

## APPENDIX A: COMPREHENSIVE PLAN DEFINITIONS

The definitions below were developed at the request of the ETZ Commission and are for general planning purposes and are not meant to be all-inclusive or to cover definitions for legal zoning ordinances or subdivision regulations. Therefore, the following definitions are not intended to provide legal definitions, references, terms, descriptions, nor replaces any City or County definitions or standards.

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Absorption Field:	An area in which open joint or perforated piping is laid in gravel-packed trenches or excavations for the purpose of distributing the effluent discharged from the tank used as part of an individual liquid waste disposal system or absorption into the soil.
Adjacent:	Contiguous parcel, tract, easement, or right-of-way totally within, partially within, or next to one or more boundaries of a subdivision or not considered an internal parcel, tract, easement, or right-of-way.
Agri-Business:	Any business that deals with agriculture.
Agriculture:	Any use of land for the growing and harvesting of crops for sale or for uses directly ancillary to the growing and harvesting of crops, which is the exclusive or primary use of the lot, plot, parcel, or tract of land; or processing crops to the generally recognizable level of marketability; or the open range grazing of livestock.
Agriculture / Industrial Land-Use:	Dairy processing, value-added food processing, canning.
Annexation:	The process used by a municipality to add surrounding fringe areas to the city or town. There are methods for annexing contiguous property (areas adjacent to the annexing community as well as noncontiguous property. The main method of annexing property are by election, petition, annexation for municipal purposes, annexation of federally owned areas and boundary line adjustments.
Applicant:	A developer submitting an application for development
Aquifer:	A saturated underground formation of permeable materials capable of storing water and transmitting it to wells, springs, or streams.

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Arterial, Major:	Major arterials provide higher speed travel and mobility for long distance trips. These roads function within the region or community to carry large volumes of traffic to minor arterials and collector routes. Access may be limited by medians.
Arterial, Minor:	Minor arterials serve a mobility function for longer -distance trips but handle moderate volumes of traffic at moderate speeds. Minor arterials provide connections to collector routes, which serve communities and local areas. Access from some major traffic generators is allowed to minor arterials.
Barrier Curb:	A steep-faced curb intended to prevent encroachment. See Curb.
Berm:	A mound of soil, either natural or man-made, used to obstruct views.
Bicycle-Compatible Bikeway:	A pathway designed to be used by bicylists.
Bicycle Lane:	A lane at the edge or second lane in of a roadway reserved and marked for the exclusive use of bicycles.
Bicycle Path:	A pathway separated from the roadway designed specifically to satisfy the physical requirements of bicycling.
Buffer:	An area within a property or site, generally adjacent to and parallel with the property line, either consisting of natural existing vegetation or created by the use of trees, shrubbery, fences, or berm, designed to limit continuously the view of and/or sound from the site to adjacent sites or properties.
Capital Improvements:	A proposed schedule of future public projects listed in order of construction priority together with cost estimates and the anticipated means of financing each project.

Channel:	The bed and banks of a natural stream that convey the constant or intermittent flow of the stream or arroyo, swale, ditch diversion, or waste course that conveys storm run-off, including man-made facilities.
Character:	Distinguishing quality or qualities that make an area unique.
Cluster Development:	A development approach in which building lots may be reduced in size and buildings sited closer together, usually in groups or clusters, provided that the total development density does not exceed that which could be constructed on the site under conventional zoning and subdivision regulations. The land that remains undeveloped is then preserved as open space and recreational land.
Collector Street:	A roadway that serves as a connection between two or more minor thoroughfares and a major thoroughfare. A collector street serves a neighborhood or large subdivision and should be designated so that residential properties do not have direct access onto it.
Commission:	The ETZ Commission is a seven member board that hears and approves subdivision plats and special use permits and recommends zoning changes. The ETZ commission is comprised of three members appointed by the City, three members appointed by the County and a seventh member who is appointed by the commission. (See ETZ Commissioner).
County Commission:	The elected Board of County Commissioners of Doña Ana County.
Cul-de-sac:	A local street having only one outlet, the other end to be used for the reversal of traffic movement. (See Street).
Curb Cut:	A depressed segment of vertical roadway curb; the providing of vehicular ingress or egress between property and an abutting public street.

