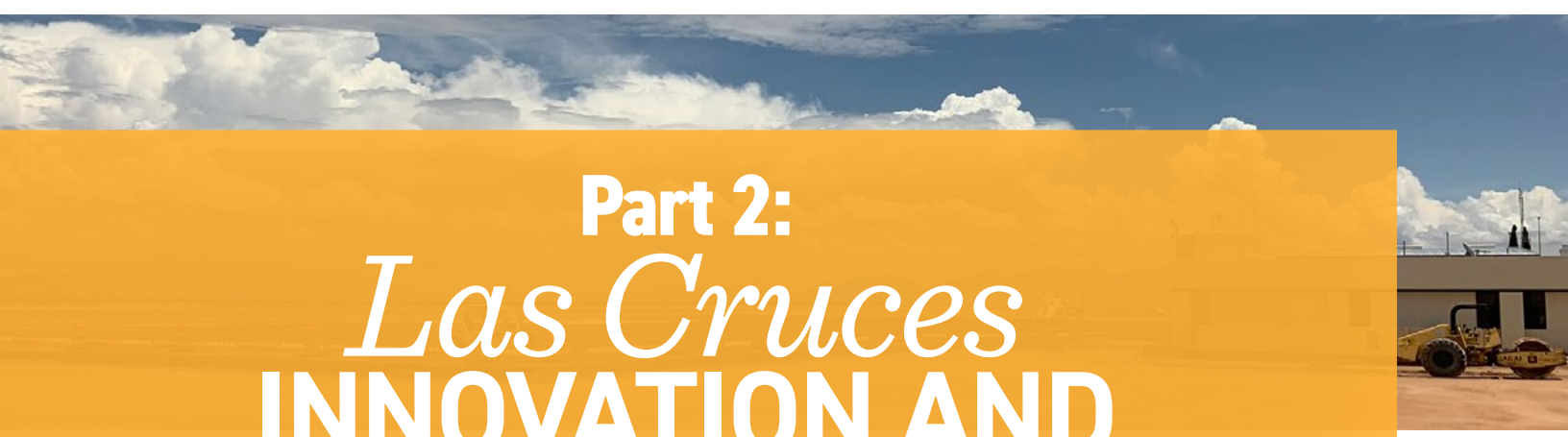


Part 2:  
*Las Cruces*  
**INNOVATION AND  
INDUSTRIAL PARK**  
Regulatory Framework  
*May 2021*





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# 1. REGULATORY FRAMEWORK

THIS SECTION OUTLINES PARK-SPECIFIC DEVELOPMENT REQUIREMENTS. THE REQUIREMENTS ARE ESTABLISHED TO CREATE A HIGH-QUALITY, STATE-OF-THE-ART INDUSTRIAL PARK. WHERE THE FOLLOWING SECTION IS SILENT, THE CITY OF LAS CRUCES MUNICIPAL CODE REQUIREMENTS SHALL APPLY.

## 1.1 LAS CRUCES INNOVATION AND INDUSTRIAL PARK OVERLAY ZONE DISTRICT

### PURPOSE

The Las Cruces Innovation and Industrial Park Overlay Zone District (formerly the West Mesa Industrial Park Overlay Zone District) is established to guide development within the Park and implement the policies found in the LCIIP Master Plan. It aims to promote a growing economy, protect the natural and existing environment within the Park, and encourage employment options for residents while enhancing the overall aesthetic features of the Park.

Park Master Plan and Development Strategy in 1995. The purpose of the Overlay Zone District is to implement land use and urban design policies established by the Las Cruces Innovation and Industrial Park Master Plan. The Overlay Zone District is intended to promote and encourage growth of business within the Park, protect the natural and existing environment, provide clean industry and employment for the City of Las Cruces and its residents and develop, maintain and enhance existing commercial and industrial uses and enhance the aesthetic features of the Park.

### APPLICABILITY

Standards established in this section shall apply to all parcels located within the Overlay Zone District boundary as identified in ["Figure 1. Las Cruces Innovation and Industrial Park Overlay Zone & Districts" on page v.](#)

Most of the Park is regulated by the Overlay Zone District requirements except a few parcels, as indicated in ["Figure 2. Las Cruces Innovation and Industrial Park Zoning Designations" on page vii.](#)

The Overlay Zone District includes permitted and prohibited uses along with development standards for site, architecture, landscape and parking.

