

U3 SUB-URBAN

Description
Attached and detached single-family housing
Yards with landscaping surrounding the housing
Live/Work uses for the main house, the Casita, and the Accessory Building on any lot shall be allowed if such uses abide by the City's Home Occupation Regulations. Subject use is also subject to CLC Home Occupation Requirements.
Casitas are structures that are subordinate to the main house; contain a kitchen, bathroom(s), and sleeping area(s), and are suitable as a living space for one or more persons. Casitas shall be limited to a single story and shall not exceed the lesser of 1000 square feet or 50 percent of the square footage of the heated-and-cooled area of the main house. They may be attached or detached. A 10' separation between buildings shall be maintained.
Accessory Buildings are structures built for use as studios, workshops, playrooms, offices, and similar uses but not as living spaces. Accessory Buildings shall be limited to a single story and shall not exceed the lesser of 750 square feet or 30 percent of the square footage of the heated-and-cooled area of the main house. A 10' separation between buildings shall be maintained.
Sheds are structures built to be used for storage, shall not exceed the height of the main house and a size of 150 square feet and shall be located directly behind the main house.
Casitas, Accessory Buildings, and Sheds shall be built in a similar style, and with similar materials, as the main house. Only one of each of these structures shall be allowed on a lot.
There will be no minimum lot size requirements.

Duplexes shall be 1) Be allowed on corner lots; 2) be designed either by having a single front entry along one of the two street frontages leading to a foyer where individuals access to the units exists or by having each unit face separate street frontages and incorporate main access thereon; 3) Incorporate parking for the units in a manner that conveys property as a single-family dwelling; 4) Be designed so that the rooftop conveys the building use as a single family unit; and 5) Utilize uniform building materials and colors in the building design.

Streets
Dedicated local streets will incorporate a narrow cross-section, swales in parkways and medians, street trees, and sidewalks both sides.
Dedicated alleys may be used as access ways to lots.
See street cross-sections plan, Sheets 11-13.

Setbacks	
Front setbacks	12'
Garages	20'
Side setbacks	0' or 5'
Rear setbacks	10'
Secondary Front Setback	12'

Except as noted below, the setbacks listed above shall apply to the main house and any garage, Casita, Accessory Building, and Shed. Side and rear setbacks may be reduced to 0' for garage and accessory units. All setbacks for residences adjacent to internal development open space (parks, ponds, etc.) may be reduced to 0'. A 10' separation between buildings or groups of attached buildings shall be maintained, with the following exceptions: first, an encroachment of the roof overhang and architectural elements by 12" or less; and, second, an encroachment of 6" or less for lighting fixtures, for moulding around doors and windows, for decorative banding, for hardware for doors and windows, for canopies and for downspouts. Porches and/or decks may encroach 3' into the front setback and 5' into the rear setback. Courtyard walls may be within the setbacks. However, no retaining walls or building improvements of any kind may encroach into any utility easement.
The front setback for Casitas and Accessory Buildings shall be at least 10 feet more than the front setback for the main house.

When a garage is rotated 90 degrees to create a side-entrance garage, the garage shall be subject to the 12-ft front setback.

Swimming pools shall be allowed to encroach 6 ft into rear setbacks and secondary front setbacks: all fencing requirements shall apply

Parking
Each unit shall have at a minimum 2 off-street parking spaces (garages are acceptable).
Live/Work Units and Casitas shall provide one additional off-street parking space that is not a part of the garage or garage access.

Height
Maximum building height is 30' for any part of the structure.

Yard and Courtyard Walls
Yard walls shall have a maximum 8' height and architectural elements such as courtyard walls, arches and entryways may have a maximum 15' height.
Retaining walls shall not encroach into any identified easements.
Clear Sight Triangle and Intersection Sight Distance requirements shall be met.

U4 GENERAL URBAN

Description
Primarily residential with townhouses, patio homes, condominiums, apartments, and retirement and/or assisted-living centers.

