

1 CITY OF ELEPHANT BUTTE
2 ORDINANCE NO. 192
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4

5 AN ORDINANCE CHANGING ZONE R-1-C TO R-1-P FOR THE CAMELBACK
6 PLACE, CAROUSEL PLACE, ELEPHANT CIRCLE, AND SAN PEDRO LOOP
7 SUBDIVISIONS AND AMENDING THE CODE OF ORDINANCES, § 155.030.
8
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10 WHEREAS, the City of Elephant Butte Planning and Zoning Commission
11 recommends a zoning change for Camelback Place, Carousel Place, Elephant Circle, and San
12 Pedro Loop subdivisions; and

13 WHEREAS, the proposed R-1-P zoning designation can encourage more development
14 of residential properties and uses compatible with their residents that will be convenient and
15 functional to those who live and work in this area of the community; and

16 WHEREAS, the proposed R-1-P zoning designation would allow more diverse land
17 uses on the subject property to help achieve a more walkable, inclusive, and economically
18 viable area as encouraged by the City; and

19 WHEREAS, the Planning and Zoning Commission recommended that this zoning
20 change request be approved by a vote of the majority of the City's Zoning Authority;

21 WHEREAS, the City Council is the Zoning Authority for the City and held a duly
22 noticed hearing on March 17, 2021 to consider and act on the Planning and Zoning
23 Commission's recommendation.
24

25 NOW THEREFORE, BE IT ORDAINED by the Governing Body of the City
26 of Elephant Butte, based on the recommendation of the Planning and Zoning Commission and
27 the evidence presented at the March 17, 2021 hearing:

28 Section One. THAT the subdivisions, as reflected in Exhibits "A, B, and C", attached
29 hereto and made part of this Ordinance, are hereby zoned R-1-P.
30

31 **Section Two. THAT** the zoning of said property be shown accordingly on the City
32 maps.

33 **Section Three. THAT** the Code of Ordinances, Chapter § 155.030 be amended as
34 follows:

35 (A) Intent. This zone district is limited to the single-family patio home
36 and those uses which are compatible with residents of such a neighborhood.

37
38 (B) Areas. Unit 11, Block 3, Lots 25-48 and Unit 11, Block 4, Lots 1-60,
39 511 Camelback Place, 603 Carousel Place, 611 Elephant Circle, and Unit 8,
40 San Pedro Loop and Sabina Drive, and the north side of San Andres Drive
41 (405-517) .

42 (C) Building/development requirements.

- 43
- 44 (1) Primary permitted use. Primary permitted use is single-family
45 dwellings built to UBC (and its subsequent versions) or HUD Code
46 Zone II (and its subsequent versions).
- 47
- 48 (2) One dwelling. Only 1 dwelling is permitted per lot. Guest dwellings
49 are not a permitted use.
- 50
- 51 (3) Heated area. Dwellings shall have a minimum of 500 square feet of
52 heated area exclusive of, but not limited to, garage, workshop and/or
53 storage.
- 54
- 55 (4) Height. In these rezoned areas, no structure shall exceed ~~26~~ 18 feet
56 in height, with the exception that the height limit in the Espina-
57 Hermosa area shall be 26 feet.
- 58
- 59 (5) Roof. Dwellings shall have a flat roof with parapets, or a pitched
60 roof including, but not limited to gable, hip, gambrel or shed roof
61 designs.
- 62
- 63 (6) Perimeter wall. Dwellings shall have a masonry or concrete
64 foundation perimeter wall. The foundation perimeter wall must be in
65 place within 30 days of completion of construction and/or
66 placement. Any home that is built, or set, with a space between the
67 pad and the flooring shall include 2 access panels or doors to provide
68 for firefighter access. The access panels are to be located on opposite
69 sides of the structure from each other at the points furthest apart
70 from each other.
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- 72 (7) Parking. A minimum of 1 off-street parking space per unit is
73 required.

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(8) Setbacks. Minimum setbacks are:

- (a) Front setback: 5 feet; 10 feet if adjacent to Bureau of Land Management
- (b) Side setback: 5 feet or if built to fire standards of UBC; and 10 feet if adjacent to Bureau of Land Management
- (c) Rear setback: 5 feet; 10 feet if adjacent to Bureau of Land Management

Section Four. THAT City staff is hereby authorized to do all deeds as necessary in the accomplishment of the herein above.

PASSED, APPROVED AND ADOPTED by the governing body of the City of Elephant Butte on this 17th day of March, 2021.

Edna Trager
Mayor

ATTEST:

Rani Bush
City Clerk-Treasurer



Enter Map Title... *Carousel*
 Web Print: 02/25/2021

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0 188 Feet

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Enter Map Title... **Espina-Hermosa**

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