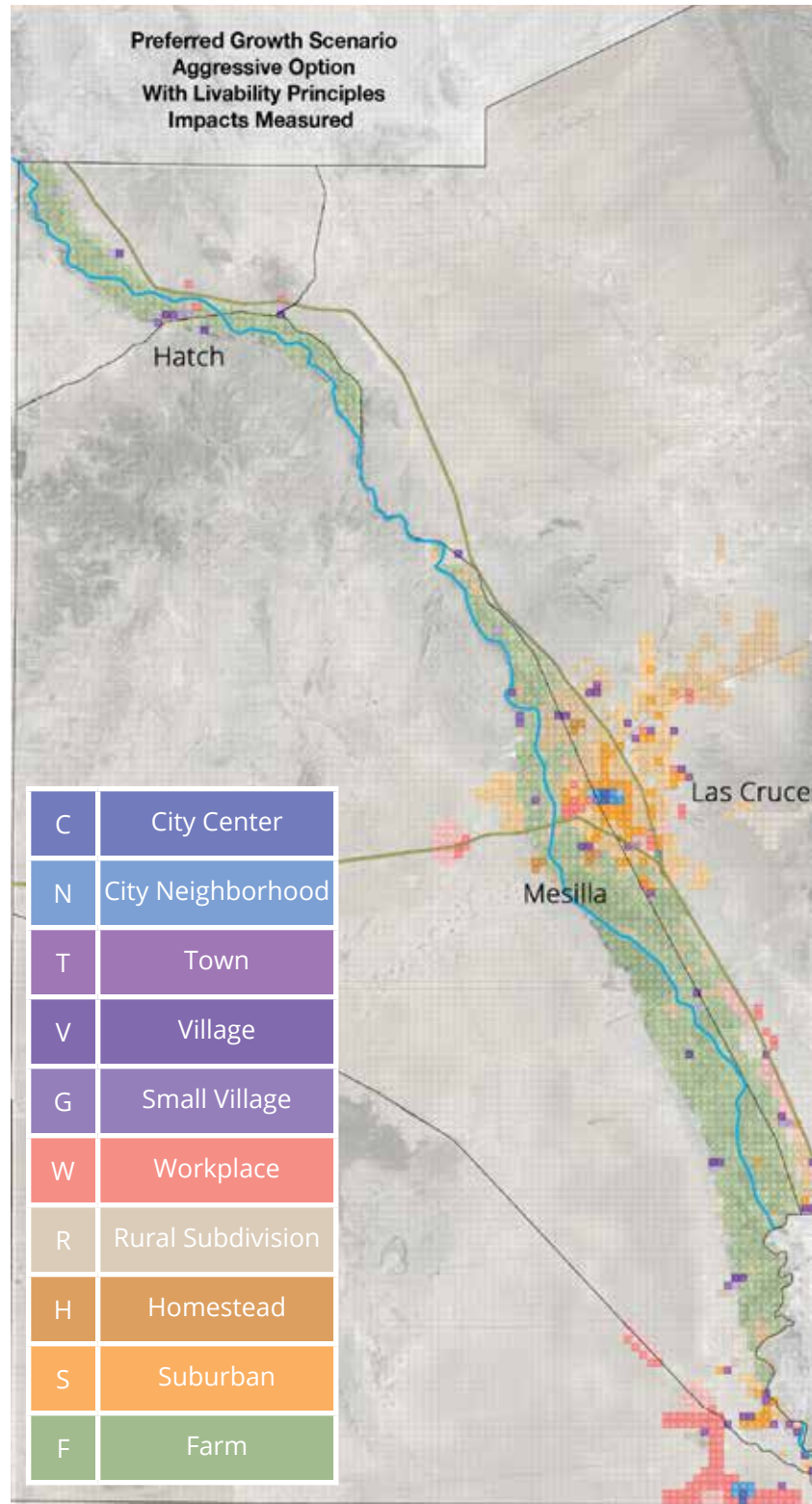
PLAN2040 sets policies and goals to increase livability in Doña Ana County. This comprehensive plan measures different development scenarios to see which one delivers the most livable neighborhoods.

The goal is to create agreed-upon guidelines for directing growth and redevelopment. These policies use economic, social, and environmental scenario outcomes to guide County resources to build and maintain roads, water access, sewer, storm water management systems, and broadband. Social equity, economic development, and environmental resilience are key drivers in these choices. The aggressive scenario is projected to create a net fiscal impact of almost \$4 million annual savings over the business as usual scenario, in today's dollars.

The preferred scenario pictured to the right shapes different place types, which range in character appropriate to their surroundings. To the far right are illustrations of three place types: Small Village, Village, and Town. These place types in turn are implemented by the zoning, subdivision regulations, and engineering standards in the Unified Development Code (UDC).

A comprehensive plan is just a policy document and is not regulatory. **Article 3** of the UDC directly empowers the Plan2040 Sector Plan. This direct continuity between the policy document and the code is required by New Mexico law, and increases the options for development and redevelopment in the County. These options include both the freedom to continue business as usual, as well as enable development patterns in keeping with the historic character of Doña Ana towns and villages.

The primary goal of the new code is to update, simplify, and map zone the County to enable the vision of the comprehensive plan.





Anthony

Sunland Park



Support Existing Communities



Preserve Heritage



Transportation Choice



Community Affordability



Economic Opportunity



Policies & Investment



Small Village



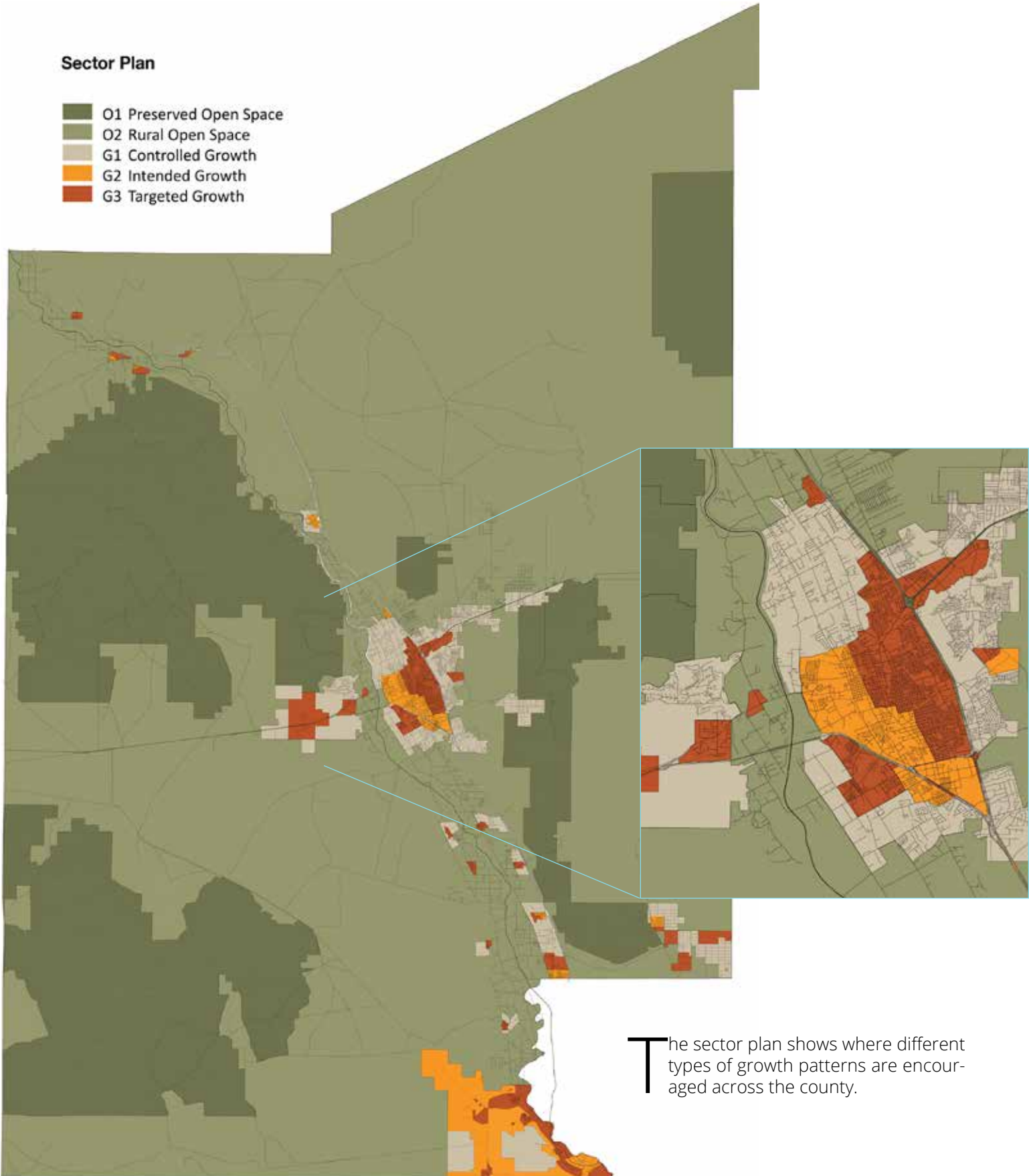
Village



Town

### Sector Plan

- O1 Preserved Open Space
- O2 Rural Open Space
- G1 Controlled Growth
- G2 Intended Growth
- G3 Targeted Growth



The sector plan shows where different types of growth patterns are encouraged across the county.



# HOW TO USE THE UNIFIED DEVELOPMENT CODE

## ORGANIZATION

### ARTICLE 1 ADMINISTRATION

Establishes the legal foundation for the UDC and includes its authority, applicability, intent, and administration.

### ARTICLE 2 PROCEDURE

Provides the detailed process by which development will be permitted by the County and the requirements related to specific types of submittals. It also provides the enforcement procedures.

### ARTICLE 3 SECTOR PLAN AND COMMUNITY TYPES

Connects the UDC to the Comprehensive Plan, and establishes the process for developing new Community Types throughout the County.

### ARTICLE 4 SUBDIVISION REGULATIONS

Requirements for subdivision, including thoroughfare networks, block standards, parks, lighting, and utilities.

### ARTICLE 5 ZONING

Establishes two types of zoning districts: **Use Zones** and **Transect Zones**. These have very different character.

- **Use Zones** enable the contemporary suburban development pattern and
- **Transect Zones** enable the historic, walkable, mixed use communities.

### ARTICLE 6 DEVELOPMENT CONSTRUCTION STANDARDS

Consolidates all technical standards including Thoroughfares, Access and Parking, Flood Damage Prevention, Grading and Drainage, Water and Wastewater Systems, Fire Protection, and Design Drawings.

### ARTICLE 7 GLOSSARY

Defines technical and unique terms.

### ARTICLE 8 APPENDIX

Forms, application flow charts, supporting data and the zoning map.

## HOW TO USE

## THE UDC






The next pages graphically illustrate the basic steps in using the UDC. This does not include the detailed flow charts with administration procedures and engineering applications since those requirements are applicable to all types of applications. Detailed flow charts are included in **Article 8** of the UDC.

The following summary charts are included:

- Community Type Plans
- Subdivisions
- Site Plans
  - Community Type
  - Transect Zone
  - Use Zone

These charts are arranged in the order of plan design rather than the order of the UDC to assist in understanding the process.






# COMMUNITY TYPE PLANS

STEP	INSTRUCTIONS	DOCUMENT	TITLE
	<p>Find the Sector of your parcel from Plan2040. This is available online or from Community Development.</p>	<p>PLAN2040, p. 52</p>	<p>Sector Plan</p>
	<p>Determine eligible Community Types.</p>	<p>UDC, p. 54</p>	<p><b>Table 3.1</b> Community Types by Sector</p>
	<p>Conduct a Town Hall meeting.</p>	<p>UDC, p. 16</p>	<p><b>Subsection 2.2.1</b></p>
	<p>Determine Community Type Criteria for wastewater, transportation, and community adjacency.</p>	<p>UDC, p. 55</p>	<p><b>Table 3.2</b> Community Types, Criteria</p>
	<p>Comply with size, civic space requirements, and areas of Development Intensities.</p>	<p>UDC, pp. 56 - 58</p>	<p><b>Table 3.3</b> Community Types, Areas and Civic Space and <b>3.2.3 - 3.2.8</b></p>



# COMMUNITY TYPE PLANS

STEP	INSTRUCTIONS	DOCUMENT	TITLE
6	Comply with lot and block structure standards.	UDC, p. 63 UDC, p. 86	<b>Table 3.6</b> Standard Equivalencies <b>Table 4.1</b> Maximum Block Face Length
7	Select thoroughfares from <b>Article 6</b> per the equivalencies listed in <b>Table 3.6</b> .	UDC, p. 224	<b>Table 6.5</b> Walkable Urban Thoroughfare Cross Sections
8	To subdivide, use the standards from <b>Article 4</b> per the equivalencies listed in <b>Table 3.6</b> .	UDC, p. 84	<b>Article 4</b> Subdivision Regulations
9	Develop compliant site plans.	UDC, pp. 63 - 83	<b>Section 3.4</b> , Regulations Specific to Community Types and <b>Table 3.7 - 3.12</b>
10	Assure compliance with additional standards based upon the equivalencies listed in <b>Table 3.6</b> .	UDC, pp. 153 - 201	<b>Sections 5.5 - 5.13</b>






# SUBDIVISIONS

STEP	INSTRUCTIONS	DOCUMENT	TITLE
	<p>Find the Sector of your parcel and confirm your plan conforms to the Sector's character.</p>	<p>PLAN2040, pp. 52 and 53</p>	<p>Sector Plan</p>
	<p>Find the existing zoning district for your parcel and rezone if necessary.</p>	<p>UDC, pp. 445 - 449</p>	<p>Doña Ana County Official Zoning Map</p>
	<p>Confirm compliance with PLAN2040.</p>	<p>UDC, p. 19</p>	<p><b>Section 2.3.2</b> Decisional Criteria</p>
	<p>If you wish to subdivide, use the standards of <b>Article 4</b> for the appropriate zone.</p>	<p>UDC, p. 84</p>	<p><b>Article 4</b> Subdivision Regulations</p>
	<p>Select uses permitted in your zone.</p>	<p>UDC, p. 103</p>	<p><b>Subsection 5.1.1, 5.1.2, Table 5.1</b> Land Use Classification Matrix: Zoning Districts</p>

