

SECTION 10. PREPLATTED LANDS DISTRICT (PL).

- A. Intent. This zone district provides for the appropriate development of pre-platted subdivisions which are not considered adequate by current planning or environmental standards. This zone district is comprised of subdivisions platted and placed on record with the County Clerk prior to 1973, often held in multiple ownership, and substantially or totally undeveloped. This zone district is established to encourage and promote private land readjustment through techniques such as subdivision re-platting, land pooling, and lot consolidation, followed by a chance to a more appropriate zone district, if necessary.

Permissive and Conditional Uses. No building, structure, or land shall be used or occupied except as indicated and for the purposes permitted in this zone district. Uses permitted by right and uses allowed upon obtaining a Conditional Use Permit are described in the Torrance County Zoning Table of Land Uses, which is attached as Appendix 1.

[REV: Ord. No. 2008-003,4/23/08]

- B. District Standards. The following standards apply to all land uses within this zone district:

1. Lots shall not be further subdivided or re-platted into lots smaller than the nearest prevailing zone district.
[REV: Ord. No. 2008-003, 4/23/08]
2. In the event that contiguous lots within a specified area are assembled for readjustment and a master plan or site plan for future development is proposed, then such area shall be subject to the setback requirements established for the RR zone district.
REV: Ord. No. 95-5, 6/10/95
3. The Zoning Board may determine that a zone change or variance, instead of a Conditional Use Permit, is more appropriate for a proposed development in the zone district.
[REV: Ord. No. 2008-003, 4/23/08]
4. A proposed land use must comply with Section 23, pertaining to water usage.
[REV: Ord. No. 97-7, 6/27/97]

SECTION 11. RURAL RESIDENTIAL DISTRICT (RR).

- A. Intent. This zone district accommodates rural residential development and certain agricultural uses such as irrigated croplands and limited livestock management. Large-lot residential land subdivision is characteristic of this district.

- B. Permissive and Conditional Uses. No building, structure, or land shall be used or occupied except as indicated and for the purposes permitted in this zone district. Uses permitted by right and uses allowed upon obtaining a Conditional Use Permit are described in the Torrance County Zoning Table of Land Users, which is attached as Appendix 1.

[REV: Ord. No. 2008-003, 4/23/08]

C. District Standards. The following standards apply to all land uses within this zone district:

1. Minimum lot size shall be two and one-half acres for dwelling units served by individual private wells, and one acre for dwelling units with connections to a centralized water system. For purposes of determining minimum lot size, the calculation of acreage shall include common easements and private roadways for ingress and egress for adjoining lots. A shared domestic well permitted under Section 72-12-1 NMSA 1978 does not qualify as a "centralized water system."
[REV: Ord. No. 2001-2, 3/14/01; Ord. No. 2008-003, 4/23/08]
2. A proposed land use must comply with Section 23, pertaining to water usage. [REV: Ord. No. 97-7, 6/27/97; Ord. No. 2008-003, 4/23/08]
3. Inoperable vehicles or vehicles which have no current registration or licensing stored on a parcel of land are limited to two (2) on a ½ acre lot. Additional inoperable or un-registered vehicles may be allowed at one (1) per additional acre of land but in no case shall exceed five (5) regardless of parcel acreage. Inoperable vehicles stored on a property shall be kept from view behind a wall and have body parts and glazing intact.
[REV: Ord. No. 2008-003, 4/23/08]
4. Raising, breeding, management, and sales of livestock subject to the following requirements:
 - a. Areas devoted to livestock shall be maintained to discourage the concentration and breeding of insects and rodents which are detrimental to human habitation;
 - b. It shall be unlawful for any owner or keeper of livestock to allow such livestock to run at large on public right-of-way;
 - c. The number of livestock on the parcel shall not exceed an average density of one head per two acres;
[REV: Ord. No. 2001-2, 3/14/01]

