

Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Date: December 1, 2015

To: Board of County Commissioners

From: Penny Ellis-Green, Growth Management Director
Robert Griego, Planning Manager

Via: Katherine Miller, County Manager

Item: ORDINANCE NO. 2015-____, AN ORDINANCE ADOPTING THE ZONING MAP OF SANTA FE COUNTY APPLICABLE TO LANDS TO WHICH THE SANTA FE COUNTY SUSTAINABLE LAND DEVELOPMENT CODE APPLIES. (Robert Griego/Growth Management)

SUMMARY:

This is the second public hearing for an Ordinance to adopt the 2015 Zoning Map for Santa Fe County applicable to lands which the Santa Fe County Sustainable Land Development Code (SLDC) applies.

BACKGROUND:

On November 24, 2015, the Board held the first public hearing for an Ordinance to adopt the County Zoning Map. At the first public hearing, staff provided a presentation on the County Zoning Map Adoption Draft which included a summary of the process and major changes from the 2014 Zoning Map Adoption Draft. The summary of the zoning map public comment database was included in the Board packet and additional comments were submitted to the Board at the Public Hearing. Staff provided a summary review and recommendations based on the public comments database and provided the Board with recommended changes to the Zoning Map Adoption Draft. Staff recommendations for revisions to the Zoning Map Adoption Draft were distributed to the Board as supplementary materials at the November 24, 2015 Public Hearing. Final recommended changes to the Zoning Map Adoption Draft are included in Exhibit C and summarized below:

1. Change parcel 950000307 from Residential Fringe to Residential Estate (approximately 1.15 acres).
2. Make changes to MU and IL areas along NM 14 to include the following:
 - A. Change a portion of Parcel 74347602 from Industrial Light Area to Mixed Use. This area is approximately 399 acres and this proposed change is intended to address concerns and impacts from industrial uses along NM 14 and Turquoise Trail Scenic Byway.
 - B. Change a portion of Parcel 74347602 from Mixed Use to Industrial Light. This area consists of approximately 313 acres and is located immediately south of the existing proposed light industrial area which is adjacent to NM National Guard Armory.

3. Change parcel 910004509 from Residential Estate to Residential Fringe (approximately 205 acres).
4. Amend Galisteo Basin Preserve Planned Development District to reflect the Master Plan Amendment approved by the Board on November 10th, 2015.
 - A. Change area for PD 2 Galisteo Basin Preserve from approximately 10,360 to approximately 2,502 acres.
 - B. Change area previously in PD 2 to the Ag/Ranch zoning district (approximately 6,146 acres).
 - C. Change area previously in PD 2 to Rural zoning district (approximately 2,587 acres).
5. Amend zoning district designation for three parcels to Residential Fringe in order create a transition between Residential Estate and Rural Residential density.
 - A. Change parcel 910004343 from Residential Estate to Residential Fringe (approximately 180 acres).
 - B. Change the portion of Parcel 960001291 (23.2 +/- acres) from Residential Estate to Residential Fringe (approximately 23.2 acres).
 - C. Change parcel 960001293 from Residential Estate to Residential Fringe.
6. Amend zoning district from Residential Estate to Residential Fringe for lots in subdivision located along Camino Nevoso, in the vicinity of Old Las Vegas Highway and Two Trails Road.
 - A. Change the following Parcels from Residential Fringe to Residential Estate: 29101005; 28207251; 29101006; 950000210; 29207142; 28400002; 950000208; 23375360; 950000205; 950000209; 50000204; 950000207; 950000206; 29101004; 26006613; 26005154; 26006535; 26006531; 26006534; 26006533; 26010351; 26006255; 26005153.
7. Change parcels 18491828 and 910020840 along Sombrillo road (occupying 1.3 and 2.7 acres, respectively), from “Traditional Community” to “Commercial Neighborhood”. These parcels consist of 1.3 acres and 2.7 currently have commercial or non-residential uses and are located on major roads (Sombrillo Road, State Road 106) and are located on the periphery of the Sombrillo community and are currently developed for commercial uses. Due to the existing uses of these two parcels, their location on major roads, and the fact that commercial zoning would not create a significant intrusion into the Sombrillo community, it is recommended that these parcels be placed in the “Commercial Neighborhood” zoning district.

At the first public hearing on November 24, 2015, approximately 25 individuals provided public comments which have been summarized in the Public Comments Database which is included as Exhibit D and which are summarized below:

- A property owner expressed concern regarding zoning designation for area identified in the staff recommended changes. Another property owner supported changes but felt that water limitations should be considered and requested an extension of time for the process to continue evaluation of water conditions. This related to staff change number 5 identified in Exhibit C. Staff recommended the change to Residential Fringe in order to maintain transition between zoning districts in accordance with zoning map criteria.
- Comments regarding Industrial Light Area on NM 14 were expressed by several individuals. The public commenters included the property owner and a representative from an adjacent community. This area includes land within the Turquoise Trail Environmental and Resource Protection Overlay (TT OERP). Commenters supported the change for this area from Industrial Light to MU. This change would address concerns related to visual impacts from industrial uses along NM 14 and Turquoise Trail Scenic Byway. The proposed change is identified as number 2 in Exhibit C.