# SUBDIVISIONS

STEP	INSTRUCTIONS	DOCUMENT	TITLE
 6	Follow the regulations specific to your use and your zone.	UDC, p. 109, p. 150	<b>Section 5.2, 5.3, and 5.4</b>
 7	Assure compliance with additional standards for your zone.	UDC, pp. 153 - 201	<b>Sections 5.5 - 5.13</b>






# COMMUNITY TYPE SITE PLANS

STEP	INSTRUCTIONS	DOCUMENT	TITLE
	<p>Prior to developing your site plan, schedule a pre-application conference with Community Development.</p>	<p>UDC, pp. 17, 48</p>	<p><b>Subsections 2.12.1, 2.15.3, and 4.7.A</b></p>
	<p>Submit the requirements listed.</p>	<p>UDC, p. 26</p>	<p><b>Section 2.8, Detailed Site Plan Review Process</b></p>
	<p>Determine the Development Intensity of your parcel.</p>	<p>UDC, pp. 55</p>	<p><b>Subsection 3.2.2</b></p>
	<p>Comply with the site standards for your Development Intensity.</p>	<p>UDC, pp. 65 - 75</p>	<p><b>Table 3.8 - 3.11 Site Standards</b></p>
	<p>Select and comply with a private frontage type permitted within your Development Intensity.</p>	<p>UDC, pp. 76 - 80</p>	<p><b>Subsection 3.4.8 and Table 3.12</b></p>

# COMMUNITY TYPE SITE PLANS






STEP	INSTRUCTIONS	DOCUMENT	TITLE
6	Select uses permitted within your Development Intensity.	UDC, p. 33	<b>Table 3.5</b> Land Use Classification Matrix: Development Intensities
7	Comply with additional facade, frontage and parking location requirements.	UDC, pp. 80 - 82	<b>Subsections 3.4.10, 3.4.11 and 3.4.17</b>
8	Comply with additional standards for your Development Intensity.	UDC, pp. 81 - 82	<b>Subsections 3.4.12 - 3.4.16</b>
9	Assure compliance with additional standards based upon the equivalencies listed in Table 3.6.	UDC, pp. 153 - 201	<b>Sections 5.5 - 5.13</b>

# TRANSECT ZONE SITE PLANS






STEP	INSTRUCTIONS	DOCUMENT	TITLE
	<p>Prior to developing your site plan, schedule a pre-application conference.</p>	<p>UDC, pp. 17, 48</p>	<p><b>Subsections 2.12.1, 2.15.3, and 4.7.A</b></p>
	<p>Submit the requirements listed.</p>	<p>UDC, p. 26</p>	<p><b>Section 2.8, Detailed Site Plan Review Process</b></p>
	<p>Determine the Transect zone of your parcel.</p>	<p>UDC, pp. 102 and 445 - 449</p>	<p><b>Subsection 5.1.1 and the Doña Ana County Official Zoning Map</b></p>
	<p>Comply with the site standards for your Transect zone.</p>	<p>UDC, pp. 113 - 124</p>	<p><b>Tables 5.4 - 5.7 Site Standards</b></p>
	<p>Select and comply with a private frontage type permitted within your Transect zone.</p>	<p>UDC, pp. 145 - 148</p>	<p><b>Subsection 5.3.3 and Table 5.18</b></p>






# TRANSECT ZONE SITE PLANS

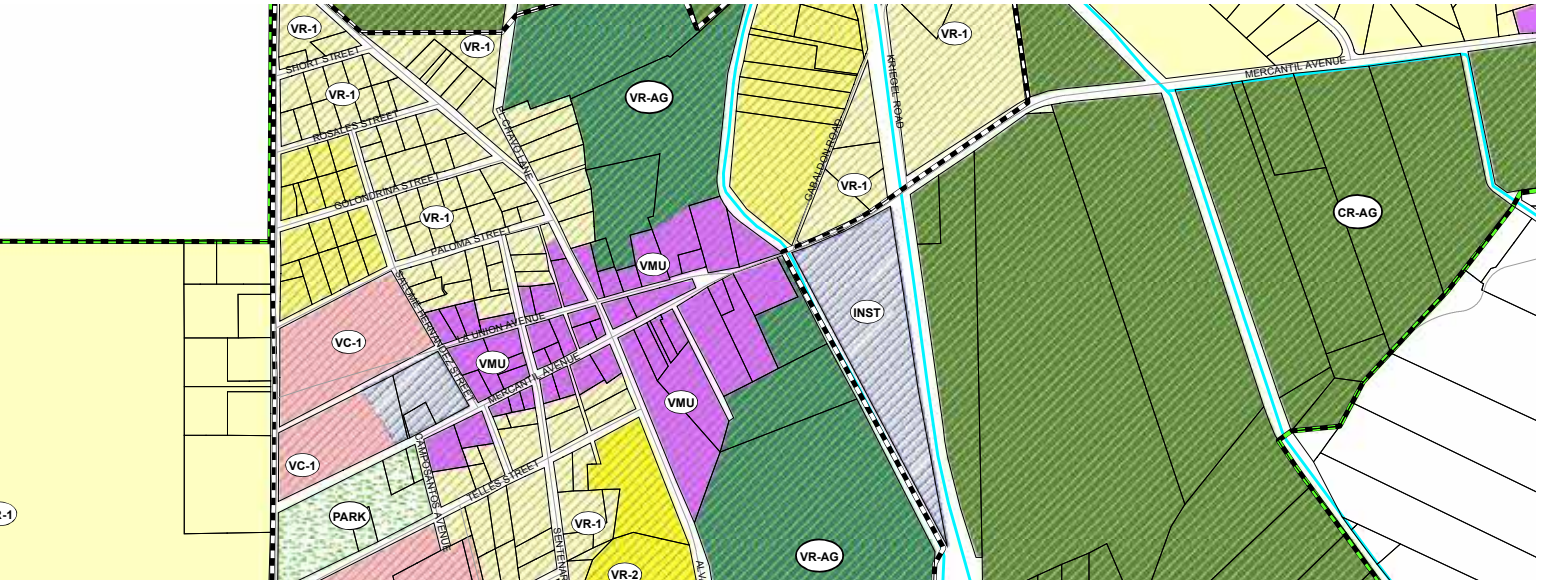
STEP	INSTRUCTIONS	DOCUMENT	TITLE
	<p>Comply with regulations for all zones.</p>	<p>UDC, pp. 109 - 112</p>	<p><b>Subsections 5.2.1 - 5.2.6</b></p>
	<p>Select uses permitted within your Transect zone.</p>	<p>UDC, pp. 104 - 108</p>	<p><b>Table 5.1</b> Land Use Classification Matrix</p>
	<p>Comply with additional facade, frontage and parking location requirements.</p>	<p>UDC, pp. 149</p>	<p><b>Subsections 5.3.5 and 5.3.6</b></p>
	<p>Comply with additional standards for your Transect.</p>	<p>UDC, pp. 149 - 150</p>	<p><b>Subsections 5.3.7 - 5.3.11</b></p>
	<p>Assure compliance with additional regulations for your Transect zone.</p>	<p>UDC, pp. 153 - 201</p>	<p><b>Sections 5.5 - 5.13</b></p>

# USE ZONE SITE PLANS

STEP	INSTRUCTIONS	DOCUMENT	TITLE
	<p>Prior to developing your site plan, schedule a pre-application conference.</p>	<p>UDC, pp. 22, 48</p>	<p><b>Subsections 2.12.1, 2.15.3, and 4.7.A</b></p>
	<p>Submit the requirements listed.</p>	<p>UDC, p. 26</p>	<p><b>Section 2.8, Detailed Site Plan Review Process</b></p>
	<p>Determine the Use zone of your parcel.</p>	<p>UDC, pp. 103 and 445 - 449</p>	<p><b>Subsection 5.1.2 and the Doña Ana County Official Zoning Map</b></p>
	<p>Comply with the site standards for your Use zone.</p>	<p>UDC, pp. 113, 125 - 144</p>	<p><b>Tables 5.4, 5.8 - 5.17 Site Standards</b></p>
	<p>Comply with regulations for all zones.</p>	<p>UDC, pp. 109 - 112</p>	<p><b>Subsections 5.2.1 - 5.2.6</b></p>

# USE ZONE SITE PLANS

STEP	INSTRUCTIONS	DOCUMENT	TITLE
	Select uses permitted within your Use zone.	UDC, pp. 104 - 108	<b>Table 5.1</b> Land Use Classification Matrix
	Comply with additional standards for your Use zone.	UDC, pp. 150 - 153	<b>Section 5.4</b>
	Assure compliance with additional regulations for your Use zone.	UDC, pp. 153 - 201	<b>Sections 5.5 - 5.13</b>



La Union – former Village and Community districts within the same town site  
(Doña Ana County, 2013)

# UDC ZONING DISTRICTS

The UDC is divided into two types of zoning districts that closely replicate the Community and Village zones of former Chapter 250. The new zone types are Use zones and Transect zones.

- Use zones are very similar to the former mapped Community zones plus the ETZ zones with the exception of EV Village, although they are simplified and have greater flexibility.

- Transect zones were modeled on the Village zones. In Chapter 250, Village zones were only eligible for use in town sites platted prior to 1930. The new Transect zones may be used anywhere in the County.

This section provides a quick overview of the zones in each type for easy reference.

## USE ZONES

The Use zones have consolidated various zones from mapped Performance District uses, the ETZ and Chapter 250 into the common use groups of **RESIDENTIAL, COMMERCIAL** and **INDUSTRIAL**. This adds additional flexibility by combining a number of compatible districts while still providing protection to large lot residential districts.



## Residential

The residential districts have sub-districts that are designated with L – this indicates the limitation to site-built homes or manufactured homes. Single-wide mobile homes are not permitted in these districts. Those sub-districts will not be reviewed independently.

### **R5 Rural Density Residential**

Single-family residential on lots 5 acres or greater.

### **D1 Low Density Residential**

Single-family residential on lots 1 acre or greater.

### **D2 Medium Density Residential**

Single-family, duplex and small multi-family residential on lots 6,000 square feet or greater.

### **D3 High Density Residential**

Duplex, triplex, townhouse and multi-family residential on lots 4,200 square feet or greater.

### **DM Mobile Homes**

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.



## Commercial

The commercial districts range in intensity of uses just like Chapter 250, and include a mixed use district with integrated residential. These zones have changed very little from the ETZ/Ch. 250 to the new UDC.

### **MU Mixed Use**

Small scale commercial mixed with residential.

### **C1 Neighborhood Commercial**

Small scale free standing businesses supported by adjacent subdivisions.

### **C2 Community Commercial**

Larger format commercial centers that serve a community or several communities.

### **C3 Regional Commercial**

The widest range of commercial activities serving a wide region on the County.



## Industrial

The industrial districts also range in intensity like Chapter 250, and have changed very little from the ETZ/Ch. 250 to the new UDC.

### **I1 Light Industrial**

Light-intensity industrial activities that serve a community or several communities and are compatible with other commercial uses.

### **I2 Medium Industrial**

Medium-intensity industrial activities that serve a community or several communities.

### **I3 Heavy Industrial**

Heavy-intensity industrial activities properly buffered from surrounding communities.



La Union – Transect zones  
(Doña Ana County, 2016)

# TRANSECT ZONES



The Unified Development Code includes a new zoning tool to permit walkable, mixed use places. It replaces the Village Districts with new standards that define character zones along a rural-to-town center spectrum, called the Transect. Every colonia, village, town and city's spectrum is a little different, and reflects the unique character of the place. The UDC's Transect enables the vision of Plan2040. Transect zones allow walkable place types including Small Villages, Villages, and Towns. Transect zones reflect the his-

toric development patterns of Doña Ana County and are predominately mixed use and compact development at the upper end of the spectrum: N (Natural), T2 (Rural), T3 (Neighborhood Edge), T4 (General Neighborhood), and T5 (Town Center). These zoning districts are located and map zoned to the existing historic communities and town sites as well as to much of the natural and rural conditions. Transect zones are different than Use zones in the following ways:

- The Transect zone focuses primarily

on regulating form and intensity and less on land use, giving more flexibility to the property owner.

- The zone emphasizes standards and parameters for form with predictable physical outcomes (build-to lines and frontage type requirements) rather than relying on numerical parameters (Floor-Area-Ratio or FAR and density) whose outcomes are unpredictable. This gives more clarity to the neighbors.



N Natural



Lands in or reverting to a natural condition, including lands unsuitable for development due to topography, hydrology or vegetation. This is land protected by other laws from development such as parks and buffers.



T2 Rural



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 without pedestrian facilities. Landscaping is agricultural or natural. The Rural Zone includes lands that are not currently slated for development, but not permanently protected.



T3 Neighborhood Edge



Low density single-family residential dwelling areas, with some mix of uses, home occupations and outbuildings. Parkway within thoroughfares and yard plantings are naturalistic and building setbacks are relatively deep. Blocks are large and thoroughfare networks irregular. Most communities in the County have areas of the T3 at the edges of the T4 or T5. Together these three zones form complete neighborhoods.



T4 General Neighborhood



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. Many of the County's historic communities have General Neighborhood Zone centers that include more retail and services.



T5 Town Center



Higher density mixed-use buildings that accommodate retail, offices, townhouses and apartments. It has a tight network of thoroughfares with wide sidewalks, regularly spaced street tree plantings and buildings set close to the sidewalks. Town Center Zone character can be seen on Downtown Las Cruces' Main Street or at Plaza de Mesilla. While this intensity is not frequent in the unincorporated County, it is available for future use.

