

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 Uses. Any of the following permissive uses are allowed in this zone district:

1. One singular dwelling unit per lot subject to the provisions of Section 19 (F) of this Ordinance;
2. Accessory uses and structures;
3. Cultivation and harvesting of croplands;
4. Raising, breeding, 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, and
 - 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. Such land use shall not constitute a Feedlot and 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]

This does not apply to pleasure animals or animals for personal use which are subject to the following restrictions on numbers according to lot size;

- d. $\frac{1}{2}$ to 1 acre: No more than two (2) horses or cows or an equivalent number of sheep or goats. Equivalency is determined as one (1) horse or cow equals three (3) goats or three (3) sheep or combination thereof.
Additional livestock units allowable is based upon one (1) horse or cow unit per each additional acre of land.
Exception: Livestock including pigs temporarily raised for educational purposes by children belonging to a recognized organization such as 4H or Future Farmers of America.

5. Residential Kennel, subject to the regulations of the Torrance County Animal Control Ordinance. The total number of pets shall not exceed five (5) of any species alone or in combination thereof.

C. Conditional Uses. The following uses may be allowed in this zone district only upon permit granted by the Zoning Board:

1. Home occupation, subject to the following provisions:
[REV: Ord. No. 95-5, 6/10/95]

- a. Not more than 40 percent of the floor area of the dwelling unit, nor more than 800 square feet of an accessory building, shall be used in the conduct of the home occupation,

- b. No more than three (3) non-resident employees shall be stationed on the premises,

- c. There shall be no exterior storage of materials unless completely enclosed by a wall,

- d. No equipment or process shall be used in a home occupation which creates a nuisance such as noise, vibration, lighting, fumes, odors, or electrical interference detectable to the normal senses off the premises,

- e. If there is an occasional requirement to park additional vehicles or to provide temporary outside storage of equipment or materials on the premises, then such arrangements or conditions shall be stated fully on the permit application,

- f. There shall be no sales or traffic in connection with a home occupation that would disrupt the residential nature of the neighborhood, and

- g. There shall be no change in the outside appearance of the building, or other visible evidence of the conduct of a home occupation other than one (1) unobtrusive sign not to exceed six (6) square feet in size;

2. Religious and educational institutions;

3. One temporary supplemental residential dwelling unit allowed on a parcel meeting district minimum standards so that reasonably necessary medical or other care-taking services may be provided by a resident of the other on-site residential dwelling unit;
[REV: Ord. No. 2001-2, 3/14/01]
4. Essential public utility distribution structures;
5. Boarding, rooming, or lodging house for no more than 12 residents;
[REV: Ord. No. 2001-2, 3/14/01]
6. Residential group training home for developmentally or physically handicapped, and residential nursing home, providing for no more than 12 persons at any one time; and
[REV: Ord. No. 2001-2, 3/14/01]
7. Day care or child care services as regulated by the New Mexico Children Youth and Families Department.
[REV: Ord. No. 2001-2, 3/14/01]
8. Kennel, Commercial or Foster/Rescue, subject to the regulations of

the Torrance County Animal Control Ordinance and provisions listed under Section 6 of this ordinance.[REV: Ord. No. 2008-003, 4/23/08]

D. 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 1/2 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 1/2 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 & horticultural 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]