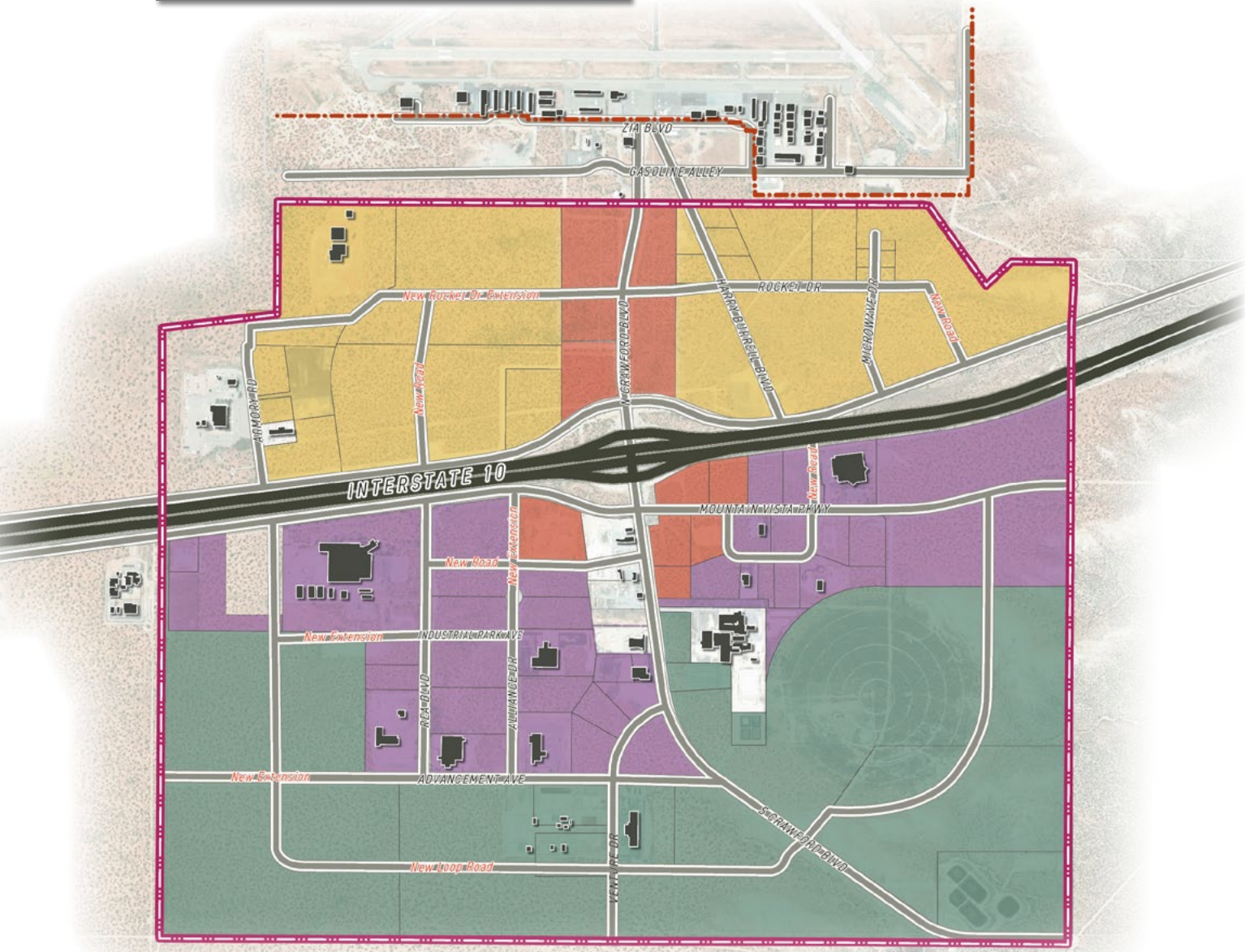
### ZONING DESIGNATION

The Las Cruces Innovation and Industrial Park Overlay Zone District is included in the Las Cruces International Airport Operations Overlay Zone District. The Overlay Zone District was established following the creation of the West Mesa Industrial

### LAND USE DISTRICTS

As established in Elevate Las Cruces, "Business Park and Industrial areas are reserved for concentrations of warehousing, trade, transportation, research and development,

**FIGURE 1. Las Cruces Innovation and Industrial Park Overlay Zone & Districts**



**LEGEND**

-  Value Added Agriculture District
-  Manufacturing / Warehousing / Distribution District
-  Aerospace / Aviation / Defense District
-  Commercial District
-  Parcels Not Included in the LCIP Overlay Zone District
-  Airport Fence

 NORTH



manufacturing, and industrial uses” (*Elevate Las Cruces, Volume I, pg. 35*).

The goal of the Land Use Framework is to accommodate a range of uses, with the intent of creating synergy between businesses with similar or complementary activities. The Land Use Framework also establishes a commercial district adjacent to Interstate 10. Uses such as restaurants and retail are permissible here to provide and encourage services to the local workforce.

The Land Use Framework establishes four districts with specific permissive land uses. Since the Las Cruces Innovation and Industrial Park Overlay Zone District allows a wide variety of uses and covers almost all the land area within the Park boundary, the Land Use Framework establishes land use districts to group similar or complementary uses to provide a more organized built environment.

The Land Use Framework, as illustrated in [“Figure 1. Las Cruces Innovation and Industrial Park Overlay Zone & Districts” on page v](#), breaks the Park down into four districts:

1. Value Added Agriculture,
2. Manufacturing / Warehousing / Distribution,
3. Aerospace / Aviation / Defense and
4. Commercial.

The **Value Added Agriculture** district is located south of Interstate 10 in the southeastern portion of the Park. It is intended to accommodate agriculture-related manufacturing and other processes that

enhance the value of basic agricultural commodities. Most of the parcels are larger in size to provide sufficient land for these types of activities.

The **Manufacturing / Warehousing / Distribution** district is located south of Interstate 10 in the southwestern portion of the Park. It is intended to accommodate manufacturing, warehousing and distribution types of uses. It offers a range of parcel sizes and has good access to the interstate.

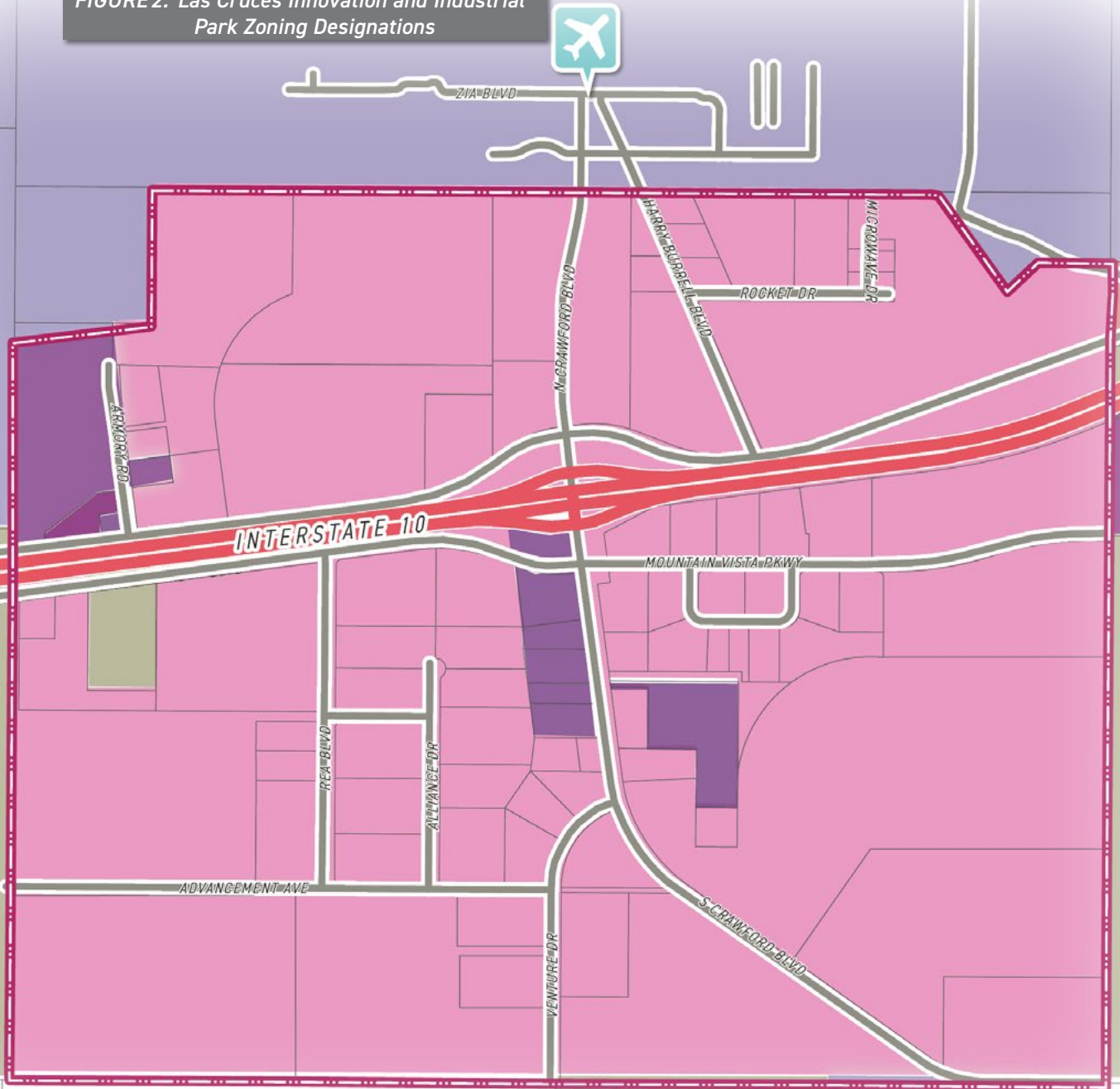
The **Aerospace / Aviation / Defense** district is located north of Interstate 10 and is adjacent to the Las Cruces International Airport. It is intended to accommodate aviation- and defense-related uses and offers a range of parcel sizes with direct access to the airport.

