



H U N I N G R A N C H

L O S L U N A S , N E W M E X I C O



HUNING RANCH
Area Plan

Adopted

March 8, 2007

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HUNING RANCH AREA PLAN

A PLANNED UNIT DEVELOPMENT

LOS LUNAS, NEW MEXICO

Introduction

Huning Ranch is a 2,197-acre Planned Unit Development and master planned community at the base of the Cerro de Los Lunas. The property was once part of the San Clemente Land Grant of 1716, and has been owned by the Huning family for many decades. This project will contain residential neighborhoods/villas of varying densities and architectural designs, an age-restricted active-adult community, commercial services, an extensive trail and open space network, neighborhood and community parks, and religious facilities. This Area Plan strives to recognize the important history of the land through sensitive land treatment, aesthetically pleasing and environmentally appropriate design, amenities, and resource conservation. The Huning Ranch developer, Curb South, is committed to providing future residents and the Village of Los Lunas with a quality development that will enhance the Village economically and blend with Los Lunas' tranquil setting.

Huning Ranch has been annexed by the Village and approved as a Planned Unit Development with the establishment of SU zoning pursuant to the Los Lunas Zoning Ordinance. This document contains details of the Planned Unit Development, including development standards and land use descriptions. The Village of Los Lunas has approval authority for subsequent subdivisions and site plans within the Huning Ranch Area Plan.

Development of Huning Ranch will be phased over an approximate 8-10-year period. Detailed engineering and design work will accompany each phase as subdivisions are submitted to the Village for review.

Development Philosophy

The Village of Los Lunas occupies a special place within the Middle Rio Grande region. It contains areas that are crucial to the historical, cultural, and social fabric of the region. By virtue of its proximity to the Albuquerque Metropolitan Area, and its young growing population, it is positioned to be a

high growth area. Huning Ranch can help meet the future development needs of the Village. Huning Ranch offers opportunities for the Village to:

- expand its property tax and gross receipts tax base;
- expand customer base for local businesses and services;
- increase the diversity of residential product types;
- provide active-adult housing through a progressive mixed-use, age-restricted community;
- expand and enhance recreational, religious and educational facilities; and
- provide attractive neighborhoods to accommodate Village growth.

The Cerro de Los Lunas is the dominant landform adjacent to the Rio Grande valley. The protection of this majestic and symbolic landform, which provides Los Lunas residents and travelers along I-25 with a firm sense of place and visual interest, is critical to the success of this community. No building will take place on the Cerro above the 5,450-foot elevation line. A preliminary archaeological assessment has been conducted and has resulted in the identification of cultural resources on the cerro. These resources will be protected from development and left undisturbed as open space.

The developers seek the continuing approval and support of the Village and its residents. An explicit goal for Huning Ranch is that it not be a distant, separated satellite community of Los Lunas or Albuquerque. Rather, integration with, acceptance by, and involvement of the Village of Los Lunas is a desired outcome.

Open Space and Recreation

Huning Ranch will be designed and oriented with an open space and trail network that encourages active and passive recreation, and connectivity between neighborhoods, schools, and commercial areas. This open space and trail network is also supplemented with a large 47 acre community park, a community center site, private recreation centers in the active adult community, and neighborhood parks of varying sizes that will contribute greatly to recreational opportunities for current Los Lunas residents as well as future residents of

Huning Ranch. The trail system provides a direct connection to the 47-acre park and open space.

Recreational opportunities are enhanced by the pedestrian orientation of Huning Ranch. A recent homebuyer survey conducted by the Urban Land Institute showed that open space and trails rank high among prospective homebuyers. The design of streets, neighborhoods, and landscaping will be conducive to pedestrians and other non-vehicular modes of transportation. The active-adult community will incorporate grid street patterns, greenways, and trails that incorporate into a central park and recreation center. The progressive street design, along with mixed housing options, will enhance the community character and provide an inviting pedestrian environment that promotes active lifestyles and healthy communities. Curb South may work with another developer on the active-adult portion of the development.

The project team has met with the Village Administration to determine current recreational needs of the Village so that these park facilities can be designed and programmed to meet the recreational desires of Los Lunas residents. Three school sites, two elementaries and a middle school, are included in the development plan. Coordination with the Los Lunas School District will continue in order to ensure that the identified locations are appropriate as the area builds out. School locations are subject to change due to continuing input from the Los Lunas School District.

Residential Neighborhood Character

Each residential neighborhood/villa will have a unique identity that will be established through tailored development standards, subsequent design guidelines administered through the established Huning Ranch Owner's Association, Inc., and signage parameters. This approach will enable Huning Ranch to carve out its own identities and niches within the overall context of the Village of Los Lunas, thereby avoiding the generic, sterile, cookie cutter appearance found in subdivisions elsewhere. Huning Ranch will address all aspects of the housing market, from the first-time homebuyer, to premium upper end homes, to mixed density neighborhoods, to age-restricted senior citizen neighborhoods. Multiple homebuilders will typically be active at Huning Ranch during most

phases, including small local builders in addition to larger national homebuilders. The residential areas will vary by density as well, providing maximum opportunities for housing choices for Los Lunas residents.

Review and Approvals

An internal Huning Ranch Architectural Control Committee (HRACC) was established within the Master Declaration of Covenants, Conditions, Restrictions, and Easements for Huning Ranch. Additional restrictions may be established through supplemental declarations for each new subdivision or community. The Village of Los Lunas will also review and approve subdivisions and site plans to ensure that proposals conform to the development standards as outlined in this Planned Unit Development package and other Village regulations.

Features of Huning Ranch and their Impacts on Los Lunas

Population

It is projected that an approximate population of 18,750 people will reside in Huning Ranch once build-out is achieved.

Land Uses

The area plan graphic for Huning Ranch is shown on the following page. This plan shows the location of all the land use areas anticipated within the Ranch. The table that follows includes the different land uses proposed for Huning Ranch, including acreage and percentage shares of the entire 2,197 acres. A balance among land uses is desired so that residents can live, play, shop, attend school or religious facilities, and work without driving long distances. This full complement of land uses will be developed in distinct architectural styles identifying the various neighborhoods, and with varying densities.

Los Morros Business Park is located directly across Highway 6 and is expected to continue to develop with a variety of commercial and manufacturing enterprises that could potentially employ many future Huning Ranch residents. Los Morros Business Park already includes several large employers and a regional shopping facility to complement the uses planned at Huning Ranch.



