

LAND USE AND ZONING

250 Attachment 2

Doña Ana County

Land Use Classification Matrix  
Performance District

[Amended 9-27-2011 by Ord. No. 235-2011; 6-11-2013 by Ord. No. 263-2013]

The purpose of the matrix is to assist the user of Chapter 250, Zoning, in identifying the classification for a specific land use. Where the same primary use of land is listed in more than one category, different standards may apply depending on the size of building or lot size. Where a land use is listed under only one classification, it is only allowed in that classification. "PUD" means "Planned Unit Development Overlay Zone." \*\*\*Roadside produce stands, block parties and/or tent revivals are classified as temporary vendor permits.\*\*\*

Primary Use of the Property	Land Use Classification								
	PR-1 Low- Intensity Residential	PR-2 Medium- Intensity Residential	PR-3 High- Intensity Residential	PC-1 Low- Intensity Non- residential	PC-2 Medium- Intensity Non- residential	PC-3 High- Intensity Non- residential	PUD (Type)	Site Plan	Public Hearing (all PUDs)
Adult entertainment							X (2)	X	X
Agriculture building	X	X		X				X	
Agricultural packaging and warehousing				X 5,000- square foot building maximum	X 20,000- square foot building maximum	X Over 20,000- square foot building		X	
Agricultural processing facilities						X	X (2)	X	X
Airports and heliports							X (2)	X	X

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Primary Use of the Property	Land Use Classification								
	PR-1 Low-Intensity Residential	PR-2 Medium-Intensity Residential	PR-3 High-Intensity Residential	PC-1 Low-Intensity Non-residential	PC-2 Medium-Intensity Non-residential	PC-3 High-Intensity Non-residential	PUD (Type)	Site Plan	Public Hearing (all PUDs)
Animal hospitals, veterinary clinics, and kennels					X	X		X	X
Apartment complexes			X				X (1)		X
Auction yards						X		X	X
Automobile garages, painting or auto body work							X (2)	X	X
Automobile and truck repair, sales and services.							X (2)	X	X
Auto-related repair and service, but not auto painting or body work				X	X	X		X	
Banks and other financial institutions				X	X	X	X (1)	X	X
Barns and other structures	X	X						X	
Bars and lounges				X	X	X		X	
Battery storage facilities							X (2)	X	X

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Primary Use of the Property	Land Use Classification								
	PR-1 Low- Intensity Residential	PR-2 Medium- Intensity Residential	PR-3 High- Intensity Residential	PC-1 Low- Intensity Non- residential	PC-2 Medium- Intensity Non- residential	PC-3 High- Intensity Non- residential	PUD (Type)	Site Plan	Public Hearing (all PUDs)
Bed-and-breakfast facilities			X	X				X	
Billboards and off-premises signs					X	X	X (1)	X	X
Borrow pits, batching plants, and asphaltic mix plants							X (2)	X	X
Business services, such as copying, offices, office equipment services and similar uses				X	X	X	X (1)	X	X
Cemeteries and crematoriums							X (2)	X	
Child and adult care, commercially operated				X	X	X		X	
Commercial uses not elsewhere classified				X	X	X	X (1)	X	X
Commercial laundries					X	X	X (1)	X	X
Commercial towers							X (2)	X	X
Community buildings, public/private			X	X	X	X	X (1)	X	X

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Convention or exhibition halls							X (1)	X	X
Construction equipment, related sales, services, storage, and distribution facilities					X	X		X	
Convenience stores, gas stations or car washes				X	X	X			
Dairies and related operations							X (2)	X	X
Day-care centers				X	X		X (1)	X	X
Drilling of oil, gas wells, or other shaft mining							X (2)	X	X
Duplexes		X	X				X (1)	X	X
Energy generation operations							X (2)	X	X
Entertainment facilities, but not adult entertainment				X	X	X	X (1)	X	X

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Explosive materials, manufacturing or storage							X (2)	X	X
Farming and ranching	X	X							
Farmers' markets				X	X	X		X	
Fat rendering plants							X (2)	X	X
Fertilizer plants							X (2)	X	X
Flea markets				X	X	X		X	
Food and fiber processing						X	X (2)	X	X
Foundries							X (2)	X	X
Fourplexes			X	X			X (1)	X	X
Funeral homes and funeral chapels					X	X		X	
Greenhouses and nurseries				X	X	X		X	
Group homes, nursing homes (living in residence)			X				X (1)	X	X
Ground transportation terminals							X (2)	X	X

