

3. Minimum side yard setback of any lot shall be 20 feet.
4. Rear yard setback shall be a minimum of 20 feet.
5. Lot width shall be a minimum of 100 feet measured at the actual setback of a building.
6. Coverage of each lot by main and accessory buildings shall not exceed 25%.
7. Off-street parking spaces must be provided as indicated in the Off-street Parking section of this Ordinance.

4-4-8. R-1 SINGLE-FAMILY RESIDENTIAL

A. Purpose and Intent - This zone is regulated to permit low-density residential development, certain structures and land uses required to serve governmental, educational, non-commercial recreation, public utility installations, and other compatible public needs. No residence shall be built on any lot in this zone unless said lot also satisfies the area requirements for water and sewerage established by the New Mexico Environmental Improvement Agency. No building, structure or land use shall be used, altered, or created for any purpose other than those designated for this zone. No truck over one-ton rated capacity may be parked in this zone.

B. Permissive Uses - The following uses shall be permitted:

1. One dwelling unit per lot or lot of record, but no mobile homes.
2. Accessory use:
 - a. Accessory structure (non-commercial) for garage, storage, recreation, hobby, greenhouse, bathhouse, accessory living quarters.
 - b. Antenna (non-commercial)
 - c. Home occupation or hobby as defined in this Ordinance under "Definitions".
 - d. Parking incidental to another use permitted in this zone, provided all vehicles parked are in operative condition and as provided in the Off-street Parking section of this Ordinance.
 - e. Sign, provided it may be illuminated only by a nonoscillating concealed light source and does not exceed five feet in height, measured from ground level, and provided further:
 - (1) One sign not exceeding three square feet, advertising the sale or rental of the premises or sale of home-raised produce is permitted; and
 - (2) One sign not exceeding 20 square feet, identifying an approved conditional use, is permitted.

f. Trailer or boat as follows:

(1) Outside storage of a trailer or a boat, not exceeding ten feet in height, within the required side yard or rear yard setback of a lot containing a dwelling, provided:

(a) The trailer or boat stored outside in the side yard is placed on the lot behind the front building line of an existing dwelling or behind the front yard setback line, whichever is farther from the street, and cannot be placed within a side yard setback area.

(b) The trailer or boat is not used as a dwelling or as accessory living quarters.

(c) The trailer or boat is not connected to utilities, except for temporary electrical connection.

(d) The trailer or boat is not used for storage of goods, materials, or equipment other than those items considered to be a part of the trailer or boat or essential for its immediate use.

(2) Temporary parking or use of a trailer or cargo trailer on a lot containing a dwelling without regard to area or setback regulations, provided:

(a) The trailer may be used for dwelling purposes and be served by electricity for lighting purposes only, but no other utility connection is permitted.

(b) Temporary parking and use of the trailer is limited to a maximum period of two weeks in any calendar year.

(3) The trailer may be used as a dwelling with connections to any or all utilities during construction of a dwelling, provided use of the trailer is limited to a maximum period of six months, the period commencing with the date of issuance of a building permit for construction of the dwelling.

3. Agricultural activity or farm, provided it complies with the following:

a. Farming or truck gardening, except nursery.

b. No animals other than household cats, dogs, poultry or rabbits and similar small animals raised only for non-commercial purposes in conjunction with the residential use of a lot.

C. Conditional Uses:

1. Nursery school, operated within a structure that has the external appearance of a dwelling.

2. Public utility structure such as a transformer, switching, pumping and similar technical installations essential to the operation of a public utility.

3. Real estate office in connection with a specific development, providing it is of a temporary nature and is not to be used as a dwelling unit or living quarters during the time it is used as an office, and further provided that it is limited to a period of one year unless the time is extended by the Board of Adjustment.

4. Storage structure or yard for equipment, material, or activity incidental to a specific construction project, provided it is of a temporary nature and is moved after the specific construction project is completed or work on the project has been dormant for a period of six or more months, and further provided that it is limited to a period of one year.

5. Recreational facility (non-profit), such as community center, swimming pool, tennis club, provided it shall be located on an area of at least one acre.

6. One mobile home per lot of record.

D. Area Height, and Setback Regulations - These regulations shall apply to any structure other than a wall, fence, flagpole, sign, or public utility pole or other specified structure provided such structure shall observe vision clearance criteria as delineated in this Ordinance:

1. Minimum lot area shall be 6,500 square feet.

2. Front yard setback shall be a minimum of 25 feet.

3. Minimum side yard setback of any lot shall be 5 feet on the interior side of corner lots or on interior lots but 10 feet on the street side of corner lots.

4. Rear yard setback shall be a minimum of 20 feet on single frontage or corner lots, but shall be a minimum of 30 feet on any double frontage lot.

5. Lot width shall be a minimum of 65 feet measured at the actual setback of a building.

6. Coverage of each lot by main and accessory buildings shall not exceed 25%.

7. All buildings and structures in this zone shall be limited to 30 feet above natural adjacent ground level excepting those structures or utility poles indicated under exceptions to height restrictions for the A-1 zone.

8. Off-street parking spaces must be provided as indicated in the Off-street Parking section of this Ordinance.