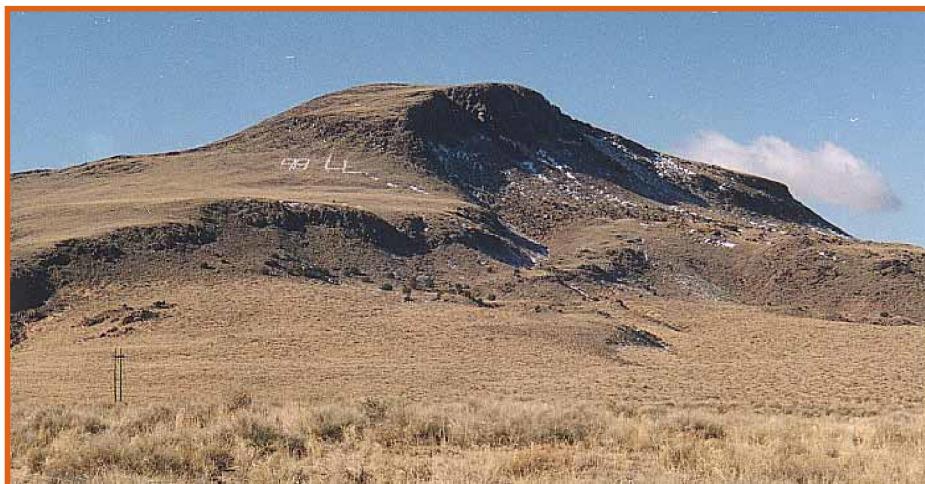




# HUNING RANCH

LOS LUNAS, NEW MEXICO



## HUNING RANCH

*Area Plan*

**ADOPTED AMENDED**

September 6, 2018    November, 2022

Prepared For:

**CURB SOUTH**

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## RESOLUTION 22-24

**A RESOLUTION OF THE VILLAGE OF LOS LUNAS AMENDING THE HUNING RANCH AREA PLAN IN ORDER REMOVE APPROXIMATELY 1,198 ACRES CONSISTING OF THE PROPERTIES DESCRIBED AS SUBD: LAND OF HUNING LIMITED PARTNERSHIP TRACT: 1A1H1A S: 30 T: 7N R: 2E 86.24 ACRES PLAT M-439; SUBD: LAND OF HUNING LIMITED PARTNERSHIP TRACT: 1A1G 4.01 ACRES 2007 REV; SUBD: LAND OF HUNING LIMITED PARTNERSHIP TRACT: 1A1E 31.38 ACRES 2007 REV; SUBD: LAND OF HUNING LIMITED PARTNERSHIP TRACT: 1A1C 18.35 ACRES 2007 REV; SUBD: LAND OF HUNING LIMITED PARTNERSHIP TRACT: 1A1B2 47.39 ACRES; SUBD: LAND OF HUNING LIMITED PARTNERSHIP TRACT: 1A1D 51.58 ACRES 2007 REV; SUBD: LAND OF HUNING LIMITED PARTNERSHIP TRACT: 1A1B1 1.00 ACRE; SUBD: LAND OF HUNING LIMITED PARTNERSHIP TRACT: 1A1F 5.00 ACRES 2007 REV; SUBD: LAND OF HUNING LIMITED PARTNERSHIP TRACT: 1A1A2 872.81 ACRES; SUBD: LAND OF HUNING LIMITED PARTNERSHIP TRACT: 1A1I 33.02 ACRES 2007 REV OPEN SPACE; SUBD: LAND OF HUNING LIMITED PARTNERSHIP TRACT: 1A2 104.76 ACRES 2007 REV OPEN SPACE, TO REVISE THE DEVELOPMENT STANDARDS TO REMOVE INCONSISTENCIES BETWEEN THE PLAN AND THE VILLAGE MUNICIPAL CODE.**

**WHEREAS, THE VILLAGE OF LOS LUNAS COUNCIL**, the governing body of the Village of Los Lunas, has retained the authority to adopt master plans for the physical development of areas within its planning and platting jurisdiction as authorized by Chapter 3, Article 19, NMSA 1978, and

**WHEREAS**, Chapter 3, Article 19 permits the adoption of a master plan in parts provided that the part corresponds with one of the functional subdivisions of the subject matter of the plan or any part thereof, and

**WHEREAS**, the Planning and Zoning Commission, acting as advisor to the Village in matters related to planning has reviewed and recommended the Huning Ranch Area Plan; and

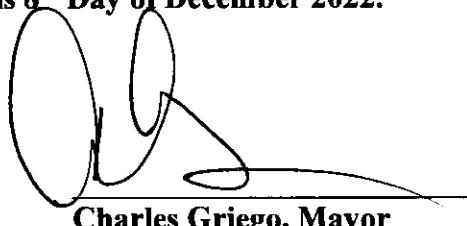
**WHEREAS**, the Huning Ranch Area Plan was adopted by the Village of Los Lunas Council in 1998 as Planned Unit Development (PUD); and

**WHEREAS**, the adoption of a new area plan requires the above-referenced land to be removed from the Huning Ranch Area Plan;

**NOW THEREFORE, BE IT RESOLVED, BY THE GOVERNING BODY OF THE VILLAGE OF LOS LUNAS, COUNTY OF VALENCIA, STATE OF NEW MEXICO, as follows:**