Density:	The permitted number of dwelling units per gross acre of land to be developed, based on the approved zoning for the area.
Developer:	The legal or beneficial owner or owners of a lot or of any land included in a proposed development. Also, the holder of an option or contract to purchase, or any other person as having enforceable proprietary interest in such land.
Development:	<p>The term “development” may be used in a number of ways:</p> <p>A planning or construction project involving substantial property improvement and usually, a change of land-use character within the site; the act of using land for building or extractive purposes.</p> <p>Growth shall be defined as any development proposed beyond the predominately urbanized area that lacks readily available infrastructure. Such development bypasses areas of vacant or rural land and requires the extension of new roads, utilities and other facilities in accordance with government specifications.</p> <p>A mixed-use development concept that encourages the combining of several different land uses within the same area. For example, a development might include a hotel and a number of retail businesses within the same building or on the same contiguous parcel of land.</p>
Driveway:	A paved or unpaved area used for ingress or egress of vehicles, and allowing access from a street to a building or other structure or facility.
Environment:	The physical conditions that exist within the area that will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance.
ETZ:	The five-mile Extraterritorial Zone that extends beyond the corporate limits of the City of Las Cruces, NM.

**ETZ Authority:**                      A governing authority, created through a Joint Powers Agreement between the City and the County, dated May 12, 1987. The ETZ Authority reviews and approves variance requests and zoning change requests, acts on appeals, and adopts amendments to the ETZ's zoning and subdivision regulations. The Authority consists of three County Commissioners and two City Councilors.

**ETZ Commission:**                      A governing authority, created through a Joint Powers Agreement between the City and the County, dated May 12, 1987 and subject to section 3-21-3-3-21-5 NMSA (1987) as amended. The ETZ Commission interprets zoning and subdivision regulation per the request of an applicant, reviews and grants special use permits and may recommend approval of zoning change requests and reviews, and recommends approval of amendments to the ETZ's zoning and subdivision regulations. The commission is comprised of seven individuals who voluntarily serve as members of the commission. Three members of the commission are appointed by the City, three by the County, and the seventh member by the commission.

**Extraction:**                              Removal of physical matter in a solid, liquid or gaseous state from its naturally occurring location; the initial step in the use of a natural resource. Examples include petroleum and natural gas wells, gravel pits, the mining of mineral deposits, geothermal energy sources and water wells.

**Fence:**                                      An artificially constructed barrier of wood, masonry, stone, wire, metal, or any other manufactured material or combination of materials.

**Final Approval:**                      The official action of the ETZ Commission taken on a preliminarily approved major subdivision or site plan after all conditions, engineering plans, and other requirements have been completed or fulfilled, and the required improvements have been installed, or guarantees properly posted for their completion, or approval conditioned upon the posting of such guarantee.

Flood Control:	Any undertaking for the conveyance, control, and dispersal of flood waters.
Flood Elevation:	The elevation that flood waters would reach at a particular site during the occurrence of a specific flood period. For instance, the 100-year flood elevation is that elevation of flood waters related to the occurrence of the 100-year flood.
Flood Frequency:	The probability of a flood of a certain magnitude occurring in a given year or that portion of the floodplain outside of the floodway.
Flood Fringe:	That portion of the floodplain outside of the floodway.
Flood, 100-year:	A flood that, on the average, is likely to occur once every 100 years (i.e., that has a one percent chance of occurring each year, although the flood may occur in any year).
Flood Plain:	<p>The area within the 100-year flood boundary as described by the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps.</p> <p>The term refers to that area designated as being subject to flooding from the base flood (100-year flood) on the "Flood Boundary and Flooding Map" prepared by the U.S. Department of Housing and Urban Development (HUD) or on similar maps prepared by the Army Corps of Engineers, the Federal Emergency Management Agency or a similar federal agency.</p>
Flood Way:	Any area that could be flooded by high water from a 25-year frequency storm; or, the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation to more than a designated height.
Garage:	A building or portion thereof, other than a private storage garage, designed or used for equipping, servicing, repairing, hiring, selling, storing or parking motor-driven vehicles. The term "repairing" shall not include an automotive body repair shop nor the rebuilding, dismantling or storage of wrecked or junked vehicles.