- Sombrillo Traditional Community-Public commenter expressed concerns regarding TC zoning designation for Sombrillo and felt that this designation is not appropriate for future development pattern. Staff met with a representative of the Sikh community to determine what the existing and proposed uses are on the parcels owned by the Sikh organization in Sombrillo. Staff analyzed the area and identified that many of these uses in the community are allowed in a Traditional Community base zoning district and determined that there are two properties that are not residential and are more appropriately designated as Commercial Neighborhood. Staff is recommending the change to these two parcels from Traditional Community to Commercial Neighborhood as a change to the 2015 Zoning Map Adoption Draft which is identified as number 7 in Exhibit C.
- Golden Traditional Community-Public commenter expressed concerns regarding a property owned by his parents which has commercial uses and the desire to maintain the property for commercial uses. Staff reviewed the comment and determined that the TC zoning designation would allow for up to 2,500 square feet of non-residential as a conditional use. Existing uses are allowed to continue.
- A property owner expressed concerns regarding residential requirements for Mixed Use adjacent to NM 14. Commenter indicated that the 2010 SGMP Future Land Use Map had identified this area as Mixed Use Non-Residential. The 2015 SGMP revised the Future Land Use Map to only have one Mixed Use designation instead of two and eliminated the Mixed Use Non-Residential designation. The SLDC and zoning map do not have a Mixed Use Non-Residential Zoning District. Staff recommends no change.
- A developer expressed a concern regarding the designation of his client's property as Commercial Neighborhood. He requested that this parcel be designated as Planned Development District. Staff had reviewed the comment in Public Comments database and recommended no change.
- A developer on behalf of a property owner expressed concern regarding designation of property as Ag/Ranch. Staff had reviewed the comment in Public Comments database and recommended no change.
- A developer requested a change from Ag/Ranch to Rural for an area of approximately 2,410 acres adjacent to San Pedro Community District and the northern boundary of Edgewood. Property owner from San Pedro expressed concerns regarding proposal for Rural for this area. Staff reviewed comment in Public Comments database and recommended no change.
- A developer expressed concerns regarding Transfer of Development Rights (TDRs). She expressed that the standards were not clear, that fiscal impacts and unpredictability will hurt development in SDA 1 in the future. Commenter specifically indicated that TDRs would be difficult for multi-family development.
- Several property owners expressed concern regarding Commercial Neighborhood designation adjacent to Las Campanas PDD. This property was designated as Commercial Neighborhood based on the existing approved Master Plan. There is currently development on a portion of the property. A developer commented on the public concerns and stated that the development plan for this property was previously approved. Staff had reviewed the comment in Public Comments database and recommended no change based on prior Master Plan approvals.
- A property owner expressed concerns regarding property that does not fit into zoning districts and requested clarification that lots would be usable if less than minimum lot size. Staff provided a response to the Board in regard to the ability for a property owner to build on a legal lot.

- An attorney expressed concerns regarding designation of 330 acre property as Residential Fringe along NM 599 and Camino La Tierra. He indicated that 2014 adoption draft included that area as MU. This designation was based on a Special Exception zoning that he indicated was still valid. Another attorney had an opposing view and supported the Residential Estate designation which is identified on the 2015 Zoning Map Adoption Draft for this area. Staff had reviewed the comment in Public Comments database and recommended no change.

Zoning Map Adoption Process

A letter was sent to approximately 34,500 property owner addresses in the County in accordance with State Statute. The letter included a copy of the 2015 Zoning Map Adoption Draft, contact information and the date, time and location of the Public Hearings for the adoption of the 2015 Zoning Map. The letter also included the County website address where the public can access the interactive zoning map, the 2015 SLDC amendments and informed property owners on how to provide public comments on the Zoning Map Adoption Draft. The Interactive 2015 Zoning Map Adoption Draft has received over 3,500 views. If the Board approves this Ordinance, the SLDC will become effective on January 15, 2016 or 30 days after it is recorded with the County Clerk, whichever occurs later.

The 2015 Public Comments Database included in this packet as Exhibit D includes a summary of the public comments received as of December 2, 2015, a summary analysis and staff recommendations for each public comment. Exhibit E is the Public Comments supplementary material along with additional public responses to comments for specific areas identified in the Public Comments Database.

ACTION REQUESTED:

This is the second of two Public Hearings. Staff recommends that the Board Approve Ordinance No. 2015-_____, An Ordinance Adopting The Zoning Map Of Santa Fe County Applicable To Lands To Which The Santa Fe County Sustainable Land Development Code Applies and to include the recommended changes identified in Exhibit C.

ATTACHMENTS:

- Exhibit A: Ordinance No. 2015-_____, An Ordinance Adopting The Zoning Map Of Santa Fe County Applicable To Lands To Which The Santa Fe County Sustainable Land Development Code Applies.
- Exhibit B: 2015 Zoning Map Adoption Draft
- Exhibit C: Final Staff Recommended Revisions to the 2015 Zoning Map Adoption Draft
- Exhibit D: Public Comment Database Summary with Staff Analysis and Recommendations
- Exhibit E: Public Comments and Supplementary Material

THE BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY

ORDINANCE NO. 2015- _____

AN ORDINANCE ADOPTING THE ZONING MAP OF SANTA FE COUNTY
APPLICABLE TO LANDS TO WHICH THE SANTA FE COUNTY SUSTAINABLE
LAND DEVELOPMENT CODE APPLIES

BE IT ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF
SANTA FE COUNTY:

1. The Zoning Map attached hereto as Exhibit A is hereby enacted and adopted as the Zoning Map of Santa Fe County.
2. All property to which the Santa Fe County Sustainable Land Development Code (SLDC) applies is hereby zoned as shown on the Zoning Map and as otherwise set forth in the SLDC.
3. The Zoning Map hereby enacted and adopted is the zoning map referenced in the SLDC.
4. This Ordinance shall become effective on January 15, 2016 or 30 days after it is recorded with the County Clerk, whichever occurs later.

PASSED, APPROVED, AND ENACTED this ____ day of _____, 2015,
by the Board of County Commissioners of Santa Fe County.

THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY

By: _____
ROBERT A. ANAYA, Chair

ATTEST:

GERALDINE SALAZAR, County Clerk

APPROVED AS TO FORM:

