

Valencia County, New Mexico

Building Guidelines for P-D (Planned Development)

I have compiled for you a detailed summary regarding the PD zoning code (Planned Development) in Valencia County, New Mexico. This zoning designation is designed to offer flexibility and encourage innovation in planning and development projects.

Objectives of PD Zoning:

- To provide flexibility in planning and implementing unique development projects.
- To promote creativity and innovation in urban and community planning.
- To ensure that the proposed development integrates appropriately with the surrounding environment.

Main Requirements:

- **Development Plan:** A detailed development plan must be submitted and approved by county authorities.
- **Infrastructure and Landscaping:** The project must meet established standards for infrastructure, landscaping, parking, and related features.
- **Public Participation:** Community input and objection hearings are required as part of the approval process.

Additional Notes:

- **Setbacks:** Setback requirements (distance between buildings and property boundaries) will be determined based on the proposed use. Considerations include public safety, emergency access, solar access, environmental and visual characteristics, and compatibility with neighboring uses.



Land Use Under PD Zoning:

Land use within PD zones depends entirely on the development plan approved by Valencia County. Because PD zoning is tailored to each individual project, allowed uses and restrictions may vary significantly.

What is Allowed?

Vacant Land Use:

If the approved development plan does not restrict certain non-building uses, vacant land may be used for purposes such as gardening, small-scale agriculture, or non-residential storage.

RV, Camping, Tiny Homes, or Mobile Units:

These uses typically require specific approval within the development plan. Most PD plans do not allow temporary or mobile living (e.g., RV or camping) without express permission, but this varies by project.

Temporary Living During Construction:

It's important to note that **temporary on-site living during construction is generally not permitted** unless explicitly allowed in the approved development plan.

Recommendation:

To confirm if your intended use (e.g., RV parking, camping, storage, or other activities) is permitted on a PD-zoned lot, you should:

1. Review the official development plan approved for the specific PD zone.
2. Contact the Valencia County Planning & Zoning Department for clarification.



Contact Information – Valencia County Planning & Zoning Department:

Phone: (505) 866-2050

Email: PZ@co.valencia.nm.us

✉ Email: planning@co.valencia.nm.us

Website: <https://www.co.valencia.nm.us>

Planning Department Address: 444 Luna Ave, Los Lunas, NM 87031

Official development documents may be available through the **Valencia County website** or by request from the county's public records office.

Please feel free to reach out if you have any questions or need help planning your next steps.
I'd be happy to assist.

Best regards,
Efrat Meiri