- d. The above described restriction does not apply to animals for non-commercial use as follows:
- 1) A lot ranging between ½ acre and 1 acre in area, may support no more than two (2) horses or two (2) cows or an equivalent number of sheep or goats. Additional non-commercial livestock units are allowed based upon one (1) horse or cow unit or equivalent per each additional acre of land.
 - 2) Exception: Livestock, including pigs, temporarily raised for educational purposes by children belonging to a recognized organization such as 4H or Future Farmers of America are not restricted.
[REV: Ord. No. 2008-003, 4/23/08]

5. Commercial agricultural operations are prohibited within the bounds of Types 1 & 2 subdivisions as defined in Article 2 of the Torrance County Subdivision Regulations. In Types 3, 4, & 5 subdivisions a Conditional Use Permit may be required. Commercial horticultural operations involved with the cultivation and harvesting of medical cannabis are prohibited. [REV: Ord. No. 2008-003, 4/23/08]

APPENDIX 1: TORRANCE COUNTY TABLE OF LAND USES

| KEY | | |
|-------|--|----------|
| Zone | District Type | See Page |
| C | Conservation | 13 |
| A | Agricultural | 15 |
| AP-5 | Agricultural Preservation, 5 acre min | 17 |
| AP-10 | Agricultural Preservation, 10 acre min | 17 |
| AP-40 | Agricultural Preservation, 40 acre min | 17 |
| RR/PL | Rural Residential/Pre-Platted | 19-20 |
| D-1 | Minor Development | 21 |
| D-2 | Major Development | 23 |
| D-3 | Adult Land Use | 25 |
| VCP | Village Community Preservation | 33 |
| RCP | Rural Community Preservation | 34 |
| SU | Special Use | 39 |

FOR ALLOWED USES:

C = Conditional Land Use requiring a Conditional Use Permit

P = Permissive Land Use

S = Requires Special Use Zone

Uses not enumerated in the Torrance County Zoning Table of Land Uses are not necessarily excluded. Section 4 of this Ordinance provides a procedure for making interpretations of use.

| ALLOWABLE LAND USE | ZONE DISTRICTS | | | | | | | | | | | | | | |
|--|-----------------|----------------|-----------------|---|---|------|-------|-------|-------|-----|-----|-----|-----|-----|----|
| | C = Conditional | P = Permissive | S = Special Use | C | A | AP-5 | AP-10 | AP-40 | RR/PL | D-1 | D-2 | D-3 | VCP | RCP | SU |
| Accessory commercial buildings | | | | | | | | | | C | P | | | | |
| Accessory uses and structures | P | P | | | | | | | P | | | | P | P | |
| Accessory uses and structures (stripped-out mobile home) | C | C | | | | | | | C | | | | C | C | |
| Accounting, bookkeeping, CPA | | | | | | | | | | P | P | | | | |
| Agricultural, not Large Feedlot | | | | | | | | | | | | | | | |
| Agricultural production, low intensity production agriculture | P | | | | | | | | | | | | | P | |
| Low intensity agricultural operations such as livestock grazing and related ranching activities | P | | | | | | | | | | | | | P | |
| Airports | | | | | | | | | | | | | | | S |
| Ambulance service, rescue service | | | | | | | | | | P | P | | | | |
| Amusement parks, carnival, circus | | | | | | | | | | | C | | | | |
| Animal shelter, animal pound, animal kennel | | | | | | | | | | | P | | | | |
| Antique dealers | | | | | | | | | | P | P | | | | |
| Appliance sales, service, and repair | | | | | | | | | | P | P | | | | |
| Art gallery or museum | | | | | | | | | | P | P | | | | |
| Auction house (excluding livestock) | | | | | | | | | | | P | | | | |
| Automobile, truck, trailer, camper, RV, boat, sales, service, repair, rental | | | | | | | | | | C | P | | | | |
| Bakery, confectionery | | | | | | | | | | P | P | | | | |
| Ballrooms, dancing instruction | | | | | | | | | | P | P | | | | |
| Bank, ATM, Savings and Loan, Credit Union | | | | | | | | | | P | P | | | | |
| Barber or beauty shop | | | | | | | | | | P | P | | | | |
| Bars, lounges, package liquor sales | | | | | | | | | | C | P | | | | |
| Boarding, rooming, or lodging house for no more than 12 residents | | | | | | | | | C | P | | | C | | |
| Books, video, compact disk sales, service, and rental | | | | | | | | | | P | P | | | | |
| Bottling plant | | | | | | | | | | | P | | | | |
| Bowling alley, video game arcade | | | | | | | | | | P | P | | | | |
| Bus (common carriers) depot | | | | | | | | | | C | P | | | | |
| Business, service, and commercial establishments, primarily serving agricultural and agricultural-related uses | | | | | C | C | C | | | | | | | | |