**That the Village of Los Lunas amends the Huning Ranch Area Plan in order to remove legally-defined parcels: Subd: Land of Huning Limited Partnership Tract: 1A1H1A S: 30 T: 7N R: 2E 86.24 Acres Plat M-439; Subd: Land of Huning Limited Partnership Tract: 1A1G 4.01 Acres 2007 Rev; Subd: Land of Huning Limited Partnership Tract: 1A1E 31.38 Acres 2007 Rev; Subd: Land of Huning Limited Partnership Tract: 1A1C 18.35 Acres 2007 Rev; Subd: Land of Huning Limited Partnership Tract: 1A1B2 47.39 Acres; Subd: Land of Huning Limited Partnership Tract: 1A1D 51.58 Acres 2007 Rev; Subd: Land of Huning Limited Partnership Tract: 1A1B1 1.00 Acre; Subd: Land of Huning Limited Partnership Tract: 1A1F 5.00 Acres 2007 Rev; Subd: Land of Huning Limited Partnership Tract: 1A1A2 872.81 Acres; Subd: Land of Huning Limited Partnership Tract: 1A1I 33.02 Acres 2007 Rev Open Space; Subd: Land of Huning Limited Partnership Tract: 1A2 104.76 Acres 2007 Rev Open Space, to revise the development standards to remove inconsistencies between the plan and the Village Municipal Code.**

**PASSED, APPROVED AND ADOPTED this 8<sup>th</sup> Day of December 2022.**



Charles Griego, Mayor

**ATTEST:**



Gregory D. Martin, Village Administrator

# HUNING RANCH AREA PLAN

A PLANNED UNIT DEVELOPMENT  
LOS LUNAS, NEW MEXICO

## Introduction

Huning Ranch is a 674 acre Planned Unit Development and master planned community at the base of El Cerro de Los Lunas Preserve. 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 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 began in 2005 and has been phased since then. 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 supports 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.

El Cerro de Los Lunas Preserve is the dominant landform adjacent to the Rio Grande valley. The preserve was donated to the Village for preservation and for public outdoor recreation uses in 2007. 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. Archaeological assessments have identified cultural resources on El Cerro de Los Lunas Preserve, including petroglyphs. These resources are protected from development and will be left undisturbed as open space.

## Open Space and Recreation

Huning Ranch includes an open space and trail network that encourages active and passive recreation, and connectivity between neighborhoods, schools, and commercial areas. The recreation and open space facilities were designed in collaboration with Village Administration to ensure that the park facility programming met the recreational needs and desires of the Los Lunas residents. The open space and trail network is also supplemented with a 13 acre community park, a community center site, private recreation centers in the active adult community, and neighborhood parks of varying sizes that contribute greatly to recreational opportunities for Los Lunas residents. The 13 acre park includes tennis facilities, a dog park with agility equipment, playground equipment, basketball courts, a turf play area, off-street parking, and picnic shelters. The trail system provides a direct connection to the park and open space facilities.

Recreational opportunities are enhanced by the pedestrian orientation of Huning Ranch. The design of streets, neighborhoods, and landscaping are conducive to pedestrians and other non-vehicular modes of transportation. The active-adult community incorporates greenway, and trails that connect to a central park and recreation center.



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The progressive street design, along with mixed housing options, enhance the community character and provide an inviting pedestrian environment that promotes active life-styles and healthy communities.

Coordination with the Los Lunas School District identified the need for schools in Huning Ranch. Sundance elementary school was built on a 15 acre lot off of Sundance Street to serve Huning Ranch residents.

TABLE 1: HUNING RANCH LAND USE COMPARISON 2007 TO 2022 AMENDMENT

Land Use Designations	Original Approved Acreage	Acreage Removed	Remaining Acreage
Very Low Density (VL)	277	213	65
Low Density (L)	227	126	101
Medium Density (M)	463	338	125
Mixed Density (MD)	132	0	132
Medium High Density (MH)	105	63	42
High Density (H)	63	38	25
Commercial (C)	57	34	40
School (S)	53	38	15
Community Center (CC)	5	5	0
Recreation Facilities (RC)	9	0	9
Religious Facilities (RF)	16	4	14
Park (P)	60	47	13
Open Space (OS)	390	292	93
<b>Total Acreage*</b>	<b>1857</b>	<b>1198</b>	<b>674</b>



### Residential Neighborhood Character

Each residential neighborhood/villa has a unique identity established through tailored development standards, subsequent design guidelines administered through the established Huning Ranch Owner's Association, Inc., and signage parameters. This approach has enabled Huning Ranch to carve out its own identities and niches within the overall context of the Village of Los Lunas, avoiding the generic, sterile, cookie cutter appearance found in subdivisions elsewhere. Huning Ranch serves 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 have been active at Huning Ranch during most phases, including small local builders in addition to larger national homebuilders. The residential areas vary by density as well, providing maximum opportunities for housing choices for Los Lunas residents. Building heights and locations are restricted to protect views of El Cerro de Los Lunas Preserve and views of the valley and Rio Grande. No building will take place above the 5,450-foot elevation line to maintain these views.

### 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 6,300 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 allocated for Huning Ranch, including acreage and percentage shares of the entire

674 acres. A balance among land uses is provided so that residents can live, play, shop, attend school or religious facilities, and work without driving long distances. This full complement of land uses has and will continue to 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.

### Huning Ranch Land Use Table

Table 2: Land Use on page 6 shows that Huning Ranch is largely a residential community, with approximately 73% of the entire 674 acres being devoted to a variety of housing types and densities. The community benefits 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 17% of Huning Ranch will be devoted to passive or active recreation. The parks, the open space and trail network, and school facility are all important elements to the community. They have been 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. The area plan identified three commercial properties the largest is adjacent to Main Street. The other two commercial areas are located on Huning Ranch East Loop. The local commercial establishments help minimize traffic congestion crossing Main Street for similar services.