for: Willie R. Brown

GREGORY S. SHAFFER, County Attorney



FINAL STAFF RECOMMENDED REVISIONS TO THE 2015 ZONING MAP ADOPTION DRAFT

BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING DECEMBER 8, 2015

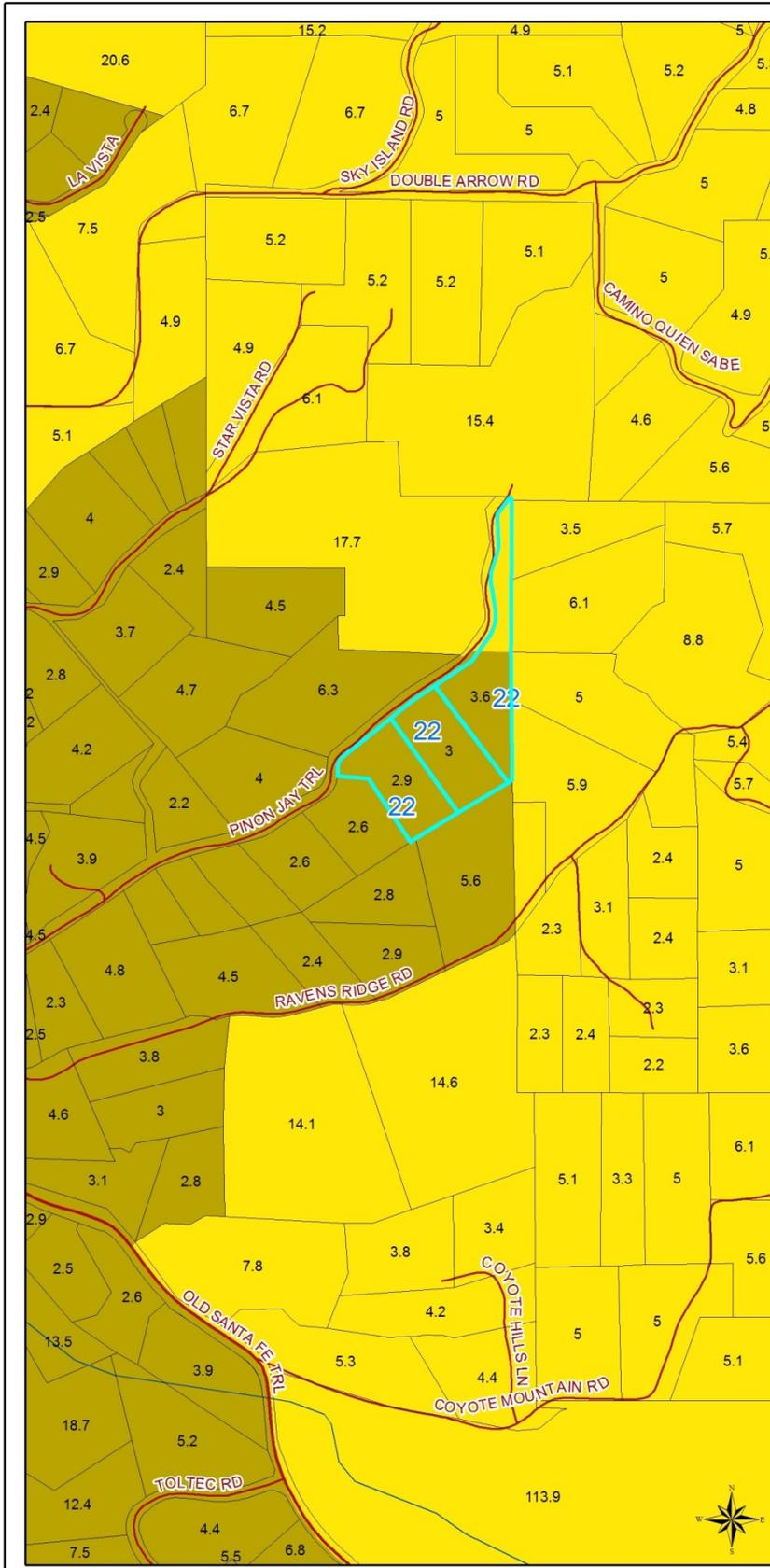
Final Staff Recommendations for Revisions to Zoning Map Adoption Draft October 27, 2015:

1. Change the portion of Parcel 950000307 (1.15 +/- acres) from "Residential Fringe" to "Residential Estate" in order for the parcel to be in one zoning district. See Zoning Map Public Comment Summary Analysis: Comment # 22.
2. Amend Industrial Light and Mixed Use Area adjacent to NM 14 to address concerns and impacts from industrial uses along NM 14 and Turquoise Trail Scenic Byway. See Zoning Map Public Comment Summary Analysis: Comment # 25.
 - A. Change the portion of Parcel 74347602 (398.8 +/- acres) from Industrial Light to Mixed Use. This area is located immediately south of the New Mexico State Penitentiary.
 - B. Change the portion of Parcel 74347602 (313.4 +/- acres) from Mixed Use to Industrial Light. This area is located immediately south of the existing proposed light industrial area which is adjacent to NM National Guard Armory.
3. Change parcel 910004509 (205 +/- acres) from Residential Estate to Residential Fringe. This change reflects approved master plan (expired) and deed restrictions in place. This area is located south of the Eldorado subdivision and is commonly known as "Rancho Verano". See Zoning Map Public Comment Summary Analysis: Comment # 26.
4. Amend Galisteo Basin Preserve Planned Development District Area (PD2) to reflect the Master Plan Amendment approved by the Board on November 10th, 2015. See Zoning Map Public Comment Summary Analysis: Comment # 27.
 - A. Change area for PD 2 Galisteo Basin Preserve from (10,360 +/- acres) to (2,502 +/- acres).
 - B. Change area previously in PD 2 to the "Ag/Ranch" zoning district (6,146 +/- acres)
 - C. Change area previously in PD 2 to "Rural" zoning district (2,587 +/- acres)
5. Amend zoning district designation for three parcels to Residential Fringe (one DU per 5 acres) in order create a transition between Residential Estate density (one DU per 2.5 acres) and Rural Residential density (one DU per 10 acres). These amendments will also address the transition between the hydrologic zone boundary from basin and basin fringe. This area is located just north of the Las Campanas subdivision. See Zoning Map Public Comment Summary Analysis: Comment # 29.
 - A. Change 910004343 (180.9 +/- acres) from "Res-E" to "Res-F".
 - B. Change the portion of Parcel 960001291 (23.2 +/- acres) from Res-E" to "Res-F".
 - C. Change parcel 960001293 from "Res-E" to "Res-F".

6. Amend zoning district from Residential Estate (one DU per 2.5 acres) to Residential Fringe (one DU per 5 acres) for lots in subdivision located along Camino Nevoso, in the vicinity of Old Las Vegas Highway and Two Trails Road. This area is already subdivided for predominantly 5-acre lots, and the change is supported by the community in this area to preserve existing community character. See Zoning Map Public Comment Summary Analysis: Comment # 30.
 - A. Change the following Parcels from Res-F to Res-E: 29101005; 28207251; 29101006; 950000210; 29207142; 28400002; 950000208; 23375360; 950000205; 950000209; 50000204; 950000207; 950000206; 29101004; 26006613; 26005154; 26006535; 26006531; 26006534; 26006533; 26010351; 26006255; 26005153.

7. Change parcels 18491828 and 910020840 along Sombrillo road (occupying 1.3 and 2.7 acres, respectively), from “Traditional Community” to “Commercial Neighborhood”. These parcels currently have commercial or non-residential uses and are located on major roads (Sombrillo Road, State Road 106) and are located on the periphery of the Sombrillo community and are currently developed for commercial uses. Due to the existing uses of these two parcels, their location on major roads, and the fact that commercial zoning would not create a significant intrusion into the Sombrillo community, it is recommended that these parcels be placed in the “Commercial Neighborhood” zoning district.