HUNTING RANCH

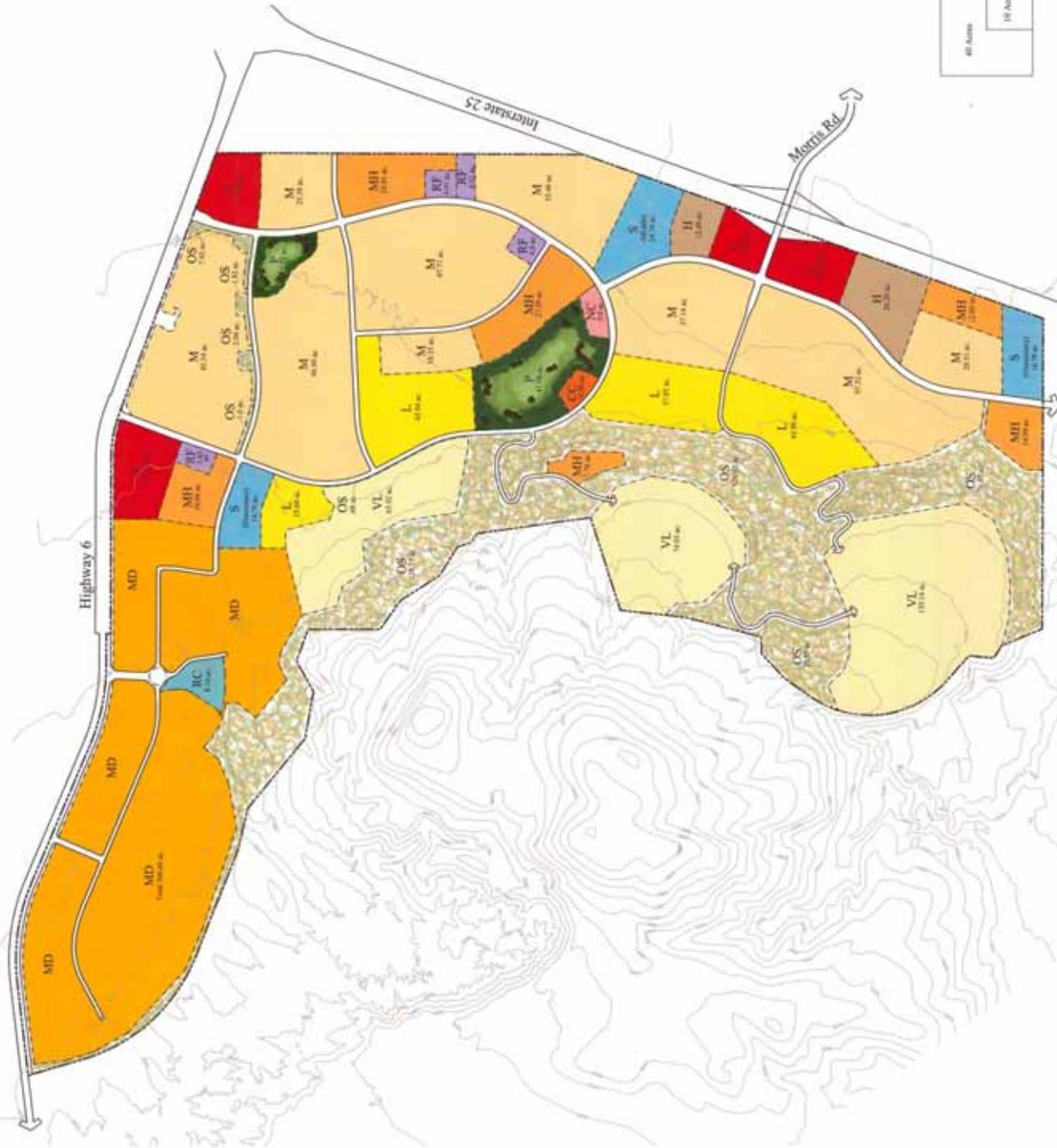
LOS LUNAS, NEW MEXICO

AREA PLAN

VL	L	M	MD	MH	H	C	NC	S	RF	CC	RC	P	OS
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- Very Low Density Residential
1 dw/ac average
- Low Density Residential
3 dw/ac average
- Medium Density Residential
5 dw/ac average
- Mid-Density
5.67 dw/ac average
- Medium High Density Residential
8 dw/ac average
- High Density Residential
15 dw/ac average

- Commercial
- Neighborhood Commercial
- School
- Religious Facilities
- Community Center
- Recreation Center
- Park
- Open Space



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Scale 1" = 400'

January 30, 2007

Land Use	Average DU's/Ac.	Acres	Percent Total	Estimated # of Units ³
Residential Total		1481.21	67.4%	6,863
<i>Very Low (VL)</i>	1	277.09	12.6%	277
<i>Low Density (L)</i>	3.6	141.37	6.4%	508
<i>Medium Density (M)*</i>	5	552.60	25.1%	2,690
<i>Medium High Density (MH)</i>	8	104.80	4.8%	842
<i>High Density (H)</i>	15	38.69	1.8%	580
<i>Mixed Density (MD)</i> ⁶	5.65	366.66	16.7%	1,966
Commercial (C) ¹	15-25	82.46	3.8%	
Schools (S)		56.31	2.5%	
Community Center (CC)		4.50	0.2%	
Recreation Facilities (RC)		9.16	0.4%	
Religious Facilities (RF) ⁴		15.87	0.7%	
Parks (P) ⁵		59.79	2.7%	
Open Space (OS)		389.84	17.7%	
Right-of-Way ²		97.88	4.5%	
Totals		2,197.02	100%	6,863

¹Residential component within the Commercial (C) zoned areas will not exceed 25% of total acreage.

²Right-of-Way includes only the major road network as illustrated on the Plan.

³Estimated unit numbers within the subcategory are estimates only.

⁴Underlying zoning of religious facilities and school sites is Medium Density Residential (M), but religious facilities and schools are intended and permissive at these locations.

⁵Park acreage shown only includes community public parks. Smaller private parks, that will be maintained by the Huning Ranch Owner's Association, Inc. will also be built within Huning Ranch to serve neighborhood needs.

⁶Mixed Density District includes approximately 49.18 acres of private parks and open space.

*Difference from amount shown and development standards results from sections already platted.

Huning Ranch Land Use Table

The table above shows that Huning Ranch will largely be a residential community, with approximately 67% of the entire 2,197 acres being devoted to a variety of housing types and densities. The community will benefit from the variety of housing types and densities constructed by several homebuilders within Huning Ranch, thereby avoiding a generic and monotonous appearance to the neighborhoods/villas. Design guidelines, such as varying the front yard setbacks, are also proposed to enhance housing diversity and visual appearances. Grid street networks, mixed housing densities, and trail access to recreation centers are also proposed for some neighborhoods to enhance the pedestrian environment.

Approximately 22% of Huning Ranch will be devoted to passive or active recreation. The parks

and ballfields, the open space and trail network, and school facilities are all important elements to the community. They will be designed and programmed to meet the needs of Huning Ranch residents as well as the residents of the greater Los Lunas Village. Park impact fees are currently being charged by the Village of Los Lunas.

Huning Ranch will have four areas with commercial land. The first area is along Highway 6, while two other areas will be near the proposed intersection of Interstate 25 and Morris Road (on both sides of the road). The fourth will be a small neighborhood commercial area located at the southern end of the loop road. These commercial areas will provide local commercial services and will help to reduce cross-freeway traffic. The development of these commercial areas will also increase the gross receipts tax income potential of the Village.

Schools and Community Facilities

Several meetings have already occurred with representatives of the Los Lunas School District regarding the development of school facilities. Three school sites have been tentatively identified including two elementary schools and one middle school. They are located close to adjacent neighborhoods/villas and will be able to accommodate both pedestrian and vehicular access. The school sites can accommodate students from within Huning Ranch as well as include students from nearby areas of the Village. The school district would like to see the northernmost elementary school come on line first so it has been located close to the first phase of development to take advantage of nearby infrastructure. The middle school site has been relocated to the south, along the eastern boundary of the Master Plan.

2 Elementary Schools (K-4)	31.5 acres
Middle School (7-8)	24.7 acres

Continued coordination with the district will take place to ensure that the timing of school construction benefits the district, Huning Ranch, and the community of Los Lunas as a whole.

In addition, the Active Adult area of the Area Plan will contain Recreation Center areas that will contain a club house, meeting space, and other recreational oriented uses.

There has been growing interest from local religious groups to obtain sites for future facilities at Huning Ranch. These requests have been accommodated by adding four potential new religious facility sites to the Area Plan.

Trails Network and El Cerro Picnic Areas

A network of trails is proposed to be constructed which will connect the schools, parks, commercial areas, and community facilities together, along with a set of access trails leading to view points along the upper ridge of El Cerro. Trails will exist both as neighborhood trails that are not associated with streets, and in conjunction with major streets in some locations.

Trails are envisioned to be wide enough to accommodate bicycles and pedestrians in a landscaped area outside of the road right-of-way. The trails in

the lower portion of Huning Ranch will be built as paved surfaces suitable for pedestrians and bicyclists. The trail leading up El Cerro will be constructed with crusher fine or base course materials and will be restricted to pedestrian use only. The maintenance of the trails and open space will be defined through subsequent agreements with the Village. Trails and community facilities are shown on the following page.

Water and Wastewater

Water and wastewater service to the Huning Ranch development will be provided from the Village of Los Lunas' existing infrastructure. For both types of service the developer will extend existing service lines from their present location to all service locations within the development. The developers of Huning Ranch are committed to building water and wastewater infrastructure, which is fully compatible with the Village of Los Lunas' long term plans. A sewer and water CIP has been adopted by the Village of Los Lunas where impact fees will be applied. Extensive coordination with Village staff has occurred on all infrastructure issues.

Please refer to the approved Infrastructure Master Plan for detailed information on Water and Wastewater services for Huning Ranch.

Transportation

Huning Ranch will have access to the Village and Interstate 25, via Highway 6, which is maintained by the State Highway Department. All of the new streets within Huning Ranch will be built to meet or exceed the Village subdivision standards. The Village will be seeking funds and approval from the State to construct a new interchange or crossing on I-25 at Morris Road, south of Highway 6.

An updated traffic impact analysis has been completed for Huning Ranch and transportation improvements are addressed in the approved Infrastructure Master Plan.

Stormwater Management

Land treatment for all types of development in Huning Ranch will be low impact and designed to leave significant portions of the upland watershed in its natural state. Where grading is necessary for engineering purposes, disturbed areas will be revegetated. Storm drainage is a critical land

treatment issue in New Mexico because of natural arroyos and their potential to convey large amounts of fast-moving, sediment-laden water.

Please refer to the approved Infrastructure Master Plan for detailed information on Stormwater Management for Huning Ranch.