The **Commercial** district is located adjacent to Crawford Boulevard, on both sides of the Interstate 10 interchange. It is intended to accommodate commercial uses that offer services to the local workforce and interstate-associated business opportunities. This district has smaller parcel sizes more suited for uses like restaurants, with good visibility and access from the interchange








## DEVELOPMENT PROCESS

1. All development within the Overlay Zone District shall follow the applicable City of Las Cruces development processes.

**FIGURE 2. Las Cruces Innovation and Industrial Park Zoning Designations**



**LEGEND**

-  NORTH
-  Las Cruces Innovation and Industrial Park Boundary
-  Las Cruces Innovation and Industrial Park Overlay Zone District
-  M-1C - Industrial Standard - Conditional
-  M-1/M-2C - Industrial Standard - Conditional
-  M-3C - Industrial Heavy - Conditional
-  HC - Holding

# 1.2 LAND USES

“Table 1. Use Table” on page viii allocates uses into four Land Use Districts. A dash (“-”) indicates the use is not permitted while a “P” indicates that a use is permitted. An “A” indicates that a use is accessory. Associated Conditional Use Standards are indicated with an “X” and detailed in Section “Conditional Use Standards” on page ix. This indicates that a use is permitted with conditions. Uses not specified in “Table 1. Use Table” on page viii will be determined by the City of Las Cruces Community Development Director in consultation with the City of Las Cruces Economic Development Director.

<b>TABLE 1. Use Table</b>					
- = Not permitted P = Permitted Use A = Accessory Use X = Existing Conditional Use Standard(s)	Commercial District	Manufacturing/Warehousing District	Aerospace / Aviation / Defense District	Value Added Agriculture District	Conditional Use Standards
<b>RESIDENTIAL USES</b>					
All Residential Uses (except accessory dwelling units as outlined under the Accessory Use category)	-	-	-	-	
<b>CIVIC AND INSTITUTIONAL USES</b>					
Higher Education, Vocational School	P	P	P	P	
Fire and Police Station	P	P	P	P	
Military and Law Enforcement Agency	-	P	P	P	
Parks and Open Space	P	P	P	P	
<b>COMMERCIAL USES</b>					
<b>Agriculture &amp; Animal related</b>					
General Agriculture	-	P	-	P	X
Small Animal Facilities	P	P	-	P	X
<b>Food, Beverage, Entertainment &amp; Lodging</b>					
Brewery, Microbrewery Facilities, Tasting Rooms	P	P	-	P	X
Food, Beverage, Hotel or Motel	P	-	-	-	
Indoor Entertainment/Recreation Venues	P	-	-	-	
Nightclub and Bar	P	-	-	-	
<b>Motor Vehicle-Related</b>					
Freighthouse or Truck Terminal	-	P	P	P	
Vehicle Services	P	P	-	P	X
<b>Offices and Commercial Services</b>					
Offices and Research Facility	P	P	P	P	
Commercial Services and General Retail	P	-	-	-	
Construction Contractor Facility and Yard	-	P	P	P	X
<b>Outdoor Entertainment</b>					
Outdoor Entertainment	P	P	-	-	X
<b>INDUSTRIAL USES</b>					
<b>Manufacturing, Fabrications &amp; Assembly</b>					



**TABLE 1. Use Table**

	Commercial District	Manufacturing/Warehousing District	Aerospace / Aviation / Defense District	Value Added Agriculture District	Conditional Use Standards
- = Not permitted P = Permitted Use A = Accessory Use X = Existing Conditional Use Standard(s)					
Cannabis cultivation, Infused Products Manufacturing	-	P	-	P	X
Light Manufacturing	P	P	P	P	X
Heavy Manufacturing	-	P	P	P	X
Special Manufacturing	-	P	-	P	X
Natural Resource Extraction	-	P	-	-	
Recycling Sort Facilities and Electronics Recycling (paper/plastic/metal sorting-only and electronics recycling)	-	P	-	-	
<b>Film and Media Production</b>					
Film and Media Production	P	P	P	P	
<b>Telecommunications, Towers, and Utilities</b>					
Drainage & Major Utility, other	P	P	P	P	
Solar Energy Generation	-	-	P	P	X
Telecommunications, Towers, and Utilities	P	P	-	P	X
<b>Wholesaling and Storage</b>					
Outdoor Storage	P	P	P	P	X
Warehousing, Logistics, and Distribution	-	P	P	P	
<b>TEMPORARY USES</b>					
Construction Staging Area, Trailer, or Office	P	P	P	P	
Seasonal Outdoor Sales, Events	P	-	-	-	
<b>ACCESSORY USES</b>					
Commercial / Office Uses	A	A	A	A	X
Residential Use - Non-Primary	A	A	A	A	X
Parking Garage with / without Liner Building	A	A	A	A	

**PROHIBITED USES**

The following uses are prohibited:

- i. All uses prohibited under FAA regulations;*
- ii. All adult amusement establishments;*
- iii. All residential uses, except as established under the accessory use category*

**CONDITIONAL USE STANDARDS**

***Aerospace / Aviation / Defense District***

- 1. All uses in the Aerospace & Aviation District shall comply with all applicable FAA regulations.

***Commercial Uses***

- 1. Agriculture & Animal Related
  - a. *General Agriculture*

- i. *Animals shall be confined to graze within the appropriate boundaries and cannot graze on surrounding properties and streets.*
    - ii. *The keeping of large and small livestock animals shall comply with the City of Las Cruces Municipal Code.*
  - b. *Small Animal Facilities*
    - i. *Kennels must be conducted within fully enclosed building. Outdoor pens shall be enclosed on all sides by a wall or fence at least six (6) feet high.*
    - ii. *This use must be screened as required by section "Walls, Fences and Screening" on page xvi.*
2. **Food, Beverage, Hotel or Motel**
- a. *Brewery and microbrewery facilities, including tasting rooms*
    - i. *Alcohol sales for on-premises consumption is allowed, provided that the establishment complies with all New Mexico State law requirements.*
3. **Motor Vehicle-Related**
- a. *Vehicle Services*
    - i. *This use must be screened as required by section "[Walls, Fences and Screening](#)" on page xvi.*
    - ii. *Vehicle repair, servicing, and maintenance shall be conducted within a fully enclosed building.*
4. **Offices and Commercial Services**
- a. *Construction Contractor Facility and Yard*
    - i. *This use must be screened as required by section "[Walls, Fences and Screening](#)" on page xvi.*
5. **Outdoor Entertainment**
- a. *Outdoor Entertainment*
    - i. *Drive-In Theater use shall be enclosed with a wall, fence, or vegetative screen of at least six (6) feet in height. A screen located less than 500 feet from Interstate*

- 10 shall be shielded so that the picture surface cannot be seen from Interstate 10.
- ii. *All other outdoor entertainment uses shall include fencing or screening meeting the standards established in section "[Walls, Fences and Screening](#)" on page xvi. designed to prevent any objects from passing beyond the property line and onto surrounding properties and streets. Uses shall be limited to one (1) acre in size.*

