

Sandoval County, New Mexico — CD-RRE Building & Land Use Guidelines

Practical Guide for Property Owners and Developers

By EM LAND ONLINE

Build Your Ideal Home — With Confidence

At EM LAND, we strive to give you clear guidance for building, developing, and living on your land in Sandoval County, particularly in the **Rio Rancho Estates Community District (CD-RRE)**. Below you'll find an easy-to-understand overview of permitted uses, utility requirements, building standards, and living conditions specific to this zone.

1. CD-RRE Zoning Overview

The **CD-RRE zone** (Rio Rancho Estates Community District) is a rural-residential zoning classification covering unincorporated areas outside Rio Rancho city limits. It's designed to support orderly rural residential development and protect community welfare.

Permitted Uses

- Any land use allowed in the **RRA (Rural Residential/Agricultural)** zone.
- Residential dwellings (single-family homes).
- Livestock raising under specific standards.
- Accessory buildings associated with residential use.

Intent of the District

- Promote rural residential development with community-appropriate standards.
- Protect health, safety, and general welfare of residents.

2. Dwelling & Residential Standards

Permanent Homes

- All dwelling units **must be placed on a permanent foundation**.
- Manufactured homes that are not site-built **must comply with NM Manufactured Housing Division Rules** for permanent foundations (NMAC 14.12.2).

Minimum Dwelling Standards

- All homes must include **an attached or detached 2-car garage** built before getting an occupancy permit.

Shared Well Rules

- If served by a shared domestic well, **only up to three contiguous parcels** may be served from one well.

3. Livestock & Animals

If you intend to keep animals on your land in CD-RRE:

- **Large livestock** (horses, cattle, ponies) — minimum **½ acre per animal**.
- **Medium livestock** (sheep, goats, pigs) — minimum **½ acre for up to 5 animals**; additional animals allowed with larger acreage.
- Animal areas and structures must minimize pests and odors.
- All animals must be confined within the property boundaries.
- Large livestock corrals must be **at least 10 feet from any property line**.
- Odor control must be effective to avoid nuisance.

4. RVs & Temporary Living

Important:

- **RVs, travel trailers, motor homes, and similar recreational equipment cannot be used as permanent dwelling units under any circumstances** in CD-RRE.
- They may be **stored on a property only if a dwelling unit is present**.

This means you **cannot live full-time in an RV on your land** in this zoning district without an approved primary residence.

5. Utilities Requirements

Properties in CD-RRE generally do **not have public utilities** available:

Water

- Property owners must provide their own water supply — typically through a **private well or hauling water**.
- If using a shared well, the well must be permitted and serve no more than **three contiguous parcels**.

Septic / Sewer

- Septic systems are required if no public sewer is available.
- Homeowners must install a private septic system according to New Mexico health codes.

Electricity

- Electricity might not be directly connected — you may need to extend grid power or install an off-grid solar/generator system.

Note: Some properties have power lines nearby, while others require alternative sources (e.g., generator, solar). Check specific parcel map and utility availability early in planning.

Propane & Gas

- Propane is commonly used for cooking and heating in more remote zones.
- Contact New Mexico Gas for delivery/installation options if grid service isn't available.

6. Building Permits & Compliance

- **Sandoval County Planning & Zoning Department** verifies zoning compliance and issues a **Zoning Compliance & Floodplain Determination Checklist** before submitting building permits.
- Building permits are issued through the **New Mexico Construction Industries Division (CID)** after county zoning compliance is confirmed.

This means you must:

1. Submit county zoning compliance documents.
2. Then apply for state building permits.
3. Ensure all setbacks, foundation, utilities, and zoning standards are met.

7. Minimum Dwelling Size & Design

Unlike some other counties, CD-RRE **does not specify a strict minimum square footage** in the county zoning text itself — instead, standards focus on foundations and garage requirements. However, many properties list practical minimums (e.g., ~1008 sq ft) for typical CD-RRE residential builds.

For accurate requirements, always verify with the Planning & Zoning Department.

8. Important Reminders

Camping & Temporary Structures

- Camping without utilities and a permitted dwelling is **not allowed**.
- Occasional use of RVs for storage is permitted only with a permanent residence on site.

Setbacks

- Building setback requirements generally follow the RRA district standards, but **some parcels near specific roads may have additional restrictions** (for example, 75-foot front setbacks and masonry walls on lots along certain boulevards).

Conditional Uses

- Some uses that are not automatically permitted may be allowed with review and approval by the Planning & Zoning Commission.
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9. Final Notes

Each property and intended use may have unique zoning conditions or special requirements (easements, overlays, floodplain zones).

We always recommend contacting the **Sandoval County Planning & Zoning Department** for the latest regulations and any parcel-specific insights before beginning development.

Best regards,
Efrat Meiri