#### Schools and Community Facilities

One school site has been developed. Sundance elementary school was built on a 15 acre lot off of Sundance Street. The school is located close to adjacent neighborhoods/villas and accommodates both pedestrian and vehicular access.



FIGURE 1: HUNING RANCH AREA PLAN LAND USE MAP

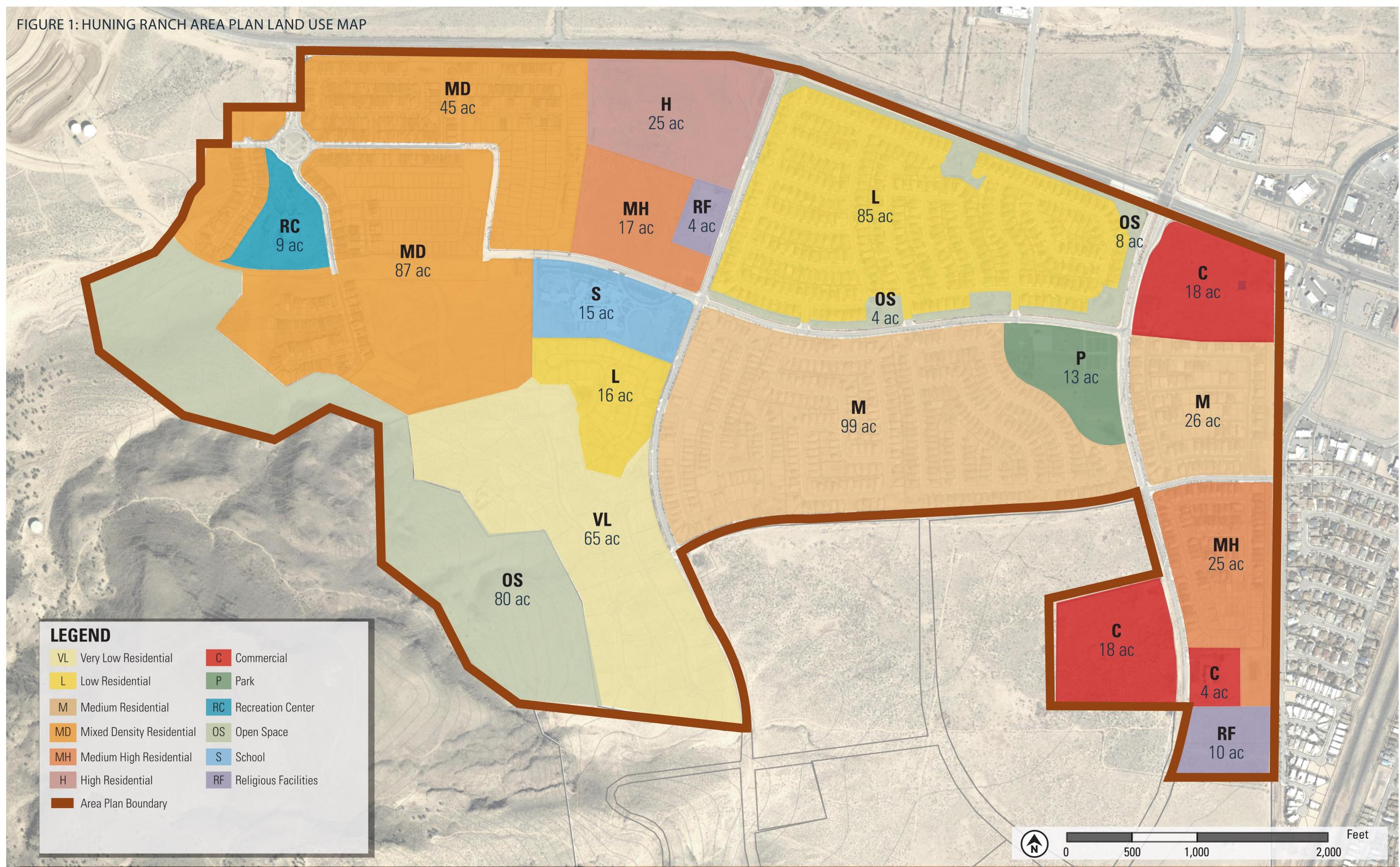


TABLE 2: LAND USE

Land use	Average DU's/ Ac	Acres	Percent Total	Estimated # of Dwelling Units
<b>Residential Total</b>				
Very Low (VL)	1	65	10%	65
Low Density (L)	3.6	101	15%	363
Medium Density (M)	5	125	19%	625
Medium High Density (MH)	8	42	6%	336
High Density (H)	15	25	4%	375
Mixed Density (MD)	5.65	132	20%	745
Commercial (C)		40	6%	
School (S)		15	2%	
Community Center (CC)		-		
Recreation Facilities (RC)		9	1%	
Religious Facilities (RF)		12	2%	
Parks (P)		13	2%	
Open Space (OS)		93	14%	
<b>Totals</b>		<b>674</b>	<b>100%</b>	<b>2509</b>

The Active Adult area of the Area Plan contains Recreation Center areas that includes a club house, meeting space, and other recreational oriented uses.

