

**TOWN OF RED RIVER
ORDINANCE 2013-03**

**AN ORDINANCE AMENDING TOWN OF RED RIVER ORDINANCE
2000-5; RELATING; RELATING TO PLANNING AND ZONING; IN
ORDER TO SPECIFY THE PROVISIONS OF PARKING AND STORAGE
OF TRAILERS AND RECREATIONAL VEHICLES.**

WHEREAS, the Town of Red River (the "Town") by Ordinance 2000-5, as amended, has provided for the comprehensive zoning of the Town and the designation of permissive and conditional land uses in each zone; and

WHEREAS, the Town Council, the governing body of the Town, on the recommendation of the Planning and Zoning Commission, finds that Ordinance 2000-5 should be amended to clarify the provisions relating to parking and storage of trailers and recreational vehicles in various zones of the Town.

Now, therefore,

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF RED RIVER, NEW MEXICO, THAT:

SECTION 1. AMENDMENT

Article 6. Definitions:

The definition of "Trailer, Camping or Travel" is amended to read:

TRAILER, CAMPING OR TRAVEL - A vehicle other than a mobile home used or so constructed as to permit being driven or towed upon the public streets or highways, and constructed in such a manner as will permit occupancy thereof for human habitation, dwelling or sleeping places for one or more persons.

Article 6. Definitions:

Add the following definition of "Trailer, Utility":

TRAILER, UTILITY - A vehicle without motive power, either open or enclosed, that has integral wheels and tires and requires a towing hitch to be moved, and which does not contain sleeping quarters or other provision for human habitation. The term "utility trailer" includes, but is not limited to, flat bed trailers, enclosed utility trailers, snowmobile trailers, boat trailers, and horse or livestock trailers.

Article 8. R-1 Residential:

Article 8, Section B is amended to read:

- B. PERMISSIVE USES - The following uses shall be permitted in the R-1 Zone:**
- 1. One dwelling unit per lot or lot of record.**
 - 2. Home business or occupation and only within the definition in this Ordinance.**
 - 3. Manufactured Housing as defined in ARTICLE 6 DEFINITIONS**
 - 4. Accessory Use:**
 - a. Accessory structures (non-commercial) for garage, storage, recreation, hobby, greenhouse, bathhouse, accessory living quarters, or for the keeping or housing of domestic animals. Provided more specifically that, in the case of accessory structure living quarters, it shall be deemed a guest house and shall not be rented or let for any consideration whatever and the total heated floor area shall not exceed 20% of the total heated floor area of the main dwelling unit.**
 - b. Satellite disc or antenna (non-commercial) for radio or television sending or Receiving. Maximum height of disc or antenna shall be 42 feet.**
 - c. Utility trailer, travel trailer, motor home or boat as follows:**
 - 1. Outside storage of a utility trailer, travel trailer, motor home or boat within the setback area of a lot or parcel of land containing a dwelling, provided that:**
 - i. Such unit is placed entirely on the lot or parcel of land within the property lines;**
 - ii. Such unit is placed so as to comply with all requirements for vision clearance as described in the definition of "vision clearance" in Article 6 of Ordinance 2000-5, as amended;**
 - iii. Such unit is not connected to utilities, except for temporary electrical connection or during temporary use as a dwelling as provided in Subsection 8.B.4.c.3:**
 - iv. Such unit is not used as a dwelling or as living or sleeping quarters, except only for temporary use as a dwelling as provided in Subsection 8.B.4.c.3; and**
 - v. Such unit is not used for storage of goods, materials or equipment other than those items considered to be part of them or for their immediate use.**
 - 2. A utility trailer may be placed on a lot or parcel of land for construction purposes during construction of a permanent structure on the same lot or parcel of land, provided placement of such trailer is limited to a maximum period of six (6) months, the period to be measured commencing with the date of the issuance of a building permit for construction of the permanent structure.**
 - 3. A travel trailer or motor home may be used as a dwelling with utility connections during construction of a permanent dwelling on the same lot or parcel of land, provided use of the**

trailer or motor home as a dwelling is limited to a maximum period of six (6) months, the period of time to be measured commencing with the date of the issuance of a building permit for construction of the permanent dwelling.

- d. Wall, fence or other structural screen which is less than eight (8) feet high and need not conform to setbacks but must conform to vision clearance at intersection requirements.
- e. Parking of a motor vehicle owned by the property resident or guests, provided such vehicle is in operative condition and is properly and currently licensed; and provided, further, that such motor vehicle shall not be used as a dwelling or as living or sleeping quarters.

Article 12. Recreational Vehicle Zone.

Article 12, Section B (Permissive Uses) is amended to read:

B. PERMISSIVE USES – Parking and storage of recreational vehicles and trailers, including utility trailers, camping trailers and travel trailers, provided the recreational vehicle or trailer is in operative condition and is properly and currently licensed, and is placed so as to comply with all requirements for vision clearance as described in the definition of “vision clearance” in Article 6 of Ordinance 2000-5, as amended.

Article 12. Recreational Vehicle Zone.

Article 12, Section G (Prohibited Uses and Structures) is amended to read:

G. PROHIBITED USES AND STRUCTURES

It shall be unlawful for any person to keep or maintain any use or structure in the RV Zone other than the conditional uses or structures as consented to by the Commission and recommended for approval to the Council, and those uses or structures declared to be permissive uses as set forth above.

Article 13. General Business Zone

Article 13, Section B add the following Subsection 12 at end of Section:

- 12. Parking and storage of recreational vehicles and trailers, including utility trailers, camping trailers and travel trailers, provided the recreational vehicle or trailer is in operative condition and is properly and currently licensed and is placed so as to comply with all requirements for vision clearance as described in the definition of

“vision clearance” in Article 6 of Ordinance 2000-5, as amended.
Such recreational vehicle or trailer shall not be connected to utilities,
except for temporary electrical connections, and shall not be used as a
dwelling or as accessory living or sleeping quarters.

SECTION 2. EFFECTIVE DATE

This Ordinance shall become effective five (5) days after passage and publication as
provided by law.

PASSED, APPROVED AND ADOPTED THIS 20th DAY OF AUGUST, 2013.



Georgiana Rael
GEORGIANA RAEI
TOWN CLERK

TOWN OF RED RIVER

Linda Calhoun
LINDA CALHOUN
MAYOR