Zoning Map Revision 1 (as shown on draft 10/27/15 SLDC Zoning Map)



Santa Fe County
Sustainable Land Development Code
Zoning Map
Adoption Draft, October 27, 2015
Zoning Map Comment 22

Legend

Santa Fe County

Parcels (with acreage)

Parcels that are Subject of Public Comments
(with comment number - in blue)

Not Under Santa Fe County Zoning Jurisdiction

- Municipality
- Municipal Annexation Area
- Tribal Lands
- Federal and State Lands

Proposed 10/27/15 SLDC Zoning Map

- Ag / Ranch, A/R (1 dwelling per 160 acres base density)
- Rural, RUR (1 dwelling per 40 acres base density)
- Rural Fringe, RUR-F (1 dwelling per 20 acres base density)
- Rural Residential, RUR-R (1 dwelling per 10 acres base density)
- Residential Fringe, RES-F (1 dwelling per 5 acres base density)
- Residential Estate, RES-E (1 dwelling per 2.5 acres base density)
- Residential Community, RES-C (1 dwelling per acre base density)
- Traditional Community, TC (1 dwelling per 0.75 acres base density)
- Commercial Neighborhood, CN
- Commercial General, CG
- Industrial Light, IL
- Industrial General, I
- Public / Institutional, PI
- Mixed Use, MU
- Planned Development District, PD

Community Overlay Zoning Districts (O-CD)

Rural Commercial Overlay Zone (O-RC)

Turquoise Trail Environmental and Resource
Protection Overlay District (TT O-ERP)

Airport Noise Overlay Zone (O-AN)

- 55 DNL
- 60 DNL
- 65 DNL

Any land or property which is subject to Santa Fe County's zoning jurisdiction, but is not depicted on this map within a County zoning district, shall be construed by default to be located in the Ag / Ranch zoning district, unless otherwise specifically provided for in the Santa Fe County Land Development Code.

Densities referred to on this map and in the text of the County's zoning regulations indicate the gross or overall density of development projects and subdivisions, and do not necessarily indicate the minimum area required for each individual lot.

0.1 0.05 0 0.1 Miles

500 250 0 500 Feet



Santa Fe County
Growth Management
Department
Planning Division

Oct. 27, 2015

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Zoning Map Revision 1 (FINAL RECOMMENDED REVISION 12.3.15)

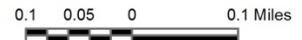
Santa Fe County
Sustainable Land Development Code
Zoning Map
Adoption Draft, October 27, 2015
Zoning Map Comment 22
(with staff-proposed revisions)

Legend

- Santa Fe County
- Parcels (with acreage)
- Parcels that are Subject of Public Comments (with comment number - in blue)
- Not Under Santa Fe County Zoning Jurisdiction
 - Municipality
 - Municipal Annexation Area
 - Tribal Lands
 - Federal and State Lands
- Proposed 10/27/15 SLDC Zoning Map
 - Ag / Ranch, A/R (1 dwelling per 160 acres base density)
 - Rural, RUR (1 dwelling per 40 acres base density)
 - Rural Fringe, RUR-F (1 dwelling per 20 acres base density)
 - Rural Residential, RUR-R (1 dwelling per 10 acres base density)
 - Residential Fringe, RES-F (1 dwelling per 5 acres base density)
 - Residential Estate, RES-E (1 dwelling per 2.5 acres base density)
 - Residential Community, RES-C (1 dwelling per acre base density)
 - Traditional Community, TC (1 dwelling per 0.75 acres base density)
 - Commercial Neighborhood, CN
 - Commercial General, CG
 - Industrial Light, IL
 - Industrial General, I
 - Public / Institutional, PI
 - Mixed Use, MU
 - Planned Development District, PD
- Community Overlay Zoning Districts (O-CD)
- Rural Commercial Overlay Zone (O-RC)
- Turquoise Trail Environmental and Resource Protection Overlay District (TT-O-ERP)
- Airport Noise Overlay Zone (O-AN)
 - 55 DNL
 - 60 DNL
 - 65 DNL

