

ZONING AND DEVELOPMENT

350 Attachment 1

City of Española

Site Development Requirements

Table I
Single-Family Residential Districts

| | R-1 | R-2 | R-3 | R-4 | R-6 | R-O-I |
|------------------------|------------|------------|------------|------------|------------|--------------|
| Lot area (square feet) | 43,560 | 21,780 | 14,520 | 10,000 | 7,500 | 7,500 |
| Lot width (feet) | 100 | 100 | 75 | 75 | 75 | 75 |
| Setbacks (feet) | | | | | | |
| Main structure | | | | | | |
| Front | 50 | 25 | 25 | 25 | 15 | 20 |
| Rear | 50 | 25 | 25 | 25 | 5 | 15 |
| Side | 25' | 15' | 10' | 10' | 10' | 10' |
| Accessory structures | | | | | | |
| Nearest building | 15 | 10 | 25 | 10 | 10 | 10 |
| Front | 30 | 30 | 25 | 30 | 30 | 30 |
| Rear | 25 | 10 | 15 | 10 | 5 | 5 |
| Side | 10 | 10 | 10 | 10 | 5 | 5 |
| Maximum height (feet) | 35 | 35 | 35 | 35 | 35 | 35 |
| Lot coverage | 40% | 40% | 35% | 40% | 40% | 50% |
| No. D.U. per lot | 1 | 1 | 1 | 1 | 1 | 1 |

Table II
Commercial Districts

| | Districts | | | |
|------------------------|------------------|------------|-----------|------------------|
| | B-1 | B-2 | TC | MSD (HTC) |
| Lot area (square feet) | 10,000 | 12,500 | 7,500 | 3,500 |
| Lot width (feet) | 50 | 100 | 50 | 25 |
| Setbacks (feet) | | | | |
| Main structure | | | | |
| Front | 20 | 20 | 10 | 0 |
| Rear | 50 | 50 | 10 | 10 |
| Side | 20 | 20 | 10 | 0 |
| Accessory structures | | | | |
| Nearest building | 15 | 15 | 15 | 10 |
| Front | 35 | 35 | 35 | 25 |
| Rear | 25 | 25 | 15 | 5 |
| Side | 10 | 10 | 10 | 5 |
| Maximum height (feet) | 45 | 45 | 35 | 45 |
| Lot coverage | 50% | 50% | 50% | 75% |

ESPAÑOLA CODE

**Table III
PUD Districts**

| | Districts | | | |
|--|------------------|---------------|----------------|-------------------------|
| | RC-PUD | RM-PUD | MHP-PUD | SC-PUD |
| Lot area (square feet) | | | | |
| Single-family dwellings | 7,500 | 7,500 | 7,500 | 5 acres |
| Duplex or 2-family dwellings | 6,000 | 6,000 | | |
| Minimum lot width for single-family dwelling (square feet) | 75 | 75 | 75 | N/A |
| Minimum public open space per dwelling (square feet) | 1,000 | 1,000 | 1,000 | N/A |
| Minimum private open space per dwelling (square feet) | 1,000 | 1,000 | 3,600 | 20% of gross floor area |
| Lot area (acres) | 5 | 5 | 3 | 5 |
| Maximum lots coverage per individual lot | 50% | 50% | 50% | 50% |