## **Industrial Uses**

1. **Manufacturing, Fabrications & Assembly**
- a. *Cannabis cultivation, Infused Products Manufacturing*
    - i. *This use shall comply with all New Mexico State law requirements.*
  - b. *Light Manufacturing*
    - i. *All activities in this use shall be conducted within a fully enclosed building unless a Special Use Approval is obtained pursuant to the City of Las Cruces Special Use Permit Process.*
    - ii. *Incidental outdoor storage is permitted but must comply with section "[Walls, Fences and Screening](#)" on page xvi.*
    - iii. *This use may include a sales/display room for items manufactured on the property.*
  - c. *Heavy Manufacturing*
    - i. *This use may be conducted outside of a building, provided the activities are screened from view according to section "[Walls, Fences and Screening](#)" on page xvi.*
    - ii. *Incidental outdoor storage is permitted but must comply with section "[Walls, Fences and Screening](#)" on page xvi.*
  - d. *Special Manufacturing*
    - i. *This use must obtain all applicable State and federal permits or approvals for the activity and comply with the terms of those permits and approvals throughout the duration of the activity.*
    - ii. *This use may be conducted outside of a building, provided the activities are*

screened from view according to section ["Walls, Fences and Screening" on page xvi.](#)

2. Telecommunications, Towers, and Utilities
  - a. Solar Energy Generation
    - i. This use must obtain all applicable State and federal permits or approvals for the activity and comply with the terms of those permits and approvals throughout the duration of the activity.
  - b. Telecommunications, Towers, and Utilities
    - i. This use shall comply with the City of Las Cruces Municipal Code.
3. Wholesaling and Storage
  - a. Outdoor Storage
    - i. This use must be screened as required by section ["Walls, Fences and Screening" on page xvi.](#)

## Accessory Uses

### 1. Accessory Commercial Uses

- a. In all districts, all uses listed under the 'Food, Beverage, Entertainment & Lodging' use and 'Offices and Commercial Services' use category shall be permissive as an accessory use not to exceed a maximum of forty (40) percent of the gross floor area of the building for commercial purposes associated with that specific industrial or manufacturing use.
- b. Foreign Trade Zone manufacturing and commercial uses.

### 2. Accessory Residential Use - Non-Primary

- a. Residential use - non-primary is allowed for caretakers of the primary non-residential use and may be attached or detached.

## 1.3 ADMINISTRATION AND ENFORCEMENT

### APPLICABILITY

The following development standards shall apply to all parcels located within the Overlay Zone District's boundary as identified on ["Figure 1. Las Cruces Innovation and Industrial Park Overlay Zone & Districts" on page v.](#) City of Las Cruces Municipal Code standards shall apply unless otherwise stated in this document.

### NON-CONFORMING

1. Uses and structures that are non-conforming with the standards of the Las Cruces Innovation and Industrial Park Overlay Zone District shall comply with this section.
  - a. There are two instances of non-conformance:
    - i. *Instance 1: a non-conforming use/structure which was initiated/constructed*

*prior to the adoption of the Overlay Zone District standards.*

- ii. *Uses that are classified as instance (1) may continue in perpetuity unless the use ceases for a period of no less than twelve (12) consecutive months. However, the use/structure cannot be expanded, enlarged, or extended.*
- iii. *Instance 2: a non-conforming use/structure initiated/constructed after the adoption of the Overlay Zone District standards,*
- iv. *Uses that are classified as instance (2) shall be brought into compliance immediately and shall not be permitted to expand.*



# 1.4 GENERAL DEVELOPMENT STANDARDS

## STREETS AND PUBLIC RIGHT-OF-WAY

1. All streets within Las Cruces Innovation and Industrial Park must adhere to City of Las Cruces Design and Roadway Construction Standards currently amended/adopted.
2. Property owners shall provide dedicated right-of-way including easements for trail corridors and pedestrian facilities.
3. The property owner is responsible to provide landscaping in accordance with standards outlined in this section in contiguous parkways and medians at the time of site development.
4. All additions, rehabilitation, remodeling or structural modifications to existing buildings with a value of \$100,000 or more, including all new parking lots require installation of parkway and median landscaping.
5. Landscape in parkways and medians shall be maintained by the property owner of the contiguous property.

## DIMENSIONAL STANDARDS

1. All buildings and structures within Las Cruces Innovation and Industrial Park will be limited to the following development requirements:

<i>Min. Lot Width</i>	<i>60 feet</i>
<i>Min. Lot depth</i>	<i>70 feet</i>
<i>Front Setback, minimum</i>	<i>25 feet</i>
<i>Side Yard Setback, minimum</i>	<i>20 feet</i>
<i>Rear Setback, minimum</i>	<i>25 feet</i>
<i>Building Height, maximum</i>	<i>100 feet</i>

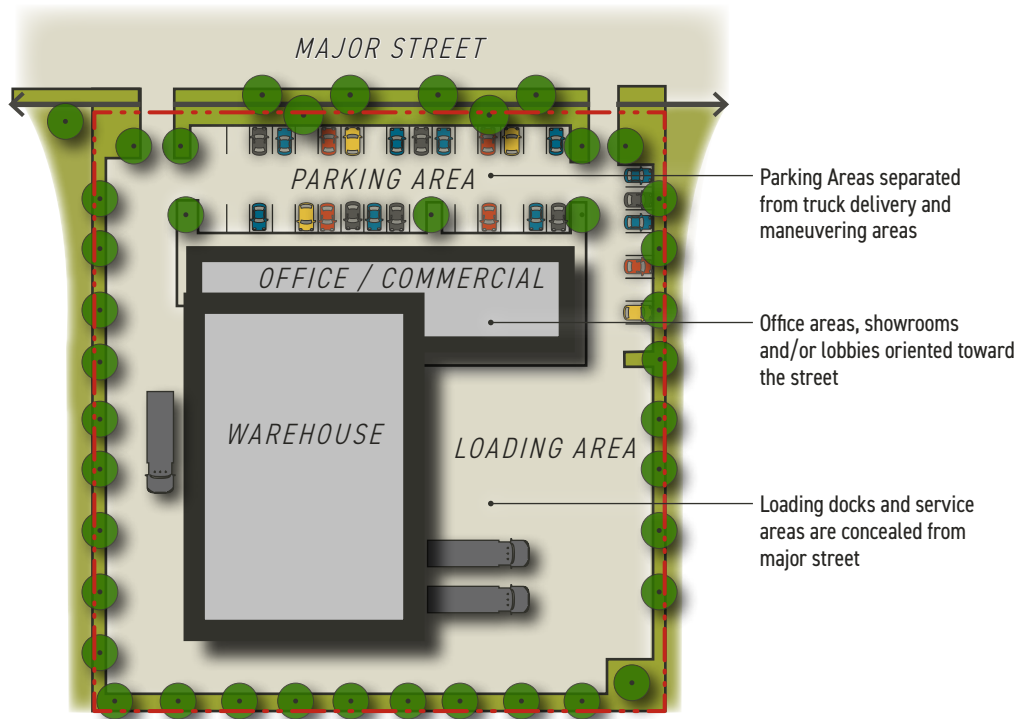
## SITE LAYOUT

1. Orient building entries, office areas, showrooms and/or lobbies, and amenities to front the primary public street.
2. Conceal loading docks, service areas, and mechanical equipment with the placement of buildings and circulation from primary streets.
3. Public and visitor areas shall be separated from truck delivery and maneuvering areas, as illustrated in ["Figure 3. Site Orientation" on page xiii.](#)
4. On-site circulation shall have an adequate length of stacking for industrial facilities, e.g. loading docks, terminals, etc. that do not interfere with the movement of traffic (on- or off-site) and/or pedestrian areas.
5. Outdoor lighting shall follow the regulations provided in the City of Las Cruces Outdoor Lighting Ordinance.
6. Provide on-site pedestrian walkways at a minimum six (6) foot clear width that are separate from drive aisles to connect to primary building entrances.
7. A public space such as an outdoor patio space, plaza, or courtyard shall be provided for any buildings greater than or equal to 75,000 square feet. For lots with more than one building, shared public spaces are permitted.