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Gateway:	An area along a major transportation corridor, that marks the entrance to a community. The topography, vegetation, or significant changes in land use mark the location of a gateway.
Gateway Route:	A street or parkway that is a heavily traveled entrance to and through the ETZ. Such routes link major employment areas, shopping centers and recreational areas used regularly by a large number of residents and visitors and present a visual impression of the ETZ.
Groundwater:	Water stored underground in cracks and crevices of rocks and in the pores of geologic materials that make up the earth's crust in what can be referred to as a natural reservoir.
Hazardous Waste:	Solid or liquid waste that, due to its caustic, corrosive, unstable, chemical or radioactive nature of properties, that can threaten the general health, safety and welfare of an individual, population, or the surrounding environment.
Heavy Industrial:	Enterprises in which goods are generally mass produced from raw materials on a large scale through use of any assembly line or similar process, usually for sale to wholesalers or other industrial or manufacturing uses, or manufacturing or other enterprises which produce external effects such as smoke, noise, soot, dirt, vibration, odor, etc., or that which pose significant risks due to use or storage of explosives or radioactive materials, poisons, pesticides, herbicides, or other hazardous materials in reportable quantities, under the standards of the Environmental Protection Agency (EPA).
Heavy Industrial Land Use:	Manufacturing, assembly, finishing, processing, or packaging of products, salvage yards, landfill and mineral extractions.
High Intensity Corridors:	Areas of development that reflect commercial, industrial or high density residential development in heavily traveled routes in the ETZ. Strip mall development is not permitted, and specific design standards apply to the area.

High Density Residential:	Four or more dwelling units per one acre.
Historic Town-site:	An area related by historical events or themes, by visual continuity or character, or by some other special feature that helps give it a unique historical identity. May be designated a historic district by local, state, or federal government and given official status and protection. An area platted as a “town-site” prior to 1930.
Impact Fee:	A fee charged by local government to developers as a total or partial reimbursement for the cost of capital improvements and facility extensions needed as a result of new development (e.g., wider roads, new sewers, etc.).
Improvement:	Any building, structure, bridge, work-of-art, area, parking facility, fence, gate, wall, landscaping, or other object constituting a physical addition to real property, or any part of such addition.
Incentives:	Are those actions which the government can legally provide to a private person or organization towards obtaining a result that will meet public health, safety, and welfare goals. Incentives as used within the text of the Comprehensive Plan may include such things as legal modifications or waivers in zoning requirements, development standards and similar regulations.
Industrial:	Activity including resource extraction, manufacturing, warehousing, storage, distribution, shipping, and other related uses.
Infrastructure:	Facilities and services needed to sustain industrial, residential, and commercial activities, including water and sewer-lines, other utilities (natural gas, electricity), streets, communications, and public facilities such as fire stations, parks, schools.
Intensity:	The degree, to which land is used; usually refers to the levels of concentration of housing, or to commercial or industrial activities in use.
Intent:	The stated purpose of an ordinance or regulation.

Internal:	A parcel, tract, easement, or right-of-way that lies entirely within and does not touch an outer boundary of a subdivision, except where it may intersect with or extend another roadway and utility easement that lies between two parcels or tracts within the subdivision; or a parcel, tract, easement, or right-of-way that shall be identified with a different name or indexing code than that of an adjacent parcel, tract, easement or right-of-way.
Interstate Highway:	U.S. Interstate Highways in Doña Ana County are I-10 and I-25.
Island:	In street design, a raised area, usually curbed, placed to guide traffic and separate lanes, or used for landscaping, signing or lighting.
Landscaping:	An area that has been improved through the harmonious combination and introduction of trees, shrubs and ground cover, which may contain natural topping materials such as boulders, rock, stone, granite, or other approved material. The area shall be void of any asphalt or concrete pavement except where walks are allowed.
Land-Use:	Any activity that is subject to the Regulation of the local government that is conducted on, below and/or in the space above the surface of the earth to a height of five hundred (500) ft. within the boundaries of Doña Ana County on areas subject to the zoning authority of the incorporated municipalities within Doña Ana County or outside the Extra- territorial Zone of the City of Las Cruces, or other Extraterritorial Zones that may be established.
Leap-Frog Development:	A type of growth that is defined as any development proposed beyond the predominantly urbanized area and lacks readily available infrastructure. Such development bypasses areas on vacant or rural land and requires the extension of new roads' utilities, and other facilities in accordance with City specifications.
Light Industrial Land Use:	Small manufacturing or assembly plants, utility services, warehousing, storage (except toxic or hazardous materials), recycling centers, and /or telecommunications.