Conclusion

The annexation and SU-1 for PUD zoning for Huning Ranch provided the Village of Los Lunas with many benefits. These include the provision of: an extensive open space and trail network including access to El Cerro; major new recreational amenities including future soccer and ballfields for Village residents; three new school sites; a variety of housing choices for Los Lunas residents; gross receipts tax opportunities from additional commercial development; predictable phased infrastructure improvements; and an increased tax base. The project developers and consultants look forward to a long and productive working relationship with the Village of Los Lunas.

DEVELOPMENT STANDARDS

The following Development Standards are hereby established to regulate the development of Huning Ranch. The provisions of this document are part of the SU for PUD zoning granted by the Village of Los Lunas. Provisions not covered by this document, will be covered by the Village of Los Lunas Zoning Ordinance and Subdivision Regulations. Additional design requirements will be imposed by the developer and privately enforced through covenants, conditions, and restrictions (CC&Rs) by the Huning Ranch Architectural Control Committee (HRACC). The Village of Los Lunas will not be responsible for enforcing the CC&Rs, and they are not included in this Area Plan.

DEVELOPMENT DISTRICTS

Each development district, or land use category, establishes an average density, which cannot be exceeded. The average density refers to the total number of dwelling units within each development district. The maximum density of some subdivisions and apartment complexes may be higher, as identified within the dimensional requirements of

each development district. The average number of dwelling units in each development district is established in the Land Use Table found on page 3 of this document. An amendment to this ordinance is required to increase the total number of dwelling units of this PUD (included in this request).

I. Very Low Residential Development District:

The intent of the **VL** (Very Low density) residential development district is to allow only conventional on-site constructed single-family dwelling units and those uses which maintain the predominantly residential nature of the district. Within Huning Ranch there are 277 acres of land zoned as **VL** and the average density is 277 dwelling units.

1. Permitted Uses.

- A. One (1) single-family dwelling unit per lot;
- B. Cluster Subdivisions, provided the maximum density of the **VL** development district is not exceeded;
- C. Accessory uses and structures, such as workshops, tool sheds, and greenhouses, not to exceed one hundred fifty (150) square feet and ten (10) feet in height.
- D. Except as provided otherwise within CC&Rs, no mobile home, motor home, recreational vehicle, motorcycles, campers, trailers, boat, or similar facility, structure or recreational equipment shall be kept, placed, or maintained within the Subdivision at any time, unless enclosed within a standard size garage or within the side or rear yard so as not to be visible from any street, or the ground floor of neighboring homes.
- E. Residential type satellite dishes, television or receiving antenna; not exceeding an eighteen (18) inch dish mounted at the side of the house, no closer than ten (10) feet from front of garage;
- F. Signage is limited to provisions defined in CC&Rs.
- G. Home Occupations as per Section 17.44.170 of the Los Lunas Zoning Ordinance;

- H. Huning Ranch Project Office / Marketing Office / Sales promotion events, Homeowners Association Office; and
 - I. Guest Quarters (not for rental use, if detached, must be incorporated into lot layout and constructed of similar materials as the dwelling unit).
2. Conditional Uses. These uses require approval of the Planning and Zoning Commission as outlined in Section 17.16.010-17.16.060. of the Los Lunas Zoning Ordinance.
- A. Public buildings and utility structures, provided they are fenced and appropriately landscaped;
 - B. Religious facilities;
 - C. Public and private schools;
 - D. Public Parks;
 - E. Temporary Real Estate Offices, when used in conjunction with a residential subdivision, provided such use is discontinued upon the completion of the development or within three (3) years from the date the first building permit is issued, whichever is sooner. Two (2) extensions of one (1) year may be considered by the Planning and Zoning Commission, and one Master Plan Marketing Center to serve the entire community, provided such use is discontinued upon completion of development or within ten (10) years from date of the issuance of the first residential building permit, whichever is sooner. Two extensions of five (5) years may be considered by the Planning and Zoning Commission; and
 - F. Accessory structures over four hundred (400) square feet.
3. District Standards. The following standards apply to all land uses within the **VL** residential development district:
- A. Dimensional Requirements are as follows:
 - 1. a. Average Density: one (1) dwelling unit per acre.
 - b. Maximum Density: one (1) dwelling unit per acre.
 - 2. a. Minimum Conventional Lot Area: one (1) net acre.
 - b. Minimum Cluster Subdivision Lot Area: five thousand (5,000) square feet.
 - 3. a. Conventional Lot Width: eighty (80) feet.
 - b. Cluster Lot Width - forty-five (45) feet.
 - 4. a. Conventional Lot setbacks. Setbacks shall be dependent on terrain, but not less than the following: front – twenty (20) feet, side – five (5) feet, rear – twenty (20) feet.
 - b. Cluster Subdivision Lot setbacks: front – twenty (20) feet, side – five (5) feet from sidewall to sidewall, rear – fifteen (15) feet.
 - c. Cluster Subdivisions may be developed using the zero lot line concept.
 - d. All corner lots - street side yard setback, ten (10) feet, except where a rear yard abuts a front yard, the side yard setback shall be the same as a front yard setback.
 - 5. a. Maximum Building Height: twenty-six (26) feet.
 - b. Single-family residential structures shall not exceed two (2) stories and are limited to a maximum height of twenty-six (26) feet. The height shall be measured from the established grade three (3) feet from the structure to the highest point of the parapet on a flat roof, the highest point on a pitched roof, or to the average height between the plane and the ridge of a gable, hip, or gambel roof.
 - 6. Accessory structures shall be limited to one (1) per lot, in addition to a detached garage. Accessory structures are limited to the rear or side of the principal dwelling. A detached garage may be allowed in the front if part of initial construction of principal dwell-

ing and incorporated into the design of home with similar styles and materials. Accessory structures shall be setback fifteen (15) feet from the rear and side property lines.

- B. The use of flag lots is permitted within conventional and cluster subdivisions provided a minimum lot frontage of twelve (12) feet is provided for each lot. Where two flag lots abut, driveways can be shared. Where two driveways are adjacent, a landscape buffer must be provided between them that is four (4) feet wide (2 feet on each lot), and lot frontage should be increased to fourteen (14) feet as a minimum.

C. Fences and Walls.

- 1. Fence and wall heights and materials are limited by provisions in the CC&Rs;
- 2. All retaining walls that are four (4) feet in height or greater shall be required to be properly designed and engineered by an Architect or Engineer registered in the State of New Mexico;
- 3. All outdoor swimming pools, jacuzzis, and hot tubs shall be completely enclosed by a wall or fence at least six (6) feet in height with self-closing devices on all access gates. Jacuzzis and hot tubs may utilize locking covers in lieu of the fence;
- 4. Tennis courts may have chain link fences a maximum height of twelve (12) feet, provided they shall be located in the side or rear yard and shall be seven (7) feet from the property line;
- 5. Dog runs may be fenced in chain link to a maximum height of six (6) feet, and must be located within the rear or side yard.
- 6. Wall and fence height will be measured from ground level; if there is a difference in grade due to a stem or retaining wall, then the height shall be measured from the high ground side;
- 7. No wall or fence will be permitted in a public right-of-way;

- 8. The use of barbed wire, concertina wire, razor ribbon, or other barbed tape obstacles is prohibited; and
- 9. Except as otherwise allowed by these standards, the use of chain link fencing is prohibited within the front yard setback area and is prohibited around the perimeter of the lot.

D. Off Street Parking Requirements.

- 1. Each single-family residence shall provide a minimum of two (2) off street parking spaces. Interior garage and car port spaces may be included in this count;
- 2. Each parking space shall measure a minimum of nine (9) feet by twenty (20) feet; and
- 3. The parking of recreational vehicles, boats, trailers, and other oversized vehicles shall be prohibited on the streets of the subdivision except for loading and unloading periods not to exceed forty-eight (48) hours, or for temporary visitors not to exceed seven (7) days.

E. Lighting.

- 1. All exterior lighting shall be shielded source so as to direct all illumination down to the ground. Up-lighting is prohibited.
- 2. Only low-pressure sodium lamps are permitted for street lighting.
- 3. Light poles and standards used to support outdoor light fixtures shall be anodized or otherwise coated to minimize glare from the light source.
- 4. The use of high-pressure sodium, metal halide, or quartz lamps is prohibited for use outdoors.

F. Cul-de-Sacs

- 1. The length of cul-de-sacs within the VL District will be decided upon on a case by case basis and after discussions between the developer and Village staff. Longer cul-de-sacs may be more desirable since they will serve larger lots in a more rural environment.

4. Special Development Standards for Very Low Density lots located above 5200 feet in elevation, making development potentially visible from a distance. To reduce the visual impact of any development, the following requirements shall apply to development above 5,200 feet in addition to the other VL development standards listed in this section.

A. **Building Materials and Finishes.** These provisions shall apply to the exterior of all structures that have south, east, and north facing surfaces.