## PARKING

1. No parking supply minimums are required.
2. Accessible Parking shall be provided according to Federal ADA parking standards.
3. Motorcycle and bicycle parking spaces shall be provided according to the Off-street Parking Regulations of the City of Las Cruces Municipal Code.
4. Landscaped islands and medians shall be incorporated into parking areas to provide

**FIGURE 3. Site Orientation**



shade, define parking areas and pedestrian access, and allow for passive water harvesting. See "[Landscaping](#)" on page [xiv](#) for requirements.

5. Surface runoff in parking lots shall be directed to landscaped passive water harvesting areas.
6. A minimum of twenty (20) percent of parking spaces provided shall use previous materials such as previous concrete, previous asphalt, permeable pavers, compacted gravel or gravel. If gravel is used, a minimum of four (4)-inch base course that is compacted to ensure stabilization of gravel is required.
7. Carports, including solar carport canopies, are allowed within surface parking lots, provided the materials are compatible with the building architecture.
8. Fleet vehicle parking and loading docks shall not be located along the site main frontage. The placement of such facilities shall be located in the rear half of the site or behind the principal

structure. For corner lots, the frontage that includes the main entrance to the building shall serve as the site main frontage.

9. Outdoor storage areas used for fleet vehicles shall be paved or use a similarly compacted material that is stable and does not produce dust.
10. Bike racks shall be provided per the City of Las Cruces Municipal Code which requires two (2) bicycle parking spaces per 20 employees on maximum shift.
11. Bike parking shall be located at the primary entrance of the primary building.

## ARCHITECTURE

### *Building Materials*

1. Buildings shall be designed to incorporate contemporary architectural styles and

materials to create the appearance of a state-of-the-art industrial park. Common elements such as architectural style, color, materials and ornamentation shall be used to create a cohesive park identity.

2. Permitted materials include:
  - a. Exterior plaster or stucco
  - b. Architectural metal; decorative panels, structural elements and decorative support or trim members
  - c. Precast concrete and tilt-up wall systems
  - d. Textured, patterned and/or integrally colored cast-in-place concrete
  - e. Integrally colored, precast CMU (concrete masonry units), provided that surfaces are molded, serrated or treated to give wall surfaces a three-dimensional texture.
  - f. Brick
  - g. Natural stone
  - h. Glass curtain wall systems
3. Higher quality materials shall be utilized to draw attention to the office areas and entrances. Higher quality materials include architectural metal, decorative panels, structural elements and decorative support or trim members, brick and natural stone, among others.
4. The use of reflective or shiny metallic roofs shall be prohibited.

## Massing

1. Building heights, massing and setbacks shall be varied, to define the different functions within a building such as offices and warehousing.
2. Primary buildings shall have clearly defined entries. To emphasize entries, one or a combination of the following elements shall be applied; portals, overhangs, fenestration, canopies, material and color changes. The "large box" components of the industrial buildings that are visible from a public right-of-way shall feature both vertical and horizontal articulation and be compatible with the more articulated office area.

3. Metal structures are acceptable; however, they must visually tie to other building elements, such as the office, storage areas, etc.
4. Temporary or portable buildings shall be limited in use for construction purposes only.

## Screening

1. Exposed industrial systems and equipment shall be architecturally integrated or screened unless otherwise determined by the Community Development Director upon consultation with the Economic Development Director.
2. All heavy industrial processing, assembling of materials shall be conducted within an enclosed structure or be screened according to ["Walls, Fences and Screening"](#) on page xvi.

## LANDSCAPING

### General Provisions

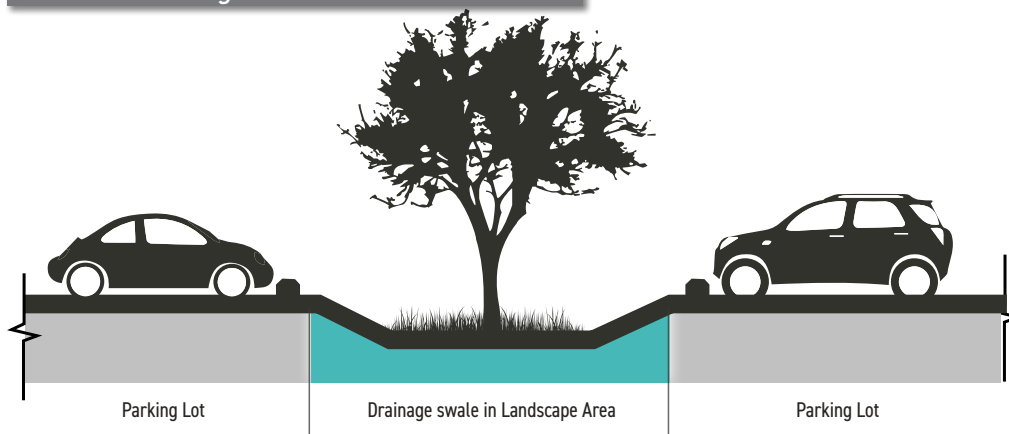
1. A minimum of ten (10) percent of the site must be landscaped.
2. One-half (1/2) of the total area required to be landscaped shall be located within the front setback area of the property.
3. Where the site exceeds one (1) acre, only the portion of the site that includes the operational area where the primary building is situated and is being developed/disturbed shall be calculated. If the area to be left undeveloped/undisturbed is disturbed during construction, replacement of vegetation is required.
4. Where buildings occupy corner lots, double fronting lots or triple fronting lots, a minimum of one-fourth (1/4) of the required landscaping shall be located within each of the front setback areas.
5. Passive water harvesting drainage swales shall be installed within landscape areas to capture runoff from impervious surfaces as illustrated in ["Figure 4. Drainage Swales"](#) on page xv.

6. Impervious areas shall be graded to drain into drainage swales. Drainage swales shall be designed as follows:
  - i. *Swale channel alignments and side slopes must be designed in close coordination with civil engineers to ensure that they convey stormwater while minimizing erosion damage.*
  - ii. *Swales shall capture at minimum the first-flush of a storm event.*
  - iii. *Swale side slopes shall not exceed 4:1. Where adjacent to walkways or accessible hardscape areas they shall not exceed 6:1.*
  - iv. *Runoff that enters the swale in a sheetflow fashion requires that the edge of the swale be flush with grade. Where curbs are necessary, intermittently spaced curb cuts shall be installed to allow runoff to enter the swale. Curb cuts shall be at least eighteen (18) inches wide and spaced from three to fifteen (3-15) feet apart.*
  
7. For further guidance on design and installation of drainage swales in landscape areas, refer to the NMDOT National Pollutant Discharge Elimination System (NPDES) Manual.

