

HORIZONLAND PROPERTIES LLC

Rio Rancho Estates - Zoning Summary

Zoning	CD-RRE - Rio Rancho Estates Community District
Area	Rio Rancho Estates, Sandoval County, New Mexico
Property	0.5-acre parcel Unit 23, Block 123, Lot 20

What CD-RRE Means

CD-RRE is intended for rural residential development in portions of Rio Rancho Estates located outside the municipal limits of the City of Rio Rancho. The district allows all permissive uses of the RRA Rural Residential/Agricultural District, including one dwelling unit per lot.

Key Residential Standards

- **Permanent foundation:** All dwelling units must be placed on a permanent foundation. Non-site-built homes must comply with New Mexico Manufactured Housing Division permanent-foundation rules.
- **Minimum dwelling size:** At least 1,008 sq ft of habitable area, with a minimum width of 24 ft and minimum length of 42 ft.
- **Garage:** An attached or detached garage designed for at least two cars must be constructed before an occupancy permit is issued.
- **Residential setbacks:** Generally 20 ft front, 10 ft side and 10 ft rear.
- **Design standards:** Dwelling units are subject to exterior-finish and roof-design requirements in the county ordinance.

Additional Permitted Uses

The underlying RRA permissions also include certain agricultural activities, home occupations, short-term rentals, in-law quarters, public parks/open space and other listed uses, subject to applicable county requirements.

Important: This is a brief summary prepared by HorizonLand Properties LLC from the Sandoval County zoning sections provided for this property. It is not a substitute for the complete county ordinance, permitting review, or independent buyer due diligence. Buyers should verify all proposed uses directly with Sandoval County and other applicable authorities.

Source: Sandoval County Comprehensive Zoning Ordinance, Section 9 (1) RRA and Section 9 (2.2) CD-RRE.