| ALLOWABLE LAND USE | ZONE DISTRICTS | | | | | | | | | | | | | | |
|---|-----------------|----------------|-----------------|---|---|------|-------|-------|-------|-----|-----|-----|-----|-----|----|
| | C = Conditional | P = Permissive | S = Special Use | C | A | AP-5 | AP-10 | AP-40 | RR/PL | D-1 | D-2 | D-3 | VCP | RCP | SU |
| Cabinets, furniture, upholstery, manufacture, sales, and services | | | | | | | | | | C | P | | | | |
| Cable TV, receiving center, distribution center, service center | | | | | | | | | | C | P | | | | |
| Candle, manufacture | | | | | | | | | | | P | | | | |
| Car wash | | | | | | | | | | | P | | | | |
| Carpet, floor coverings, cleaning, and sales | | | | | | | | | | P | P | | | | |
| Ceramics sales | | | | | | | | | | P | P | | | | |
| Ceramics, manufacture | | | | | | | | | | | C | | | | |
| Churches, places of worship | | | | | | | | | | C | P | | | | |
| Clinic (dental or medical), hospital, sanatorium, nursing home | | | | | | | | | | P | P | | | | |
| Clothing or dry goods sales | | | | | | | | | | P | P | | | | |
| Club, lodge (with liquor license) | | | | | | | | | | C | P | | | | |
| Club, lodge (without liquor license) | | | | | | | | | | P | P | | | | |
| Cold storage plant | | | | | | | | | | | P | | | | |
| Commercial or cooperative cemetery, mausoleum, or crematory | | | | | | | | | | | | | | | S |
| Communication structures and facilities | C | C | C | C | C | C | | | | | | | | C | |
| Construction contractor, building trade contractor, storage, sales, and service | | | | | | | | | | C | P | | | | |
| Convenience services along a highway such as a service/gas station, or restaurant | | C | | | | | | | | | | | | | |
| Correction, detention, or penal institution | | | | | | | | | | | | | | | S |
| Cultivation and harvesting of plants and croplands | P | P | P | P | P | P | P | | | | | | | P | |
| Dairies, slaughter houses, and Large Feedlots containing more than 200 head of animals | | | | | | | | | | | | | | | S |
| Dairy products, wholesale | | | | | | | | | | | P | | | | |
| Data processing, computers, electronics, sales, service, repair | | | | | | | | | | P | P | | | | |
| Day care or child care services as regulated by the New Mexico Children Youth and Families Department | | | | | | | | | C | | | | C | | |
| Department store, variety store, sales | | | | | | | | | | P | P | | | | |

