

Sandoval County, New Mexico — CD-RRE Zoning Guidelines

(Rio Rancho Estates Community District)
Updated for Clients / Landowners

Introduction

This document summarizes the zoning regulations for the **CD-RRE (Rio Rancho Estates Community District)** in unincorporated Sandoval County, New Mexico. These guidelines outline permitted uses, development requirements, and key land-use standards that apply to parcels within this zoning district. Information is based on the Sandoval County Comprehensive Zoning Ordinance and Rio Rancho Estates District Standards. [DocDroid+1](#)

1. Zoning District Overview

Zoning Designation: CD-RRE – *Rio Rancho Estates Community District*

Located in: Unincorporated areas of the County outside the city limits of Rio Rancho.

Purpose/Intent:

The CD-RRE district is established to provide for the orderly, rural residential development of Rio Rancho Estates. It is intended to promote the health, safety, and welfare of residents while recognizing the unique character of the community. [DocDroid](#)

2. Permitted Land Uses

Primary Uses Allowed:

- All uses permitted in the County's Rural Residential/Agricultural (RRA) district (e.g., single-family dwellings). [DocDroid](#)

Residential:

- Single-family homes on permanent foundations. [DocDroid](#)
- Manufactured homes permitted if placed on permanent foundation consistent with NM Manufactured Housing Division rules. [DocDroid](#)

Livestock & Agriculture:

- Livestock allowed subject to minimum lot size and nuisance control (e.g., horses/cattle: ½ acre per animal; sheep/goats/pigs: ½ acre up to 5 animals). [DocDroid](#)
- Animals must be confined onsite and odors controlled. [DocDroid](#)

Other Uses:

- Additional uses may be permitted if allowed in RRA under County zoning. [DocDroid](#)
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3. Key Development Standards

Minimum Dwelling Requirements — Rio Rancho Estates (District Standards):

- **Minimum square footage:** 1,080 ft² (approx. 100 m²). [Sandoval County](#)
 - **Minimum home footprint:** 24' width × 42' length. [Sandoval County](#)
 - **Foundation:** All dwelling units must be placed on a permanent foundation; manufactured homes must comply with NMAC foundation standards. [DocDroid+1](#)
 - **Garage Requirement:** A two-car garage (attached or detached) must be completed prior to Certificate of Occupancy. [Sandoval County](#)
 - **Roof & Facade:**
 - Pitched roofs: corrugated metal or tile materials. [Sandoval County](#)
 - Flat roofs: minimum 12-inch stucco parapet. [Sandoval County](#)
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4. Utilities & Shared Wells

- Shared wells may serve up to **3 contiguous parcels** if permitted under NM law (New Mexico Statutes). [DocDroid](#)
 - Each parcel served must be contiguous to avoid splitting service beyond allowable connections. [DocDroid](#)
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5. Setbacks & Special Site Standards

Specific setbacks and additional dimensional standards are outlined in detailed County documents and may vary by location within the Estates.

Example from district standards:

- Where a dwelling abuts certain major streets, a front setback of **75'** may be required, and a masonry wall may be mandated along street frontage (6' height on sides, 3' height at frontage). [Sandoval County](#)
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6. Building Permits & Compliance

- Building permit compliance is verified through the **Sandoval County Planning & Zoning Department** and the **New Mexico CID / Manufactured Housing Division** prior to construction. [Sandoval County](#)
 - Zoning compliance and floodplain determination checklists are required before submitting building permit applications. [Sandoval County](#)
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Important Notes

- **RV & Temporary Structures:** RVs and temporary dwellings are generally *not allowed* as permanent residences; permanent foundations and full compliance with County standards are expected for long-term occupancy. (*Specific RV use rules may be found in full ordinance text.*)
 - This summary provides guidance — **specific properties may have unique conditions** (easements, overlays, special use conditions).
 - Always verify with **Sandoval County Planning & Zoning** for current and precise standards before development. [Sandoval County](#)
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References & Resources

- **Sandoval County Comprehensive Zoning Ordinance (CZO)** – includes CD-RRE zoning standards. [Sandoval County](#)
- **CD-RRE Zone Section (9(2.2))** — intent, uses, and livestock standards. [DocDroid](#)
- **Rio Rancho Estates District Standards** — minimum home size & site requirements. [Sandoval County](#)
- **Sandoval County Planning & Zoning Department** — for permits, compliance checklists. [Sandoval County](#)

Please feel free to reach out if you have any questions or need further assistance.
I'd be happy to help.

Best regards,
Efrat Meiri