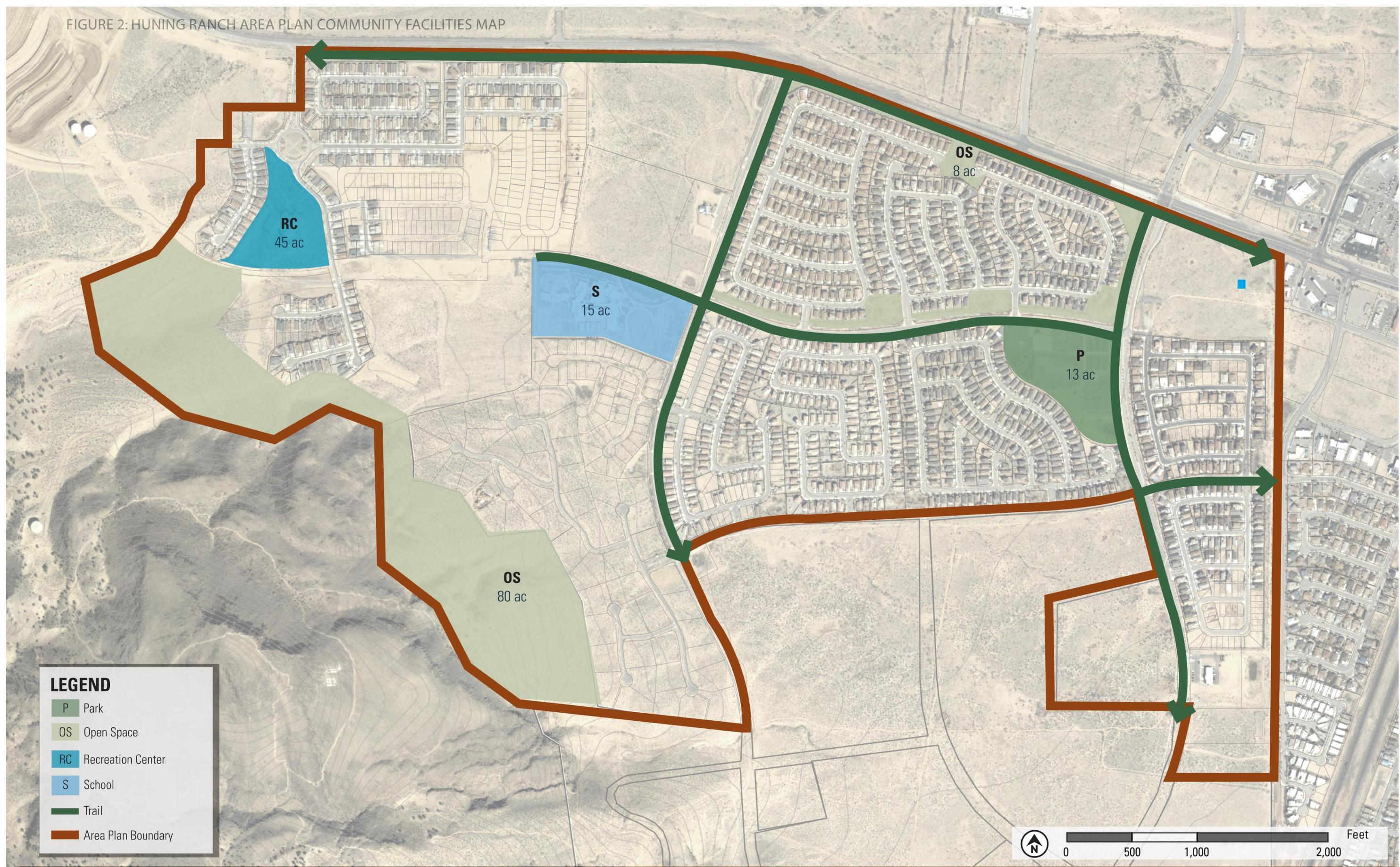
Two religious facility sites are located in Huning Ranch. One site has been developed and is occupied by local religious organizations.

Trails Network and El Cerro de Los Lunas Preserve A network of trails and pedestrian walkways connect the schools, parks, commercial areas, and community facilities together. Trails exist both as neighborhood trails that are not associated with streets, and in conjunction with major streets, such as the multi-use trail along Sundance St SW and Huning Ranch Loop West.

Multi-Use trails are wide enough to accommodate bicycles and pedestrians in a landscaped area outside of the road right-of-way. These multi-use trails have paved surfaces suitable for pedestrians and bicyclists. Trails and community facilities are shown on the following page.



FIGURE 2: HUNING RANCH AREA PLAN COMMUNITY FACILITIES MAP



### Water and Wastewater

Water and wastewater services to the Huning Ranch development are tied in to the Village of Los Lunas' infrastructure. For both types of service, the developer is responsible to 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 waste-water 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 Infrastructure Master Plan for detailed information on Water and Waste-water services for Huning Ranch.

### Transportation

Huning Ranch has access to the Village and Interstate 25, via Highway 6, which is maintained by the State Highway Department. Huning Ranch will also have access from the south, through the Los Senderos Area Plan site, including a connection to the new interchange at I-25 and Morris Road. All of the streets within Huning Ranch were built to meet or exceed the Village subdivision standards.

A traffic impact analysis was 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 are 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 approval of the Huning Ranch Area Plan 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 de Los Lunas Preserve; one school site; 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.



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## 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 Municipal Code. 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).

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 65 acres of land designated as VL. The entire VL district has been platted and contains 58 lots.

### 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 ten (10) feet in height. Accessory uses and structures in excess of 120 square feet in area shall require a zoning approval from the Village of Los Lunas;

D. No motor home, recreational vehicle, 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;

- E. Properly registered home occupations through the Village of Los Lunas;
- F. Huning Ranch Project Office / Marketing Office / Sales promotion events, Homeowners Association Office; and
- G. Guest quarters.

