



**TALAVERA COMMUNITY ASSOCIATION (TCA)
P.O. BOX 1057
Mesilla Park, New Mexico 88047**

P&Z Meeting, November 17th, 2016

D1L, New R2L, R5L

Table 5.4 Site Standards. Pg 114, 7.1. Lot Coverage

Lot Coverage 12,000* sq.ft. or 5% (max), whichever is greater, T2, R2L, R5 & R5L

**If a static figure is not acceptable, then 8%: R2L, T2; and 5%: R5, R5L*

UDC Zone	Parcel
D1L	ALL ER3 and ER3c zoned parcels – Lot Coverage Not Applicable
R2L	ALL ER2 zoned parcels – Lot Coverage 12,000 sq.ft. (max) <i>[or 8%: R2L, T2; and 5%: R5, R5L, if static figure not acceptable]</i>
R5L	ALL ER1 zoned parcels – Lot Coverage 5% (max)

**Rural and Rural 5-Acre Zones
(T2, R5 & R5L) -- CURRENT**

Table 5.4 Site Standards
Pg 113, 2. Other Lot Standards
Accessory Dwelling 1250 sq.ft. (SUP)
Pg 114, Accessory Building **not specified**
7.1. Lot Coverage 5% (max)

**Low Density Residential Zone
(D1 & D1L) -- CURRENT**

Pg 125, 2. Other Lot Standards
Accessory Dwelling 1250 sq.ft. (SUP)
Pg 126, Table 5.8 Site Standards
7.1. Accessory Building 5000 sq.ft.
8. Lot Coverage Not Applicable

Lot Coverage by Percentage

acres	sq.ft.	5%	6%	7%	8%	9%	10%	11%	12%
1	43,560	2,178	2,614	3,049	3,485	3,920	4,356	4,792	5,227
2	87,120	4,356	5,227	6,098	6,970	7,841	8,712	9,583	10,454
3	130,680	6,534	7,841	9,148	10,454	11,761	13,068	14,375	15,682
4	174,240	8,712	10,454	12,197	13,939	15,682	17,424	19,166	20,909
5	217,800	10,890	13,068	15,246	17,424	19,602	21,780	23,958	26,136
6	261,360	13,068	15,682	18,295	20,909	23,522	26,136	28,750	31,363
7	304,920	15,246	18,295	21,344	24,394	27,443	30,492	33,541	36,590
8	348,480	17,424	20,909	24,394	27,878	31,363	34,848	38,333	41,818
9	392,040	19,602	23,522	27,443	31,363	35,284	39,204	43,124	47,045
10	435,600	21,780	26,136	30,492	34,848	39,204	43,560	47,916	52,272