

VILLAGE OF RUIDOSO

ORDINANCE 2025-04

AN ORDINANCE AMENDING THE VILLAGE OF RUIDOSO MUNICIPAL CODE OF ORDINANCE;
CHAPTER 54-LAND USE ARTICLE II-ZONING DIVISION 7- DEVELOPMENT STANDARDS
SECTION 54-133 ARCHITECTURAL DESIGN STANDARDS

WHEREAS, the Village of Ruidoso has previously adopted an ordinance governing the Architectural Design Standards for the Village of Ruidoso;

WHEREAS, the Architectural Design Committee met with members of the Midtown Association and the Chamber of Commerce on August 12, 2025, and members of the Lincoln County Board of Realtors and the Lincoln County Homebuilders Association on August 19, 2025, to gather feedback;

WHEREAS, the Village of Ruidoso Planning Commission held a Public Hearing on June 3, 2025, and September 2, 2025, and recommends approval of the amendments to the Village of Ruidoso Council to adopt the proposed amendments governing the Architectural Design Standards for the Village of Ruidoso;

WHEREAS, the Village of Ruidoso municipal code Section 54-133 (c)(2) shall be amended to remove and strengthen language pertaining to architectural design standards governing metal siding allowances and requirements within the Village of Ruidoso;

NOW, THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE VILLAGE OF RUIDOSO

THAT: Chapter 54 Article II Section 54-133 is hereby amended by the removal of text and creation of new text as follows:

Bold Underline is text that is proposed for adoption. ~~Strike-out~~ is language deleted.

Chapter 54 – LAND USE

ARTICLE II. - ZONING

DIVISION 7. DEVELOPMENT STANDARDS

Sec. 54-133- ARCHITECTURAL DESIGN STANDARDS

(a) *Purpose; objectives.* The architectural design standards set forth in this section are intended to encourage innovative design with a reasonable degree of freedom of choice while showing a concern for visual amenities and preserving the special qualities inherent in the village that attract tourists and residents alike and that are the basis of the village's economic stability and growth. Objectives of architectural design standards are to:

- (1) Protect property;
- (2) Maintain the high character of community development; and
- (3) Protect real estate from impairment or destruction of value.

(b) *Definitions.* As used in this section, the following terms shall have the meanings designated in this subsection:

- (1) *Accessory building* is as defined in [section 54-66](#).

(2) *Enamel* means a glassy, opaque substance fused to metal as a protective coating.

(3) *Exposed* means open to view.

(c) *Metal siding; cinderblock and cement.* Metal siding, cinderblock and cement on buildings are permitted in all districts with the following limitations:

(1) Cinderblock and cement walls on structures or portions of structures are permitted in all districts.

(2) **All galvanized siding types shall be prohibited.**

The planning administrator may approve metal siding on structures in all districts upon finding that:

a. ~~Such siding is characteristic of building types within the area; and~~

b. ~~Metal siding is permitted in residential districts as follows:~~

i. ~~On mobile homes permitted by this Code;~~

ii. ~~On residences and accessory structures, except that raised rib metal, v rib metal, R panel siding types are prohibited;~~

iii. ~~On prefabricated storage structures meeting the requirements of subsection [54-121\(h\)\(5\)](#) and provided that the storage structure does not exceed 120 square feet.~~

(3) The planning administrator shall approve exposed metal siding on structures in all districts when meeting the following requirements:

a. **On manufactured homes within appropriate residential districts as permitted by this code; or**

b. **Metal Siding must be a gauge of 26 or heavier; example 18; and**

c. **A mixed material ratio of each and every exterior wall of:**

1. **Up to 70% metal, which is printed to resemble wood or stone, or color enameled; and**

2. **No less than 30% ratio of other materials such as rock, stucco, wood, cementitious siding, vinyl or brick.**

(Code 1985, § 10-5-19; Ord. No. 96-15, 9-10-96; Ord. No. 99-02, 3-30-99; Ord. No. 2019-02, 3-12-19)

Passed, Approved and Adopted this ____ day of _____, 20__.

Lynn D. Crawford, Mayor

SEAL

ATTEST:

Jini Turri, Village Clerk