1. These surfaces shall be finished with adobe, stucco, stone, wood, or a combination of any of these in earth-tone colors that blend naturally with the mountain, as approved by the HRACC.
2. Structures shall be designed with flat or peaked roof and finished with earthtone colors, non-reflective materials. Reflective materials are strictly prohibited.
3. All of the glazing surfaces shall be non-reflective, non-glare materials and shall be recessed behind the exterior wall.

B. **Landscaping.** A landscaping plan must be approved by the HRACC.

C. **Garages and Carports.** No garage doors or carports shall be visible along the eastern edge of the escarpment.

II. Low Density Residential Development District: The intent of the **L** (Low density) residential development district is to allow only conventional on-site constructed single-family dwelling units and those uses which maintain the predominantly residential nature of the district. Within Huning Ranch there are 141.37 acres of land zoned as **L** with an average density of 508 dwelling units.

1. Permitted Uses.

- A. One (1) single-family dwelling unit per lot;
- B. Cluster Subdivisions provided the

maximum density of the **L** development district is not exceeded;

C. Accessory uses and structures, such as square detached garages, workshops, tool sheds, and greenhouses, not to exceed 120 square feet in size;

D. Except as provided otherwise within CC&Rs, no mobile home, motor home, recreational vehicle, motorcycles, campers, trailers, boat, or similar facility, structure or recreational equipment shall be kept, placed, or maintained within the Subdivision at any time, unless enclosed within a standard size garage or within the side or rear yard so as not to be visible from any street, or the ground floor of neighboring homes;

E. Residential type satellite dishes, television or receiving antenna; roof mounted, and not exceeding an eighteen (18) inch dish mounted at the side of the house, no closer than ten (10) feet from front of garage;

F. Signage is limited to provisions defined in CC&Rs;

G. Home Occupations as per Section 17.44.170 of the Los Lunas Zoning Ordinance;

H. Huning Ranch Project Office / Marketing Office / Sales promotion events, Homeowners Association Office; and

I. Guest Quarters (not for rental use, if detached, must be incorporated into lot layout and constructed of similar materials as the dwelling unit).

2. Conditional Uses. These uses require approval of the Planning and Zoning Commission as outlined in Section 17.16.010-17.16.060 of the Los Lunas Zoning Ordinance.

A. Public buildings and utility structures, provided they are fenced and appropriately landscaped;

B. Religious facilities;

C. Public and private schools;

D. Public Parks;

E. Temporary Real Estate Offices, when used in conjunction with a residen-

- tial subdivision, provided such use is discontinued upon the completion of the development or within three (3) years from the date the first building permit is issued, whichever is sooner. Two (2) extensions of one (1) year may be considered by the Planning and Zoning Commission, and one Master Plan Marketing Center to serve the entire community, provided such use is discontinued upon completion of development or within ten (10) years from date of the issuance of the first residential building permit, whichever is sooner. Two extensions of five (5) years may be considered by the Planning and Zoning Commission; and
- E. Accessory structures over one hundred and twenty (120) square feet.
3. District Standards. The following standards apply to all land uses within the L residential development district:
- A. Dimensional Requirements are as follows:
1. a. Average Density: three (3) dwellings unit per acre.
 - b. Maximum Density: four (4) dwellings unit per acre.
 2. a. Minimum Conventional Lot Area: eight thousand (8,000) square feet.
 - b. Minimum Cluster Subdivision Lot Area: three thousand (3,000) square feet.
 3. a. Minimum Conventional Lot Width: sixty (60) feet.
 - b. Minimum Cluster Lot Width: thirty (30) feet.
 4. a. Minimum Conventional setbacks: front – twenty-five (25) feet, side – five (5) feet from sidewall to sidewall, rear – twenty (20) feet.
 - b. Minimum Cluster Subdivision setbacks: front – twenty (20) feet, side – five (5) feet from sidewall to sidewall, rear – fifteen (15) feet.
 - c. Cluster Subdivisions may be developed using the zero lot line concept.
 - d. All corner lots - primary side: twenty-five (25) feet, secondary side – ten (10) feet except when a rear yard abuts a front yard, the sideyard setback shall be the same as a front yard setback.
 - e. No more than two adjacent front setbacks shall have the same setback distance. Every other lot shall vary in front setback by at least two (2) feet.
 - f. All garages must be setback a minimum of twenty-five (25) feet, except where side-entry garages are used, the front setback may be reduced to ten (10) feet if side of garage is architecturally integrated with the house.
 5. a. Maximum Building Height: twenty-six (26) feet.
 - b. Single-family residential structures shall not exceed two (2) stories and are limited to a maximum height of twenty-six (26) feet. The height shall be measured from the established grade three (3) feet from the structure to the highest point of the parapet on a flat roof, the highest point on a pitched roof, or to the average height between the plane and the ridge of a gable, hip, or gambel roof.
 6. Accessory structures shall be limited to one (1) per lot, in addition to a detached garage. Accessory structures are limited to the rear or side of the principal dwelling; except that detached garage may be allowed in the front, if part of

initial construction of the principal dwelling and constructed of similar materials. Accessory structures shall be setback five (5) feet from the rear and side property lines.

- B. The use of flag lots is permitted within a cluster subdivision provided a minimum lot frontage of twelve (12) feet is provided for each lot. When two flag lots abut, driveways can be shared. Where two driveways are adjacent, a landscape buffer must be provided between them that is four (4) feet wide (2 feet on each lot), and lot frontage should be increased to fourteen (14) feet as a minimum.

C. Fences and Walls.

1. Fence and wall heights and materials are limited by provisions in the CC&Rs.
2. All retaining walls that are four (4) feet in height or greater shall be required to be properly designed and engineered by an Architect or Engineer registered in the State of New Mexico;
3. All outdoor swimming pools, jacuzzis, and hot tubs shall be completely enclosed by a wall or fence at least six (6) feet in height with self-closing devices on all access gates. Jacuzzis and hot tubs may utilize locking covers in lieu of the fence.
4. Tennis courts may have chain link fences a maximum of twelve (12) feet in height, provided they shall be located in the side or rear yard and shall be seven (7) feet from the property line;
5. Dog runs may be fenced in chain link to a maximum height of six (6) feet, and must be located within the rear or backyard.
6. Wall and fence height will be measured from ground level; if there is a difference in grade due to a stem or retaining wall, then the height

shall be measured from the high ground side;

7. No wall or fence will be permitted in a public right-of-way;
8. The use of barbed wire, concertina wire, razors ribbon, or other barbed tape obstacles is prohibited; and
9. Except as otherwise allowed by these standards, the use of chain link fencing is prohibited within the front yard setback area and is prohibited around the perimeter of the lot.

D. Off Street Parking Requirements.

1. Each single-family residence shall provide a minimum of two (2) off street parking spaces. Interior garage and carport spaces may be included in this count;
2. Each parking space shall measure a minimum of nine (9) feet by twenty (20) feet; and
3. The parking of recreational vehicles, boats, trailers, and other oversized vehicles shall be prohibited on the streets of the subdivision except for loading and unloading periods not to exceed forty-eight (48) hours, or for temporary visitors not to exceed seven (7) days.

E. Lighting.

1. All exterior lighting shall be shielded source so as to direct all illumination down to the ground. Up-lighting is prohibited.
2. Only low-pressure sodium lamps are permitted for street lighting.
3. Light poles and standards used to support outdoor light fixtures shall be anodized or otherwise coated to minimize glare from the light source.
4. The use of high-pressure sodium, metal halide, or quartz lamps is prohibited for use outdoors.

III. Medium Density Residential Development

District: The intent of the **M** (Medium Density) residential development district is to allow only conventional on-site constructed single-family dwelling units and those uses which maintain the predominantly residential nature of the district. There are 552.60 acres of land within Huning Ranch zoned for **M** density. The average density is 2,690 dwelling units within this development district, however since part of it is already platted, the number of dwelling units will still not exceed 2,690 units.