| ALLOWABLE LAND USE | ZONE DISTRICTS | | | | | | | | | | | | | | |
|---|-----------------|----------------|-----------------|---|---|------|-------|-------|-------|-----|-----|-----|-----|-----|----|
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| Drug store, pharmacy, cosmetics, sales | | | | | | | | | | P | P | | | | |
| Dude ranch or other agricultural work experience or vacation operation | C | C | | | | | | | | | | | | C | |
| Dwelling unit (cluster or multiple) | | | | | | | | | | P | P | | | | |
| Dwelling unit (singular) one unit per lot | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Dwelling unit, one temporary unit for watchman, groundskeeper, or medical care-taker | | | | | | C | P | C | C | P | | | C | | |
| Dwelling unit, one permanent supplemental residential unit per 40 acres | C | C | C | C | C | | | | | | | | | C | |
| Dwelling unit, agriculture production exemption for parcels of 160 acres or more, one permanent supplemental residential unit per 40 acres | P | P | P | P | P | | | | | | | | | P | |
| Equipment and tools, rental, sales, or service | | | | | | | | | | P | P | | | | |
| Essential public utilities distribution structures | C | C | C | C | C | C | C | C | | | | | C | C | |
| Farm equipment stores, animal feed stores, tack shops, and other agricultural support sales and services | | | | | | C | C | C | | C | P | | | | |
| Fireworks stand (temporary), sales | | | | | | | | | | C | P | | | | |
| Floral shop, plant store | | | | | | | | | | P | P | | | | |
| Feedlot, Large | | | | | | | | | | | | | | | S |
| Feedlot, Small | | C | C | C | C | | | | | | | | | | |
| Food products, sales or storage | | | | | | | | | | P | P | | | | |
| Food store, grocery store, convenience store | | | | | | | | | | P | P | | | | |
| Fuel wholesalers and storage (gasoline, liquefied petroleum) provided that all facilities shall not be within 500 feet of any dwelling unit unless sufficient blast, explosion, or fire confinement structures are installed according to appropriate State regulatory agencies | | | | | | | | | | | | | | | S |
| Funeral home, mortuary | | | | | | | | | | P | P | | | | |
| Gasoline service station, commercial garage | | | | | | | | | | C | P | | | | |
| Gift shop, crafts store, curios shop | | | | | | | | | | P | P | | | | |
| Glass products, sales, service, installation | | | | | | | | | | P | P | | | | |

| ALLOWABLE LAND USE | ZONE DISTRICTS | | | | | | | | | | | | | | |
|---|-----------------|----------------|-----------------|---|---|------|-------|-------|-------|-----|-----|-----|-----|-----|----|
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| Greenhouse, nursery, landscaper | | | | | | | | | | P | P | | | | |
| Gunsmith, gun sales, service, shooting range (indoor or outdoor) | | | | | | | | | | P | P | | | | |
| Hardware sales | | | | | | | | | | P | P | | | | |
| Home furnishings, sales and services | | | | | | | | | | P | P | | | | |
| Home occupation | C | C | C | C | C | C | C | C | C | C | P | | C | C | |
| Horse breeding, boarding, riding and training activities (including necessary facilities for such activities) | P | P | | | | | | | | | | | | C | |
| Hospital equipment and supplies, sales and services | | | | | | | | | | P | P | | | | |
| Hospital, sanatorium, in-patient care facility, or mental institution | | | | | | | | | | | | | | | S |
| Hotel, motel, motor lodge | | | | | | | | | | C | P | | | | |
| Ice cream store | | | | | | | | | | P | P | | | | |
| Interior decorator | | | | | | | | | | P | P | | | | |
| Janitorial service and supplies | | | | | | | | | | P | P | | | | |
| Jewelry, sales and manufacture | | | | | | | | | | P | P | | | | |
| Kennels (Residential: 6 to 9 dogs, cats or combination thereof; requires Animal Control Ordinance permit) | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Kennels (Commercial: 10 or more dogs, cats or combination thereof; requires Animal Control Ordinance permit) | P | P | C | C | C | C | C | C | C | P | P | C | C | P | |
| Kennels (Foster/Rescue: 10 or more dogs, cats or combination thereof; requires Animal Control Ordinance permit) | P | P | C | C | C | C | C | C | C | P | P | C | C | P | |
| Laboratory, dental or medical | | | | | | | | | | P | P | | | | |
| Laboratory, research | | | | | | | | | | | C | | | | |
| Large-scale commercial processing of agricultural products | | | | C | C | C | | | | | | | | | |
| Laundromat, dry cleaner | | | | | | | | | | P | P | | | | |
| Library (Public) | | | | | | | | | | P | P | | | | |
| Linen supply, sales and service | | | | | | | | | | P | P | | | | |
| Liquor wholesaler | | | | | | | | | | | P | | | | |
| Livestock grazing and related ranching activities | | P | | | | | | | | | | | | | |