## Plant/Landscape Materials

1. The Las Cruces Airport Landscape Plan shall be used as a guide for acceptable plant materials.
2. Living plant material shall be provided according to the following:
  - a. *A minimum of one live tree shall be provided for every 1,000 square feet of required landscaped area*
  - b. *A minimum of 20 live shrubs shall be provided for every 1,000 square feet of required landscaped area*
  - c. *One hundred square feet of ground-over or ten one-gallon size plants shall be provided for every 1,000 square feet of required landscaped area*
3. A minimum of five (5) species must be used in the landscaped area.
4. Minimum plant material sizes at the time of installation shall be:
  - a. *Deciduous Canopy Trees and Deciduous Accent Trees - 2" Caliper*
  - b. *Evergreen Trees - 10' Minimum height*
  - c. *Shrubs and Groundcover - 1 gallon minimum*
5. Xeriscape or drought tolerant landscaping is required for all provided landscaping areas:
6. Gravel, rock mulch or organic mulch, and similar mulch materials are acceptable within landscape

**FIGURE 4. Drainage Swales**



*Conceptual depiction of one possible stormwater harvesting feature in parking lot.*

areas. If gravel is used as ground cover, its use shall be limited to a maximum of seventy-five (75) percent within landscape areas.

7. Gravel, colored rock, and similar mulch materials shall not be permitted north of Interstate 10.
8. All plant material shall be maintained by the owner in a living, attractive condition. All areas shall be free of weeds.
9. If used, weed barriers shall be permeable to optimize stormwater infiltration and prevent runoff.

3. In parking lots of 100 spaces or more, the ends of parking aisles shall be defined as landscaped islands no narrower than 8 feet in any dimension.
4. Off-street parking lot landscaping standards do not apply to fleet vehicle parking areas.
5. Any landscaping provided to meet the off-street parking lot standards will be credited towards the overall site ten (10) percent landscape requirement.

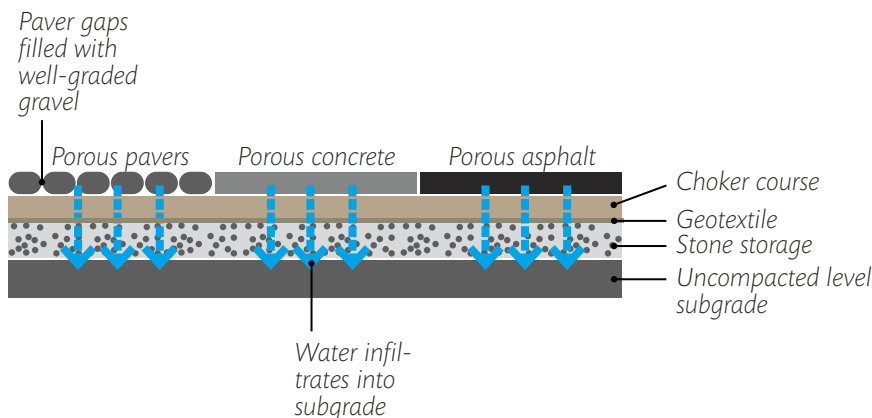
### Off-Street Parking Lots

1. Off-street parking lots shall have one (1) tree for every ten (10) parking spaces. Where covered carports are utilized, this requirement may be reduced or eliminate the tree requirement within parking lots through a determination of the Community Development Director. The Community Development Director shall consider the overall landscaping plan and the scale of the development to determine if covered carports shall either reduce or eliminate the tree requirement within parking lots.
2. The minimum size of tree planters within off-street parking lots shall be 60 square feet per tree.

1. The maximum allowed height for a fence depends on where the fence is located on a property. All fences and walls shall comply with the height limits established in ["Table 3. Maximum Wall Height Standards" on page xvii](#) and illustrated in ["Figure 6. Wall Height" on page xvii](#).

## WALLS, FENCES AND SCREENING

**FIGURE 5. Porous Surface with Typical Features**



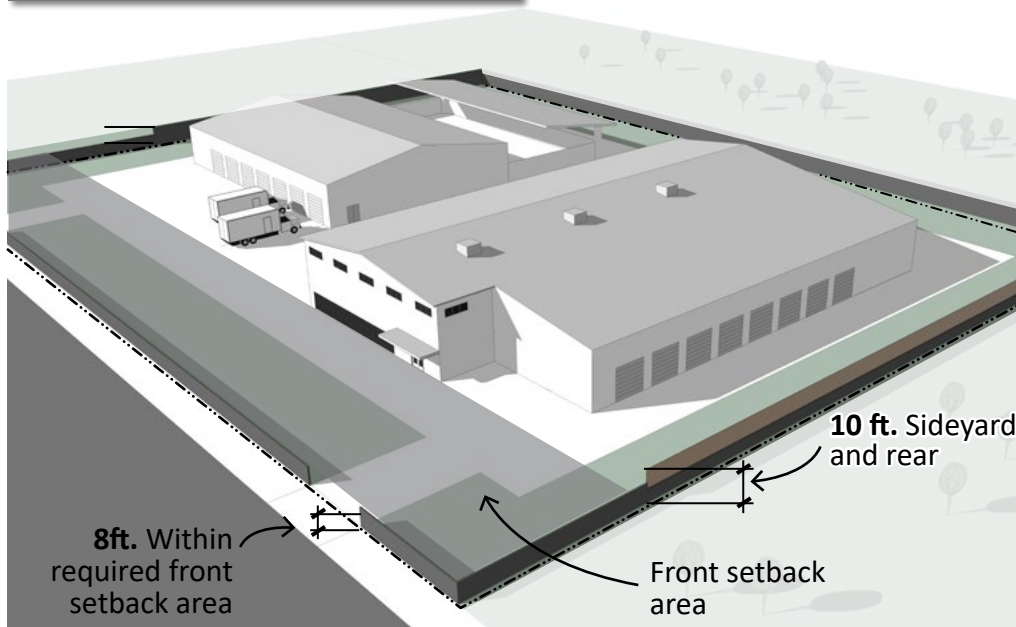


**TABLE 3. Maximum Wall Height Standards**

Within required primary front yard setback	8'
Within secondary front yard setback	10'
Within tertiary front yard setback	10'
Within required sideyard setback	10'
Within required rear yard setback	10'
Within the clear sight triangle at the intersections of streets and driveways	3'

2. Within the required front setback area, the maximum allowable fence height is eight (8) feet if two (2) feet consists of view fencing. If opaque fencing is applied, the maximum height is six (6) feet.
3. The finish of walls and fences shall be constructed of durable materials manufactured for exterior use and shall be weather and decay-resistant, which are compatible with the adjacent building(s) in regard to materials, detailing, and color. Acceptable materials include;
  - a. Stucco over concrete masonry units (CMU)
  - b. Split face block

