

- facing public streets shall be finished with stucco or other materials to match the main buildings on the site. Within this setback area, trees with a minimum size of fifteen (15) gallons shall be planted every 20 feet on center.
- b. Along public street frontages, minimum fifteen (15) gallon-sized trees shall be planted at a ratio of one tree per twenty (20) feet of frontage. A minimum of twenty-five (25) percent of the required trees shall be twenty-four inch (24") box size.
 - c. Within common open space areas, minimum fifteen (15) gallon sized trees shall be planted at a ratio of one tree per dwelling unit.
 - d. Open space areas along public street frontage shall receive special landscaping treatment to provide a lush setting for both the residents of the project and the general public. The following standards shall apply to landscaping of public street frontages:
 1. Special entry features shall be provided at major entrances into a project to provide a sense of identification and uniqueness.
 2. Walls, planters, and earth berms shall be provided in the front yard to add variety to the landscape and to increase privacy for the residents.
 3. No more than 50% of the required front yard landscaped area may be used for storm water retention purposes.
 4. Foundation plantings should be utilized to complement building elevations, provide shade, and increase privacy. A minimum of 50% of the building frontage facing public streets shall have foundation plantings.

SECTION 9 (2.7). CD-WP WEST PLACITAS COMMUNITY DISTRICT.

- A. **Intent.** This zone district shall provide for the orderly development and protection of those residential areas of Placitas that were formerly under the jurisdiction of the Town of Bernalillo, Sandoval County, New Mexico Extra-Territorial Zoning Ordinance along with the remainder of the western portion of the Placitas area and will implement adopted policies of the Placitas Area Plan. This district shall provide further for the health, safety, and general welfare of area residents in recognition of the unique nature of these areas within Sandoval County.
- B. **Permissive Uses.** Any of the following uses are allowed in this zone district:
All uses that are permissive in the RRA zone district
- C. **Conditional Uses.** The following uses shall be allowed in this zone district only upon review and approval by the Planning & Zoning Commission as provided by Section 17 of this Ordinance:
All uses that are conditional uses in the RRA zone district.
- D. **District Standards.** The following standards apply to all land uses within this zone district:
 1. A slope analysis shall be submitted with building plans for any new construction within this district. Such slope analysis shall be sealed by a land surveyor or professional engineer licensed to practice in the State of New Mexico. If the slope of the land is twenty percent (20%) or greater, the analysis will designate the brow of a slope, the proposed building envelope or footprint, and the plane of the slope. Retaining walls included on such plans for sites located on slopes of twenty percent (20%) or greater shall have no more than two feet exposed above the natural grade.
 2. All building setbacks shall be as provided in the RRA zone district, except for the following:
On lots located on slopes twenty percent (20%) or greater, the setback shall be such that no part of a structure or associated retaining wall breaks the plane of the slope.
 3. The minimum lot size shall be one acre (43,560 square feet) except that all lots legally created prior to the adoption of this Ordinance and all lots within subdivisions that have received Preliminary Plat approval from the Board of County Commissioners prior to the adoption of this Ordinance are not affected by this provision.
 4. No building shall exceed twenty-eight (28) feet in height.
 5. Outdoor light fixtures shall comply with the following:
 - a. Fixtures shall be shielded such that light rays emitted by the fixture are projected at 45 degrees from a point on the fixture where light is emitted.
 - b. Where used for security purposes, or to illuminate walkways, equipment yards and parking lots, only shielded outdoor light fixtures shall be utilized.

- c. Fixtures shall be required to have all light focused downward.
 - d. Exterior lighting shall be shielded in such a manner so that it does not shine onto any adjoining residential properties.
 - e. Outdoor light fixtures shall be limited to sixteen (16) feet in height.
 - f. All non-conforming lighting installed prior to the effective date of this Ordinance shall be altered or replaced in order to conform within two (2) years.
6. All dwelling units shall comply with the following standards:
- a. All dwelling units shall be placed on a permanent foundation. Permanent Foundations for dwelling units that are not site-built shall comply with the New Mexico Manufactured Housing Division Rules and Regulations (NMAC 14.12.2) for permanent foundations.
 - b. Prior to the issuance of an occupancy permit for any dwelling unit, an attached or detached garage designed to hold at least two (2) cars shall be constructed.
 - c. All dwelling units shall have:
 - 1. A minimum width of twenty-four (24) feet,
 - 2. A minimum length of forty-two (42) feet, and
 - 3. A minimum habitable (heated) area of one thousand- eight (1,008) square feet.
7. All dwelling units shall meet the following roof design requirements:
- a. Pitched roofs shall be made of corrugated metal or tile materials.
 - b. Flat roofs shall have a stuccoed parapet rising at least twelve (12) inches above the roof elevation or sufficient to obstruct from view any mechanical equipment located on the roof.
8. The overburden from excavation of any building site shall not allowed to be disposed over any natural vegetated area.

SECTION 9 (2.8). CD-LP LAS PLACITAS COMMUNITY DISTRICT.

- A. **Intent.** This zone district shall provide for the orderly development and protection of the rural and historic areas of Placitas and will implement adopted policies of the Placitas Area Plan. This district will help to protect the irrigated agricultural tracts and the acequia systems within this part of Placitas. This district shall provide further for the health, safety, and general welfare of area residents in recognition of the unique nature of these areas within Sandoval County.
- B. **Permissive Uses.** Any of the following uses are allowed in this zone district:
All uses that are permissive in the RRA zone district.
- C. **Conditional Uses.** The following uses shall be allowed in this zone district only upon review and approval by the Planning & Zoning Commission as provided by Section 17 of this Ordinance:
All uses that are conditional uses in the RRA zone district.
- D. **District Standards.** The following standards apply to all land uses within this zone district:
- 1. All building setbacks shall be as provided in the RRA zone district.
 - 2. The minimum lot size shall be as provided in the RRA zone district.
 - 3. No structure shall exceed thirty-six (36) feet in height.
 - 4. Outdoor light fixtures shall comply with the following:
 - a. Fixtures shall be shielded such that light rays emitted by the fixture are projected at 45 degrees from a point on the fixture where light is emitted.
 - b. Where used for security purposes, or to illuminate walkways, equipment yards and parking lots, only shielded outdoor light fixtures shall be utilized.
 - c. Fixtures shall be required to have all light focused downward.
 - d. Exterior lighting shall be shielded in such a manner so that it does not shine onto any adjoining residential properties.
 - e. Outdoor light fixtures shall be limited to sixteen (16) feet in height.
 - f. All non-conforming lighting installed prior to the effective date of this Ordinance shall be altered or replaced in order to conform within two (2) years.
 - 5. All dwelling units shall comply with the following standards: