

#	COVENANTS & RESTRICTIONS	SLDC SECTION 9.6	STAFF COMMENTARY
1	Madrid Historical Styles (Early Frame House, California Bungalow, Spanish Pueblo Adobe, Adobe with Sloped Tin Roof)	none	see item 8
2	(2) Temporary, portable or wheeled structures such as mobile homes, tents, inoperative vehicles, unregistered vehicles, campers, and trailers shall not be allowed on properties for more than thirty (30) days. This shall not prevent the use of prefabricated structures if they are shown to be in conformance with the historical style and material regulations and are permanently installed on foundations according to all codes and ordinances of county and state government. These regulations are not to be interpreted to require the removal of any temporary or permanent structure in existence in Madrid before January 1, 1975. However if existing non-conforming structures or vehicles are removed, they may be replaced only with elements totally conforming to the regulations.	none	The "Temporary structures, tents etc. for shelter" use is Conditional in Madrid, but the County code does not distinguish mobile homes or manufactured homes from other "single-family" homes. Adding language similar to the covenant language about prefab structures could be a solution to this issue. Staff will also discuss the mobile home issue with the County Attorney's Office and the Building & Development team.
3	(3) No large animals (horses and/or cattle) may be kept on property until and unless 2/3 of the land owners' Association approves the same by vote. Any change in covenants regarding large animals must state the conditions pursuant to and the times during which such animals may be so kept or maintained. Swine are prohibited, no exceptions	none	Generally, the County does not regulate personal use of animals, but we can regulate commercial use with large animals.

4	(4) Properties contiguous with New Mexico State Highway 14 can be used for either residential or commercial purposes. Other properties may be used for commercial use only if in conjunction with use as residence of owner with all business conducted within buildings on property, and only after permission is granted by a 2/3 majority vote of the board of governors.	Section 9.6.4.1 Madrid Rural Commercial Overlay	Match
5	(2) Maximum square footage for new single story structures shall be 25% of the lot area or 1,500 square feet, whichever is smaller. For multi-storied buildings the maximum size shall be 20% of the lot area and 1,200 square feet per floor. A 25% variance may be granted by the board of governors.	Dimensional Standards on Tables 9-6-2, 9-6-3, and 9-6-4.	*Partly, but Table 9-6-3 specifies a maximum of 2,500 sq ft for a non-residential building.
6	(3) New building shall have a minimum setback on the street side of 8 feet from the property line and a minimum of 10 feet from other property lines.	Section 9.6.2.1	Match
7	(4) The maximum height of new buildings is to be a maximum of twenty-five (25) feet. Height is to be measured from the mid-point of grade to top of roof or firewall, excluding chimney. The board of governors may grant a 10% variance.	Dimensional Standards on Tables 9-6-2, 9-6-3, and 9-6-4.	Match
8	(6) All new buildings shall be of good architectural design and architectural style shall be a type which is typical of historic Madrid.	none	The Planning Committee can consider adding design standards. Other community districts do specify design styles. Staff can draft potential language if the committee wants to see such a standard.

9	(7) All signs visible off the property for identification or advertisement, private or commercial, is limited to a maximum size of two (2) square feet. Sign lighting is to be constant, by spotlight or gooseneck. Backlit, plastic, and neon signs are prohibited. The board of governors by unanimous vote may grant a sign size variance up to a total area of four (4) square feet. These regulations do not require the removal of any sign in existence before January 1, 1975.	Section 9.6.2.2.1. ("Backlit, plastic, and neon signs are prohibited")	*Partly, the SLDC's limits permanent non-residential signs to 32 sq ft. The Committee can add dimensional standards.
10	(8) Fences, walls, gates, lamp posts, signs, benches, public trashcans, paving for walkways, mailboxes, and other street furnishings are to be of a character sympathetic to the historic style and materials of Madrid	none	~