Live/Work uses for the main house, the Casita, and the Accessory Building on any lot shall be allowed if such uses abide by the City's Home Occupation Regulations. Subject use is also subject to CLC Home Occupation Requirements.

Casitas are structures that are subordinate to the main house; contain a kitchen, bathroom(s), and sleeping area(s); and are suitable as a living space for one or more persons. Casitas shall be limited to a single story and shall not exceed the lesser of 1000 square feet or 50 percent of the square footage of the heated-and-cooled area of the main house. They may be attached or detached. A 10' separation between buildings shall be maintained.
Accessory Buildings are structures built for use as studios, workshops, playrooms, offices, and similar uses but not as living spaces. Accessory Buildings shall be limited to a single story and shall not exceed the lesser 750 square feet or 30 percent of the square footage of the heated-and-cooled area of the main house. A 10' separation between buildings shall be maintained.
Sheds are structures built to be used for storage, shall not exceed the height of the main house and a size of 150 square feet and shall be located directly behind the main house.
Casitas, Accessory Buildings, and Sheds shall be built in a similar style, and with similar materials, as the main house. Only one of each of these structures shall be allowed on a lot.
There will be no minimum lot size requirements.

Streets
Dedicated local streets will incorporate a narrow cross-section, swales in parkways and medians, street trees, and sidewalks both sides.
Dedicated alleys may be used as secondary rear access in addition to primary access from a dedicated road in front of homes.
Street cross-sections plan, SheetS 11-13.

Setbacks	
Front setbacks	12'
Garages	20'
Side setbacks	0' or 5'
Rear setbacks	10'
Secondary Front Setback	12'

Except as noted below, the setbacks listed above shall apply to the main house and any garage, Casita, Accessory Building, and Shed. Side and rear setbacks may be reduced to 0' for garage and accessory units. All setbacks for residences adjacent to internal development open space (parks, ponds, etc.) may be reduced to 0'. A 10' separation between buildings or groups of attached buildings shall be maintained, with the following exceptions: first, an encroachment of the roof overhang and architectural elements by 12" or less; and, second, an encroachment of 6" or less for lighting fixtures, for molding around doors and windows, for decorative banding, for hardware for doors and windows, for canopies and for downspouts. Porches and/or decks may encroach 3' into the front setback and 5' into the rear setback. Courtyard walls may be within the setbacks. However, no retaining walls or building improvements of any kind may encroach into any utility easement.
The front setback for Casitas and Accessory Buildings shall be at least 10 feet more than the front setback for the main house.

Parking
All parking lots shall be buffered from the roadway or located primarily behind or on the side of buildings. Required number of stalls shall be a minimum of 70% of CLC Zoning Code, which may include on-street parking directly adjacent to the lot. All U4 areas adjacent to U5a, U5b, U5c, and NMUC areas will be governed by the following:
Parking shall be shared among parking lots, on-street parking, parallel parking, and adjacent U5a, U5b, U5c, and NMUC uses. Such shared parking shall be governed by a shared-parking agreement to ensure access to other parking areas.
Casitas shall provide one off-street parking space that is not a part of the garage or garage access.
Bicycle racks will be provided at a rate of 1 stall for every 2000' GFA. A minimum of two stalls shall be provided per building. Defer to the City of Las Cruces Zoning Code for allowable bicycle rack designs.

Height
55' maximum for 3-story buildings.
65' maximum for 4-story buildings.
50% of the buildings in a U4 area will be allowed to be 4 stories tall.
A Partially underground parking level shall not be considered to be a story of a building.

Yard and Courtyard Walls
Yard walls shall have a maximum 8' height and architectural elements such as courtyard walls, arches and entryways may have a maximum 15' height. Retaining walls shall not encroach into any identified easements.
Courtyard walls may be within the setback. Retaining walls shall not encroach into any identified easements.
Clear Sight Triangle and Intersection Sight Distance requirements shall be met.