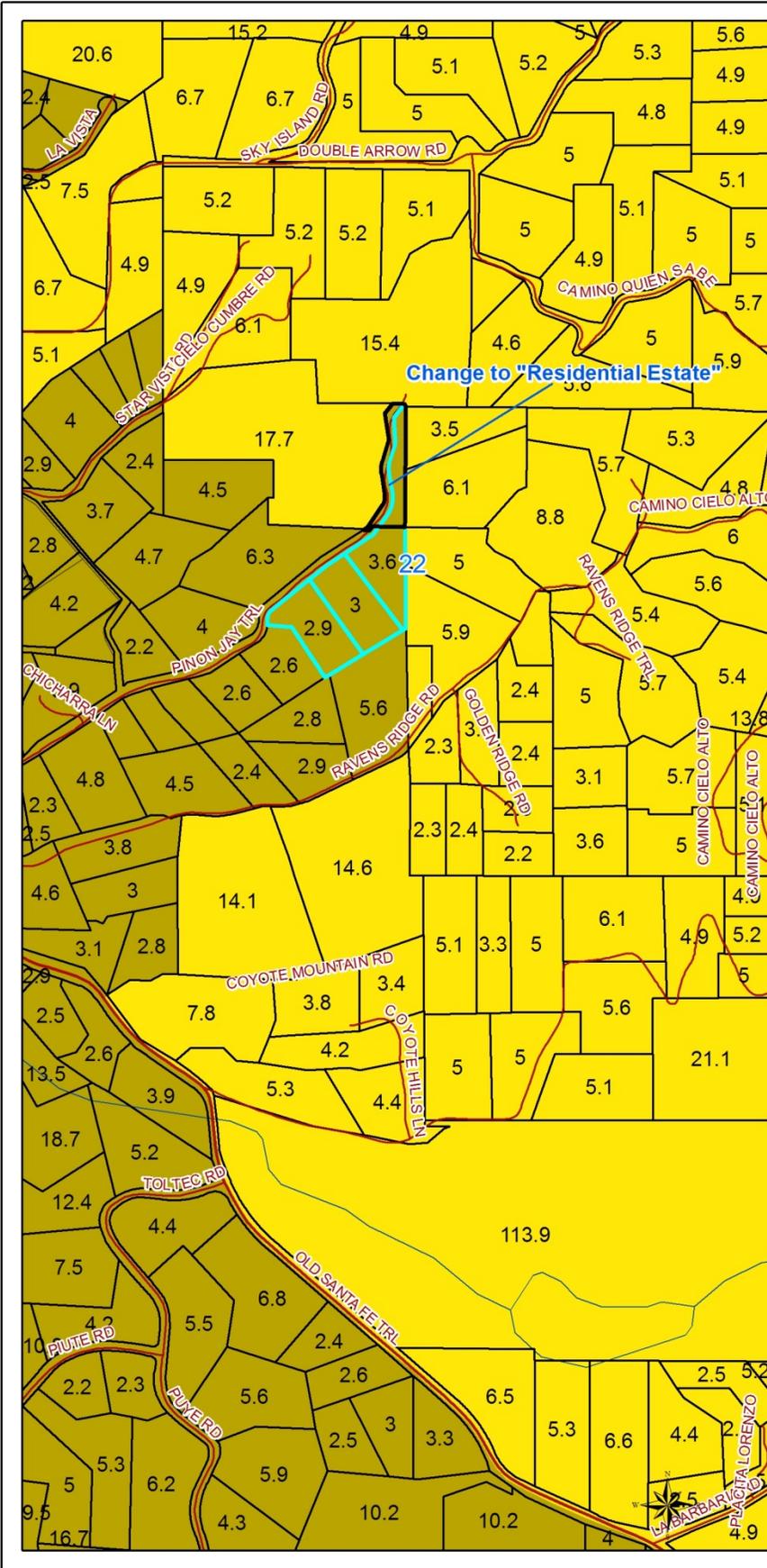
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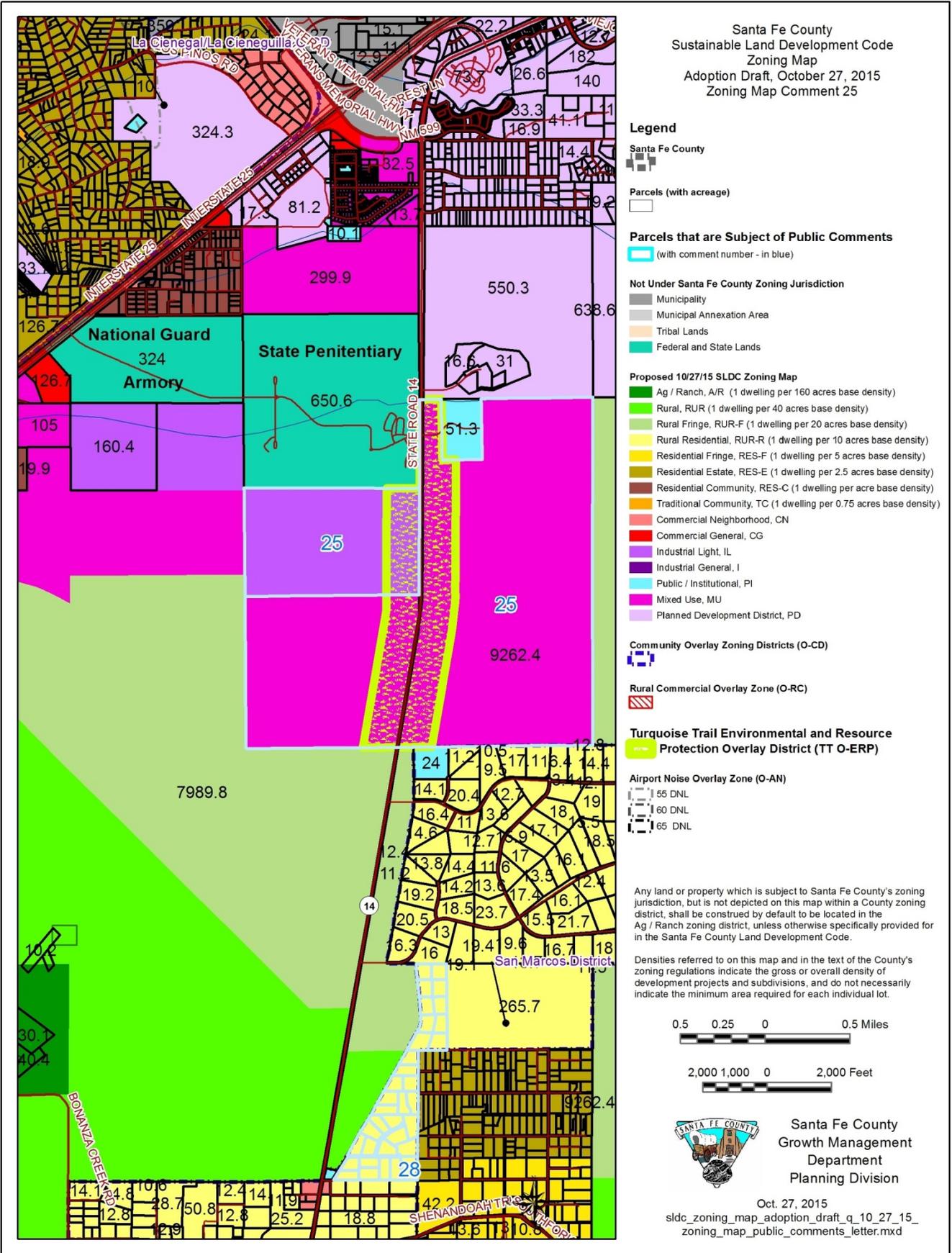