# SUBDIVISION REGULATIONS



Rodey – parcel map

(Doña Ana County, 2016)

The structure of **Article 4**, Subdivisions has changed substantially from the former Chapter 300. Chapter 300 focused largely on process and procedures, and **Article 4** focuses primarily on the technical requirements for subdivision. The subdivision requirements include:

- Thoroughfare, Lot and Block Guidelines
- Civic Space
- Public Lighting, and
- Public Utilities.

The metrics for these standards were formally scattered throughout various chapters, and they are now consolidated into the Subdivision article for ease of use. The procedures for subdivision are located in **Section 2.11**.



## Civic Space

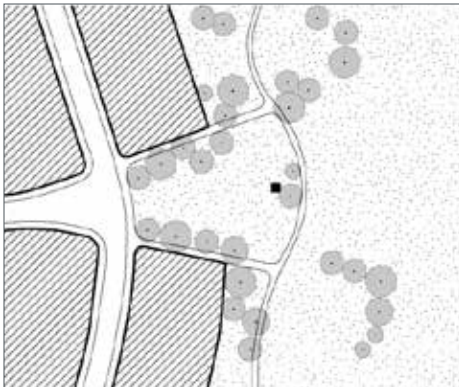
Civic space is the only new regulation associated with subdivision, and it only applies when an applicant chooses to develop a Community Type. (See Community Type Design, p. 26) Civic space is a crucial part of historical community planning in the County, as well as a valued amenity in contemporary development. The UDC categorizes this amenity by size and use and permits or

requires different types of civic space within different types of new communities and different development intensities. (Table 3.3 and Table 3.5)

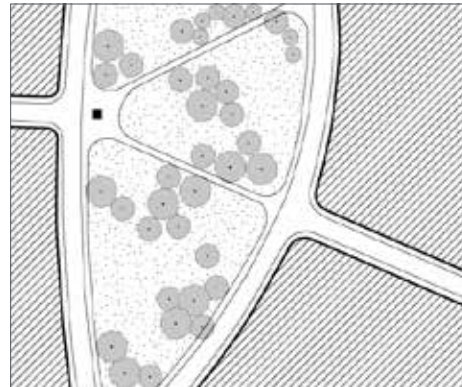
The subdivision requirements for civic space only apply when the applicant elects to benefit from the greater densities and reduced infrastructure costs of the Article 3 option. Upon that election, Section 4.4 and Table 4.3

provide the requirements for size, location, and use of the civic space.

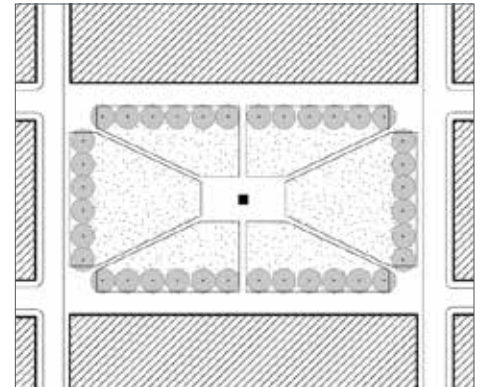
General best practices for the location and dispersal of civic space in a Community Type is discussed in Community Type Design | 6. Civic Space on p. 45. Specific civic spaces are illustrated below from Table 4.3 in the UDC.



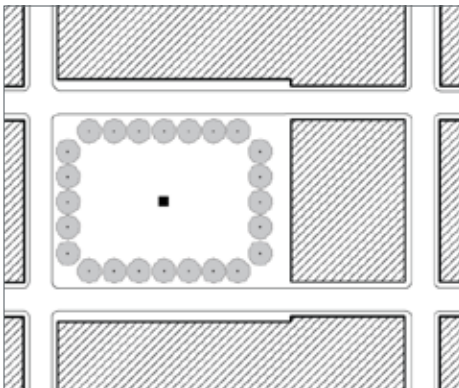
Park – Table 4.3-a.



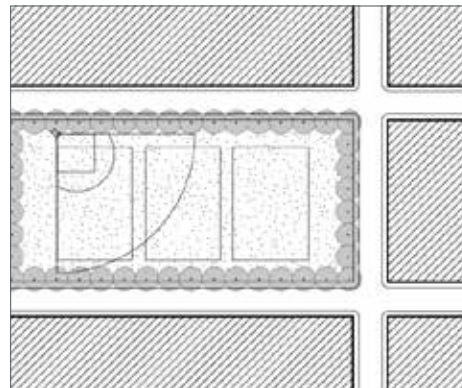
Green – Table 4.3-b.



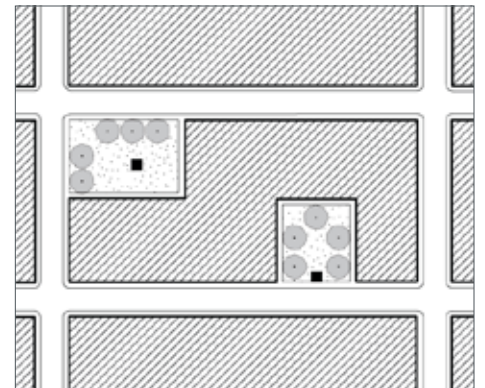
Square – Table 4.3-c.



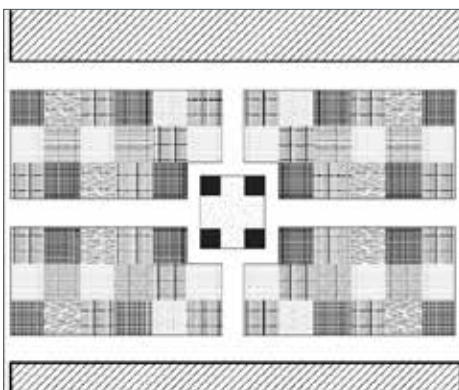
Plaza – Table 4.3-d.



Neighborhood Multipurpose Field – Table 4.3-e.



Playground – Table 4.3-f.



Community Garden – Table 4.3-g.

# CONSTRUCTION STANDARDS

The UDC combines various chapters of development construction standards into a single article. In addition, redundant submittal requirements are consolidated to reduce time and expense for the applicant. The new locations for former chapters are mapped in Transition and Process | Location Matrix on p. 47.

A major change in the UDC that reflects best practices is that minimums were replaced with clear and predictable requirements. The applicant should know what is required rather than being subject to additional standards on a case by case basis.

**Article 6** begins with a listing of required permits that gives the applicant a road map for approvals. See **Table 6.1** illustrated below.

### Content

After the initial section of required permits, **Article 6** regulates the following topics:

- Thoroughfares
- Access and Parking
- Flood Damage Prevention
- Grading and Drainage
- Water and Wastewater Systems
- Fire Protection

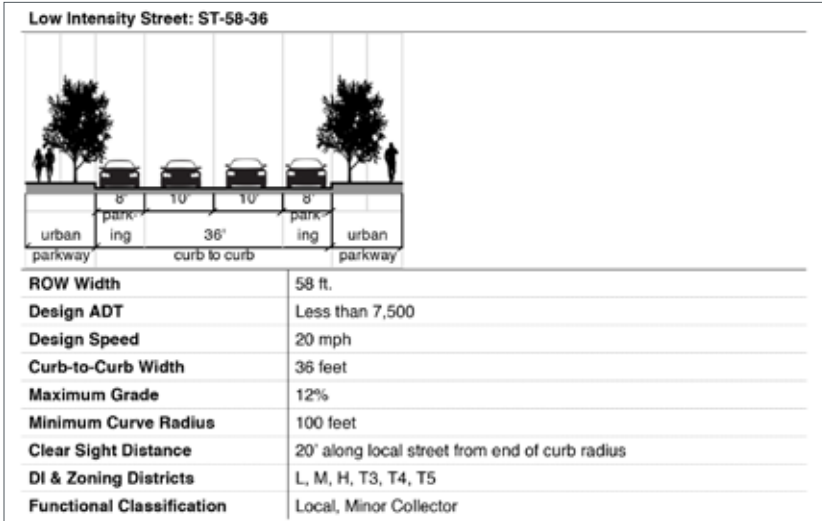
### Thoroughfare Context

Regulations are divided into three tracks for **Section 6.2** Thoroughfares based on context per **Table 6.3**. Transect zones and Community Types have compact walkable thoroughfare standards and Use zones have driveable suburban thoroughfare standards. The third type of thoroughfare section is for the rural context. This differentiation permits a reduction in infrastructure development and maintenance costs.

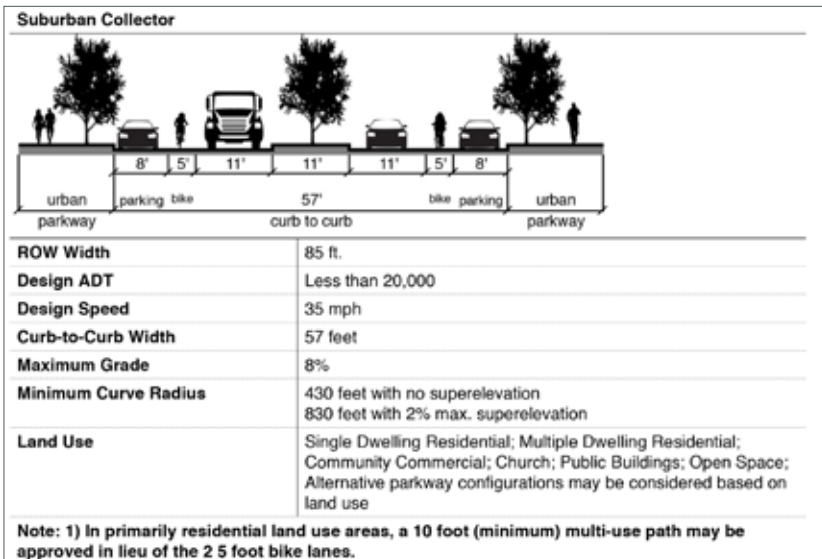
**TABLE 6.1 CONSTRUCTION PERMITS**

Permit Type	County Review Department	Review Time	Expiration	Inspection
<b>Access Permit</b>	Engineering Services	10 working days after acceptance of complete application	Within 6 months of issuance	Engineering Services
	For Access Permit specifications see <b>Section 6.1.5</b> .			
<b>Floodplain Development Permit</b>	Flood Commission	30 working days after acceptance of complete application	Within 1 year of issuance	Building Services
	For Development Permit specifications see <b>Section 6.1.7</b> .			
<b>Grading Permit</b>	Engineering Services and Flood Commission	15 working days after acceptance of complete application	Within 180 days of inactivity and per 6.2.4 below	Engineering Services
	For Grading Permit specifications see <b>Section 6.1.8</b> .			

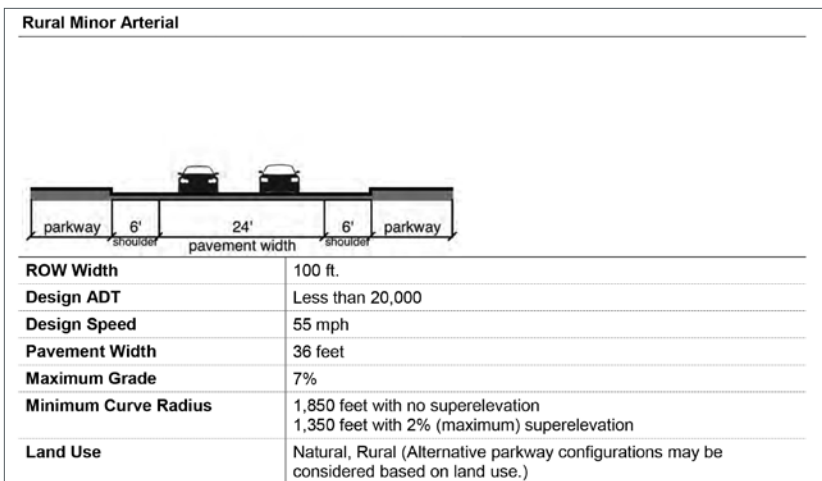
Sample Transect | Development Intensity street