1. Permitted Uses.

- A. One (1) single-family dwelling unit per lot;
 - B. Zero Lot Line subdivisions, provided the maximum density of the **M** development district is not exceeded;
 - C. Cluster Subdivisions, provided the maximum density of the **M** development district is not exceeded;
 - D. Accessory uses and structures, such as workshops, tool sheds, and greenhouses shall not exceed one hundred (100) square feet in size;
 - E. Except as provided otherwise within CC&Rs, no mobile home, motor home, recreational vehicle, motorcycles, campers, trailers, boat, or similar facility, structure or recreational equipment shall be kept, placed, or maintained within the Subdivision at any time, unless enclosed within a standard size garage or within the side or rear yard so as not to be visible from any street, or the ground floor of neighboring homes;
 - F. Residential type satellite dishes, television or receiving antenna; not exceeding an eighteen (18) inch dish mounted at the side of the house, no closer than ten (10) feet from front of garage;
 - G. Signage is limited to provisions defined in Section 17.08.550 of the Los Lunas Zoning Ordinance;
 - H. Home Occupations as per Section 17.44.170 of the Los Lunas Zoning Ordinance;
 - I. Huning Ranch Project Office / Marketing Office / Sales promotion events, Homeowners Association Office; and
 - J. Guest Quarters. (not for rental use, if detached, must be incorporated into lot layout and constructed of similar materials as the dwelling unit).
2. Conditional Uses. These uses require approval of the Planning and Zoning Commission as outlined in Section 17.16.010-17.16.060 of the Los Lunas Zoning Ordinance.
- A. Public buildings and utility structures, provided they are fenced and appropriately landscaped;
 - B. Religious facilities;
 - C. Public and private schools;
 - D. Public Parks;
 - E. Temporary Real Estate Offices, when used in conjunction with a residential subdivision, provided such use is discontinued upon the completion of the development or within three (3) years from the date the first building permit is issued, whichever is sooner. Two (2) extensions of one (1) year may be considered by the Planning and Zoning Commission, and one Master Plan Marketing Center to serve the entire community, provided such use is discontinued upon completion of development or within ten (10) years from date of the issuance of the first residential building permit, whichever is sooner. Two extensions of five (5) years may be considered by the Planning and Zoning Commission; and
 - F. Accessory structures over one hundred (100) square feet.
3. District Standards. The following standards apply to all land uses within the **M** residential development district:
- A. Dimensional Requirements are as follows:
 1. a. Average Density: five (5) dwelling units per acre.

- b. Maximum Density: six (6) dwelling units per acre.
2.
 - a. Minimum Conventional Lot Area: four thousand five hundred (4,500) square feet.
 - b. Minimum Cluster Subdivision Lot Area: twenty four hundred (2,400) square feet.
 3.
 - a. Conventional Lot Width: forty five (45) feet.
 - b. Cluster Lot Width - thirty (30) feet.
 4.
 - a. Conventional setbacks: front – fifteen (15) feet, side – five (5) feet from sidewall to sidewall, rear – fifteen (15) feet.
 - b. Cluster Subdivision setbacks: front – fifteen (15) feet, side – five (5) feet from sidewall to sidewall, rear – fifteen (15) feet.
 - c. Cluster Subdivisions may be developed using the zero lot line concept.
 - d. All corner lots – primary side: fifteen (15) feet, secondary side: ten (10) feet except where a rear yard abuts a front yard, the side yard setback shall be the same as a front yard setback.
 - e. No more than two adjacent front setbacks shall have the same setback distance. Every other lot shall vary in front setback by at least two (2) feet.
 - f. All garages must be setback a minimum of twenty (20) feet, except where side-entry garages are used, the front setback may be reduced to ten (10) feet if side of garage is architecturally integrated with the house.
 5.
 - a. Maximum Building Height – twenty-six (26) feet.
- b. Single family residential structures shall not exceed two (2) stories and are limited to a maximum height of twenty-six (26) feet. The height shall be measured from the established grade three (3) feet from the structure to the highest point of the parapet on a flat roof, the highest point on a pitched roof, or to the average height between the plane and the ridge of a gable, hip, or gambel roof.
6.
 - a. Accessory structures shall be limited to one (1) per lot, in addition to a detached garage. Accessory structures are limited to the rear or side of the principal dwelling; except that detached garage may be allowed in the front, if part of initial construction of principal dwelling.
 - b. Except for garages, detached accessory structures are not permitted on any lot of less than four thousand (4,000) square feet.
 - c. Accessory structures shall be setback five (5) feet from the rear and side property lines.

B. Fences and Walls.

1. Fence and wall heights and materials are limited by provisions in the CC&Rs;
2. All retaining walls that are four (4) feet in height or greater shall be required to be properly designed and engineered by an Architect or Engineer registered in the State of New Mexico;
3. All outdoor swimming pools, jacuzzis, and hot tubs shall be completely enclosed by a wall or fence at least six (6) feet in height with self-closing devices on all access gates. Jacuzzis and hot tubs

may utilize locking covers in lieu of the fence.

4. Dog runs may be fenced in chain link to a maximum height of six (6) feet, and must be located within the rear or sideyard.
5. Wall and fence height will be measured from ground level; if there is a difference in grade due to a stem or retaining wall, then the height shall be measured from the high ground side;
6. No wall or fence will be permitted in a public right-of-way;
7. The use of barbed wire, concertina wire, razor ribbon, or other barbed tape obstacles is prohibited; and
8. Except as otherwise allowed by these standards, the use of chain link fencing is prohibited within the front yard setback area and is prohibited around the perimeter of the lot.

C. Off Street Parking Requirements.

1. Each single-family residence shall provide a minimum of two (2) off-street parking spaces. Interior garage and car port spaces may be included in this count;
2. Each parking space shall measure a minimum of nine (9) feet by twenty (20) feet; and
3. The parking of recreational vehicles, boats, trailers, and other oversized vehicles shall be prohibited on the streets of the subdivision except for loading and unloading periods not to exceed forty-eight (48) hours, or for temporary visitors not to exceed seven (7) days.

D. Lighting.

1. All exterior lighting shall be shielded source so as to direct all illumination down to the ground. Up-lighting is prohibited.
2. Only low-pressure sodium lamps are permitted for street lighting.

3. Light poles and standards used to support outdoor light fixtures shall be anodized or otherwise coated to minimize glare from the light source.
4. The use of high-pressure sodium, metal halide, or quartz lamps is prohibited for use outdoors.

IV. Medium High Density Residential Development District:

The intent of the **MH** (Medium High density) residential development district is to allow conventional on-site constructed single-family dwelling units, attached townhouses and condominiums; and those uses which maintain the predominantly residential nature of the district. Within Huning Ranch there are 104.80 acres of land zoned as **MH** and the average density is 842 dwelling units within this development district.

1. Permitted Uses.

- A. One (1) single-family dwelling unit per lot;
- B. Zero Lot Line Subdivisions, provided the maximum density of the **MH** development district is not exceeded;
- C. Townhouse and Condominium Subdivisions, provided the number of attached dwelling units does not exceed six (6) per group and the maximum density of the **MH** development district is not exceeded;
- D. Cluster Subdivisions, provided the maximum density of the **MH** development district is not exceeded;
- E. Accessory uses and structures, such as, workshops, tool sheds, and greenhouses shall not exceed eighty (80) square feet in size;
- F. Except as provided otherwise within CC&Rs, no mobile home, motor home, recreational vehicle, motorcycles, campers, trailers, boat, or similar facility, structure or recreational equipment shall be kept, placed, or maintained within the Subdivision at any time, unless enclosed within a standard size garage or within the side or rear yard so as not to be visible from any street,

- or the ground floor of neighboring homes;
 - G. Residential type satellite dishes, television or receiving antenna; not exceeding an eighteen (18) inch dish mounted at the side of the house, no closer than ten (10) feet from front of garage;
 - H. Signage is limited to provisions defined in the CC&Rs;
 - I. Home Occupations as per Section 17.44.170 of the Los Lunas Zoning Ordinance;
 - J. Huning Ranch Project Office / Marketing Office / Sales promotion events, Homeowners Association Office; and
 - K. Guest Quarters. (not for rental use, if detached, must be incorporated into lot layout and constructed of similar materials as the dwelling unit).
2. Conditional Uses. These uses require approval of the Planning and Zoning Commission as outlined in Section 17.16.010-17.16.060 of the Los Lunas Zoning Ordinance.
- A. Public buildings and utility structures provided they are fenced and appropriately landscaped;
 - B. Religious facilities;
 - C. Public and private schools;
 - D. Public Parks;
 - E. Temporary Real Estate Offices, when used in conjunction with a residential subdivision, provided such use is discontinued upon the completion of the development or within three (3) years from the date the first building permit is issued, whichever is sooner. Two (2) extensions of one (1) year may be considered by the Planning and Zoning Commission, and one Master Plan Marketing Center to serve the entire community, provided such use is discontinued upon completion of development or within ten (10) years from date of the issuance of the first residential building permit, whichever is sooner. Two extensions of five (5) years may be considered by the Planning and Zoning Commission; and
- F. Accessory structures over eighty (80) square feet.
3. District Standards. The following standards apply to all land uses within the **MH** residential development district:
- A. Dimensional Requirements are as follows:
 - 1. a. Average Density: eight (8) dwelling units per acre.
 - b. Maximum Density: ten (10) dwelling units per acre.
 - 2. a. Minimum Conventional Lot Area: four thousand (4,000) square feet.
 - b. Minimum Cluster Subdivision Lot Area: twenty four hundred (2,400) square feet.
 - c. Minimum Townhouse Lot Area: twenty four hundred (2,400) square feet.
 - 3. a. Minimum Conventional Lot Width: forty (40) feet.
 - b. Minimum Cluster Lot Width: thirty (30) feet.
 - c. Minimum Townhouse Lot Width: thirty (30) feet.
 - 4. a. Minimum Conventional setbacks: front - 10 feet, side - 3 feet on one side and 7 feet on the other for a total of 10 feet between sidewall to sidewall OR 5 feet on both sides for a total of 10 feet between sidewall to sidewall, rear – 15 feet.
 - b. Minimum Cluster Subdivision setbacks: front - 10 feet, side - 5 feet from sidewall to sidewall, rear - 15 feet.
 - c. Minimum Townhouse and Condominium yard setbacks: front 10 - feet, side - 0, rear -15 feet, and 15 feet between structure groups.