### 2. Conditional Uses. These uses require approval of the Planning and Zoning Commission as outlined in 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; and
- 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.

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

- A. Dimensional Requirements are as follows:
  - i. Average Density: one (1) dwelling unit per acre.
  - ii. Maximum Density: one (1) dwelling unit per acre.
  - iii. Minimum Conventional Lot Area: one (1) net acre.
  - iv. Minimum Cluster Subdivision Lot Area: five thousand (5,000) square feet.
  - v. Conventional Lot Width: eighty (80) feet.
  - vi. Cluster Lot Width - forty-five (45) feet.
  - vii. Conventional Lot minimum setbacks: front - twenty (20) feet, side - five (5) feet, rear - twenty (20) feet.
  - viii. Cluster Subdivision Lot setbacks: front - twenty (20) feet, side - five



- (5) feet from sidewall to sidewall, rear – fifteen (15) feet.
- ix. Cluster Subdivisions may be developed using the zero lot line concept
- x. 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.
- xi. Maximum Building Height: twenty-six (26) feet.
- xii. 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 gambrel roof.
- B. Accessory structures are limited to the rear or side of the principal dwelling and shall comply with the placement requirements for accessory structures outlined in the Village of Los Lunas Municipal Code. Detached garages are permitted in the front of the principal dwelling provided the structure is architecturally integrated with the principal dwelling. A detached garage may be allowed in the front if part of initial construction of principal dwelling 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.
- C. 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.
- D. Fences and Walls. Fences and perimeter walls shall conform to the standards of the Village of Los Lunas Municipal Code, with the following exceptions:
  - i. 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.
  - ii. No wall or fence will be permitted in a public right-of-way;
  - iii. The use of barbed wire, concertina wire, razor ribbon, or other barbed tape obstacles is prohibited; and
  - iv. 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.
- E. Street Parking Requirements.
  - i. 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;
  - ii. Each parking space shall measure a minimum of nine (9) feet by twenty (20) feet; and
  - iii. 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.
- F. Lighting.
  - i. All exterior lighting shall be shielded source so as to direct all illumination down to the ground. Up-lighting is prohibited.
  - ii. Light poles and standards used to support outdoor light fixtures shall be anodized or otherwise coated to minimize glare from the light source.
  - iii. The use of high-pressure sodium, metal halide, or quartz lamps is prohibited for use outdoors.
- G. Cul-de-Sacs
  - i. 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.



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 101 acres of land zoned as L with an average density of 3 dwelling units per acre. The entire L district area has been platted and contains 441 lots.

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 workshops, tool sheds, and greenhouses, not to exceed ten (10) feet in height. Accessory uses and structures in excess of 120 square feet in area shall require a zoning approval from the Village of Los Lunas;
  - D. No motor home, recreational vehicle, 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;
  - E. Properly registered home occupations through the Village of Los Lunas;
  - F. Huning Ranch Project Office / Marketing Office / Sales promotion events, Homeowners Association Office; and
  - G. Guest quarters.
2. Conditional Uses. These uses require approval of the Planning and Zoning Commission as outlined in 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; and
  - 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.
3. District Standards. The following standards apply to all land uses within the L residential development district:
  - A. Dimensional Requirements are as follows:
    - i. Average Density: three (3) dwellings unit per acre.
    - ii. Maximum Density: four (4) dwellings unit per acre.
    - iii. Minimum Conventional Lot Area: eight thousand (8,000) square feet.
    - iv. Minimum Cluster Subdivision Lot Area: three thousand (3,000) square feet.
    - v. Minimum Conventional Lot Width: sixty (60) feet.
    - vi. Minimum Cluster Lot Width: thirty (30) feet.
    - vii. Minimum Conventional setbacks: front – twenty-five (25) feet, side – five (5) feet from sidewall to sidewall, rear – twenty (20) feet.
    - viii. Minimum Cluster Subdivision setbacks: front – twenty (20) feet, side – five (5) feet from sidewall to sidewall, rear – fifteen (15) feet.
    - ix. Cluster Subdivisions may be developed using the zero lot line concept.
    - x. All corner lots - primary side: twenty-five (25) feet, secondary side – ten (10) feet except when a rear yard abuts a front yard, the side yard setback shall be the same as a front yard setback.
    - xi. 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.
    - xii. 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.
    - xiii. Maximum Building Height: twenty-six (26) feet.
    - xiv. 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 gambrel roof.
- B. 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 and shall comply with the placement requirements for accessory structures outlined in the Village of Los Lunas Municipal Code. Detached garage are permitted in the front of the principal dwelling provided the structure is architecturally integrated with the principal dwelling.
- C. 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.
- D. Fences and Walls. Fences and perimeter walls shall conform to the standards of the Village of Los Lunas Municipal Code, with the following exceptions:
  - i. 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.
  - ii. No wall or fence will be permitted in a public right-of-way;
  - iii. The use of barbed wire, concertina wire, razors ribbon, or other barbed tape obstacles is prohibited; and
  - iv. 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.
- E. Off Street Parking Requirements.
  - i. 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;
  - ii. Each parking space shall measure a minimum of nine (9) feet by twenty (20) feet; and

- iii. 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.
- F. Lighting.
  - i. All exterior lighting shall be shielded source so as to direct all illumination down to the ground. Up-lighting is prohibited.
  - ii. Light poles and standards used to support outdoor light fixtures shall be anodized or otherwise coated to minimize glare from the light source.
  - iii. The use of high-pressure sodium, metal halide, or quartz lamps is prohibited for use outdoors.