Sample Use zone collector

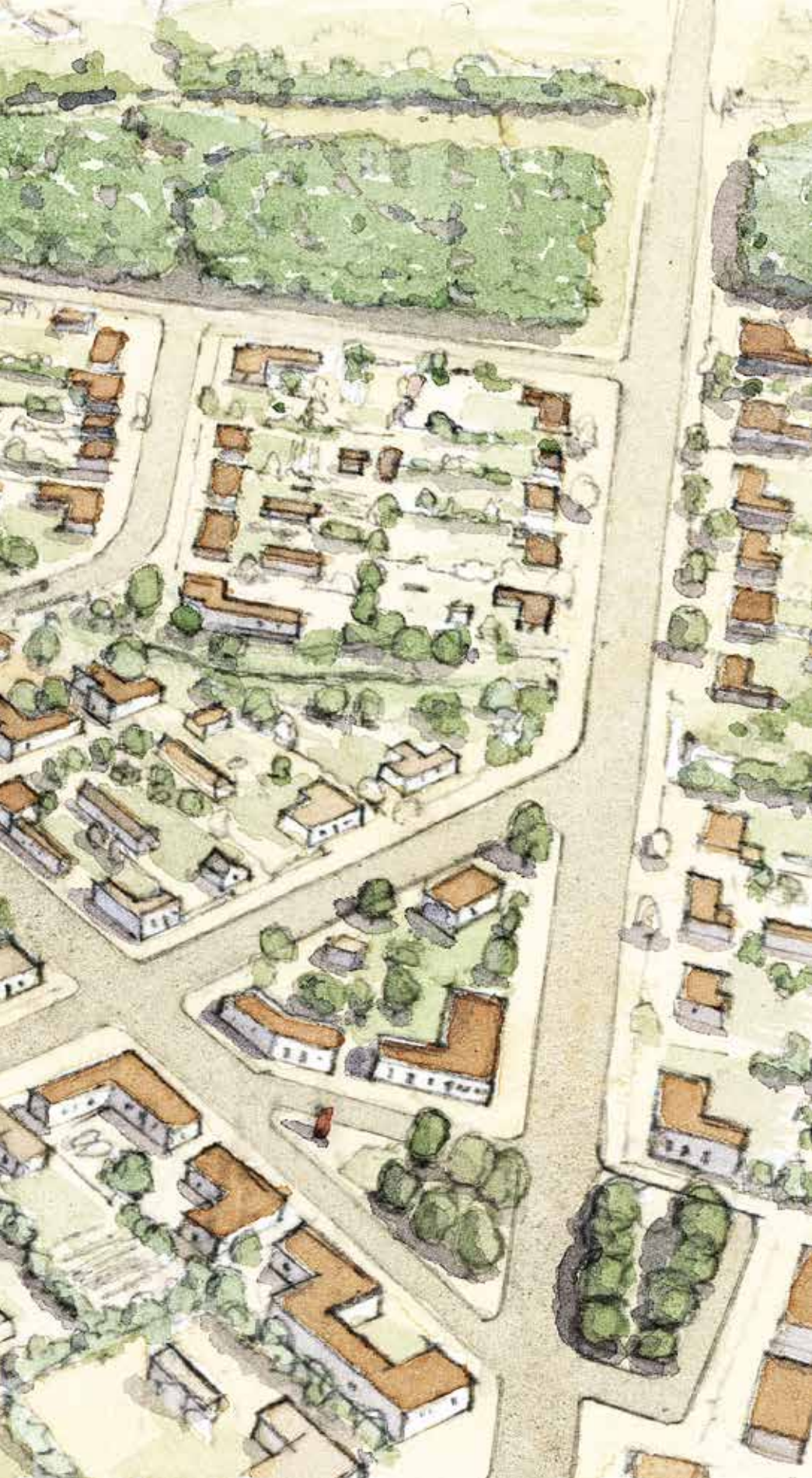


Sample Rural road





# COMMUNITY TYPE DESIGN



# DESIGN PROCESS

**The community types of Doña Ana County are modeled from historic development patterns.**

Community Type structure and design creates the desired future development pattern for the County in response to Plan2040. New communities are the primary tool to implement the Preferred Scenario for the future of the County, but this type of development has not been built in the County in the recent decades. Examples of walkable neighborhoods include the very compact, like Downtown Las Cruces and Plaza de Mesilla, to more rural community examples like La Union, La Mesa and Rodey. A central goal of the Plan2040 is to enable a neighborhood-based development structure in the County. The National Association of Realtors' 2015 Community Preference Survey of American priorities in housing reached this conclusion:

"...Americans prefer walkable communities more so than they have in the past. Forty-eight percent of respondents reported that they prefer to live in communities containing houses with small yards but within easy walking distance of the community's amenities, as opposed to living in communities with houses with large yards where they have to drive to all amenities. And while 60 percent of adults surveyed live in detached, single-family homes, 25 percent of those respondents said they would rather live in an attached home and have greater walkability." (National Association of Realtors, 2015)

# TYPES OF COMMUNITY

Doña Ana County has many examples of Community Types in the historic development patterns. For the purposes of the UDC, these five mixed-use types are used to provide for compact, walkable development from very rural to the most compact:

1. Small Village
2. Village
3. Town
4. Neighborhood
5. Urban Center

The County is a region of great diversity, both culturally and in the natural and built environments. The policies established by Plan2040 and the Transect zones of the UDC reflect this richness and diversity.

Most of the unincorporated county is composed of diverse colonias. They are each unique in size, character, age, and amenities. They are divided into different types of communities depending on their scale and layout, and provide the inspiration for the new communities of **Article 3**.

The Community Types are not specific to a type of incorporation but a scale of development. Thus, although Anthony is an incorporated City, its scale is a Town; although La Mesa is a colonia, its character and scale is a Village, and so on.



Small Village



Village



Town



Neighborhood



Urban Center



## SMALL VILLAGE

Sectors O2, G1, G2

Small Villages are structured by a standard pedestrian shed (see Planning the Community | Neighborhood Structure on p. 43) oriented toward a common destination of civic space, and in the form of a small, isolated settlement. Often organized around schools and agricultural warehousing, Small Villages are the smallest scale of organized settlement.



## VILLAGE

Sectors G1, G2, G3

Villages provide support for agrarian areas as centers of community activity. They provide access to daily needs and transportation within close proximity of farms and rangeland. Villages typically organize around a church and/or a plaza and include a limited diversity of uses.



## TOWN

Sectors G2, G3

A Town is a combination of community units, isolated from adjacent community units. Towns balance elements of city living with access to agrarian lands. Main street is associated with a plaza, supported by low density neighborhoods that blend into the surrounding countryside.



## NEIGHBORHOOD

Sectors G2, G3

Neighborhoods are structured by a pedestrian shed oriented to a common destination with other mixed use community units, principally residential areas, compact in form and diverse in culture, housing, and affordability. Easy access to transportation, jobs, and daily needs.



## URBAN CENTER

Sectors G2, G3

The most intense Community Type, the Urban Center, includes housing, public services, commerce, and workplaces. It is supported by neighborhoods and forms the center of a region. Urban Centers provide the greatest access to transportation, education, and employment.



Small Village aerial illustration

## SMALL VILLAGE

**Small assemblages of rural housing and small-scaled services, supporting farms and the rural population.**

Small Villages are notably different in intensity and form than Villages. They historically tend to occur in the northern part of the County and are a much smaller scale than Villages.

Small Villages are frequently agrarian settlements and are usually a crossroads community in a farming environment. Small Villages are structured by

a standard pedestrian shed oriented toward a common destination of civic space, and in the form of a small, isolated settlement. The classic example of a regional Small Village is Garfield.

Small Villages exist largely to support the surrounding farming industry and provide services to the more rural residents. There may be a school, but

other non-residential uses are usually tied directly to the needs of the farming community. Housing is dominantly single family homes.

Small Villages provide some basic amenities to the local residents, but most needs still require car trips to larger towns and cities.





Small Village plan example, above. In this example, civic uses are in grey and private uses are in white.



Small Village center example

Small Villages range from 10 to 40 acres in size, with a minimum of 5% allocated to a Plaza, Square, or Green. A common destination such as a general store, meeting hall, schoolhouse, park, and/or place of worship is within a 5-minute walk from most dwellings.



Small Village Low Intensity example

Small Villages will have 10-40% Low Intensity Development, 20-60% Medium Intensity Development, and 0-10% High Intensity Development. Wastewater service is optional. Small Villages are permitted in Sectors O2, G1, and G2.



Village aerial illustration

## VILLAGE

**Integral to the agrarian landscape, Villages organize a variety of commercial, service, civic, and manufacturing uses.**

There are many successful Villages in the County, and most were established under Spanish colonial planning practices. Many of the historic town sites have blocks dedicated for plazas near the center of the Village.

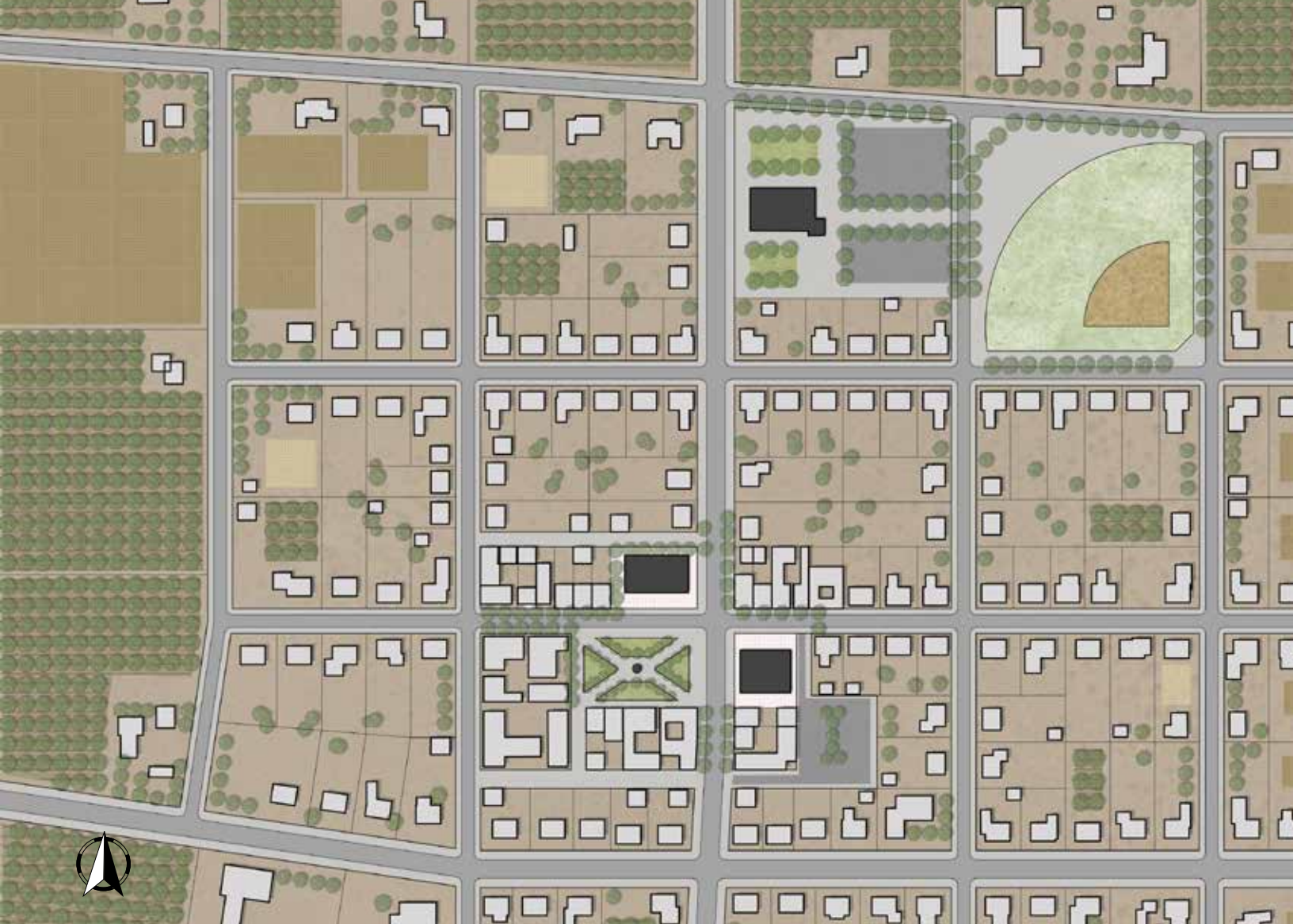
Villages are historically agrarian settlements and are usually located in proximity to the Rio Grande, giving access

to irrigation. Samples include La Union, La Mesa, Doña Ana, Salem, Rodey, and many of the County's historic colonias.

Housing diversity is limited in Villages, however there are examples of small apartments and duplexes, to augment the lower density of single family homes. Villages maintain a strong connection to the surrounding farmland

and provide services to the more rural residents.

There may be a school, a church, a general mercantile, some small scale neighborhood services, a café, and industrial uses within a mixed use center or on a corridor in support of the farming economy. The Village is made up of one or two pedestrian sheds.



Village plan example, above. In this example, civic uses are in grey and private uses are in white.



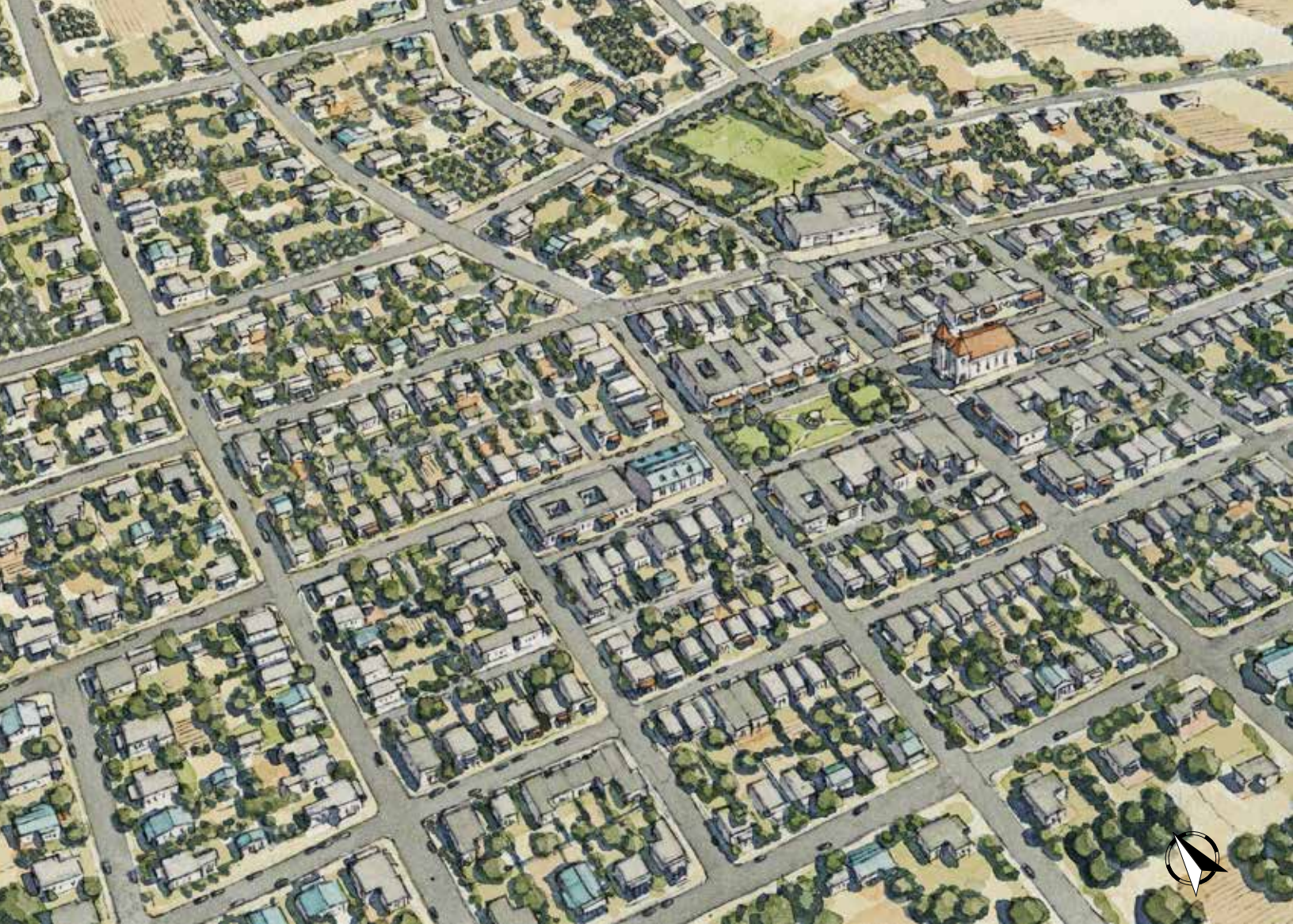
Village center example

Villages range from 40 to 100 acres in size, with 5-20% allocated to a Plaza, Square, or Green. A common destination such as a general store, café, coffee shop, meeting hall, schoolhouse, park, and/or place of worship is within a 5-minute walk from most dwellings.