U5a MIXED-USE CENTER

Description
Mixed-use center including residential, office, lodging, retail, recreational, and civic uses.
Live/Work uses for the main house, the Casita, and the Accessory Building on any lot shall be allowed if such uses abide by the City's Home Occupation Regulations. Subject use is also subject to CLC Home Occupation Requirements.

Streets
Dedicated local streets will incorporate a narrow cross-section, swales in parkways and medians, street trees, and sidewalks both sides. Alternatively, this site may be developed with private access easements and parking lots.
Dedicated alleys may be used as access to lots.

See street cross-sections plan Sheets 11-13.

Setbacks	
Front setbacks	12'
Garages	20'
Side setbacks	0' or 5'
Rear setbacks	10'
Rear Setback may be reduced to 0' when abutting an alley way or open space tract.	
A 10' separation between buildings or groups of attached buildings shall be maintained, with the following exceptions: first, an encroachment of the roof overhang and architectural elements by 12" or less; and, second, an encroachment of 6" or less for lighting fixtures, for moulding around doors and windows, for decorative banding, for hardware for doors and windows, and for canopies and downspouts.	
No buffers are required between U3, U4, U5a, U5b, and U5c uses.	

Parking
All parking lots shall be buffered from the roadway or located primarily behind or on the side of buildings. Required number of stalls shall be a minimum of 70% of CLC Zoning Code, which may include on-street parking directly adjacent to the lot. There is no maximum number of parking spaces. Such shared parking shall be governed by a shared-parking agreement to ensure access to other parking areas.
Bicycle racks will be provided at a rate of 1 stall for every 2000' GFA. A minimum of two stalls shall be provided per building. Defer to the City of Las Cruces Zoning Code for allowable bicycle rack designs.

Height
Buildings height of 65' is allowed. Belfries, towers, chimneys, flues and elevator heads may extend 15' above the primary structure.

Yard and Courtyard Walls
Yard walls shall have a maximum 8' height and architectural elements such as courtyard walls, arches and entryways may have a maximum 15' height.
Retaining walls shall not encroach into any identified easements.
Clear Sight Triangle and Intersection Sight Distance requirements shall be met.

U5b URBAN CENTER

Description
Open retail, lodging, office, and multi-family uses.
Located on high-volume traffic arterial or collector streets.
Live/Work uses for the main house, the Casita, and the Accessory Building on any lot shall be allowed if such uses abide by the City's Home Occupation Regulations. Subject use is also subject to CLC Home Occupation Requirements.

Streets
This site may be developed with private access easements and parking lots.

Setbacks (from dedicated right-of-way)	
Front setback	12'
Side setbacks	0' or 5'
Rear setbacks	10'
All development shall meet the City of Las Cruces standards for buffering from adjacent properties.	
A 10' separation between buildings or groups of attached buildings shall be maintained, with the following exceptions: first, an encroachment of the roof overhang and architectural elements by 12" or less; and, second, an encroachment of 6" or less for lighting fixtures, for moulding around doors and windows, for decorative banding, for hardware for doors and windows, and for canopies and downspouts.	

Parking
All parking lots shall be buffered from the roadway or located primarily behind or on the side of buildings. Such shared parking shall be governed by a shared-parking agreement to ensure access to other parking areas.
All off-street parking shall be common and shared parking and shall inter-connect with all adjacent parking areas.
Required number of stalls shall be a minimum of 70% of CLC Zoning Code, which may include on-street parking directly adjacent to the lot. There is no maximum number of parking spaces.
Bicycle racks will be provided at a rate of 1 stall for every 2000' GFA. A minimum of two stalls shall be provided per building. Defer to the City of Las Cruces Zoning Code for allowable bicycle rack designs.

Height
Maximum building heights is 60' for any part of the structure.