Santa Fe County
Growth Management
Department
Planning Division

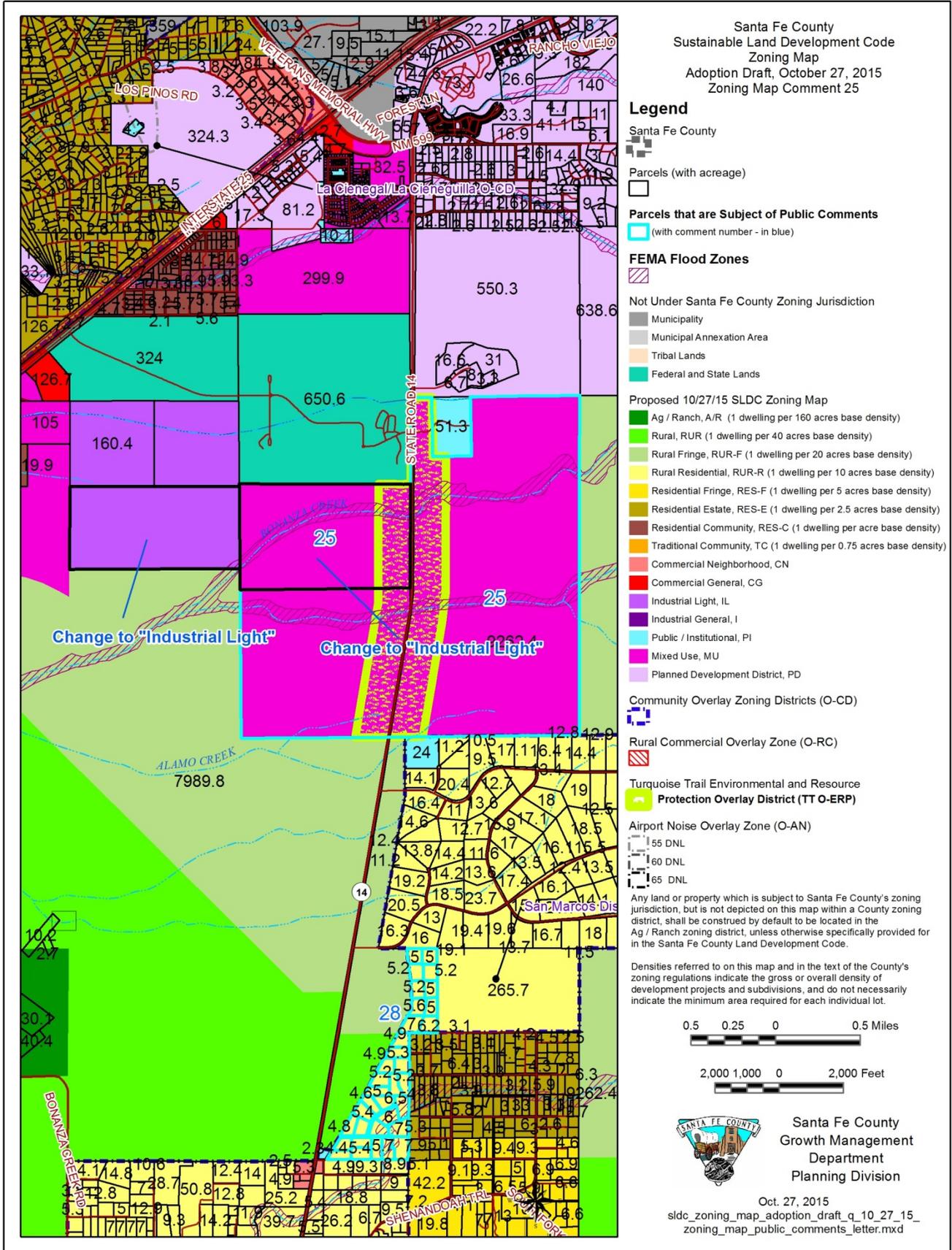
Oct. 27, 2015
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Zoning Map Revision 2 (as shown on draft 10/27/15 SLDC Zoning Map)

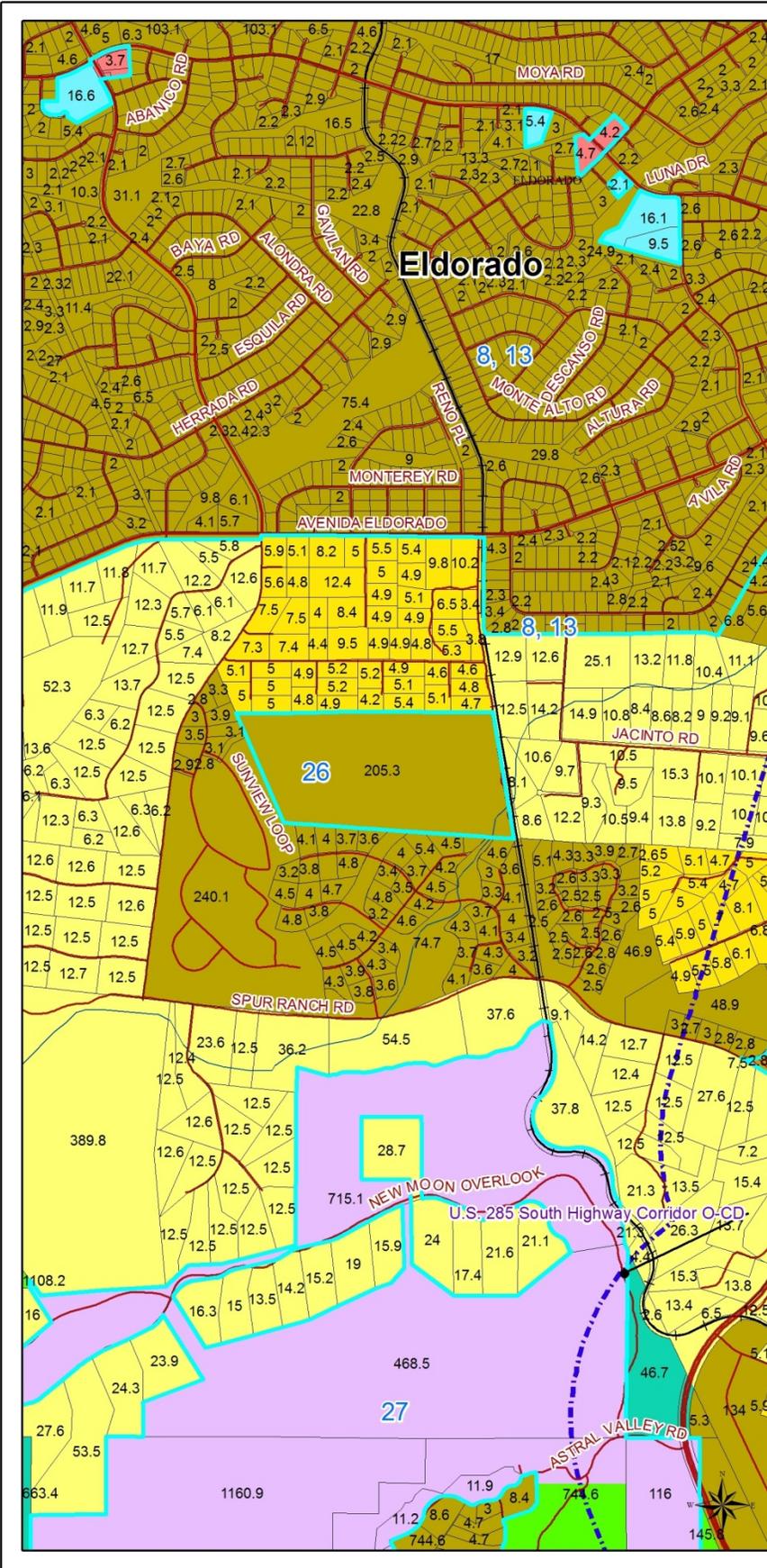


Zoning Map Revision 2 (FINAL RECOMMENDED REVISION 12.3.15)