Village Low Intensity example

Villages will have 0-30% Low Intensity Development, 30-60% Medium Intensity Development, and 0-15% High Intensity Development. Villages are within a half-mile of a collector or arterial road. Wastewater service is optional. Villages are permitted in Sectors G1, G2, and G3.



Town aerial illustration

## TOWN

**Still rural in character, Towns provide a center of commerce and culture in rural areas.**

Towns in Doña Ana County have historically developed adjacent to trade routes or natural resources. Mesilla was a camping and foraging spot on the Chihuahua Trail long before its founding in 1848. Anthony developed on both the Butterfield Trail and the Camino Real. The activity associated with the trading traffic assured both Towns would grow.

Towns develop with either a plaza or a main street as the center of economic activity. Mesilla long served as the social center of the region with activities centered on the plaza. Housing diversity is moderate in Towns, including small apartments, courtyard houses, duplexes, single family homes and compounds. Towns maintain a strong connection to the surrounding farm-

land and provide services to the more rural residents. This Community Type is not referring to the level of incorporation but to the character of the community. Therefore, while Anthony is a City by incorporation, it has the character and intensity of a Town.

A Town is a collection of two to three Community Types.



Town plan example, above. In this example, civic uses are in grey and private uses are in white.



Town center example

Towns are 100 acres or larger in size, with 5-20% allocated to a Plaza, Square, or Green. A common destination such as a general store, café, coffee shop, meeting hall, schoolhouse, park, and/or place of worship is within a 5-minute walk from most dwellings.



Town Low Intensity example

Towns have 0-20% Low Intensity Development, 40-70% Medium Intensity Development, and 5-25% High Intensity Development. Towns are within a 1/2 mile of an arterial road, and within 1/4 mile of existing residential or commercial development. Wastewater service is required. Towns are permitted in Sectors G2 and G3.



Neighborhood aerial illustration

## NEIGHBORHOOD

**Compact, diverse and full of opportunity, Neighborhoods**

**support Urban Centers and benefit from their proximity.**

Neighborhoods have historically grown in proximity to Urban Centers. As the center grows in size and success, additional adjacent neighborhoods develop. Proximity to the center is advantageous for transportation, employment, and access to daily needs. Neighborhoods typically include a small main street or park with retail oriented to the needs of the

neighborhood. Mesquite and Alameda-Depot in Las Cruces are excellent examples of high-functioning Neighborhoods. Housing diversity is high, including apartments, townhomes, duplexes, single family homes and compounds. Public open space defines the center of a Neighborhood, often in the form of a square, like Klein or Pioneer Parks. Neighborhoods are structured

by one pedestrian shed, oriented towards a common destination. They are primarily urban and combined with other mixed use Community Types. Neighborhoods are largely residential in character and bounded by adjacent development. Neighborhoods are 40-200 acres in size, with 5-20% allocated to a Plaza, Square, or Green. A common destination such as a general store,



Neighborhood plan example, above.



Neighborhood center example café, coffee shop, meeting hall, schoolhouse, park, and/or place of worship is within a 5-minute walk from most dwellings. Neighborhoods have 0-30% Low Intensity Development, 30-60% Medium Intensity Development, and 0-15% High Intensity Development. Percentages of civic space and development intensities may be modified to match the in-



Neighborhood Low Intensity example tensity of existing adjacent development. Neighborhoods are within a 1/2 mile of a collector road, and within 1/4 mile of existing residential or commercial development. Wastewater service is required. Neighborhoods are permitted in Sectors G2 and G3.



Urban Center aerial illustration

## URBAN CENTER

**Embodied with the greatest diversity of human and physical character,**

**Urban Centers define the metropolitan character of the County.**

Urban Centers emerge over time from Towns and Villages that have proven to be the most successful in the region. As cities grow, their centers mature to support a diversity of uses, cultural and social institutions, and a wide diversity of people. In Doña Ana County, the core of Las Cruces is the only existing Urban Center. The urban renewal activity of the

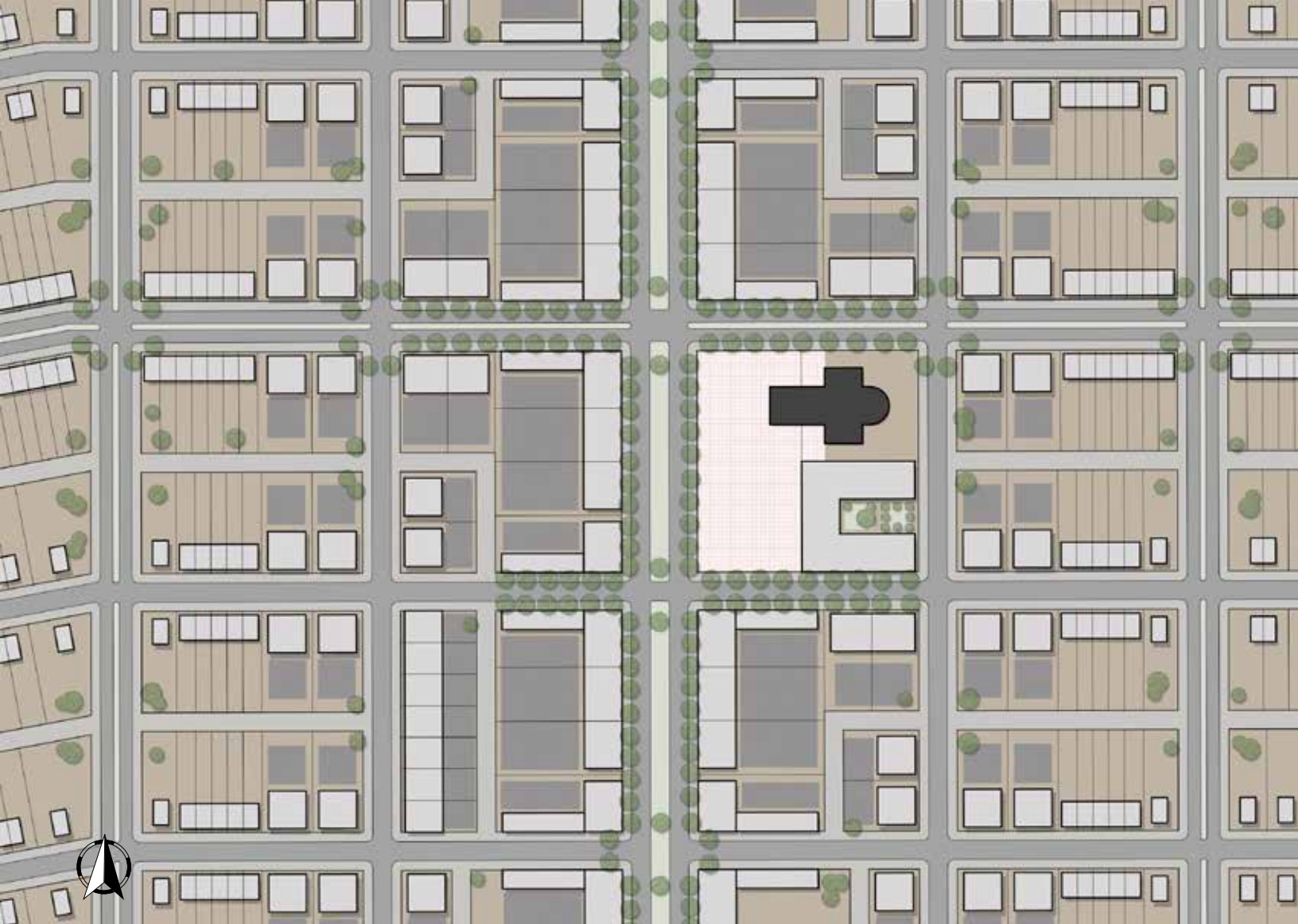
50's and 60's destroyed much of the vibrant Urban Center, which is now being repaired.

Despite the opportunities for infill, the Las Cruces Urban Center continues to be the most valuable real estate per acre in the county, and is home to the greatest concentration of employment and civic amenities.

The suburban pattern of development has dominated Doña Ana County growth in recent decades, but Urban Centers remain an option as a future Community Type.

Urban Centers are structured by a standard pedestrian shed oriented toward a common destination consisting of a large mixed-use center or corridor.





Urban Center plan example, above. In this example, civic uses are in grey and private uses are in white.



Urban Center High Intensity example

Size varies, with 5-15% of acreage allocated to a Plaza or Square. A common destination such as a general store, café, coffee shop, meeting hall, schoolhouse, park, and/or place of worship is within a 5-minute walk from most dwellings. Urban Centers have 0-20% Low Intensity, 40-70% Medium Intensity, and 10-25% High Intensity Development.



Urban Center Medium Intensity example

Percentages of civic space and development intensities may be modified to exceed the intensity of existing adjacent development. Urban Centers are adjacent to an arterial road, and surrounded by existing or proposed residential or commercial. Wastewater service is required. Urban Centers are recommended in Sectors G2 and G3.

# THE CONTINUUM OF INTENSITY

**The UDC has two types regulating development: one is based on intensity and the second based on use.**

The Unified Development Code guides development by using two types of zoning districts: one is based on intensity and the second is based on use. In addition to zoning districts, Community Types are also made up of intensity areas. In conventional zoning, land is regulated by use. In the case of Transect zones, the continuum of intensity, and the historic development patterns in the County's colonias, villages, towns, and cities, most zones permit some residential and some commercial uses. However, they vary in intensity so the uses are compatible.

For example, a quiet home office is permitted by right in Low Intensity and T3. Medium Intensity and T4 pair small-scale neighborhood commercial with a range of residential types. In T5 and High Intensity town centers, apartments and condos coexist with full commercial uses. Dwellings are permitted up to the highest intensity: houses and casitas at the lowest intensity, and apartments in the highest intensity. Unlike the zoning practices of the last fifty years, this practice also extends to the streets and roads, so that downtown streets and rural roads will be designed to suit their surroundings.

The former County and ETZ codes included both types to reflect the character of the historic communities as well as suburban patterns. In those codes, the intensity-based zones were called

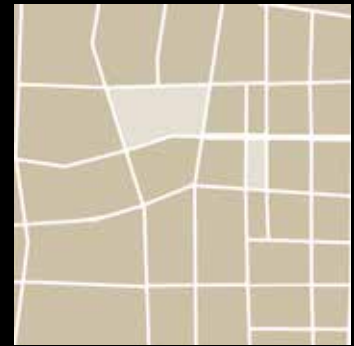
village districts, but were limited to areas with historic plats and were not available for new development.

The UDC introduces a new tool, Development Intensity, that is not directly based on zoning and permits Community Types as a development standard within many of the other zoning districts. Community Types (Small Village, Village, Town, Neighborhood, Urban Center) and are made up of different ranges of Development Intensity: Natural (N), Rural (R), Low Intensity (L), Medium Intensity (M), and High Intensity (H). Development intensities are not mapped in the County since they are not zoning districts.

Many areas of the County are suburban in character and remain under use zoning, unless a developer chooses to redevelop with a mixed-use Community Type. When this choice is made for land that is previously governed under a Use zone, the zoning does not change. Community Types are a by-right development standard in most zones.

For instance, if someone is zoned residential and they change to a Village Community Type, their residential zoning will not change to Low, Medium and High Intensity, but instead it will have a Community Type designation attached. The master plan shows the Development Intensities, not the zoning map, just as planned unit developments worked in the past.

Mixed use community types are governed by intensity, including a range of densities and a diversity of uses.



Single use developments are governed by use, like residential, commercial, and industrial.





When a land owner opts to develop a new walkable community, they are enabled through Development Intensities without rezoning, via **Article 3**. The zoning of existing mixed-use places uses Transect Zones as described in the Quick Start Guide. In each case, the two tools are similar in character as follows:

**Development Intensity**

- Natural (N)
- Rural (R)
- Low Intensity (L)
- Medium Intensity (M)
- High Intensity (H)

The purpose of the Development Intensities is to vary the intensity of land use, variety of land uses, scale and size of buildings,

**Transect Zone**

- T1 Natural
- T2 Rural
- T3 Neighborhood Edge
- T4 General Neighborhood
- T5 Town Center

and other factors according to the specific development intensity. Developers may combine the intensities to fit their location and

business model based upon the criteria in **Table 3.3**. In a more rural location, an applicant may elect to use more low intensity, and in a town, more high intensity. There is flexibility within the permitted ranges, but all Community Types require a combination of two or more intensities to assure a walkable, mixed-use community.



## PLANNING THE COMMUNITY TYPE

To prepare for the walkability preference identified by the National Association of Realtors, the County's UDC enables building neighborhoods rather than only developing subdivisions. Complete neighborhoods require a mix of land use, housing types, and prices arranged to pro-

vide a variety of living and working options within walking distance of each other. The Pedestrian Shed circle pictured above indicates a 5-minute walk from the center to the edge, depending on the street network's connectivity. This radius is approximately a quarter mile on flat terrain.

## The Neighborhood

This section demonstrates principles of Community Types, or neighborhood design, and describes how the UDC regulates at the neighborhood scale. This illustration reflects a new neighborhood that could be either a greenfield development or a community extension. The Community Type illustrated is a Village but the principles apply to all community types.