- d. Cluster Subdivisions may be developed using the zero lot line concept.
 - e. Corner lots - primary side: 15 feet, secondary side: 10 feet except where a rear yard abuts a front yard, the sideyard setback shall be the same as a frontyard setback.
 - f.—No more than two adjacent front setbacks shall have the same setback distance. Every other lot shall vary in front setback by at least two (2) feet.
 - g. All garages must be setback a minimum of twenty (20) feet, except where side-entry garages are used, the front setback may be reduced to ten (10) feet if side of garage is architecturally integrated with the house.
- 5. a. Maximum Building Height: twenty-six (26) feet.
 - b. Single-family residential structures shall not exceed two (2) stories and are limited to a maximum height of twenty-six (26) feet. The height shall be measured from the established grade three (3) feet from the structure to the highest point of the parapet on a flat roof, the highest point on a pitched roof, or to the average height between the plane and the ridge of a gable, hip, or gambel roof.
- 6. a. Accessory structures shall be limited to one (1) per lot, in addition to a detached garage. Accessory structures are limited to the rear or side of the principal dwelling; except that detached garage may be allowed in the front, if part of initial construction of principal dwelling.
- b. Except for garages, detached accessory structures are not permitted on any lot of less than four thousand (4,000) square feet.
 - c. Accessory structures shall be setback five (5) feet from the rear and side property lines.
- B. Fences and Walls.**
- 1. Fence and wall heights and materials are limited by provisions in the CC&Rs;
 - 2. All retaining walls that are four (4) feet in height or greater shall be required to be properly designed and engineered by an Architect or Engineer registered in the State of New Mexico;
 - 3. All outdoor swimming pools, jacuzzis, and hot tubs shall be completely enclosed by a wall or fence at least six (6) feet in height with self-closing devices on all access gates. Jacuzzis and hot tubs may utilize locking covers in lieu of the fence;
 - 4. Dog runs may be fenced in chain link to a maximum height of six (6) feet, and must be located within the rear or sideyard.
 - 5. Wall and fence height will be measured from ground level; if there is a difference in grade due to a stem or retaining wall, then the height shall be measured from the high ground side;
 - 6. No wall or fence will be permitted in a public right-of-way;
 - 7. The use of barbed wire, concertina wire, razor ribbon, or other barbed tape obstacles is prohibited;
 - 8. Except as otherwise allowed by these standards, the use of chain link fencing is prohibited within the front yard setback area and is prohibited around the perimeter of the lot; and
 - 9. Where apartments are constructed adjacent to single-family districts,

a six (6) foot high, opaque wall or fence shall be required to separate the two (2) land uses, and a minimum setback of twenty-five (25) feet is required. No wall or fence shall be required if there is a buffer space of more than one hundred (100) feet between adjacent habitable structures.

C. Off-Street Parking Requirements.

1. Each single-family residence shall provide a minimum of two (2) off-street parking spaces. Interior garage and carport spaces may be included in this count;
2. Each parking space shall measure a minimum of nine (9) feet by twenty (20) feet; and
3. The parking of recreational vehicles, boats, trailers, and other oversized vehicles shall be prohibited on the streets of the subdivision, except for loading and unloading periods not to exceed forty-eight (48) hours, or for temporary visitors not to exceed seven (7) days.

D. Lighting.

1. All exterior lighting shall be shielded source so as to direct all illumination down to the ground. Up-lighting is prohibited.
2. Only low-pressure sodium lamps are permitted for street lighting.
3. Light poles and standards used to support outdoor light fixtures shall be anodized or otherwise coated to minimize glare from the light source.
4. The use of high-pressure sodium, metal halide, or quartz lamps is prohibited for use outdoors.

V. **High Density Residential Development District:** The intent of the **H** (High) residential development district is to allow higher density residential uses and expand the housing op-

tions for the Village. Within Huning Ranch there are 38.69 acres of land zoned for **H** density development and the average density in the **H** development district is 580 dwelling units.

1. Permitted Uses.

- A. Duplexes, Townhouses, Condominiums, and Apartments; but not to exceed the maximum density allowed in **H** development district.
- B. Accessory uses and structures including manager's office, laundry facilities, club rooms, and recreational facilities;
- C. Public Parks; and
- D. Home Occupations as per Section 17.44.170 of the Los Lunas Zoning Ordinance.

2. Conditional Uses. These uses require approval of the Planning and Zoning Commission as outlined in Section 17.16.010-17.16.060 of the Los Lunas Zoning Ordinance.

- A. Public utility structures, provided they are fenced and appropriately landscaped;
- B. Religious facilities;
- C. Public and private schools; and
- D. Accessory structures as approved on a site plan by the Village of Los Lunas and as regulated by the CC&Rs.

3. District Standards. The following standards apply to all land uses within the **H** residential development district:

- A. Dimensional Requirements are as follows:
 1. a. Average Density: fifteen (15) dwelling units per acre.
 - b. Maximum Density: twenty-five (25) dwelling units per acre.
 2. a. Minimum Conventional Lot Area: five thousand (5,000) square feet.

- b. Minimum Cluster Subdivision Lot Area: twenty-four hundred (2,400) square feet.
 - c. Minimum Townhouse Lot Area – twenty-four hundred (2,400) square feet.
3.
 - a. Minimum Conventional Lot Width - fifty (50) feet.
 - b. Minimum Cluster Lot Width - thirty (30) feet.
 - c. Minimum Townhouse Lot Width - thirty (30) feet.
 4.
 - a. Minimum Conventional setbacks - front – fifteen (15) feet, side – five (5) feet from sidewall to sidewall, rear – fifteen (15) feet.
 - b. Minimum Cluster Subdivision setbacks - front – fifteen (15) feet, side – five (5) feet from sidewall to sidewall, rear – fifteen (15) feet.
 - c. Minimum Townhouse yard setbacks - front - ten (10) - feet, side – 0 feet, rear – fifteen (15) feet, and fifteen (15) feet between structure groups.
 - d. Cluster Subdivisions may be developed using the zero lot line concept.
 - e. All corner lots - primary side - 15 feet, secondary side - 10 feet except where a rear yard abuts a front yard, the sideyard setback shall be the same as a frontyard setback.
 - f. No more than two adjacent front setbacks shall have the same setback distance. Every other lot shall vary in front setback by at least two (2) feet.
 - g. Apartment setbacks as approved on a site plan by the Village of Los Lunas and as regulated in the CC&Rs.
 - h. All garages must be setback a minimum of twenty (20) feet.
 5.
 - a. Maximum Building Height – fifty (50) feet for multiple dwelling structures and twenty-six (26) feet for single family units.
 - b. The height shall be measured from the established grade three (3) feet from the structure to the highest point of the parapet on a flat roof, the highest point on a pitched roof, or to the average height between the plane and the ridge of a gable, hip, or gambel roof.

B. Fences and Walls.

1. Fence and wall heights and materials are limited by the provisions in the CC&Rs.
2. All retaining walls that are four (4) feet in height or greater shall be required to be properly designed and engineered by an Architect or Engineer registered in the State of New Mexico;
3. All outdoor swimming pools, jacuzzis, and hot tubs shall be completely enclosed by a wall or fence at least six (6) feet in height with self-closing devices on all access gates. Jacuzzis and hot tubs may use locking covers in lieu of the fence;
4. Tennis courts may have chain link fences a maximum height of twelve (12) feet, provided they shall be located in the side or rear yard and shall be seven (7) feet from the property line;
5. Wall and fence height will be measured from ground level; if there is a difference in grade due to a stem or retaining wall, then the height shall be measured from the high ground side;
6. No wall or fence will be permitted in a public right-of-way;
7. The use of barbed wire, concertina wire, razor ribbon, or other barbed tape obstacles is prohibited;

8. Except as otherwise allowed by these standards, the use of chain link fencing is prohibited within the front yard setback area and is prohibited around the perimeter of the lot; and
9. Where apartments are constructed adjacent to single family districts, a six (6) foot high, opaque wall or fence shall be required to separate the two land uses, and a minimum setback of twenty-five (25) feet is required. No wall or fence shall be required if there is a buffer space of more than one hundred (100) feet between adjacent habitable structures.