Zoning Map Revision 3 (as shown on draft 10/27/15 SLDC Zoning Map)

Santa Fe County
Sustainable Land Development Code
Zoning Map
Adoption Draft, October 27, 2015
Zoning Map Comment 26



Legend

Santa Fe County



Parcels (with acreage)



Parcels that are Subject of Public Comments

(with comment number - in blue)

Not Under Santa Fe County Zoning Jurisdiction

- Municipality
- Municipal Annexation Area
- Tribal Lands
- Federal and State Lands

Proposed 10/27/15 SLDC Zoning Map

- Ag / Ranch, A/R (1 dwelling per 160 acres base density)
- Rural, RUR (1 dwelling per 40 acres base density)
- Rural Fringe, RUR-F (1 dwelling per 20 acres base density)
- Rural Residential, RUR-R (1 dwelling per 10 acres base density)
- Residential Fringe, RES-F (1 dwelling per 5 acres base density)
- Residential Estate, RES-E (1 dwelling per 2.5 acres base density)
- Residential Community, RES-C (1 dwelling per acre base density)
- Traditional Community, TC (1 dwelling per 0.75 acres base density)
- Commercial Neighborhood, CN
- Commercial General, CG
- Industrial Light, IL
- Industrial General, I
- Public / Institutional, PI
- Mixed Use, MU
- Planned Development District, PD

Community Overlay Zoning Districts (O-CD)



Rural Commercial Overlay Zone (O-RC)



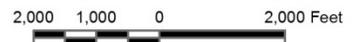
Turquoise Trail Environmental and Resource Protection Overlay District (TT-O-ERP)

Airport Noise Overlay Zone (O-AN)

- 55 DNL
- 60 DNL
- 65 DNL

Any land or property which is subject to Santa Fe County's zoning jurisdiction, but is not depicted on this map within a County zoning district, shall be construed by default to be located in the Ag / Ranch zoning district, unless otherwise specifically provided for in the Santa Fe County Land Development Code.

Densities referred to on this map and in the text of the County's zoning regulations indicate the gross or overall density of development projects and subdivisions, and do not necessarily indicate the minimum area required for each individual lot.

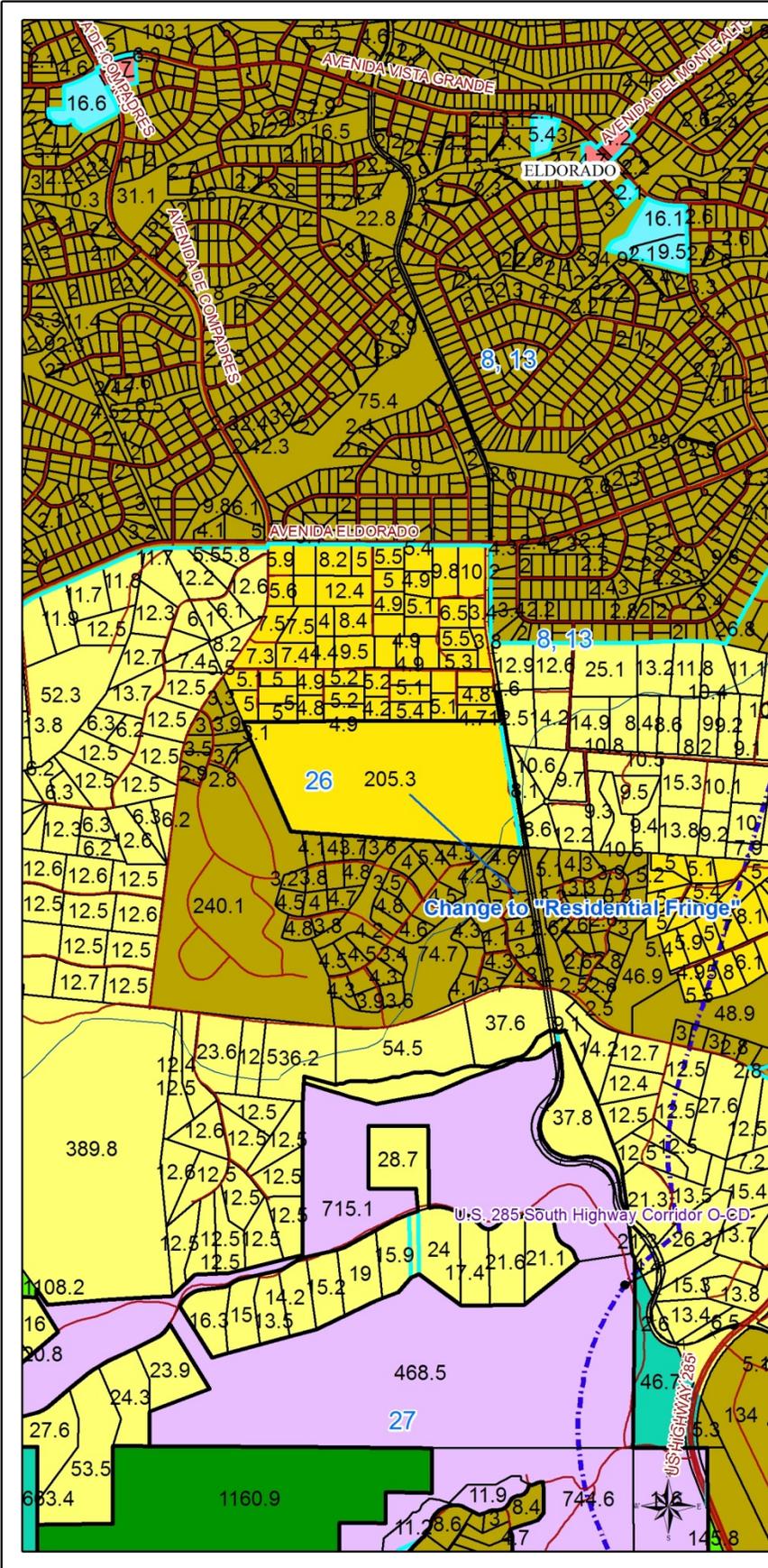


Santa Fe County
Growth Management
Department
Planning Division

Oct. 27, 2015
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Zoning Map Revision 3 (FINAL RECOMMENDED REVISION 12.3.15)