### 1. The Sector Plan

The Plan2040 Sector Plan identifies permitted Community Types with their relative Development Intensities, (Plan2040, p. 52). For this illustration, we assume G-1 Controlled Growth, which permits a Small Village or a Village bounded by a pedestrian shed as shown with the red circle. This is a diagrammatic 1/4 mile radius. Consolidated as a larger parcel or a collaborative planning effort, a Community Type design is regulated by [Article 3](#) of the UDC.

### 2. Map Existing Natural Features

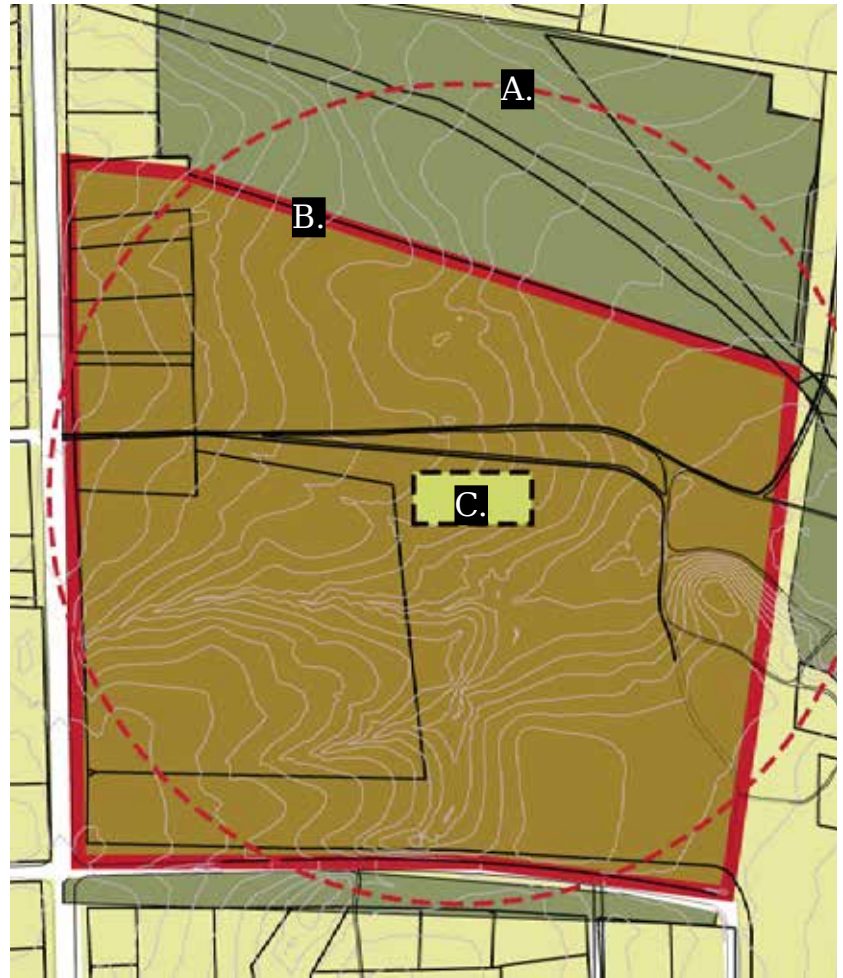
As an early part of the planning process, site analysis should be done to allow the existing and natural features to influence the plan. Existing and natural features include paths, roads, slopes, bosque, arroyos, or the river. Design the Civic Spaces around arroyos and wooded areas or specimen trees as much as possible, so that mature trees grace the public spaces of the community from the beginning, since this builds value and creates a sense of authenticity. Further define natural boundaries by excluding highways, utility easements, steep slopes, arroyos and preserved lands.

### 3. Neighborhood Structure

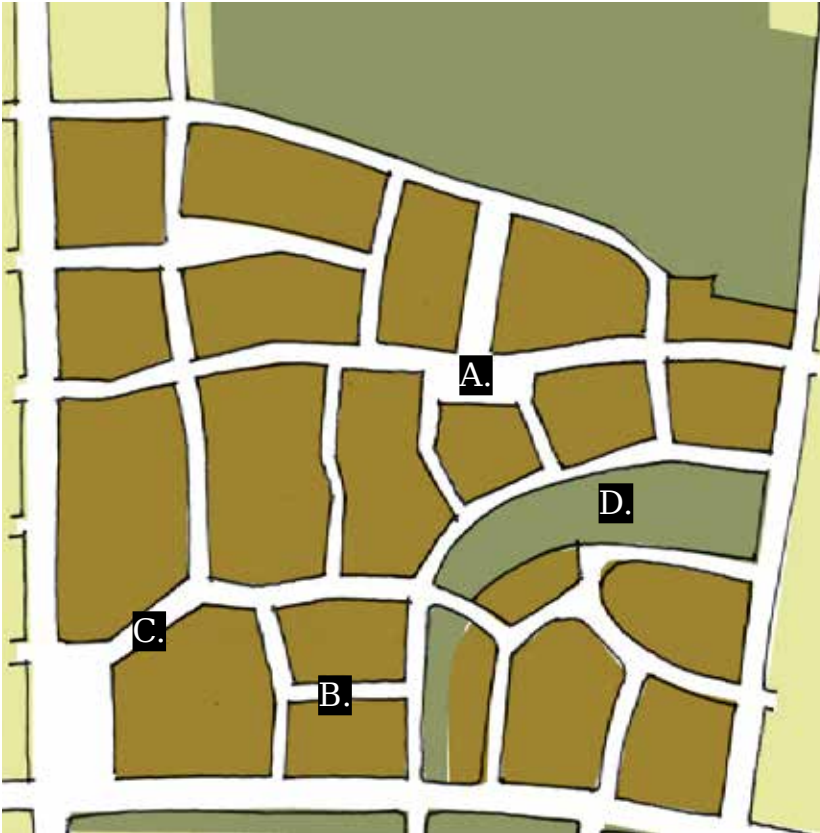
**A.** The circular pedestrian shed, shown above right, provides an approximate guide for the location of a neighborhood.

**B.** The pedestrian shed boundaries should be adjusted in response to parcel lines, topography, and existing thoroughfares.

**C.** A civic space suitable for community gathering should be located near the center of the pedestrian shed. The quadrants of the neighborhoods should each have a playground reserved. The pedestrian shed serves as the basis for Development Intensity allocations under the UDC. Civic spaces and buildings deserve important places in the neighborhood. They provide character, wayfinding, and visibility.



Pedestrian Shed Illustrated with Adjustment



Block Structure, above

Block detail, below

#### 4. Block Structure

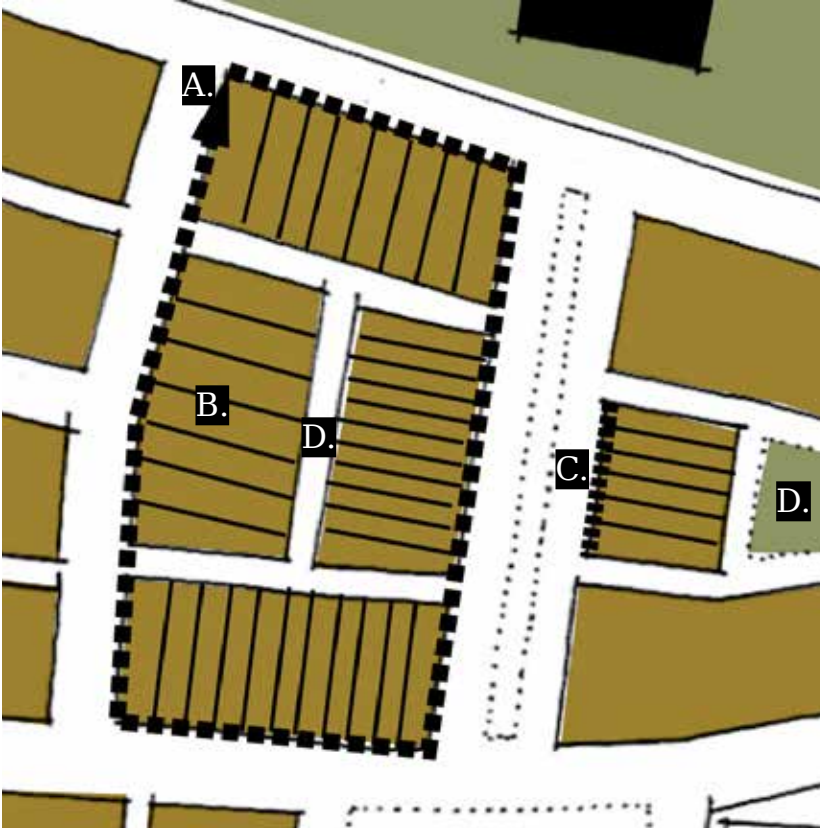
Neighborhoods should have a consistently good pedestrian experience. Walkable streets are visually stimulating and incentivize activity, while streetscapes that are dangerous or uninteresting turn pedestrians and cyclists away. Streets shape blocks.

**A.** Begin the block structure at the neighborhood center.

**B.** Determine block size permitted for each Development Intensity in **Table 4.1**.

**C.** Identify streets that may support commercial uses based on their proximity to the existing major streets.

**D.** Larger voids in the block structure allow for public spaces such as plazas, playgrounds, and parks.



#### 5. Block Fundamentals

The UDC regulates block size in context to Development Intensity.

**A.** Block size is measured as a maximum at the perimeter of the block as regulated by the UDC **Table 4.1**.

**B.** Blocks are subdivided into parcels. Lot widths are regulated by the UDC Site Standards tables (**Tables 3.8 – 3.11**, item 1.A.). Building setbacks within parcels are regulated by item 5 in the same tables.

**C.** The outside of the block defines the Frontage Line. Private Frontages are regulated by **Table 3.12**.

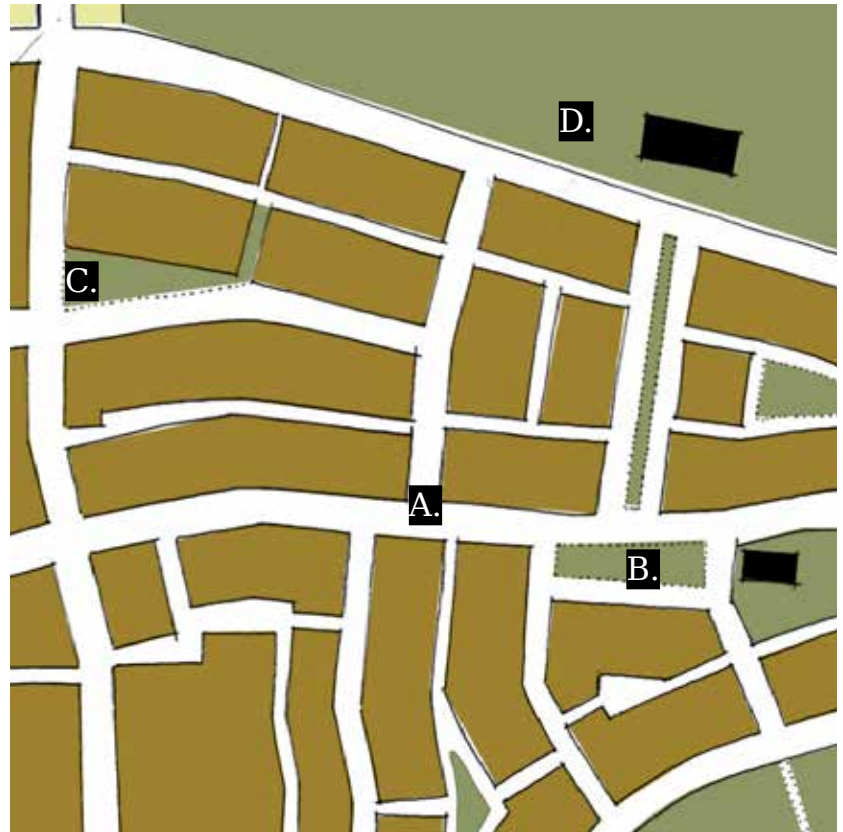
**D.** The interior of the block is reserved for parking, lanes, alleys, community gardens and playgrounds.

## 6. Civic Space

The UDC establishes streets as public spaces balanced for function and character. As mentioned before, streets shape blocks. Thoroughfares are regulated by [Table 6.5](#) Walkable Urban Thoroughfare Cross Sections. Allowable Civic Spaces are regulated by [Table 4.3](#). Civic Space Types.

The most successful neighborhoods have meaningful public spaces within and in proximity to residents. When planning a new neighborhood:

- A.** Thoroughfares shape the blocks.
- B.** Plazas occur in important central locations.
- C.** Attached Greens, Playgrounds or Community Gardens provide additional neighborhood Civic Spaces.
- D.** Larger civic spaces such as parks and schools are typically at the neighborhood edge and may be shared by the adjacent neighborhood.



Civic Space, above

Development Intensity allocation, below

## 7. Assign Development Intensities

After the plan is designed, Development Intensities are assigned to blocks within the ranges allowed by [Table 3.3](#) Community Types, Areas and Civic Space. Generally, Development Intensities should change at the middle of the block rather than in the street, since it is a best practice for similar intensities to face each other. While this is not required by the UDC, it is a good design tool for reducing neighborhood friction. This Development Intensity assignment plan forms the basis for a Community Type application submittal.