| ALLOWABLE LAND USE | ZONE DISTRICTS | | | | | | | | | | | | | | |
|--|-----------------|----------------|-----------------|---|---|------|-------|-------|-------|-----|-----|-----|-----|-----|----|
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| Livestock related training facilities, e.g. rodeo training facilities, roping arenas, vet training facilities, etc. | | P | | | | | | | | | | | | | |
| Livestock raising, breeding, management and sales, as long as such use is not a Feedlot | P | P | P | P | P | P | P | P | | | | | | P | |
| Livestock exotic, including exotic birds and wildlife, raising, breeding, management and sales, as long as such use is not a Feedlot | P | P | C | P | P | | | | | | | | | P | |
| Locksmith | | | | | | | | | | P | P | | | | |
| Low intensity agricultural operations such as livestock grazing and related ranching activities | P | | | | | | | | | | | | | P | |
| Lumber yard, sales and storage, firewood sales and storage | | | | | | | | | | | P | | | | |
| Major power generation facilities including fuel-fired power plants as well as region-serving developments of solar or wind-driven energy generators | | | | | | | | | | | | | | | S |
| Masonry, plastics, fiberglass, sales and service | | | | | | | | | | | P | | | | |
| MET Tower | C | C | C | C | C | C | C | C | C | C | C | C | C | C | |
| Mining, processing, or stockpiling of rock, sand, gravel, clay, or similar materials; provided it complies with requirements for land rehabilitation | | | | | | | | | | | | | | | S |
| Mobile Home Park, subject to special requirements | | | | | | | | | | | | | | | S |
| Mobile home sales, service, repair | | | | | | | | | | | P | | | | |
| Motorcycles, sales, service, repair, rental | | | | | | | | | | C | P | | | | |
| Moving and transfer company (including warehouse) | | | | | | | | | | | P | | | | |
| Music store | | | | | | | | | | P | P | | | | |
| Office equipment and supplies, sales, services | | | | | | | | | | P | P | | | | |
| Offices, professional, semi-professional, administrative, clerical | | | | | | | | | | P | P | | | | |
| Offices, temporary | | | | | | | | | | C | P | | | | |
| Ornamental iron products, sales, assembly, repair | | | | | | | | | | C | P | | | | |
| Other low intensity production agriculture | P | | | | | | | | | | | | | P | |
| Outdoor flea market | | | | | | | | | | | C | | | | |