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 125 acres of land within Huning Ranch zoned for M density. The maximum density is 6 dwelling units per acre within this development district. The entire M district area has been platted and contains 627 lots.

- 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, not to exceed ten (10) feet in height. Accessory uses and structures in excess of 120 square feet in area shall require a zoning approval from the Village of Los Lunas;
  - F. No motor home, recreational vehicle, 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 ;



- G. Properly registered home occupations through the Village of Los Lunas;
- H. Huning Ranch Project Office / Marketing Office / Sales promotion events, Homeowners Association Office; and
- I. Guest quarters.

2. Conditional Uses. These uses require approval of the Planning and Zoning Commission as outlined in 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; and
- 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.

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

- A. Dimensional Requirements are as follows:
  - i. Average Density: five (5) dwelling units per acre.
  - ii. Maximum Density: six (6) dwelling units per acre.
  - iii. Minimum Conventional Lot Area: four thousand five hundred (4,500) square feet.
  - iv. Minimum Cluster Subdivision Lot Area: twenty four hundred (2,400) square feet.
  - v. Conventional Lot Width: forty five (45) feet.
  - vi. Cluster Lot Width - thirty (30) feet.
  - vii. Conventional setbacks: front – fifteen (15) feet, side – five (5) feet from sidewall to sidewall, rear – fifteen (15) feet.
  - viii. Cluster Subdivision setbacks: front – fifteen (15) feet, side – five (5) feet from sidewall to sidewall, rear – fifteen (15) feet.
  - ix. Cluster Subdivisions may be developed using the zero lot line concept.
  - x. All corner lots – primary side: fif- teen (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.
- xi. 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.
- xii. 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.
- xiii. Maximum Building Height – twenty-six (26) feet.
- xiv. 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 gambrel roof.
- B. 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 and shall comply with the placement requirements for accessory structures outlined in the Village of Los Lunas Municipal Code. Detached garages are permitted in the front of the principal dwelling provided the structure is architecturally integrated with the principal dwelling. Except for garages, detached accessory structures are not permitted on any lot of less than four thousand (4,000) square feet.
- C. Fences and Walls. Fences and perimeter walls shall conform to the standards of the Village of Los Lunas Municipal Code, with the following exceptions:
  - i. 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.
  - ii. No wall or fence will be permitted



- in a public right-of-way;
- iii. The use of barbed wire, concertina wire, razor ribbon, or other barbed tape obstacles is prohibited; and
- iv. 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.

- i. 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;
- ii. Each parking space shall measure a minimum of nine (9) feet by twenty (20) feet; and
- iii. 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.

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

**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 42 acres of land designated as MH and the maximum allowable density is 10 dwelling units per acre 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 green houses, not to exceed ten (10) feet in height. Accessory uses and structures in excess of 120 square feet in area shall require a zoning approval from the Village of Los Lunas.;
- F. No motor home, recreational vehicle, 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;
- G. Properly registered home occupations through the Village of Los Lunas;
- H. Huning Ranch Project Office / Marketing Office / Sales promotion events, Homeowners Association Office; and
- I. Guest quarters.

2. **Conditional Uses.** These uses require approval of the Planning and Zoning Commission as outlined in 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; and
- 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.

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

- A. Dimensional Requirements are as fol-



lows:

- i. Average Density: eight (8) dwelling units per acre.
- ii. Maximum Density: ten (10) dwelling units per acre.
- iii. Minimum Conventional Lot Area: four thousand (4,000) square feet.
- iv. Minimum Cluster Subdivision Lot Area: twenty four hundred (2,400) square feet.
- v. Minimum Townhouse Lot Area: twenty four hundred (2,400) square feet.
- vi. Minimum Conventional Lot Width: forty (40) feet.
- vii. Minimum Cluster Lot Width: thirty (30) feet.
- viii. Minimum Townhouse Lot Width: thirty (30) feet.
- ix. Minimum Conventional setbacks: front - 10 feet, side - 3feet 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.
- x. Minimum Cluster Subdivision setbacks: front - 10 feet, side - 5 feet from sidewall to sidewall, rear - 15 feet.
- xi. Minimum Townhouse and Condominium yard setbacks: front 10 - feet, side - 0, rear -15 feet, and 15 feet between structure groups.
- xii. Cluster Subdivisions may be developed using the zero lot line concept.
- xiii. 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 front yard setback.
- xiv. 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.
- xv. 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.
- xvi. Maximum Building Height: twenty-six (26) feet.

xvii. 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.

B. 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 and shall comply with the placement requirements for accessory structures outlined in the Village of Los Lunas Municipal Code. Detached garages are permitted in front of the principal dwelling provided the structure is architecturally integrated with the principal dwelling.

- i. Except for garages, detached accessory structures are not permitted on any lot of less than four thousand (4,000) square feet.
- ii. Accessory structures shall be setback five (5) feet from the rear and side property lines.

C. Fences and Walls. Fences and perimeter walls shall conform to the standards of the Village of Los Lunas Municipal Code, with the following exceptions:

- i. 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.
- ii. No wall or fence will be permitted in a public right-of-way;
- iii. The use of barbed wire, concertina wire, razor ribbon, or other barbed tape obstacles is prohibited;
- iv. 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
- v. 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.

D. Off-Street Parking Requirements.

- 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;
- Each parking space shall measure a minimum of nine (9) feet by twenty (20) feet; and
- 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.