# TRANSITION AND PROCESS

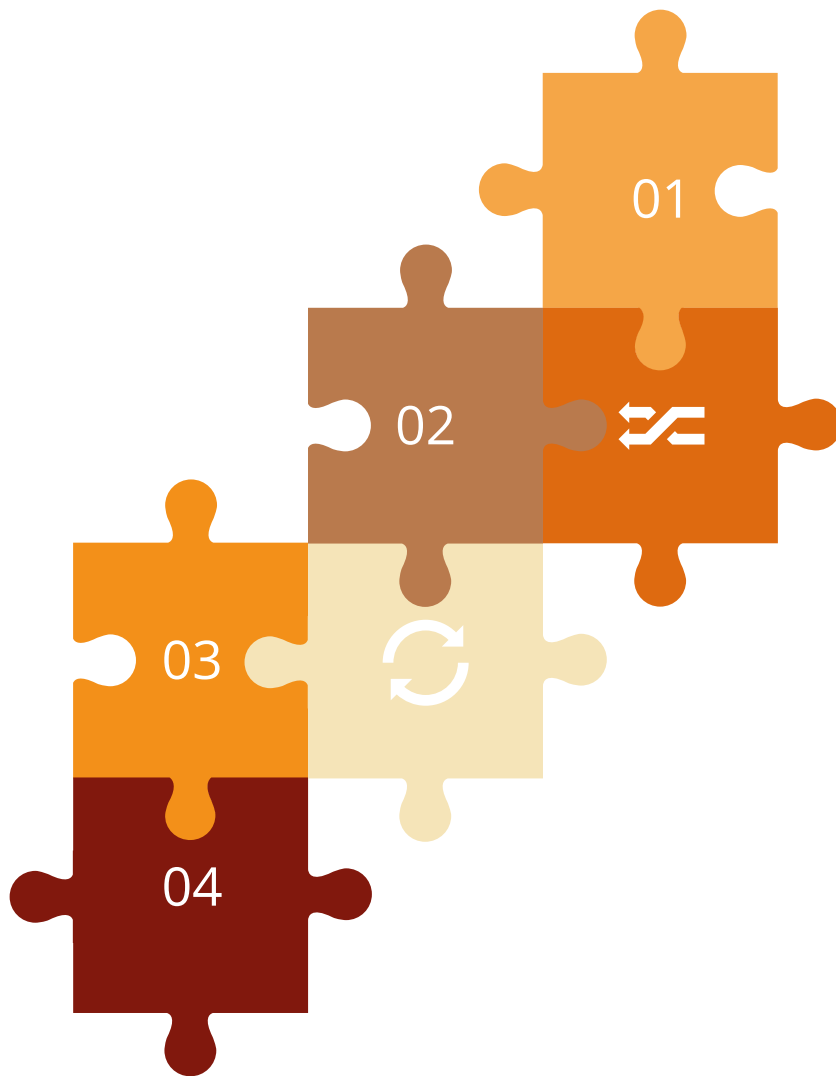






Illustration of T4, T3, T2, and N

# LOCATION

# MATRIX

## Mapping the transition

The location matrix is provided below and on the following pages to map how regulations moved from the former system to the UDC. Some of the content in the UDC is new and therefore has no prior connection, and some did not transition because of redundancies. Much was rewritten to reflect edits and current best practices, but the matrix will assist the applicant in locating specific regulations.

## UDC LOCATION MATRIX

### UDC Subsection

### Prior Ordinance Subsection

#### ARTICLE 1 ADMINISTRATION

- 1.1 Authority
- 1.2 Applicability
- 1.3 Intent
- 1.4 Administrative Authority and Duties
- 1.5 Administrative Committees and Department Directors
- 1.6 Fees
- 1.7 Amendments
- 1.8 Enforcement
- 1.9 Effective Date
- 1.10 Repeal

- 250-1; ETZ (§1.3)
- 250-6, 250-8; ETZ (§1.5)
- 250-3; ETZ (§1.2)
- 250-2; ETZ (§2.1)
- New 250-15, 250-16
- Ch.179; ETZ (Res. #ETZS07-019)
- Art. III 250-21-23; ETZ (§2.5)
- 250-11, Art. XII 300-43-45; ETZ (§2.2)
- Art. XIII; ETZ (§11.1)
- 250-7

#### ARTICLE 2 APPLICATION AND PROCEDURE

- 2.1 General Public Hearings
- 2.2 Specific Land Use Application Procedures
- 2.3 Zone Changes

- ETZ (§2.1.G)
- 300-13; ETZ (§2.1.C)
- 250-19; ETZ (§2.1.C and 2.1.G)

## UDC LOCATION MATRIX

<b>UDC Subsection</b>	<b>Prior Ordinance Subsection</b>
2.4 Special Use Permits (SUP)	250-85; ETZ (§2.1.C, 2.1.G, 2.6.C and 3.3.B)
2.5 Temporary Use Permit	ETZ (§3.3.A)
2.6 Administrative Temporary Relief	ETZ (§2.6.B)
2.7 Variances	300-26; ETZ (§2.3)
2.8 Detailed Site Plan Review Process	250-14; ETZ (§4.1.A)
2.9 Legal Nonconforming Uses and Lots	250-10, ETZ (Art. IX)
2.10 Building Permits, Mobile Home Installation Permits, and Elevation Certificates	250-13; ETZ (§2.2.C)
2.11 Subdivision Authority and Conformance	300-2; ETZ Subdivision Ordinance (Art. I)
2.12 Subdivision Procedures	300-2; ETZ Subdivision Ordinance (Art. II)
2.13 Community Types	New
2.14 Expiration of Land Use Applications	New
2.15 Master Plans	New
2.16 Appeals	300-6, 300-42, 250-20, 250-17; ETZ (§2.4)
<b>ARTICLE 3 SECTOR PLAN AND COMMUNITY TYPES</b>	
3.1 Sector Plan Adopted	New
3.2 Community Types	New
3.3 Community Type Uses Matrix	New
3.4 Regulations Specific to Community Types	New
<b>Article 4 Subdivision Regulations</b>	
4.1 P&Z Review	300-13
4.2 Development Review Committee	Resolution 04-92
4.3 Thoroughfare, Block, and Lot Guidelines	New
4.4 Civic Space Requirements	New
4.5 Public Lighting	250-87
4.6 Public Utilities	250-78
4.7 Subdivision Data Requirements	300-10, 300-15, 300-18, 300-22
<b>ARTICLE 5 ZONING REQUIREMENTS</b>	
5.1 Zoning Districts	New
5.2 Regulations General to all Zones	New
5.3 Regulations Specific to Transect Zones	New
5.4 Regulations Specific to Use Zones	New
5.5 Parking and Loading Location and Design	250-89-99 (Art. X); ETZ (Art. VI)
5.6 Environmental Performance Standards	New

## UDC LOCATION MATRIX

**UDC Subsection****Prior Ordinance Subsection**

5.7 Landscaping, Buffering, and Fencing	250-83, Art. V 250-34-40; ETZ (§4.2.C, 5.1, 5.2, 5.3)
5.8 Signs	250-88; ETZ (Art. X)
5.9 Mobile Homes, Mobile Home Parks, and Mobile Home Subdivisions	250-86; ETZ (§3.5)
5.10 Home Occupation Permits	250-74; ETZ (§3.4)
5.11 Keeping of Animals	Art. XII 250-101-104; ETZ (Art. VIII)
5.12 Airport District	250-75; ETZ (§3.2.H)
5.13 Wireless Communications Facilities	250-72; ETZ (§4.2.E.2)

**ARTICLE 6 DEVELOPMENT CONSTRUCTION STANDARDS**

6.1 Permits Required	157-5
6.2 Thoroughfares	CH 157 Article III
6.3 Access and Parking	CH 157 Article II, CH 279
6.4 Flood Damage Prevention	250-73; CH 207
6.5 Grading and Drainage	CH 157 Art. IV-V, CH 172. CH 296
6.6 Water and Wastewater Systems	CH 157 Article VII, VIII, IX
6.7 Fire Protection	CH 157-50
6.8 Design Drawings	CH 157 App. G-J

# PROCESS

The process for using the Unified Development Code is laid out in [Article 2](#). The steps within the application process are laid out in Quick Start Users Guide | How to Use the UDC, pp. 6-17. The procedures for public input and application are summarized with flow charts from [Article 8](#), Appendix Q through W.

## Pre-Application Meeting

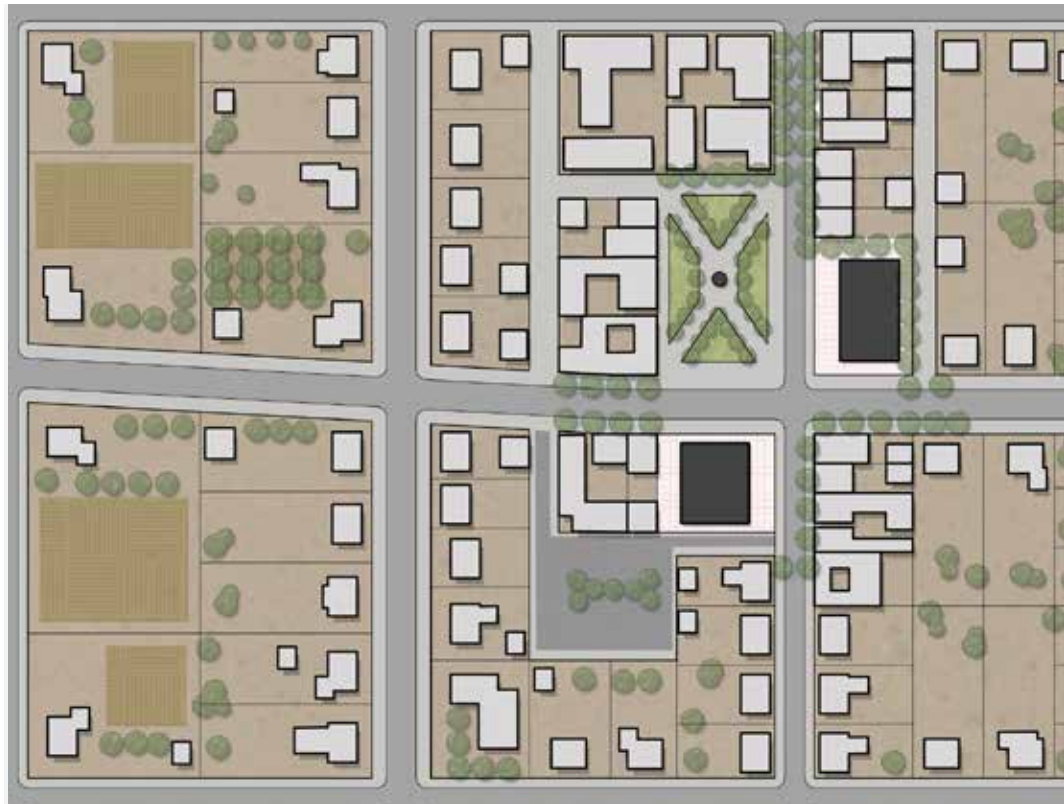
All development applications and permits may schedule a pre-application meeting with County Planning Staff before any of the process begins. For the Subdivision Application process, at least one pre-application meeting is mandatory. Here, the applicant will be given general advice about the procedures and data requirements for the land use request. The applicant will bring a conceptual plan to the first pre-application conference, for CDD staff review and discussion of the reviews and approvals required.

## Town Hall Meeting

The Town Hall Meeting is an exchange of information between the developer and surrounding community members to review a conceptual site plan and other explanations of a proposal. A Town Hall Meeting is required for all applications for [Article 3](#) Community Types, master plans, and any zone change request over 10 acres from a residential designation to a commercial or industrial designation. Notice of at least 21 days in advance is required before a Town Hall Meeting.

## Zone Changes

Public Hearings held by P&Z are required for a zone change. Notice of at least 21 days in advance is required before a Public Hearing.



Sample conceptual site plan.

## Special Use Permits

An applicant may apply for an Administrative Special User Permit (SUP) or go directly to the P&Z for a public hearing. The Zoning Administrator may administratively approve a SUP without a hearing if no written objections are received. If written objections are received, the SUP will be submitted to the P&Z for a public hearing. Special use permits are not considered a zone change.

The Zoning Administrator may place appropriate conditions on environmentally sensitive areas, areas of historical significance or areas that contain endangered or rare species of animal or plant life.

## Temporary Use Permits

Temporary uses include outdoor concerts, tent revivals, circuses, carnivals

and festivals, and require a permit, as directed by [Section 2.5](#).

## Variances

Variances allows an applicant to deviate from the requirements of the UDC. A variance will not be granted unless it fulfills the requirements of [Section 2.7](#). In granting a variance, any reason-



Sample Town Hall Meeting.



able conditions may be imposed to minimize any potential adverse effects to property within the area of notice.

### Site Plans

An approved site plan is required to begin construction, as detailed in **Sections 2.8, 3, and 5**. Site plan for all uses and buildings except single-family and two-family dwellings and accessory structures, will be prepared by a professional engineer, architect, or surveyor licensed in the State of New Mexico.

### Legal Nonconforming

Uses and structures that were legal at the time they were established, but would now be prohibited are legal nonconforming uses. These uses are permitted to continue, but any enlargement, expansion, or extension of the nonconforming use or structure must comply with the requirements of the UDC.

### Building Permits, Mobile Home Permits, and Elevation Certificates

**Section 2.10** governs these three permits. A building permit is required for all construction within the County as specified in the latest Building Code adopted by the County. Mobile home installation permits are required for the placement of all mobile homes. Construction within a Federal Emergency Management Agency designated floodplain requires an elevation certificate that has been accepted by the appropriate County agency: the Flood Commission or County Engineer.

### Subdivision

The P&Z recommends preliminary plats to the BOCC. The BOCC may approve, approve with conditions, or deny proposed preliminary and final plats and vacation of plats, per **Sections 2.11 - 2.12**. Subdivisions may

be approved along with related zone changes at the same hearing. The subdivision application may include: one or more pre-application conference prior to submission of a formal application and initiation of engineering or design work; pre-engineering conference for subdivisions that include thoroughfares; agency review; summary plat review; preliminary plat review; and final plat review. The data requirements for these reviews are in **Article 4**. Subdivisions may be submitted in phases and final plats for each phase may be filed separately.

### Community Types

Approval of a community type is not considered a zone change, and is governed by **Section 2.13**. A community type is an optional development standard permitted in every Zoning District, except industrial and R5L zones, on any parcel of land 10 acres or greater within the County.

Community types must be in accordance with the Comprehensive Plan **Table 3.1** Community Types by Sector.