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Lot:	A designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.
Lot Area:	The horizontal area within the exterior lines of the lot, exclusive of any a public or private way open to public uses.
Lot Depth:	The mean (average) horizontal distance between the front and rear lot lines.
Lot Width:	The distance between side lot lines measured across the rear of the required front yard, parallel to the street or access easement.
Low Density Residential:	One dwelling unit per 3/4 acre to 1.9 acres, includes mixed residential and farmland use.
Low Intensity/Rangeland:	Open range used primarily for grazing livestock, may be government or private, or may contain low density residential.
Manufactured Housing:	The manufactured home or modular home that is a single-family dwelling with having a heated area of at least thirty-six by twenty-four feet and at least eight hundred sixty-four sq. ft., constructed in a factory to the standards of the United States Department of Housing and Urban Development, the National Manufacturing Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5401 et. seq.) and the Housing and Urban Development Zone Code II or the Uniform Building Code, as amended to the date of the unit's construction and installation consistent with the Manufactured Housing Act (Chapter 60, Article 14 NMSA 1978) and with the regulations pursuant thereto relating to ground level installation and ground anchors.
Master Plan:	A comprehensive long-range plan intended to guide the growth and development of a community or region; includes analysis, recommendations, and proposals for the community's population, economy, housing, transportation, community facilities, and land use.

May (wording):	When a requirement in these regulations uses the word “may” instead of “shall”. The requirement will be necessary only if directed by the ETZ Commission or Authority.
Median:	That portion of a divided highway separating lanes of traffic proceeding in opposite directions.
Medium Density Residential:	Two to four or more dwelling units per acre.
Mixed-Use Development:	A tract of land, building or structure developed for two or more different land-uses such as, but not limited to, residential, office, manufacturing, retail, public or entertainment.
Multiple Family Dwelling:	A building designed for two or more families. The dwelling units contain two or more kitchens, two or more living areas, bedrooms and bathrooms with separate entrances designed for more than one family.
Neighborhood:	An area of a community having characteristics that distinguish it from other community areas and which may include distinct ethnic or economic characteristics, schools, social clubs or boundaries defined by physical barriers such as major highways and railroads or by natural features such as rivers.
Neighborhood Commercial:	Retail sale of goods and services to serve a neighborhood usually on sites less than five acres in buildings smaller than 10,000 square feet.
Neo-Traditional Planning:	Re-working established planning principles that are typically found in place in older neighborhoods and applying them to newly developing communities.
Open Space:	Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved and used as an active or passive recreation area, or for resource protection.
Owner:	Any person or his successor in interest having a legal or equitable interest in a given property.

Overlay Zone:	Provides for the possibility of superimposing certain additional requirements on a designated zoning district or districts without disturbing the underlying land-use requirements of the district. In the instance of conflicting requirements, the stricter of the conflicting requirement shall apply.
Patio House:	A detached, single-family unit typically situated on a lot that is reduced in size, that orients outdoor activity within rear or side yard patio areas for better use of the site for outdoor living space.
Permanent Foundation System:	A foundation prepared for a modular or manufactured home, formerly addressed as ground installations.
Permit:	Permission given for a land use that is allowed in a zone if it meets additional standards specified in the zoning ordinance (e.g., setbacks, off-street parking).
Person:	Any individual, estate, trust receiver, cooperative, association, club, corporation, company, firm, partnership, joint venture, syndicate or other entity.
Planning:	The establishment of goals, maps, plans, policies, procedures and objectives for economic, physical, social and change and development.
Public Open Space:	An open space area conveyed or otherwise dedicated to a municipality, municipal agency, board of education, state or county agency, or other public body for recreational or conservation uses.
Public/Quasi-Public Land Use:	Provides a service to the community, may be government or private, including: schools, churches, cemeteries, water districts, utility productions, storage areas, community centers, park and recreation areas, health clinics and libraries.
Regulation:	A rule or order prescribed for managing governments.
Regional Park:	Recreation area of 200 or more acres that offers passive recreation space in the form of trails, picnicking and climbing, but that have no facilities for organized active forms of recreation such as ball fields.