**FIGURE 6. Wall Height**

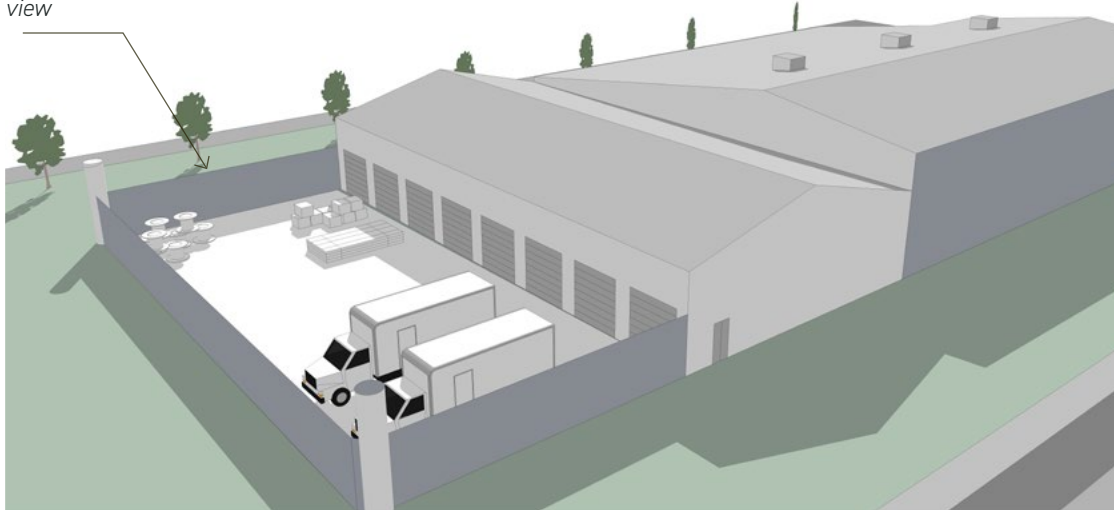


**FIGURE 7. View Fencing in the Front Setback Area**



**FIGURE 8. Storage Screening**

Outdoor storage  
must be  
screened from  
view



- c. Brick
- d. Stone
- e. Curved interlock blocks
- f. Gabions
- g. Tubular steel, wrought iron bars, or other grill work

4. Unfinished solid CMU or chain link are acceptable materials, except in areas visible from the public rights-of-way.
5. The use of razor ribbon (concertina), barbed wire, or cyclone fencing is prohibited.
6. Any required screening of mechanical equipment and support / services areas shall be accomplished by one of the following:
  - a. An architectural building element, such as a wing wall, that screens the equipment or area being screened;
  - b. A wall or fence of a height equal to or greater than the height of the equipment or area being screened. Walls or fences shall incorporate at least one (1) of the primary materials and colors of the nearest wall of the primary building; or

- c. A vegetative screen planted along the full length of the equipment or area to be screened of a height equal to or greater than the height of the equipment or area to be screened at the time of planting.

## SIGNAGE

1. All signs shall comply with the City of Las Cruces sign code except as outlined below.
2. All signs shall be designed in accordance with the Overlay Zone District's adopted signage plans and regulations.
3. At key locations such as intersections, joint tenant/monument signs shall include language in Spanish, Braille and larger print for sight-impaired populations.
4. Vehicular directional signage within public right-of-way or on City property shall be exempt from signage standards.

## ***Freestanding Monument Signs***

1. Freestanding monument signs will be limited to a maximum of one (1) per 100 ft. of street frontage.
2. The maximum signage size shall not exceed fifty (50) square feet.
3. The maximum height of monument signs shall not exceed twelve (12) feet.
4. Monument signs shall match the architectural style, color, materials and ornamentation of the primary building(s).
5. For all lots with more than one monument sign, all signs shall be of uniform design and materials.
6. Free standing monument signage is permissive at the primary park entrances.

## ***Building Mounted Signs***

1. One (1) Building mounted sign per tenant is permitted.
2. Buildings that front more than one public right-of-way may have one (1) building mounted sign per façade facing one public right-of-way.
3. Building mounted sign size shall not exceed ten (10) percent of the building facade to which it is applied.
4. Building mounted signs may not project more than fifteen (15) inches from the wall.
5. Building mounted signs shall have contrasting colors from the background and text height and font that ensures readability, but must blend with the architectural style, color, materials and ornamentation of the main building(s).

6. No building mounted sign shall intrude upon architectural features including windows, columns, or canopies or decorative features.

## ***Temporary Signage***

1. Temporary construction signs shall be permitted in accordance with the City of Las Cruces sign code, with the following exceptions:
  - a. *For properties less than ten (10) acres, one (1) sign is permitted not to exceed sixty-four (64) square feet in sign area and eight (8) feet in height.*
  - b. *For properties in excess of ten (10) acres, one (1) sign is permitted not to exceed ninety-six (96) square feet in sign area and eight (8) feet in height.*

## ***Prohibited Signage***

1. The following sign types are prohibited within the Las Cruces Innovation and Industrial Park:
  - a. *Banners*
  - b. *Billboards*
  - c. *Portable or temporary signs, except for those permitted above*
  - d. *Window signs*

## ***Signage Illumination***

1. Exterior and interior illumination will be allowed for both attached and freestanding signs, provided they comply with the following standards:
  - a. *Signs that are illuminated shall have concealed lighting fixtures. This provision applies also to neon tubing and fluorescent fixtures.*

# **1.5 DEFINITIONS**

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## **2. ACCESSORY, Commercial / Office Uses**

Any offices and commercial services and food, beverage uses listed in [\*“Table 1. Use Table” on page\*](#)

[\*viii.\*](#) These uses must be incidental to the primary use

### **3. ACCESSORY, Residential Use - Non-Primary**

An accessory dwelling on a nonresidential premise, occupied by the person who oversees the nonresidential operation 24 hours a day

### **4. Cannabis Cultivation and Cannabis-infused Products Manufacturing**

A facility in which cannabis is grown, harvested, dried, cured, or trimmed. This use may also include the process in which a product is infused with cannabis that is intended for use or consumption other than by smoking including but not limited to, edible products, ointments, and tinctures.

### **5. Commercial Services and General Retail**

An establishment providing for the retail sale of general merchandise or food directly to the consumer; this includes but is not limited to sale of general merchandise, clothing and other apparel, flowers and household plants that are not grown on-site, dry goods, convenience and specialty foods, hardware and similar consumer goods, or other retail sales.

### **6. Construction Contractor Facility and Yard**

A building and related outdoor area used to store and maintain construction equipment and materials including but not limited to plumbing, electrical, carpentry, roofing, and landscaping, and facilities customarily required in the building trade by a construction contractor.

### **7. Contemporary Style Architecture**

The use of innovative and new construction technologies and materials with a focus on steel, reinforced concrete, and glass, clean lines and a form that follows function.

### **8. Drainage and Major Utility, other**

A facility regulated as a public utility or common carrier by the state or other relevant jurisdiction or agency, including but not limited to major telephone facilities, natural gas facilities, water treatment plants, water pump stations, sewage treatment plants, stormwater drainage facilities, irrigation facilities, or similar public services. Major facilities

are those sized or designed to serve the entire Park, or a wide area of the Park

### **9. Film and Media Production**

Outdoor or enclosed entertainment-related facilities including, without limitation, movie studios and production facilities, distribution facilities, editing facilities, catering facilities, printing facilities, post-production facilities, set construction facilities, sound studios, special effects facilities and other entertainment-related production operations.

### **10. Fire and Police Station**

A public facility operated by a governmental agency where fire engines and other equipment are housed, and from which calls for emergency fire responses are handled. This use may include administrative offices, storage of equipment, temporary detention facilities, and the open or enclosed parking of patrol vehicles excluding, however, correctional institutions.