Yard and Courtyard Walls
Yard walls shall have a maximum 8' height and architectural elements such as courtyard walls, arches and entryways may have a maximum 15' height.
Retaining walls shall not encroach into any identified easements.
Clear Sight Triangle and Intersection Sight Distance requirements shall be met.

SUa BUSINESS PARK

Description
Business Park, Research and Development, and Light Industrial are the primary anticipated uses. Other possible uses are included in the Zone Table this sheet.
All buildings, groups of attached buildings, or complexes of buildings should be separated by landscaping or buffers.

Streets
All streets within SUa will follow the City Design Standards. Alternatively, this site may be developed with private easements or parking lots.

Setbacks (from dedicated right-of-way)	
Front setback	12'
Side setbacks	0' or 5'
Rear setbacks	10'
When abutting adjacent uses adequate buffering shall be installed.	

Parking
All parking lots shall be buffered from the roadway or located partially behind buildings. Such shared parking shall be governed by a shared-parking agreement to ensure access to other parking areas.
Required number of stalls shall be a minimum of 70% of CLC Zoning Code. There is no maximum number of parking spaces.
Bicycle racks will be provided at a rate of 1 stall for every 2000' GFA. A minimum of two stalls shall be provided per building. Defer to the City of Las Cruces Zoning Code for allowable bicycle rack designs.

Height
Building heights of 4 stories are allowed, not to exceed 65'.

Yard and Courtyard Walls
Yard walls shall have a maximum 8' height and architectural elements such as courtyard walls, arches and entryways may have a maximum 15' height.
Retaining walls shall not encroach into any identified easements.
Clear Sight Triangle and Intersection Sight Distance requirements shall be met.

Sub CIVIC

Description
This land use is reserved for civic uses and public utilities.

OS OPEN SPACE

Description
This land is used for drainage-related functions. More details can be found on Sheet 13.

PARKS AND TRAILS

Description
The PUD includes and extensive network of public parks and trails built by the developer in consultation with the City's Parks and Recreation Department. Among the types included are sports parks, toddler parks, desert parks, landscaped trails, exercise trails, and a community park. More details can be found on Sheet PK.

NEIGHBORHOOD MIXED-USE NODE GUIDELINES

All buildings that about the Neighborhood Mixed-Use Node (NMUN) will adhere to the following guidelines in addition to their specific land use guidelines.

Description
A Neighborhood Mixed-Use Node (NMUN) that incorporates a high concentration of pedestrian activity but also maintains a human scale. The area along the NMUN shall be a mixture of attached and detached buildings.
Upon the adoption of Realize Las Cruces (Development Code), any regulation specific to the Neighborhood Center Place Type will be adopted by the Concept Plan via minor amendment and will be implemented in subsequent development documents with respect to the U5a parcels, as well as to any of the U4/U5a parcels that are developed as U5a.

Setbacks
NMUN front setbacks shall be between 0' and 12'.
Side setbacks shall be 0' or 5', and rear setbacks shall be 10' except when abutting a parking lot or open space, in which case it may be reduced to 0".

No garages, single-family driveway access or parking lots, except for the extension of parking lots along sides of buildings, shall about the NMUN.

Residential land uses will be allowed in a maximum of 50 percent of building directly abutting the NMUC.

Parking
All areas abutting the NMUN, excluding single-family housing, will be governed by the following:
Parking shall be joint and shared and interconnected with adjacent uses by alley way or direct parking lot connections. All uses will be able to receive credit for any on-street parking directly adjacent to the lot.

Mixed-Use

Mixed-Use development allows more than one type of zoning or land-use category (for example, residential, commercial, or office) in a single building or set of buildings located on a single parcel. One of the key features of the Metro Verde PUD is the way in which Mixed-Use development can be built in several zones.