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

**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 options for the Village. The district remains to allow for future rezonings, if desired. Within Huning Ranch there are 25 acres of land designated for H density development and the average density in the H development district is 15 dwelling units per acre.

- Permitted Uses.
  - Duplexes, Townhouses, Condominiums, Apartments and Horizontal Multi-Family Detached; but not to exceed the maximum density allowed in H development district.
  - Accessory uses and structures including manager's office, laundry facilities, club rooms, and recreational facilities;
  - Public Parks; and

D. Properly registered home occupations through the Village of Los Lunas.

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

- Public utility structures, provided they are fenced and appropriately landscaped;
- Religious facilities; and
- Public and private schools.

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

- Dimensional Requirements are as follows. The following Table shows the requirements for the Build to Rent:
  - Average Density: fifteen (15) dwelling units per acre.
  - Maximum Density: twenty-five (25) dwelling units per acre.
  - Minimum Conventional Lot Area: five thousand (5,000) square feet.
  - Minimum Cluster Subdivision Lot Area: twenty-four hundred (2,400) square feet.
  - Minimum Townhouse Lot Area – twenty-four hundred (2,400) square feet.
  - Minimum Conventional Lot Width - fifty (50) feet.
  - Minimum Cluster Lot Width - thirty (30) feet.
  - Minimum Townhouse Lot Width thirty (30) feet.

TABLE 3: HORIZONTAL MULTI-FAMILY DETACHED PAD REQUIREMENTS

Development Standards	Proposed PAD
Min. Lot Area per unit	NA
Min. Lot Width	NA
Min. Lot Depth	NA
Max. Dwelling Unit Density (gross)	15 du/ac
Max. Lot Coverage	NA
Max. Building Height	26'
Required distance between buildings	10'



TABLE 3: HORIZONTAL MULTI-FAMILY DETACHED PAD REQUIREMENTS

Development Standards	Proposed PAD
<b>Min. Street Landscape Setbacks (Perimeter)</b>	
Front	20'
Rear	4'
<b>Min. Landscape Setbacks (Perimeter)</b>	
Perimeter (Adjacent to Commercial)	15'
South (Adjacent to Multi-Family)	10'
<b>Min. Building Setbacks</b>	
Front (Huning)	25'
Interior Side (NM6, Perimeter, Commercial)	20'
Interior Side (Perimeter, Medium Density Residential/RF)	16'
Rear	25' for multistory 10' for single story

- ix. Minimum Conventional setbacks - front – fifteen (15) feet, side – five (5) feet from sidewall to sidewall, rear – fifteen (15) feet.
- x. Minimum Cluster Subdivision setbacks - front – fifteen (15) feet, side – five (5) feet from sidewall to sidewall, rear – fifteen (15) feet.
- xi. Minimum Townhouse yard setbacks - front - ten (10) - feet, side – 0 feet, rear – fifteen (15) feet, and fifteen (15) feet between structure groups.
- xii. Cluster Subdivisions may be developed using the zero lotline concept.
- xiii. 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.
- xiv. 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.
- xv. Apartment setbacks as approved

on a site plan by the Village of Los Lunas.

xvi. All garages must be setback a minimum of twenty (20) feet.

xvii. Maximum Building Height – fifty (50) feet for multiple dwelling structures and twenty-six (26) feet for single family units.

xviii. 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 gambrel roof.

B. Fences and Walls. Fences and perimeter walls shall conform to the standards of the Village of Los Lunas Municipal Code, with the following exceptions:

- C. 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;
  - i. No wall or fence will be permitted in a public right-of-way;
  - ii. The use of barbed wire, concertina wire, razor ribbon, or other barbed tape obstacles is prohibited;
  - iii. 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
  - iv. Where apartments or horizontal multi-family detached 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. The minimum required setback shall be reduced to ten (10) feet where Multi-Family Detached units are single story. No wall or fence shall be required if there is a buffer space of more than one hundred (100) feet between



adjacent habitable structures.

D. Off Street Parking Requirements.

- v. Parking is determined one (1) space per one (1) bedroom, one and a half (1.5) spaces per two-bedroom and two (2) spaces per three-bedroom or more, and one (1) guest space for every ten (10) required spaces;
- vi. Each parking space shall measure a minimum of nine (9) feet by twenty (20) feet;
- vii. Driving aisles within apartment parking lots shall have a minimum width of twenty-five (25) feet;
- viii. 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.

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. A mixture of small and large lots are allowed on the same block and within neighborhoods. There are 132 acres of land within Huning Ranch zoned for MD density. The average density is 5.65 dwelling units per acre within this development district, allowing an average total of 745 dwelling units in this district. At the time of the 2022 plan amendment, 523 lots have been platted in the zone district.

1. Permitted Uses.

- A. One (1) single-family dwelling unit per lot in designated single-family areas.
- B. Duplexes, Townhouses, and Condo minimums 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, not to exceed ten (10) feet in height. Accessory uses and structures in excess of 120 square feet in area shall require a zoning approval from the Village of Los Lunas;

- F. No motor home, recreational vehicle, 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;
- G. Properly registered home occupations through the Village of Los Lunas;
- H. Huning Ranch Project Office / Marketing Office / Sales promotion events, Homeowners Association Office; and
- I. Guest quarters;
- J. Recreation Centers with amenities such as playgrounds, turf areas, recreational fields and courts, pools, and buildings used for recreation activities and incidental uses;
- K. Private parks and open space.

2. Conditional Uses. These uses require approval of the Planning and Zoning Commission as outlined in 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; and
- 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.