C. Off Street Parking Requirements.

1. There shall be a minimum of two (2) off-street parking spaces provide for each dwelling unit. Interior garage and car port spaces may be included in this count;
2. Each parking space shall measure a minimum of nine (9) feet by twenty (20) feet;
3. Driving aisles within apartment parking lots shall have a minimum width of twenty-five (25) feet;
4. The parking of recreational vehicles, boats, trailers, and other oversized vehicles shall be prohibited from all public streets and private drives in Huning Ranch, except for loading and unloading periods not to exceed 48 hours, or for temporary visitors not to exceed seven (7) days.

D. Lighting.

1. All exterior lighting shall be shielded source so as to direct all illumination down to the ground. Up-lighting is prohibited.
2. Only low-pressure sodium lamps are permitted for street lighting.
3. Light poles and standards used to support outdoor light fixtures shall

be anodized or otherwise coated to minimize glare from the light source.

4. The use of high-pressure sodium, metal halide, or quartz lamps are prohibited for use outdoors.

E. Apartment Accessible Parking for the Disabled.

1. Two (2%) percent of the spaces, but not less than one (1) space, shall be set aside for the physically disabled;
2. Spaces for the physically disabled shall consist of an area of not less than thirteen (13) feet in width by twenty (20) feet in length. Two (2) adjacent spaces may share a five (5) foot aisle; and
3. Parking spaces for the physically disabled shall be prominently marked and shall be located as close to an accessible entrance as possible.

VI. Mixed Density Residential Development District:

The intent of the **MD** (Mixed Density) residential development district is to allow a mix of single-family and multi-family dwelling units of varying densities and those uses which enhance the mixed-use, pedestrian oriented character of the district. There are 366.66 acres of land within Huning Ranch zoned for **MD** density. The average density is 1,966 dwelling units within this development district. A mixture of small and large lots are allowed on the same block and within neighborhoods.

1. Permitted Uses.

- A. One (1) single-family dwelling unit per lot in designated single-family areas.
- B. Duplexes, Townhouses, and Condominiums in designated multi-family areas;
- C. Zero Lot Line subdivisions, provided the maximum density of the **MD** development district is not exceeded;

- D. Cluster Subdivisions, provided the maximum density of the **MD** development district is not exceeded;
 - E. Accessory uses and structures, such as workshops, tool sheds, and greenhouses shall not exceed one hundred (100) square feet in size;
 - F. Except as provided otherwise within CC&Rs, no mobile home, motor home, recreational vehicle, motorcycles, campers, trailers, boat, or similar facility, structure or recreational equipment shall be kept, placed, or maintained within the Subdivision at any time, unless enclosed within a standard size garage or within the side or rear yard so as not to be visible from any street, or the ground floor of neighboring homes;
 - G. Residential type satellite dishes, television or receiving antenna; not exceeding an eighteen (18) inch dish mounted at the side of the house, no closer than ten (10) feet from front of garage;
 - H. Signage is limited to provisions defined in Section 17.08.550 of the Los Lunas Zoning Ordinance;
 - I. Home Occupations as per Section 17.44.170 of the Los Lunas Zoning Ordinance;
 - J. Huning Ranch Project Office / Marketing Office / Sales promotion events, Homeowners Association Office; and
 - K. Guest Quarters. (not for rental use, if detached, must be incorporated into lot layout and constructed of similar materials as the dwelling unit).
 - L. Recreation Centers with amenities such as playgrounds, turf areas, recreational fields and courts, pools, and buildings used for recreation activities and incidental uses.
 - M. Private parks and open space.
2. Conditional Uses. These uses require approval of the Planning and Zoning Commission as outlined in Section 17.16.010-17.16.060 of the Los Lunas Zoning Ordinance.
- A. Public buildings and utility structures, provided they are fenced and appropriately landscaped;
 - B. Religious facilities;
 - C. Public and private schools;
 - D. Public Parks;
 - E. Temporary Real Estate Offices, when used in conjunction with a residential subdivision, provided such use is discontinued upon the completion of the development or within three (3) years from the date the first building permit is issued, whichever is sooner. Two (2) extensions of one (1) year may be considered by the Planning and Zoning Commission, and one Master Plan Marketing Center to serve the entire community, provided such use is discontinued upon completion of development or within ten (10) years from date of the issuance of the first residential building permit, whichever is sooner. Two extensions of five (5) years may be considered by the Planning and Zoning Commission; and
 - F. Accessory structures over one hundred (100) square feet.
3. District Standards. The following standards apply to Single-Family and Multi-Family uses within the **MD** residential development district:
- Single Family Areas
- A-I. Dimensional Requirements are as follows:
- 1. a. Average Density: six (6) dwelling units per acre.
 - b. Maximum Density: seven (7) dwelling units per acre.
 - 2. a. Minimum Conventional Lot Area: four thousand (4,000) square feet.
 - b. Minimum Cluster Subdivision Lot Area: twenty four hundred (2,400) square feet.
 - 3. a. Conventional Lot Width: forty (40) feet.

- b. Cluster Lot Width - thirty (30) feet.
4.
 - a. Conventional setbacks: front – ten (10) feet to living space and twenty (20) feet to garage door, side – five (5) feet from sidewall to sidewall, rear – fifteen (15) feet.
 - b. Cluster Subdivision setbacks: front – ten (10) feet for living space and twenty (20) feet to garage door, side – five (5) feet from sidewall to sidewall, rear – fifteen (15) feet.
 - c. Cluster Subdivisions may be developed using the zero lot line concept.
 - d. All corner lots – primary side: fifteen (15) feet, secondary side: ten (10) feet except where a rear yard abuts a front yard, the side yard setback shall be the same as a front yard setback.
 - e. No more than two adjacent front setbacks shall have the same setback distance. Every other lot shall vary in front setback by at least two (2) feet.
 - f. All garages must be setback a minimum of twenty (20) feet, except where side-entry garages are used, the front setback may be reduced to ten (10) feet if side of garage is architecturally integrated with the house.
 - g. Side wall stub-outs or extensions of living space are permitted within the side and rear yard setbacks so long as they do not exceed 1.5 feet in depth from the side wall, and so long as individual extensions do not exceed 15 feet in total length. The total aggregated extension of living space on a single elevation shall not exceed 50% of the total length of that elevation.
5.
 - a. Maximum Building Height – twenty-six (26) feet.
 - b. Single family residential structures shall not exceed two (2) stories and are limited to a maximum height of twenty-six (26) feet. The height shall be measured from the established grade three (3) feet from the structure to the highest point of the parapet on a flat roof, the highest point on a pitched roof, or to the average height between the plane and the ridge of a gable, hip, or gambel roof.
 6.
 - a. Accessory structures shall be limited to one (1) per lot, in addition to a detached garage. Accessory structures are limited to the rear or side of the principal dwelling; except that detached garage may be allowed in the front, if part of initial construction of principal dwelling.
 - b. Except for garages, detached accessory structures are not permitted on any lot of less than four thousand (4,000) square feet.
 - c. Accessory structures shall be setback five (5) feet from the rear and side property lines.

Multi-Family Areas

A-II. Dimensional Requirements are as follows:

1.
 - a. Average Density: ten (10) dwelling units per acre.
 - b. Maximum Density: fifteen (15) dwelling units per acre.