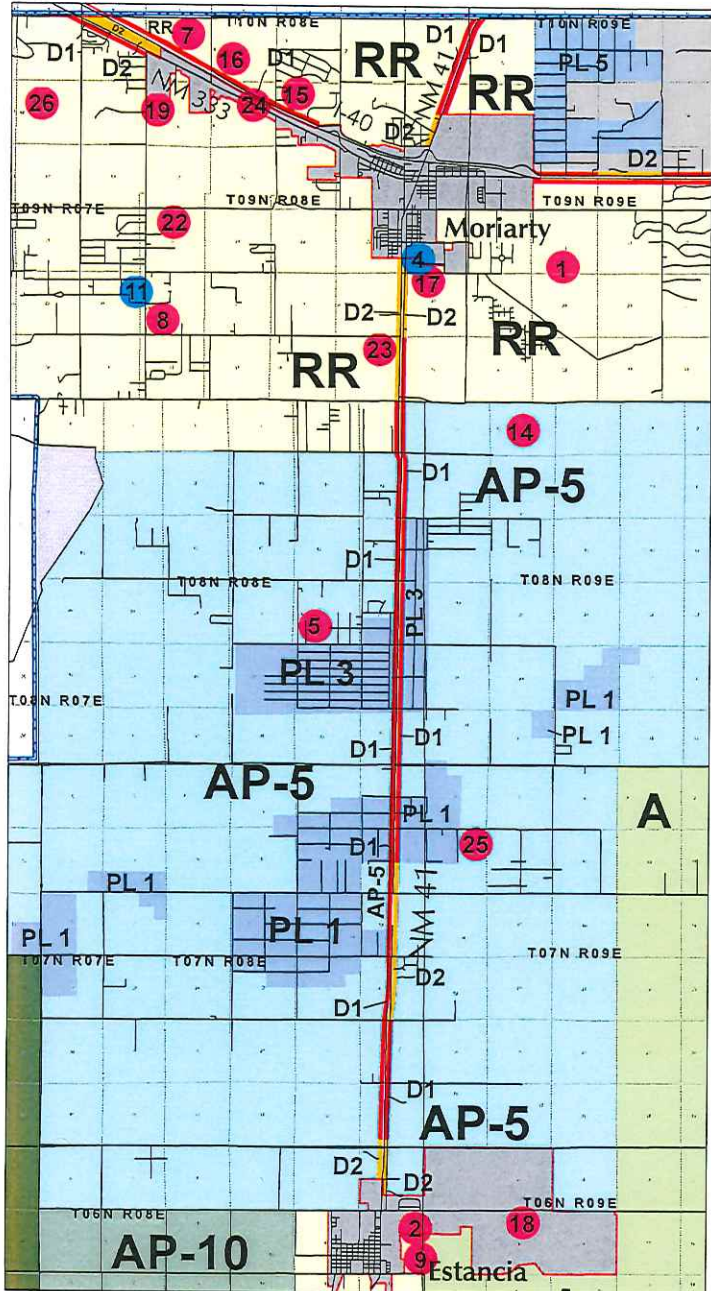
| ALLOWABLE LAND USE | ZONE DISTRICTS | | | | | | | | | | | | | | |
|--|-----------------|----------------|-----------------|---|---|------|-------|-------|-------|-----|-----|-----|-----|-----|----|
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| Outdoor storage of not more than three vehicles awaiting repair per enclosed service bay, provided such storage area is enclosed by a solid wall or fence at least six feet high | | | | | | | | | | C | P | | | | |
| Outfitters | C | | | | | | | | | | | | | C | |
| Parcel, package, delivery services | | | | | | | | | | P | P | | | | |
| Pawn shop, surplus, salvage goods, second-hand store, sales, trades (indoor only) | | | | | | | | | | C | P | | | | |
| Pest control, exterminator | | | | | | | | | | P | P | | | | |
| Photographic (equipment, supplies, studio) sales, service, repair | | | | | | | | | | P | P | | | | |
| Planned Area Development (PAD) | | | | | | | | | | | | | | | S |
| Printing | | | | | | | | | | P | P | | | | |
| Private air-strip | | | | | | | | | | | | | | | S |
| Radio or microwave transmission, repeater, multiplexing, dispatching | | | | | | | | | | | P | | | | |
| Radio or television station | | | | | | | | | | | C | | | | |
| Raising, breeding, management and sales of livestock, as long as such use is not a Feedlot [REV: Ord. No. 2001-2, 3/14/01] | | | | | P | P | P | C | | | | | | | |
| Recreation hall, billiard parlor | | | | | | | | | | C | P | | | | |
| Reducing salon, health spa, aerobic exercise, racquetball court | | | | | | | | | | P | P | | | | |
| Religious and educational institutions | | | | | | | | C | | | | | C | | |
| Residential group training home for developmentally or physically handicapped, and residential nursing home, providing for no more than 12 persons at any one time | | | | | | | | C | | | | | C | | |
| Restaurant, cafe, cafeteria, delicatessen, catering (with liquor license) | | | | | | | | | | C | P | | | | |
| Restaurant, cafe, cafeteria, delicatessen, catering (without liquor license) | | | | | | | | | | P | P | | | | |

