



## BUILDING SAFETY DEPARTMENT

1221 Mitchell Street  
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Clovis, New Mexico 88101  
PHONE (575) 769-7829  
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EMAIL [buildingsafety@cityofclovis.org](mailto:buildingsafety@cityofclovis.org)  
[www.cityofclovis.org](http://www.cityofclovis.org)

### *General Building Guidelines for the City of Clovis, NM*

#### **Fences:**

- A fence may be up to 8' high in the back and side yards of a residential home until the front corner of the house. At that point it must transition to a 6' fence, sloping downwards and becoming 2' in the front of the home OR it may change into a 2'-4' fence immediately OR you may step the fence down in grades from 6'.
- Along the front of the house a solid fence may not exceed 2' in height, however, you may have up to a 4' fence in the front of your property as long as the fence maintains 80% visibility.
- The homeowner must provide for a designated pedestrian right-of-way in the front of their property. This means, your fence may only be as far in front of your house as your property line and must not intersect with the sidewalk in any way. Typically, your property line is 25' from the front wall of your home; however, the survey of your property will have a more precise measurement.

#### **Concerning Setbacks and Guidelines for Free-standing Structures:**

- An accessory building must be permitted if it is over 120 sq. ft. in size.
- A free-standing structure must be a minimum of 10' away from the house.
- The structure may sit directly on the alley-facing property line; however, the water runoff from the roof must be contained on the property either by a gutter system or by merit of the design of the building.
- For setbacks from the side property lines: a minimum of a 1' setback must be maintained for all structures up to 10' in height. For a structure over 10' high, one foot must be added to the setback for each foot of height that has been added. For example, a 12' high building must have a 3' setback on the side property lines.
- For a corner lot, an accessory building must conform to the same side yard setback requirements as the principle building on the property.
- The total square footage of accessory buildings shall not exceed 50% of the total square footage of the back yard of a house.



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### Concerning Carports:

- Front yard carports may only be constructed in appropriately zoned area. RS-7(C-1)1 is the only zoning area that permits front yard carports. Back yard carports must be permitted as accessory buildings and conform to the rules outlined for those structures.

- Carports must maintain a 1' setback from the front property line and a 5' setback from the side property lines. Additionally, they may not exceed 26' wide by 20' deep.

- Carports in the zoning designation RS-7(C-1) must have a design that mimics that of the home on the property. More specifically, roofs must appear similar to the roof of the house in both color and pitch. Furthermore, gutters shall be installed at the same level as those on the house.

- All foundation plans for anchoring these carports must be approved by the building inspector.

### Contact us for additional information:

**Address:** 1221 Mitchell St., Clovis, NM 88101

**Hours of Operation:** Monday – FRIDAY 8 AM – 5 PM

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