2. a. Minimum Conventional Lot Area: five thousand (5,000) square feet.
 - b. Minimum Cluster Subdivision Lot Area: twenty-four hundred (2,400) square feet.
 - c. Minimum Townhouse Lot Area – twenty-four hundred (2,400) square feet.
 3. a. Minimum Conventional Lot Width - fifty (50) feet.
 - b. Minimum Cluster Lot Width - thirty (30) feet.
 - c. Minimum Townhouse Lot Width - thirty (30) feet.
 4. a. Minimum Conventional setbacks: front – ten (10) feet to living space and twenty (20) feet to garage door, side – five (5) feet from sidewall to sidewall, rear – fifteen (15) feet.
 - b. Minimum Cluster Subdivision setbacks: front – ten (10) feet for living space and twenty (20) feet to garage door, side – five (5) feet from sidewall to sidewall, rear – fifteen (15) feet.
 - c. Minimum Townhouse, Duplex, and Condominium yard setbacks - front - ten (10) - feet, side – 0 feet, rear – fifteen (15) feet, and fifteen (15) feet between structure groups.
 - d. Cluster Subdivisions may be developed using the zero lot line concept.
 - e. All corner lots - primary side - 15 feet, secondary side - 10 feet except where a rear yard abuts a front yard, the sideyard setback shall be the same as a frontyard setback.
 - g. All garages must be setback a minimum of twenty (20) feet.
 5. a. Maximum Building Height – fifty (50) feet for multiple dwelling structures and twenty-six (26) feet for single family units.
 - b. The height shall be measured from the established grade three (3) feet from the structure to the highest point of the parapet on a flat roof, the highest point on a pitched roof, or to the average height between the plane and the ridge of a gable, hip, or gambel roof.
- B. Fences and Walls.
1. Fence and wall heights and materials are limited by provisions in the CC&Rs;
 2. All retaining walls that are four (4) feet in height or greater shall be required to be properly designed and engineered by an Architect or Engineer registered in the State of New Mexico;
 3. All outdoor swimming pools, jacuzzis, and hot tubs shall be completely enclosed by a wall or fence at least six (6) feet in height with self-closing devices on all access gates. Jacuzzis and hot tubs may utilize locking covers in lieu of the fence.
 4. Dog runs may be fenced in chain link to a maximum height of six (6) feet, and must be located within the rear or sideyard.
 5. Wall and fence height will be measured from ground level; if there is a difference in grade due to a stem or retaining wall, then the height shall be measured from the high ground side;
 6. No wall or fence will be permitted in a public right-of-way;
 7. The use of barbed wire, concertina wire, razor ribbon, or other barbed tape obstacles is prohibited; and
 8. Except as otherwise allowed by these standards, the use of chain link fencing is prohibited within the front yard setback area and is

prohibited around the perimeter of the lot.

C. Off Street Parking Requirements.

1. There shall be a minimum of two (2) off-street parking spaces. Interior garage and car port spaces may be included in this count;
2. Each parking space shall measure a minimum of nine (9) feet by twenty (20) feet; and
3. The parking of recreational vehicles, boats, trailers, and other oversized vehicles shall be prohibited on the streets of the subdivision except for loading and unloading periods not to exceed forty-eight (48) hours, or for temporary visitors not to exceed seven (7) days.

D. Lighting.

1. All exterior lighting shall be shielded source so as to direct all illumination down to the ground. Up-lighting is prohibited.
2. Only low-pressure sodium lamps are permitted for street lighting.
3. Light poles and standards used to support outdoor light fixtures shall be anodized or otherwise coated to minimize glare from the light source.
4. The use of high-pressure sodium, metal halide, or quartz lamps is prohibited for use outdoors.

VII. Commercial Development District: The intent of the C (Commercial) development district is to allow for the development of neighborhood and community scale commercial development within Huning Ranch.

1. Permitted Uses. All uses allowed in this commercial development district must be located adjacent to a designated collector or arterial street:
 - A. All uses permitted within the H (High), except detached single-family dwellings;

- B. Religious facilities;
- C. Public utility distribution structures;
- D. Governmental Offices and facilities;
- E. Any of the following business and commercial establishments:

1. Commercial retail and services;
2. General and professional offices;
3. Banking and financial services;
4. Medical and related facilities;
5. Business and personal services;
6. Eating and drinking establishments;
7. Hotels and motels;
8. Shopping centers;
9. Private educational facilities; and
10. Health club.

F. Accessory uses and structures.

2. Conditional Uses. These uses require approval of the Planning and Zoning Commission as outlined in Section 17.16.010-17.16.060 of the Los Lunas Zoning Ordinance.

A. Self-storage mini-warehouses provided that:

1. Interior driving aisle within parking lots shall have a minimum width of twenty-four (24) feet; and
2. All structures shall be set back twenty (20) feet from all property lines.

B. Oversized Vehicle Storage Yards provided that:

1. Area dedicated to the storage of recreational vehicles, boats, trailer and oversized vehicles shall be enclosed within a fenced area, which is completely screened by a landscape buffer and a solid masonry wall eight (8) feet in height.
2. All structures shall be set back twenty (20) feet from all property lines.

3. District Standards.

A. Dimensional Requirements are as follows:

1. Minimum Lot Area: five thousand (5,000) square feet.
2. Minimum Lot Width: twenty-five (25) feet.
3. a. Minimum Setbacks: front – fifteen (15) feet, side - 0 feet, if attached, ten (10) feet if detached, rear – ten (10) feet.
b. All corner lots; primary side: fifteen (15) feet, secondary side: ten (10) feet.
4. a. Maximum Building Height - fifty (50) feet.
b. The height shall be measured from the established grade three (3) feet from the structure to the highest point of the parapet on a flat roof, the highest point on a pitched roof, or to the average height between the plane and the ridge of a gable, hip, or gambel roof.

B. Fences and Walls.

1. Fence and wall heights and materials are limited by the provisions in the CC&Rs.
2. All retaining walls that are four (4) feet in height or greater shall be required to be properly designed and engineered by an Architect or Engineer registered in the State of New Mexico.
3. All outdoor swimming pools, jacuzzis, and hot tubs shall be completely enclosed by a wall or fence at least six (6) feet in height with self-closing devices on all access gates. Jacuzzis and hot tubs may use locking covers in lieu of fences.
4. Tennis courts may have chain link

fences a maximum height of twelve (12) feet; provided they shall be located in the side or rear yard and shall be seven (7) feet from the property line;

5. Wall and fence height will be measured from ground level; if there is a difference in grade due to a stem or retaining wall, then the height shall be measured from the high ground side;
6. No wall or fence will be permitted in a public right-of-way;
7. The use of barbed wire, concertina wire, razor ribbon, or other barbed tape obstacles is prohibited;
8. Except as otherwise allowed by these standards, the use of chain link fencing is prohibited within the front yard setback area and is prohibited around the perimeter of the lot; and
9. Where businesses are constructed adjacent to existing single family dwellings, the Village of Los Lunas bulk and density requirements for setbacks shall apply.

C. Off Street Parking Requirements.

1. Within the commercial areas of Huning Ranch, the provisions listed in Chapter 17.60 of the Los Lunas Zoning Ordinance apply.

D. Lighting.

1. All exterior lighting shall be shielded source so as to direct all illumination down to the ground. Up-lighting is prohibited.
2. Only low-pressure sodium lamps are permitted for street lighting.
3. Light poles and standards used to support outdoor light fixtures shall be anodized or otherwise coated to minimize glare from the light source.
4. The use of high-pressure sodium, metal halide, or quartz lamps is prohibited for use outdoors.

- E. Pedestrian access to adjacent residential and commercial parcels, and to the nearby trail system (if applicable) must be provided and shown on the site plan.

VIII. Subdivision Development Standards: In recognition of the changing housing market, and the desire on the part of consumers for large lot rural character products and for cluster, or new urbanism products; it is necessary to address the infrastructure side of those products and to provide options and choices for varying subdivision styles.

All of the requirements and standards of the Village of Los Lunas Subdivision Regulations shall apply to the Huning Ranch Planned Unit Development with the following optional exceptions:

1. Within the **MH** and **M** development districts the minimum street width of local streets will typically be thirty-two (32) feet, but may be reduced to twenty-four (24) feet from face of curb to face of curb within a forty-four (44) feet ROW provided that the following conditions are met:
 - A. Temporary parking will be allowed on only one (1) side of the street designated by appropriate signage.
 - B. The subdivider will provide two (2) off-street parking spaces for each lot fronting on a street that is less than thirty-two (32) feet wide, in addition to the two (2) spaces required by these development standards.
 - C. Alleys should be constructed for primary vehicle access to residences. All alleys are to be private and have a minimum width of sixteen (16) feet. All garages and carports shall front on the alley and be set back twenty (20) feet from the alley ROW, unless the garage is placed parallel to the alley, then a minimum setback of ten (10) feet is required.

- D. A Homeowner Association or Maintenance Assessment District will be required to be formed for the subject subdivision for the purpose of maintaining the alleyways.
 - E. All utilities will be installed within the street ROW.
 - F. All drainage will be addressed in the subdivision review and approval process.
2. Within the **L** and **VL** development districts the minimum street width of local streets will typically be thirty-two (32) feet, but may be reduced to twenty-four (24) feet from face of curb to face of curb within a forty-four (44) feet ROW provided that:
 - A. Temporary parking will be allowed on only one side of the street and designated by appropriate signage.
 - B. All utilities will be installed within the street ROW.
 - C. The use of estate type, mountable curbs, or ribbon curbs with swales shall be permitted provided all drainage concerns are addressed.
 - D. In the VL district sidewalks will not be required.