| ALLOWABLE LAND USE | ZONE DISTRICTS | | | | | | | | | | | | | | |
|--|-----------------|----------------|-----------------|---|---|------|-------|-------|-------|-----|-----|-----|-----|-----|----|
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| Roadside stands which sell locally produced agricultural products or locally made home crafted items | | | | | C | | | | | | | | | | |
| Salvage yards for scrap material, including automobile bodies | | | | | | | | | | | | | | | S |
| Shoes, boots, sales, repair | | | | | | | | | | P | P | | | | |
| Shopping center | | | | | | | | | | | P | | | | S |
| Signs, sales and manufacture | | | | | | | | | | C | P | | | | |
| Single residential dwelling units | P | P | | | | | | | | | | | | P | |
| Skating rink | | | | | | | | | | | P | | | | |
| Small Bed and Breakfast operations limited to two guest bathrooms | C | C | | | | | | | | | | | | C | |
| Solar Energy Facilities | | | | | | | | | | | | | | | S |
| Sporting goods, sales, services, rental | | | | | | | | | | P | P | | | | |
| Storage (outside), rental, warehousing, rental | | | | | | | | | | C | P | | | | |
| Storage sheds, rental | | | | | | | | | | C | P | | | | |
| Tailor shop | | | | | | | | | | P | P | | | | |
| Taxidermist | | | | | | | | | | C | P | | | | |
| Telephone switching facility (toll or local) | | | | | | | | | | C | P | | | | |
| Theater | | | | | | | | | | P | P | | | | |
| Travel Trailer or Recreational Vehicle Park, subject to special requirements | | | | | | | | | | | | | | | S |
| Truck terminal and maintenance | | | | | | | | | | | C | | | | |
| Utility company, service center, storage | | | | | | | | | | | C | | | | |
| Vehicle parts, sales, supplies | | | | | | | | | | P | P | | | | |
| Veterinary hospitals | | C | C | C | C | | | | | | P | | | | |
| Watch repair, sales, and service | | | | | | | | | | P | P | | | | |
| Welding shop | | | | | | | | | | | C | | | | |
| Wind Energy Facilities | | | | | | | | | | | | | | | S |
| Wood cutting and other activities related to harvesting of trees | P | P | | | | | | | | | | | | P | |