Residential Density:	The number of dwelling units per “gross acre” of residential land area, including streets, easements and open space portions of a development.
Right-of-way:	A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, gas pipeline, water main, sanitary or storm sewer main, shade trees, or for another special use.
Roadway:	Any public facility used for the vehicular transport of people, goods, or services, excluding of private or public easements or alleys. Also used in conjunction with streets, corridors, thoroughfare, road, avenue, boulevard, byway, bicycle pathways or other surface facility intended for public conveyance.
Rural Residential:	Single family residence having two acres or more, includes mixed residential and farmland use.
Sanitary Sewers:	The public sewer portion of a publicly owned treatment works which transports waste-water and to which storm, surface and ground waters are not intentionally admitted.
Screen:	A structure or planting consisting of fencing, berms, and/or evergreen trees or shrubs providing a continuous view obstruction within a site or property.
Septic System:	A sewage-treatment system that includes a settling tank and leach field through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual home waste disposal where an urban sewer system is not available.
Septic Tank:	A watertight receptacle which receives the discharge of sewage that is designed and constructed to permit the deposition of settled solids, the digestion of the matter deposited, and the discharge of the liquid portion into a leaching system.
Setback:	The distance between the street right-of-way line and the front line of a building or any projection thereof, excluding uncovered steps; or the shortest distance between the property line and the foundation, wall or main frame of a structure.

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Sewer:	Any pipe conduit used to collect and carry away sewage or storm water runoff from the generating source to treatment plants or receiving streams.
Shall (wording):	The word “shall” denotes mandatory action and one that is not directory or permissive.
Shopping Centers:	A group of commercial business establishments operated as a unit and having off-street parking on the property, and related in locations, size and types of shops in the trade area that the unit serves.
Shoulder:	The graded part of a right-of-way that lies between the edge of the main pavement (Main traveled way and the curb-line) and the right-of-way line.
Sidewalk:	A pedestrian walkway with permanently improved surfacing.
Sidewalk Area:	A paved path provided for pedestrian use and usually located at the side of a road within the right-of-way.
Sprawl:	Low density land-use patterns that are automobile-dependent, energy and land consumptive, and require a very high ratio of road surface to development served.
Single Family Dwelling Units:	Any housing unit designed for the use of one (1) family that has a private, ground level entrance and a private outdoor space for the use of the residents of such dwelling.
Stakeholder:	Persons who have a vested economic interest in the community. Stakeholders include, but are not limited to landowners, business persons, real estate, finance, industrial and economic development professionals, who are impacted by planning decisions.
Solid waste:	Any solid or semi-solid discarded material which results from household, commercial, industrial or other operations, but does not include water-borne waste in a sewage system.

Street:	Any avenue, boulevard, road, parkway, viaduct, drive, or other roadway designed to carry vehicular traffic.
Street Classification:	A system of dividing streets into categories based on the amount of traffic and function of the street and incorporating varied requirements for right-of-way width and cross-sections.
Strip Commercial:	An area where numerous commercial developments front a street, normally one-half block deep, and is referred to as a strip commercial development. An example: El Paseo Road between Main Street and Boutz Road.
Structure:	All construction, including residences, commercial buildings, free standing walls, antennas, signs, towers, bridges, culverts or similar uses that may require the issuance of a building permit by Doña Ana County.
Trail:	A narrow path designed for the use of horseback riders, pedestrians, and bicyclists.
Treatment System:	A system which is designed to receive liquid waste and includes the disposal system, the liquid waste treatment unit and the enclosed system separately or in combination.
Units:	A building designed for two (2) or more families: or any housing unit designed for the use of one (1) family that has a private, ground level entrance and a private outdoor space for the use of the residents of such dwelling units.
Urban Boundary:	An approximate two mile area that extends two miles out from the corporate limits of the City of Las Cruces, where high density residential zoning maybe encouraged to develop, due in part: to the probability of annexation by Las Cruces; or the cost-effective extension of City or private sector sewer and water systems; or the development of a package sewer systems.
Vacant:	Unoccupied or unimproved land.

Variance:	A waiver from compliance with a specific provision of the zoning ordinance granted to a particular property owner because of the practical difficulties or unnecessary hardship that would be imposed by the strict application of such a provision of the ordinance. The granting of variances traditionally is the responsibility of the zoning Board of Appeals.
Village Centers:	Historic multi-use townsites such as Doña Ana, Organ, Brazito, Picacho, and Tortugas within the ETZ may have been platted and developed prior to 1930.
Zoning:	The division of a municipality into parcel-specific categories having regulations governing the use, placement, spacing and size of land and buildings corresponding to the categories.
Zoning District:	A zoning category used in the Community District or Village District such as R-1, single family residential uses. A zoning district must have specific boundaries.
Zoning Map:	A map graphically showing all zoning district boundaries and classifications within a community.