U5c VILLAGE CENTER

Description
The Village Center will be developed using strategies shown on pages 51 and 52 from the Elevate Las Cruces Neighborhood Center guidelines, and will include mixed-use structures with a central common area; the design is pedestrian friendly and encourages walking and socializing. The Village Center will also provide opportunities for a live/work environment. The main feature in the Village Center will be the Plaza. Connected to surrounding commercial and residential development through a wide promenade, the 2-acre Plaza will be a public amenity that will draw customers to the nearby businesses and will provide a range of outdoor activities for residents and visitors alike.

Live/Work uses for the main house, the Casita, and the Accessory Building on any lot shall be allowed if such uses abide by the City's Home Occupation Regulations. Subject use is also subject to CLC Home Occupation Requirements.

Upon the adoption of Realize Las Cruces (Development Code), any regulation specific to the Neighborhood Center Place Type will be adopted by the Concept Plan via minor amendment and will be implemented in subsequent development documents.

Streets
See street cross-sections plan, Sheets 11-13.

Setbacks	
U5c front setbacks shall be between 2' and 12'.	
Side setbacks shall be 0' or 5', and rear setbacks shall be 10' except when abutting a parking lot or open space in which case it may be reduced to 0".	

Parking
Parking shall be shared among parking lots, on-street parking, parallel parking, and adjacent U4 uses. Such shared parking shall be governed by a shared-parking agreement to ensure access to other parking areas. Bicycle racks will be provided at a rate of 1 stall for every 2000' GFA. A minimum of two stalls shall be provided per building.

Height
Building heights of 65' are allowed.

Functions/Uses
The plaza area will provide a place for people to gather and socialize with open-air activities such as a farmer's market, craft fairs, birthday parties, family picnics, pie-eating contests, parades, and concerts. The plaza will also facilitate pedestrian connectivity and include a stage for concerts, as well as shade structures, trees, benches, and sidewalks.
The mixed-use structures will have retail/commercial uses on the first floor. A mixture of retail, residential, office, and hotel uses will be allowed on the upper floors and selectively on the first floor as needed for the functioning of residential, office, and hotel uses. It is possible that an entire structure could house a single use or a mixture of uses. There are also several out-parcels bordering the Village Center that will be ideal for restaurant, business, and/or office uses.

Shared-Parking Requirements

Shared-Parking agreements are essential to ensure that commercial developers cooperate in the execution of the concept of shared parking between and among the parking areas of various businesses. These agreements are the responsibility of the relevant commercial developers. The agreements shall be filed at the Dona Ana County Clerk's Office under miscellaneous records tied to the subject plot to which they pertain. In addition, the agreements shall be submitted to the City Clerk for filing and to Community Development staff for record keeping.

Missing Middle Housing

Missing Middle Housing includes duplexes, fourplexes, courtyard buildings, cottage courts, townhomes, and more, with the goal of introducing a variety of market-rate affordable housing in a diversity of housing types. These housing types provide a middle option between detached single-family homes and mid-rise and high-rise apartments. The higher density of Missing Middle Housing enhances walkability and neighborhood commercial development. Missing Middle Housing is allowed in U3, U4, U5a, and U5c zones.

Slash Zoning:

In areas with two or more zones, the uses allowed by right under all of the zones are allowed by right in the land covered by Slash Zoning.

GC Golf Course:

In cases in which the allowed uses in GC align with the allowed uses in U5a, the same standards as in U5a will apply; and in the case of a green house being an allowed use, the same standards as in SUa will apply.