3. District Standards. The following standards apply to Single-Family and Multi-Family uses within the MD residential development district:

- A. Single Family Areas. Dimensional Requirements are as follows:
  - i. Average Density: six (6) dwelling units per acre.
  - ii. Maximum Density: seven (7) dwelling units per acre.
  - iii. Minimum Conventional Lot Area: four thousand (4,000) square feet.



- iv. Minimum Cluster Subdivision Lot Area: twenty four hundred (2,400) square feet.
- v. Conventional Lot Width: forty (40) feet.
- vi. Cluster Lot Width - thirty (30) feet.
- vii. 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.
- viii. 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.
- ix. Cluster Subdivisions may be developed using the zero lot line concept.
- x. 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.
- xi. 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.
- xii. 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.
- xiii. 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.
- xiv. Covered rear yard patios or porches are permitted within the rear yards setback so long as the space is unheated and they do not extend within five (5) feet of the rear property line.
- xv. Maximum Building Height – twenty-six (26) feet.
- xvi. 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 gambrel roof.
- xvii. 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 and shall comply with the placement requirements for accessory structures outlined in the Village of Los Lunas Municipal Code. Detached garages are permitted in the front of the principal dwelling, provided the structure is architecturally integrated with the principal dwelling.
- xviii. Except for garages, detached accessory structures are not permitted any lot of less than four thousand (4,000) square feet.
- xix. Accessory structures shall be setback five (5) feet from the rear and side property lines.

B. Multi-Family Areas: Dimensional Requirements are as follows:

- i. Average Density: ten (10) dwelling units per acre.
- ii. Maximum Density: fifteen (15) dwelling units per acre.
- iii. Minimum Conventional Lot Area: five thousand (5,000) square feet.
- iv. Minimum Cluster Subdivision Lot Area: twenty-four hundred (2,400) square feet.
- v. Minimum Townhouse Lot Area – twenty-four hundred (2,400) square feet.
- vi. Minimum Conventional Lot Width - fifty (50) feet.
- vii. Minimum Cluster Lot Width - thirty (30) feet.
- viii. Minimum Townhouse Lot Width - thirty (30) feet.
- ix. 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.

- x. 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.
- xi. 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.
- xii. Cluster Subdivisions may be developed using the zero lot line concept.
- xiii. All corner lots - primary side - 15 feet, secondary side - 10 feet except where a rear yard abuts a front yard, the side yard setback shall be the same as a front yard setback.
- xiv. All garages must be setback a minimum of twenty (20) feet.
- xv. Maximum Building Height – fifty (50) feet for multiple dwelling structures and twenty-six (26) feet for single family units.
- xvi. 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 gambrel roof.

C. Fences and Walls. Fences and perimeter walls shall conform to the standards of the Village of Los Lunas Municipal Code, with the following exceptions:

- i. 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.
- ii. No wall or fence will be permitted in a public right-of-way;
- iii. The use of barbed wire, concertina wire, razor ribbon, or other barbed tape obstacles is prohibited; and
- iv. 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.

- i. There shall be a minimum of two (2) off-street parking spaces. Interior garage and car port spaces may be included in this count;
- ii. Each parking space shall measure a minimum of nine (9) feet by twenty (20) feet; and
- iii. 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.

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

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. There are 40 acres of land within Huning Ranch zoned for commercial development.

1. Permitted Uses. All uses allowed in this commercial development district must be located adjacent to a designated collector or arterial street:
  - A. Duplexes, townhouses, condominium, horizontal multi-family detached housing and apartments;
  - B. Accessory uses and structures including manager's office, laundry facilities, club rooms, and recreation facilities;
  - C. Public Parks;
  - D. Properly registered home occupations through the Village of Los Lunas;
  - E. Religious facilities;
  - F. Public utility distribution structures;
  - G. Governmental Offices and facilities;
  - H. Any of the following business and



- commercial establishments:
  - I. Commercial retail and services;
  - J. General and professional offices;
  - K. Banking and financial services;
  - L. Medical and related facilities;
  - M. Business and personal services;
  - N. Eating and drinking establishments;
  - O. Hotels and motels;
  - P. Shopping centers;
  - Q. Private educational facilities; and
  - R. Health club.
  - F. Accessory uses and structures.

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

- A. Self-storage mini-warehouses provided that:
  - i. Interior driving aisle within parking lots shall have a minimum width of twenty-four (24) feet; and
  - ii. All structures shall be set back twenty (20) feet from all property lines.
- B. Oversized Vehicle Storage Yards provided that:
  - i. 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.
  - ii. All structures shall be set back twenty (20) feet from all property lines.

3. District Standards.

- A. Dimensional Requirements are as follows:
  - iii. Minimum Lot Area: five thousand (5,000) square feet.
  - iv. Minimum Lot Width: twenty-five (25) feet.
  - v. Minimum Setbacks: front – fifteen (15) feet, side - 0 feet, if attached, ten (10) feet if detached, rear – ten (10) feet.
  - vi. All corner lots; primary side: fifteen (15) feet, secondary side: ten (10) feet.
  - vii. Maximum Building Height - fifty (50) feet.
  - viii. 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. Fences and perimeter walls shall conform to the standards of the Village of Los Lunas Municipal Code, with the following exceptions:

- i. 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;
- ii. No wall or fence will be permitted in a public right-of-way;
- iii. The use of barbed wire, concertina wire, razor ribbon, or other barbed tape obstacles is prohibited;
- iv. 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

C. Where businesses are constructed adjacent to existing single family dwellings, the Village of Los Lunas bulk and density requirements for setbacks shall apply.