The development of community types is intended to promote mixed-use communities, including neighborhoods at various scales that include residential, commercial, institutional, civic spaces and have access to water and wastewater services.

Community types applications are required per the standards of **Articles 2, 3, 4** and **5**. See Transition and Process | Sample Application, Community Type, p. 54.



Doña Ana is an example of a Village Community Type.

## Master Plans

A master plan is a conceptual tool reflecting the ideas and thoughts for future development and the need for flexibility in land development, per **Section 2.15**. The master plan process is intended to ensure that proposed development is suitable and appropriate for a given parcel of land, based on its location and its environmental characteristics, which may offer a change in design criteria and to advance the goals and objectives of the Comprehensive Plan. The master plan process permits changes that conform with the intent to provide health, safety, and general welfare to County residents. Approved master plans will be used as a general guide to land development with successive steps established for specific plans that shall be consistent with the adopted master plan. A master plan shall be required when:

- + A development is to be divided into multiple phases;
- + A development application is proposing multiple land uses;
- + An application is for the single development of 40 or more lots; or
- + When a commercial, office, or industrial development application is proposing to utilize the summary subdivision procedure more than once on contiguous parcels owned by the same owner.

The subdivider is responsible for including on the master plan all contiguous property owned, legally controlled by, or of any development and/or financial interest. A preliminary plat may be submitted simultaneously with the master plan.

For residential developments of 10 acres or less, with 39 or less lots and built in 2 or less phases, master plan is not required.



Portion of a sample illustrative master plan using Use zones.



Portion of a sample illustrative master plan using Development Intensities.



The the sample concept plan above, and illustrative plan below, help to describe Development Intensities. While this level of detail is not required, these sorts of illustrations may help share ideas in Town Hall meetings.



# SAMPLE APPLICATION

## COMMUNITY TYPE

### Sector Plan Compliance

The first item in the Community Type Application should be to assure the proposed type of community is applicable in the designated sector per **Table 3.1**.



- G1 - Controlled Growth
- G2 - Intended Growth

### Sector Plan

This application is for a Village and per **Table 3.1**, Villages are permitted within the G-1, G-2 and G-3 sectors, so relative to the illustrative map above, the application is in compliance.

The following pages contain sample application data showing the new content required to apply for a Community Type in Doña Ana County. This does not include general requirements such as existing conditions and construction standards.

### Mapping Development Intensities

Map Development Intensities per the requirements of **Section 3.2**. Community Types.

**Section 3.2.b** Village: Villages are structured by a standard pedestrian shed oriented toward a common destination that consists of a mixed use center or corridor, and in the form of an isolated medium-sized settlement near a transportation route.

**Section 3.2.5.b** (Villages) Shall be structured by one or two pedestrian shed(s).

The following data applies to the plan on the facing page. Net site area is the urbanized area of the Adjusted Pedestrian Shed, and does not include Natural and Rural lands outside of the Adjusted Pedestrian Shed.

**Community Type 1** - Village: 105.0 acres  
**Community Type 2** - Village: 169.3 acres

**Table 3.3** Compliance:

#### Community Type 1: Village

DEVELOPMENT INTENSITY	REQUIRED	
	Acreage	Percentage
N	26.13	0
R	36.09	0
L	13.48	25.14%
M	25.48	47.51%
H	3.96	7.38%
Civic	5.57	10.39%
Net Site Area	53.63	100.00%

#### Community Type 2: Village









DEVELOPMENT INTENSITY	REQUIRED	
	Acreage	Percentage
N	4.43	0
R	90.56	0
L	13.54	18.49%
M	41.69	56.94%
H	10.78	14.72%
Civic	7.21	9.85%
Net Site Area	73.22	100.0%



# Development Intensity Map



## LEGEND

- |  |                    |   |                          |
|--|--------------------|---|--------------------------|
|  | N Natural          |  | Pedestrian Shed          |
|  | R Rural            |  | Property Boundary        |
|  | L Low Intensity    |  | Adjusted Pedestrian Shed |
|  | M Medium Intensity |   |                          |
|  | H High Intensity   |   |                          |

# SUBDIVISION COMPLIANCE

## Section 3.4.1 Subdivision and Development Construction Standards

**Article 4** standards shall govern pursuant to subdivision applications and **Article 6** standards shall govern pursuant to development and construction standards. Development intensity areas follow the same subdivision and construction standards of Transect zones as depicted on **Table 3.6** Standard Equivalencies.

**Table 3.6. Standard Equivalencies**

Development Intensity	Transect Zone
Natural (N)	T1
Rural (R)	T2
Low Intensity (L)	T3
Medium Intensity (M)	T4
High Intensity (H)	T5

**Section 4.3 D. (1) (a)** Lengths of block faces shall not exceed the maximum length of a block face, measured along lot lines, for the zone or development intensity per **Table 4.1** Maximum Block Face Length.

### Excerpt from Table 4.1

L	660 ft.
M	600 ft.
H	500 ft.

The Block Face Map on the facing page illustrates how to map block faces and shows how to add a mid-block sidewalk if the block face exceeds the maximum from **Table 4.1**.

Note: Block face lengths are only shown in Village #2 for this illustration.

A Thoroughfare Network Plan must also be provided for preliminary and final plat approval.

### Block Face Map



#### LEGEND

- N Natural
- R Rural
- L Low Intensity
- M Medium Intensity
- H High Intensity
- Adjusted Pedestrian Shed
- Property Boundary
- Block Face
- 352** Block Face Dimension

# CIVIC SPACE

## COMPLIANCE

### Section 3.2.3 Mixed-use Community Types, Design

Mixed-use communities ... shall be designed according to the following parameters:

- a. ...The land for each mixed-use community type shall be allocated according to the percentages of land area in **Table 3.3** Community Types, Areas and Civic Space...
- d. i. Main civic space shall be assigned to each mixed-use community type per **Table 3.3** Community Types, Areas and Civic Space.
  - ii. Remaining acreage of the community type required to be assigned as civic space shall be computed per the percentage indicated in **Table 3.3** Community Types, Areas and Civic Space.
  - iii. Remaining acreage shall then be assigned to one or more of the civic spaces of **Table 4.3** Civic Space Types.

### Section 3.4.2 Civic Spaces

Civic spaces shall be designed per **Table 4.3** Civic Space Types for the type of civic space permitted per **Table 3.5** Land Use Classification Matrix: Development Intensities.

The plan on the facing page illustrates how to map civic space in a Community-Type and indicate the main civic space location compliance with **Section 4.4. A. (2)**:

(2) Pedestrian sheds shall contain at least one main civic space that is a square, plaza or green, per **Table 4.3** Civic Space Types. An entrance to the main civic space shall be within 1,000 feet of the center point of the pedestrian shed unless topographic conditions, pre-existing thoroughfare alignments or other approved circumstances prevent such location.

**Table 3.3** requires 5% – 20% of the Community Type is dedicated to civic space.

### Village 1

Total Civic Space	5.57 acres
Urbanized acres	53.63 acres
Urbanized area % Civic	11.60%










### Village 2

Total Civic Space	7.21 acres
Urbanized acres	73.22 acres
Urbanized area % Civic	9.85%

# Civic Space Map



## LEGEND

- |  |                    |   |                          |
|--|--------------------|---|--------------------------|
|  | N Natural          |  | Adjusted Pedestrian Shed |
|  | R Rural            |  | Property Boundary        |
|  | L Low Intensity    |  | 1,000 ft. from center    |
|  | M Medium Intensity |  | Main Civic Space         |
|  | H High Intensity   |   |                          |

## CIVIC SPACE

## COMPLIANCE

## Section 4.4 Civic Standards

A. (3) Playgrounds shall be located so that every residential lot is within 1,000 feet of an entry to a playground, as measured along sidewalks that do not cross major thoroughfares. A playground shall conform to **Table 4.3-f**.

(4) At least 50% of the perimeter of each square or plaza per **Table 4.3** Civic Space Types shall abut a thoroughfare.

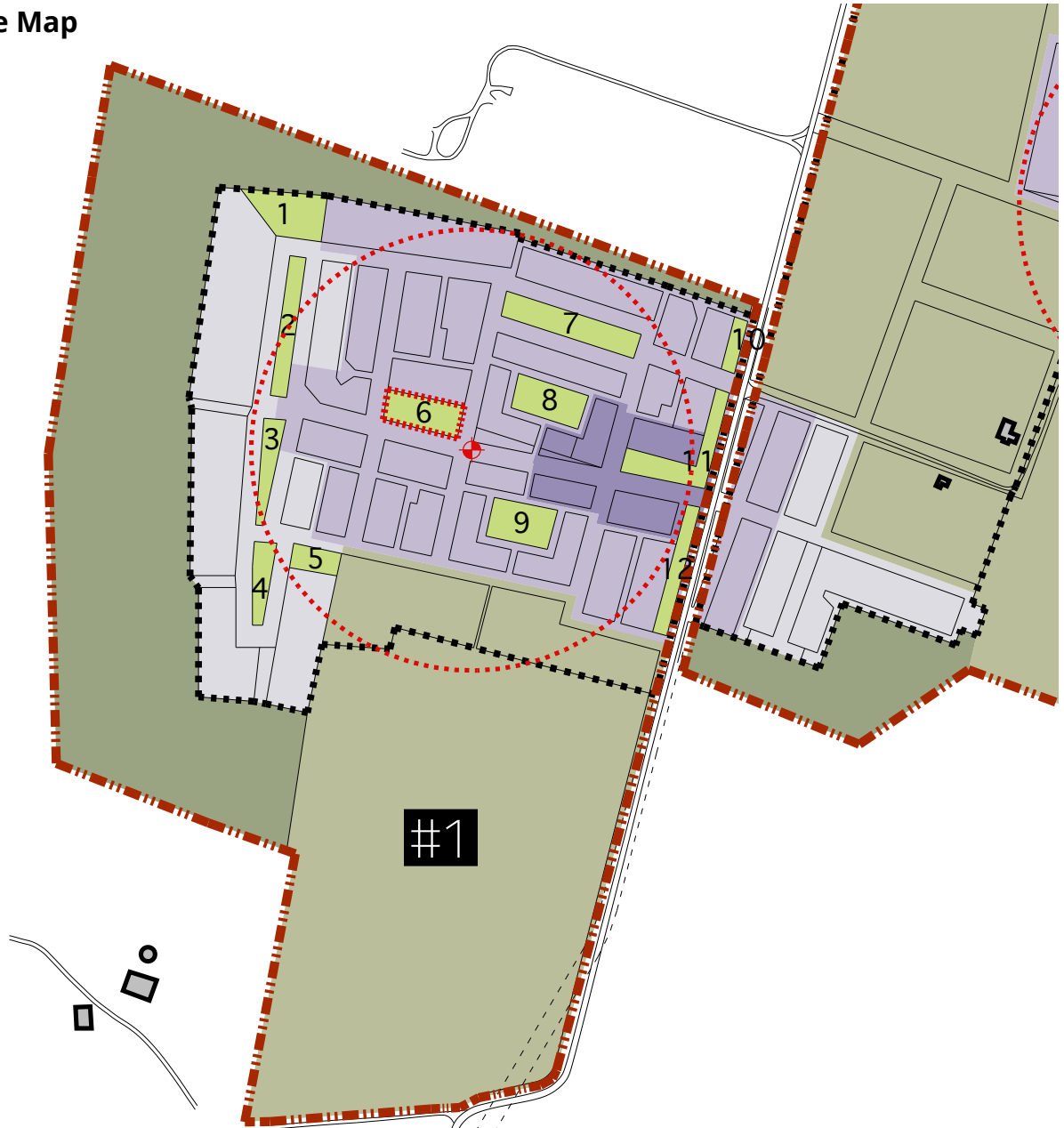
## Village 1

CS	Permitted Area (Acres)	Area (Acres)	Perimeter	Type	Permitted DI	DI
1	.125 – 2	0.63	NA	Community Garden, Medium	L – H	L
2	.5 – 5	0.49	100%	Square	M – H	L
3	.5 – 5	0.34	100%	Square	M – H	L
4	.5 – 5	0.30	100%	Square	M – H	L
5	.5 – 5	0.25	51%	Square	M – H	L
6	.5 – 5	0.52	64%	Square	M – H	M
7	.5 – 5	0.76	NA	Square	M – H	L
8	.125 – 2	0.54	NA	Community Garden, Medium	L – H	M
9	.125 – 2	0.54	NA	Community Garden, Medium	L – H	M
10	.25 – 4	0.16	60%	Plaza	M – H	M
11	.25 – 4	0.64	59%	Plaza	M – H	H
12	.25 – 4	0.40	69%	Plaza	M – H	M










## Village 2

CS	Permitted Area (Acres)	Area (Acres)	Perimeter	Type	Permitted DI	DI
1	.25 – 4	0.42	56%	Plaza	M – H	H
2	.5 – 5	0.50	55%	Square	M – H	H
3	.25 – 4	0.28	69%	Plaza	M – H	H
4	.5 – 5	1.40	71%	Square	M – H	H
5	.5 – 5	0.67	58%	Square	M – H	H
6	.125 – 2	1.19	NA	Community Garden, Medium	R – L	R
7	Varies	0.20	60%	Playground	R – H	L
8	.25 – 5	0.47	NA	Ramble	T3, T4	L
9	.5 – 5	0.98	100%	Square	M – H	M
10	.25 – 5	0.39	NA	Ramble	T3, T4	M
11	.25 – 4	0.39	52%	Plaza	M – H	M
12	.25 – 5	0.32	NA	Ramble	T3, T4	M
13	.25 – 5	0.29	NA	Ramble	T3, T4	M
14	.25 – 4	0.21	100%	Plaza	M – H	H

### Civic Space Type Map



#### LEGEND

- |  |                    |   |                          |
|--|--------------------|---|--------------------------|
|  | N Natural          |  | Adjusted Pedestrian Shed |
|  | R Rural            |  | Property Boundary        |
|  | L Low Intensity    |  | 1,000 ft. from center    |
|  | M Medium Intensity |  | Main Civic Space         |
|  | H High Intensity   |   |                          |



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**UDC Operations Manual**