Architectural Diversity:

While the developer does not seek to restrict individual preferences, it does want to avoid harsh contrasts within the PUD and to encourage careful design so that harmony exists between buildings and their sites, and among buildings themselves, so that the overall effect of the architecture in the PUD, combined with the site design of the PUD, is the creation of visually attractive neighborhoods. To this end, the developer has established a general design theme for the PUD that can best be described as a blend of traditional Southwest and classic contemporary styles, including but not limited to Pueblo Revival (Santa Fe), Mission Revival, Spanish Colonial, Tuscan, Prairie Ranch, Rustic Industrial, and Farmhouse. In addition, certain modern designs that are not overly contrasting with nearby development will be considered. The design of all buildings shall be submitted to the developer for approval. In order to avoid the repetitive appearance of tract houses in the PUD, neighborhoods will not include identical—or substantially the same—building elevations on more than thirty-five (35) percent of the houses on one side of any block in the PUD, or closer than two lots apart on one side of any block, or on lots directly across the street from each other. Casitas and accessory buildings shall be designed and built so that they adhere to the same design, and include the same exterior materials, as the main house on that lot. Multi-family development shall abide by similar design criteria.

ZONE TABLE

LAND USE	U3	U4	U5a	U5b	U5c	SUa	SUB	OS	GC	PK
RESIDENTIAL										
Multi-Family/Assisted Living/Apartments/Retirement		A	A	A	A	A				
Live/Work Unit		A	A	A	A	A				
Single-Family Attached/Townhome/Duplex		A	A	A	A					
Single-Family Detached		A								
Casita, Accessory Building		A	A							
Condominium		A	A	A	A	A		A		
RV Park						A				
MIXED-USE										
Mixed Use		A	A	A	A	A				
AG & EQUESTRIAN										
Greenhouse (Commercial)						A			A	
Animal Facility/Kennels						A				
INSTITUTIONAL										
Schools (Public & Private)				A	A	A	A			
Childcare Center			A	A	A	A	A			
Hospital/Nursing Home/Hospice			A	A	A	A	A			
Religious Assembly and Uses		A	A	A	A	A	A			
Community Buildings/Public Use			A	A	A	A	A			A
RECREATION										
Public Entertainment/Theatres			A	A	A	A				
Private Entertainment/Gyms		A	A	A	A	A				
Parks/Playgrounds		A	A	A	A	A	A			A
Public Art/Fountain		A	A	A	A	A	A			A
SERVICE										
Retail Sales			A	A	A	A			A	
Restaurant/Bar/Cafe/Brewery/Winery (as a separate facility)			A	A	A	A			A	
Restaurant/Bar/Cafe/Brewery/Winery (as a part of another use)			A	A	A	A			A	
Drive-through and pick-up sales			A	A	A	A			A	
Display Gallery				A	A	A				
Open-Market Building			A	A	A	A				A
Movie Theater				A	A	A				
Liquor-Selling Establishment			A	A	A	A				A
Hotel (no room limit)			A	A	A	A				
Bed & Breakfast/Hostel/Inn (50 unit maximum)		A	A	A		A				
Work/Live Unit			A	A	A	A	A			
Office Building/Office Park			A	A	A	A	A			
Shopping Center/Mall				A	A	A	A			
Healthcare Clinic			A	A	A	A	A			
Golf Course			A	A	A	A	A			A
Clubhouse		A	A	A	A	A	A			A
Event Center			A	A	A	A	A			A
SPA/WELLNESS CENTER				A	A	A	A			A
Maintenance Facility			A	A	A	A	A			A

UTILITY RELATED USES										
Communication Structures						A	A			
Funeral Home						A				
Public Utility Plants						A	A			
Drainage								A		A
MANUFACTURING										
Light Industrial Facility						A	A			
Research and Development/Laboratory				A	A	A	A			

TRANSPORTATION/WHOLESALE										
Gas Station			A			A				
Automobile & Truck Service				A		A				
Body Shop						A				
Drive-Through Facility				A	A	A			A	
Public Transportation & Uses	A	A	A	A	A	A	A			A
Warehouse/Mini-Storage Units/RV Storage					A	A				
Parking Structures		A	A	A		A	A			
Maintenance Yard/Building/ Equipment Repair/Equipment Rental						A	A			A
CANNABIS										
Cannabis Industry						A				
Cannabis Microbusiness						A				
Cannabis Research Laboratory						A				
Cannabis Retailer			A	A	A	A				