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Primary Use of the Property	Land Use Classification								
	PR-1 Low-Intensity Residential	PR-2 Medium-Intensity Residential	PR-3 High-Intensity Residential	PC-1 Low-Intensity Non-residential	PC-2 Medium-Intensity Non-residential	PC-3 High-Intensity Non-residential	PUD (Type)	Site Plan	Public Hearing (all PUDs)
Hazardous materials, hazardous waste facilities, including, but not limited to storage, manufacturing or repackaging of hazardous waste or materials							X (2)	X	X
Health services, public or private					X	X	X (1)	X	X
Home occupations (see § 250-74 for list of permitted businesses)	X	X	X					X	
Hospitals							X (2)	X	X
Hotels, motels, or lodging houses					X	X	X (1)	X	X
Institutional uses such as libraries, educational, cultural, or health facilities				X	X	X	X (1)	X	X
Junkyards and dismantling							X (2)	X	X

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Primary Use of the Property	Land Use Classification								
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Kennels and grooming services				X	X	X		X	
Landfills for solid/liquid waste							X (2)	X	X
Major facilities for distribution of electric, natural gas, water, sewer, cable					X	X	X (2)	X	X
Manufacturing							X (2)	X	X
Medical facilities (see health services)									
Mini-storage units				X	X	X		X	
Mobile home parks and mobile home subdivisions		X	X				X (1)	X	X
Mobile home and RV sales and services						X	X (1)	X	X
Ornamental welding and light fabrication				X	X	X		X	X

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Personal services, including laundromats, dry cleaners, mailing services, beauty shops and similar uses				X	X	X	X (1)	X	X
Pet grooming services				X	X	X		X	X
Petroleum refineries and storage							X (2)	X	X
Poultry raising, slaughtering and processing (commercial)							X (2)	X	X
Prisons							X (2)	X	X
Professional and scientific offices and services				X	X	X	X (1)	X	X
Recreation and sports facilities				X	X	X	X (1)	X	X
Recycling centers					X	X	X (1)	X	X
Restaurants				X	X	X	X (1)	X	X
Retail sales and repair services				X	X	X	X (1)	X	X



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Rock quarries and mineral extraction							X (2)	X	X
Roofing operations					X	X		X	
RV parks		X	X	X	X		X (1)	X	X
Schools and churches				X	X	X	X (1)	X	X
Semi-truck parking and leasing services					X	X	X (2)	X	X
Single-family, site-built residences	X	X					X (1)	X	X
Single-family, mobile homes	X	X	X		X		X (1)	X	X
Smelters							X (2)	X	X
Stables, riding and/or boarding				X	X	X	X (1)	X	X
Stadiums							X (2)	X	X
Storage of bulk materials such as asphalt, brick, cement, gasoline, grease, oil, paint, plaster, and roofing							X (2)	X	X

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Stockyards or slaughter houses							X (2)	X	X
Stone milling or processing							X (2)	X	X
Swine production							X (2)	X	X
Toxic chemical storage, transfer, and manufacturing							X (2)	X	X
Triplexes			X				X (1)	X	X
Minor utility buildings, wastewater lift stations and substations, private or public		X	X	X	X	X	X (1)	X	X
Waste incinerators, including medical waste incinerators							X (2)	X	X
Water and sewer treatment plants							X (2)	X	X
Wholesale sales and storage					X	X	X (1)	X	X
Wrecking services					X	X	X (2)	X	X

LAND USE AND ZONING

250 Attachment 3

Doña Ana County

Land Use Classification Matrix  
Community and Village Districts

[Amended 9-27-2011 by Ord. No. 235-2011; 6-11-2013 by Ord. No. 263-2013]

The purpose of the matrix is to assist the user of Chapter 250, Zoning, in identifying the classification for a specific land use. Where the same primary use of land is listed in more than one category, different standards may apply depending on the size of building or lot size. Where a land use is listed under only one classification, it is only allowed in that classification. "PUD" means "Planned Unit Development Overlay Zone." \*\*\*Roadside produce stands, block parties and/or tent revivals are classified as temporary vendor permits.\*\*\*

The asterisk (\*) means a use is permitted in both the Community and Village Districts.

Primary Use of the Property	Land Use Classification											PUD (Type)	
	R-1/R-AG	R-1M	R-2	CR-3	CR-MP	CMU/VMU	C-1	C-2	C-3	CI-1	CI-2		CI-3
Adult entertainment								X	X				
Agriculture	X*	X*	X	X	X								
Agricultural packaging and warehousing									X	X	X		
Agricultural processing facilities										X	X	X	
Airports and heliports													X (2)
Animal hospitals, veterinary clinics, and kennels							X	X	X				

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Primary Use of the Property	Land Use Classification												
	R-1/R-AG	R-1M	R-2	CR-3	CR-MP	CMU/VMU	C-1	C-2	C-3	CI-1	CI-2	CI-3	PUD (Type)
Apartment complexes			X (VR-2 only)	X									X (1)
Arts and crafts studios						X*							
Auction yards									X	X	X		X (1)
Automobile garages, painting or auto body work									X	X	X		
Automobile and truck repair, sales and services									X	X	X		
Auto-related repair and service, but not auto painting or body work							X	X					
Bakeries and catering services						X*	X	X	X				
Banks and other financial institutions							X	X	X				X (1)
Barbershops and beauty shops						X*							
Barns and other agricultural structures	X	X	X	X	X								
Bars and lounges							X	X	X				X (1)
Battery storage facilities													X (2)
Bed-and-breakfast facilities	X	X	X	X									