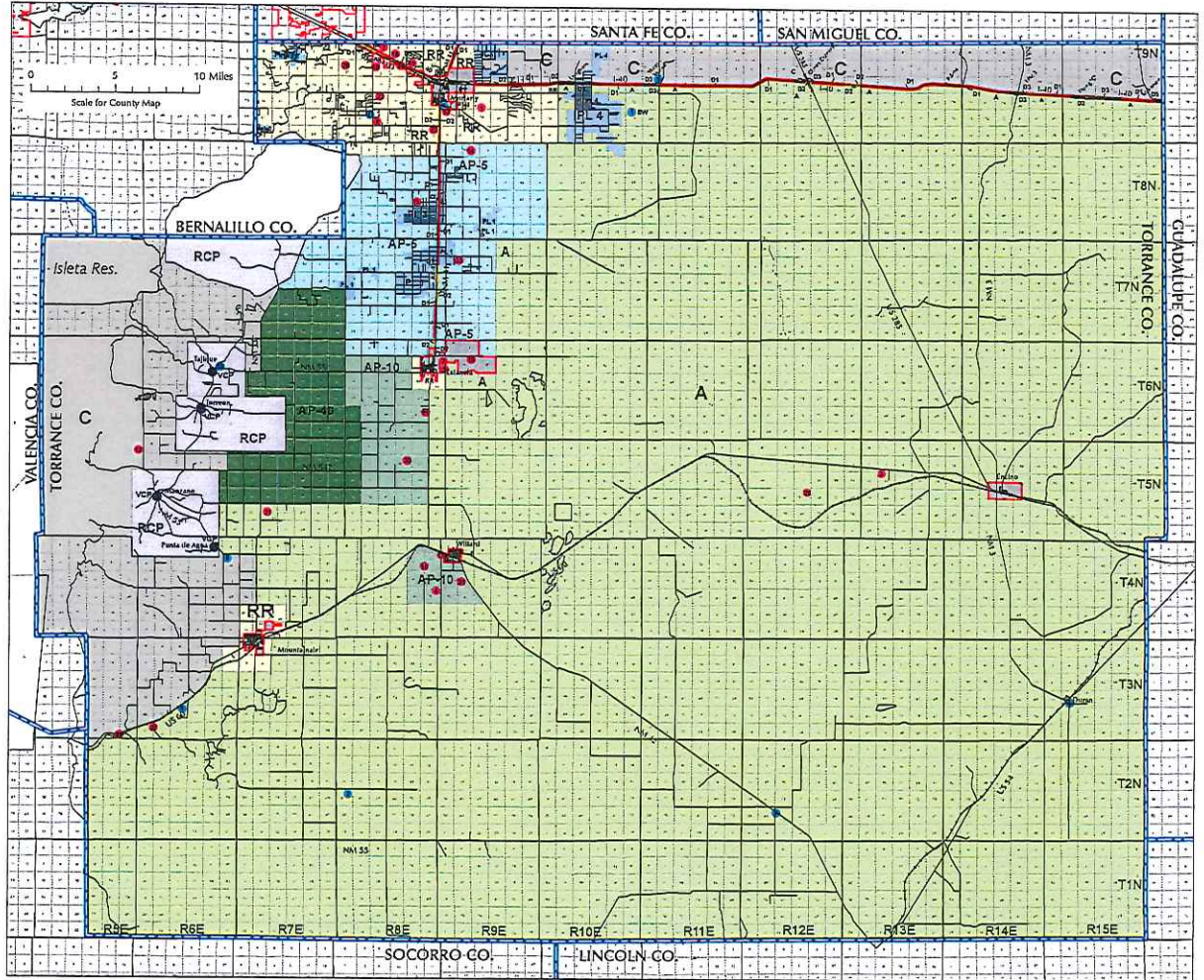
Torrance County Zone Map

Draft 10/13/2009

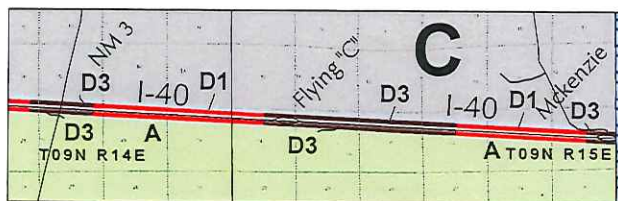
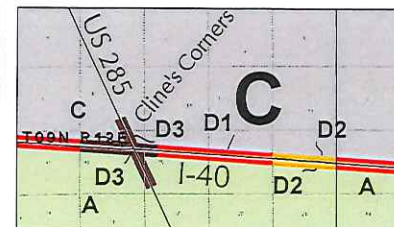
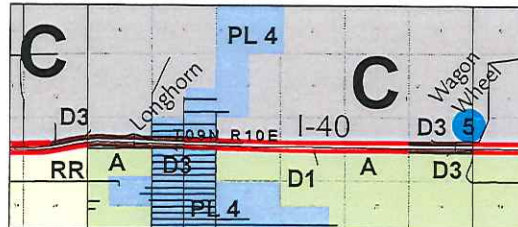
Inset for NM 41 Corridor



County Map



Insets for I-40 Corridor



- County Zoning Districts**
- D1 MINOR DEVELOPMENT
 - D2 MAJOR DEVELOPMENT
 - D3 MAJOR DEVELOPMENT
 - RR RURAL RESIDENTIAL
 - A AGRICULTURAL (40 ACRE MINIMUM)
 - AP-5 AGRICULTURAL PRESERVATION (5 ACRE MINIMUM)
 - AP-10 AGRICULTURAL PRESERVATION (10 ACRE MINIMUM)
 - AP-40 AGRICULTURAL PRESERVATION (40 ACRE MINIMUM)
 - PL PREPLATTED LANDS
 - C CONSERVATION (40 ACRE MINIMUM)
 - RCP RURAL COMMUNITY PRESERVATION DISTRICT
 - VSP VILLAGE COMMUNITY PRESERVATION
 - SU SPECIAL USE (NUMBERED)
 - SMD SOLID WASTE MANAGEMENT DISTRICT (NUMBERED)
 - INCORPORATED MUNICIPALITY
 - Municipal Limits
 - County Boundary

Note: D1, D2, and D3 are districts with 350 foot setbacks from the highway right-of-way boundary.

