

Important note: this summary is intended for quick reference. The Ordinance is binding and should be consulted for specific requirements.

Ordinances – Provisions more restrictive than Covenants:

Access: Access is required from road or dedicated access easement. This restriction is necessary to assure emergency service vehicles can reach the structure. County Emergency Services will be consulted on requested variances.

Animals: No animal feeders

Construction: Construction limited to hours between 7 am and 7 pm Monday through Saturday

Courtyards: 2000 sf maximum, 50% paved, material same as house, both ends attached to house, 3' minimum and 5' maximum height

Dog runs: 500 sf maximum, material same as house, both ends attached to house, 3' minimum and 5' maximum height

Equestrian uses: Conditional use where it does not interfere with health, safety, and general welfare of immediate neighborhood.

Forest: Requires removal of forest debris and dead trees

Height: maximum of 26' measured from average original grade at front footing on slope down from road, average original grade at back footing on slope up from road

Lighting: Generally, exterior lighting may not interfere with adjacent properties. This means that lighting must be shielded so as to retain light within property. Lighting which does radiate beyond the property is limited as to hours of operation.

Multi-family and Commercial zones:

More restrictive than R-1 residential, see ordinance

Construction of single-family residence use requires a conditional use permit

RVs, trailers, et al: 24 hour parking limit on property

Setbacks:

Front: Double road frontage requires front setbacks on both streets

Generally: No structural elements (eves, decks, courtyards, fences, etc.) may extend into setbacks. Parking lots and driveways are exempted, however they may not extend into utility easements.

Water Conservation:

Hot water: System must provide immediate hot water at the tap.

Landscaping and Irrigation: The landscaper will need to show that the plantings will not require water in excess of allowance when mature. Irrigation limited to drip design. All existing systems must be brought into compliance with system requirements not later than December 31, 2009 and full compliance not later than December 31, 2016.

Reverse Osmosis: Systems limited to drinking water only

Water softeners: Control unit must be demand based

Ordinances – Provisions less restrictive than Covenants:

Home occupations: Permitted use in R-1 zone

Sierra Blanca Unit 3 Block 10: side yard setbacks are reduced to 10 feet