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Primary Use of the Property	Land Use Classification												PUD (Type)
	R-1/R-AG	R-1M	R-2	CR-3	CR-MP	CMU/VMU	C-1	C-2	C-3	CI-1	CI-2	CI-3	
Farming and ranching	X	X											
Fat rendering plants													X (2)
Fertilizer plants													X (2)
Flea markets							X	X	X				
Food and fiber processing										X	X	X	X (2)
Foundries										X	X	X	X (2)
Fourplexes			X*	X									X (1)
Funeral homes and funeral chapels								X	X				
Gift shops						X*							
Greenhouses and nurseries	X	X					X	X	X				
Group homes, nursing homes, and day-care centers in residential areas	X	X	X	X	X								X (2)
Ground transportation terminals								X	X	X	X	X	X (2)

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Primary Use of the Property	Land Use Classification												PUD (Type)	
	R-1/R-AG	R-1M	R-2	CR-3	CR-MP	CMU/VMU	C-1	C-2	C-3	CI-1	CI-2	CI-3		
Hazardous materials, hazardous waste facilities, including but not limited to storage, manufacturing or repackaging of hazardous waste or materials														X (2)
Health services, public or private							X	X						X (1)
Home occupations (see § 250-74 for list of permitted businesses)	X*	X*	X	X	X									
Hospitals								X	X	X	X	X		X (2)
Hotels, motels, lodging houses								X	X					X (1)
Ice cream parlors						X*								
Institutional uses such as libraries, educational or cultural							X	X	X					X (1)
Junkyards and dismantling												X		X (2)
Landfills for solid or liquid waste														X (2)

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Primary Use of the Property	Land Use Classification												
	R-1/R-AG	R-1M	R-2	CR-3	CR-MP	CMU/VMU	C-1	C-2	C-3	CI-1	CI-2	CI-3	PUD (Type)
Major facilities for distribution of electric, natural gas, water, sewer, cable								X	X	X	X	X	X (2)
Manufacturing										X	X	X	X (2)
Medical facilities (see health services)													
Mini-storage units				X			X	X	X				
Mobile home parks and mobile home subdivisions					X								X (1)
Mobile home and RV sales and services								X	X	X	X		
Mobile and manufactured homes		X*											
Museums						X*							
Off-site parking areas for commercial and industrial uses							X	X	X	X	X	X	X (1)
Personal services including laundromats, dry cleaners, mailing services, beauty shops and similar uses						X	X	X	X				X (1)
Pet grooming services							X	X	X				

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Primary Use of the Property	Land Use Classification												PUD (Type)
	R-1/R-AG	R-1M	R-2	CR-3	CR-MP	CMU/VMU	C-1	C-2	C-3	CI-1	CI-2	CI-3	
Petroleum refineries and storage													X (2)
Photography studios						X*							
Poultry raising, slaughtering and processing (commercial)													X (2)
Prisons													X (2)
Professional and scientific offices and services							X	X	X	X			
Recreation and sports facilities	X	X	X	X	X		X	X	X				X (1)
Recycling centers									X	X	X	X	
Restaurants						X*	X	X	X	X			X (1)
Retail sales and repair services							X	X	X				X (1)
Rock quarries and mineral extraction													X (2)
Roofing operations								X	X	X			
RV parks					X			X	X				X (1)
Schools and churches	X	X	X	X			X	X					X (1)
Single-family residential, site-built	X*	X*	X			X*							X (1)



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Primary Use of the Property	Land Use Classification												PUD (Type)
	R-1/R-AG	R-1M	R-2	CR-3	CR-MP	CMU/VMU	C-1	C-2	C-3	CI-1	CI-2	CI-3	
Single-family residential, mobile home		X			X								X (1)
Smelters													X (2)
Specialty shops						X*							X (2)
Stadiums													X (2)
Storage of bulk materials such as asphalt, brick, cement, gasoline, grease, oil, paint, plaster, and roofing													X (2)
Stockyards or slaughterhouses													X (2)
Stone milling or processing													X (2)
Swine production													X (2)
Theaters						X*							X (2)
Toxic chemical storage, transfer and manufacturing													X (1)
Triplexes			X*	X									X (1)
Utility buildings, wastewater lift stations and substations, minor, private or public	X	X	X	X	X		X	X	X	X	X	X	X (1)

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Primary Use of the Property	Land Use Classification												
	R-1/R-AG	R-1M	R-2	CR-3	CR-MP	CMU/VMU	C-1	C-2	C-3	CI-1	CI-2	CI-3	PUD (Type)
Waste incinerators, including medical waste incinerators													X (2)
Water and sewer treatment plants													X (2)
Wholesale sales and storage									X	X	X		X (1)
Wrecking services									X	X	X	X	X (2)