### **11. Fleet Vehicle Parking**

Parking of fleet vehicles. Fleet vehicle means any vehicle owned or operated by the person, company or business which is used for purposes of delivery, pick up or service to patrons of the primary use. A fleet vehicle may also be a commercial vehicle.

### **12. Freighthouse or Truck Terminal**

Property or building used primarily for freight pick-up or distribution and the temporary parking of trucks of common or contract carriers during loading or unloading, including necessary warehouse space for storage of transitory freight. May also include intermodal distribution facilities for truck or shipping transport. Accessory uses may include but are not limited to, a truck wash and loading and unloading from rail spurs.

### **13. General Agriculture**

Any use of land for the purpose of production of crops and horticulture specialties, the raising of livestock and poultry, and the processing, packaging, storage and sale of agricultural products which are raised on the premises, and including all

the types of structures normally associated with these uses, such as storage bins, barns, sheds, tool houses, greenhouses, garages, and any other use or facility ancillary to farming or open land. This use may also include the growing of plants for wholesale or retail sales, which may take place outside or in greenhouses. Outdoor sales of plants are allowed.

#### **14. Heavy Manufacturing**

Mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the manufacturing of products, and the blending of materials, such as lubricating oils, plastics, resins, or liquors. This use ordinarily creates a greater than average impact on the environment or has significant impacts on the use and enjoyment of other properties in terms of noise, smoke, fumes, odors, glare, or health or safety hazards. However, this use does not include processes that input or create hazardous by-products, as defined by federal regulation, in the course of manufacturing, assembly, fabrication, or materials treatment, or that uses manufacturing, assembly, fabrication, or treatment processes that create potentially hazardous impacts including but not limited to explosions or leakage of nuclear or electromagnetic radiation into the environment or surrounding areas. These processes are covered under the Special Manufacturing Zone.

#### **15. Higher Education, Vocational School**

A private institution that provides full-time or part-time education beyond high school, including college, university and vocational schools that provides specialized training and education beyond the high school level.

#### **16. Indoor Entertainment/Recreation Venues**

A commercial indoor entertainment venue where food, nonalcoholic beverages or other refreshments may be obtained for consumption on the premises and where floor shows, bands or other forms of entertainment may be provided for customers. This use also includes health club or gyms, and non-

medical service establishment intended to maintain or improve the physical condition of persons.

#### **17. Light Manufacturing**

Assembly, fabrication, or processing of goods and materials, primarily conducted within an enclosed building, which is designed, built and maintained so as to prevent smoke, noise, glare, dust, odors or other development impacts from being detected beyond the boundaries of the property. Assembly, fabrication, or processing may include compounding, processing, assembling, packaging or testing of goods. This use does not include any use that meets the definition of Heavy Manufacturing or Special Manufacturing.

#### **18. Military and Law Enforcement Agency**

A public facility operated by the federal government where engines and other equipment are housed. This use may also include administrative offices, storage of equipment, and grounds for training and practice.

#### **19. Natural Resource Extraction**

On-site extraction of surface or subsurface mineral products or natural resources, including solids, such as coal and ores; liquids, such as crude petroleum; and gases, such as natural gases. Uses may include quarries, borrow pits, sand and gravel operation, mining, soil mining, rock crushing, screening, and the accessory storage of explosives

#### **20. Nightclub and Bar**

An establishment that is devoted to the selling or serving of alcoholic beverages for consumption by patrons on the premises and in which the serving of food is only incidental to the consumption of those beverages, including taverns, nightclubs, cocktail lounges and cabarets.

#### **21. Offices and Research Facility**

A premise where professional, clerical, business management or public administration work is carried out and where the sale of merchandise on the premises is totally absent or a very limited activity in support of the work being carried on.

This use may also include a medical or dental clinic for patients that are not lodged overnight and research and testing facilities for scientific research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.

## **22. Outdoor Entertainment**

An outdoor commercial or entertainment activity that is open to the general public. This use may include outdoor markets, drive-in theater, stadium or other entertainment and recreation activities like batting cages, golf driving ranges, miniature golf courses, go-cart tracks, skating rinks, skateboard parks, swimming pools, tennis courts, or sports courts.

## **23. Outdoor Storage**

The keeping of any goods, material, or merchandise outside of a building in the same place.

## **24. Parking Garage with /without Liner Building:**

A combination of structures for parking and a mix of uses (commercial, residential, office) where parking is designed to be concealed from view and levels of parking are at-grade, above grade, or partially below grade (but not fully underground). A liner building is a specialized building that may be built as part of the parking structure or separate; it is parallel to the street and designed to conceal a parking structure from the street with active ground floor uses such as retail shops or residential stoops. A parking garage may be designed without a liner building provided that it is designed in such a way so as to incorporate active ground floor uses, architectural features and articulated elements to mitigate blank walls and screen parking.

## **25. Recycling Sort Facilities and Electronic Recycling**

A facility that sorts reusable materials in preparation for introduction into an industrial process by which the material is transformed into a new product in such a manner that the original identity as a product is lost. Material is limited to

paper, plastic, and metal as well as electronics recycling.

## **26. Small Animal Facilities**

A facility that serves small animals for their care and treatment. This use may include outdoor pens for temporary animal holding. This use does not include animal raising.

## **27. Solar Energy Generation**

The use of land or buildings as locations for mounting of solar collectors or other devices that rely on sunshine as an energy source and are capable of collecting, distributing, or storing the sun's radiant energy.

## **28. Special Manufacturing**

Mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the manufacturing of products, and the blending of materials, such as lubricating oils, plastics, resins. This use ordinarily creates a greater than average impact on the environment or has significant impacts on the use and enjoyment of other properties in terms of noise, smoke, fumes, odors, glare, or health or safety hazards. This use includes processes that input or create hazardous by-products, as defined by federal regulation, in the course of manufacturing, assembly, fabrication, or materials treatment, or that uses manufacturing, assembly, fabrication, or treatment processes that create potentially hazardous impacts including but not limited to explosions or leakage of nuclear or electromagnetic radiation into the environment or surrounding areas.

## **29. Telecommunications, Towers, and Utilities**

Any facility used for wireless communications, usually consisting of a support structure for antennas, equipment shelters or cabinets, and/or other transmission and reception devices used for business or commercial purposes.

## **30. Temporary, Construction Staging Area, Trailer,**

### **or Office**

Temporary use of a structure, including a mobile office, as a construction site office by a building contractor while a specific project is under construction, or as a real estate office during the construction and initial marketing phase of a new development.

### **31. Temporary, Seasonal Outdoor Sales, Events**

Temporary outdoor or indoor retail display and sales of new or used goods, produce, and/or handcrafts or services associated with the season or a cultural event such as sales of fireworks, pumpkins, Christmas trees, or other seasonal items; semi-annual sales of art or handcrafted items in conjunction with community festivals or art shows; sidewalk or parking lot sales. Incidental sales of food and beverages is allowed.

### **32. Vehicle Services**

Commercial services dealing with vehicles. This use may include car wash, vehicle and equipment sales, rental, fueling, and repair

### **33. Warehousing, Logistics and Distribution**

Building or premise in which goods, merchandise or equipment are stored and frequent heavy trucking activity may occur. Open storage of material, or nuisances such as dust, noise, and odors may be part of this use.