Santa Fe County
Sustainable Land Development Code
Zoning Map
Adoption Draft, October 27, 2015
Zoning Map Comment 26
(with staff-proposed revisions)

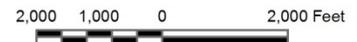


Legend

- Santa Fe County
 - Parcels (with acreage)
 - Parcels that are Subject of Public Comments (with comment number - in blue)
- Not Under Santa Fe County Zoning Jurisdiction
 - Municipality
 - Municipal Annexation Area
 - Tribal Lands
 - Federal and State Lands
- Proposed 10/27/15 SLDC Zoning Map
 - Ag / Ranch, A/R (1 dwelling per 160 acres base density)
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 - Residential Estate, RES-E (1 dwelling per 2.5 acres base density)
 - Residential Community, RES-C (1 dwelling per acre base density)
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 - Commercial General, CG
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 - Planned Development District, PD
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 - Airport Noise Overlay Zone (O-AN)
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 - 60 DNL
 - 65 DNL

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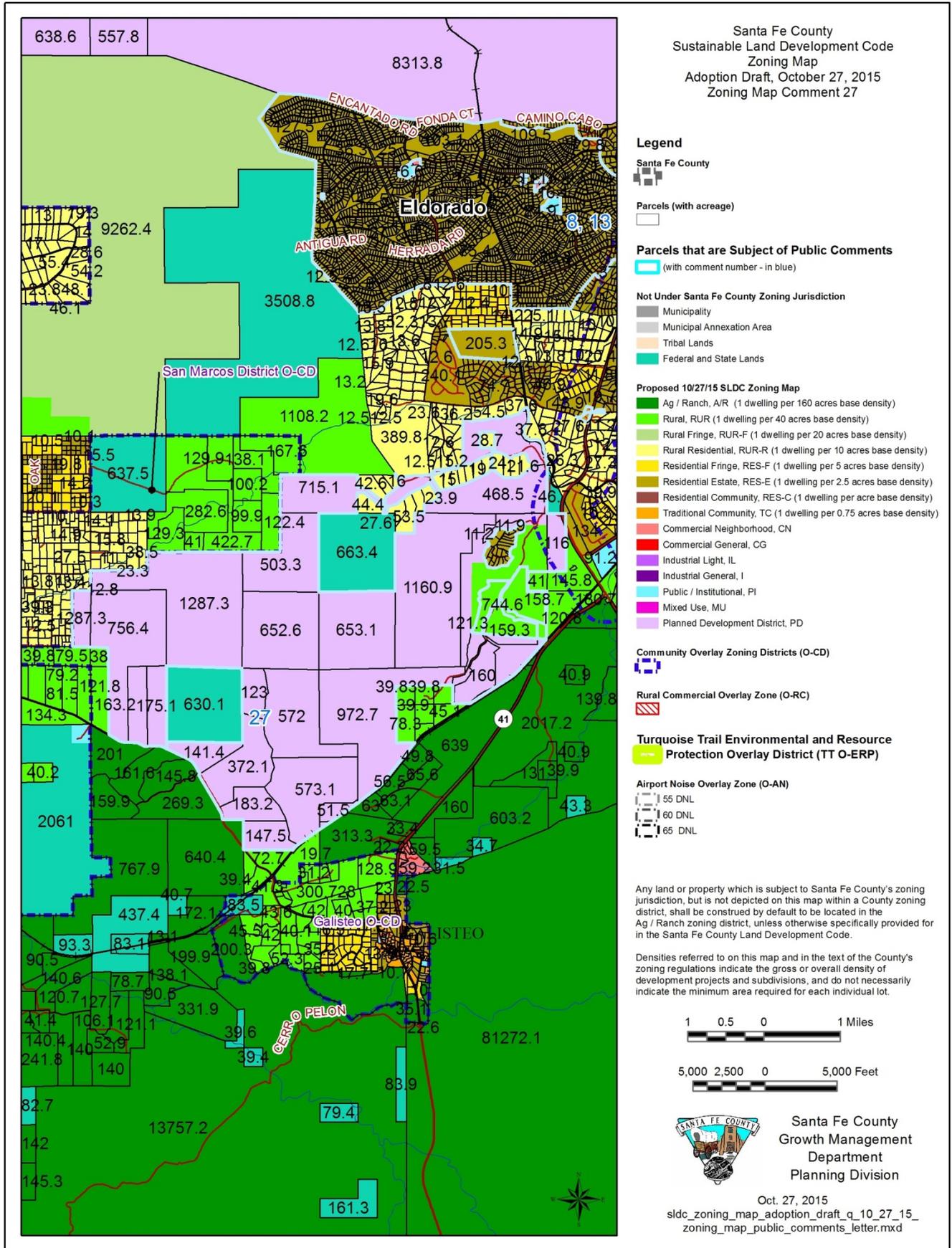


Santa Fe County
Growth Management
Department
Planning Division

Oct. 27, 2015

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Zoning Map Revision 4 (as shown on draft 10/27/15 SLDC Zoning Map)



Santa Fe County
Sustainable Land Development Code
Zoning Map
Adoption Draft, October 27, 2015
Zoning Map Comment 27

Legend

Santa Fe County

Parcels (with acreage)

Parcels that are Subject of Public Comments

(with comment number - in blue)

Not Under Santa Fe County Zoning Jurisdiction

- Municipality
- Municipal Annexation Area
- Tribal Lands
- Federal and State Lands

Proposed 10/27/15 SLDC Zoning Map

- Ag / Ranch, A/R (1 dwelling per 160 acres base density)
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- Rural Residential, RUR-R (1 dwelling per 10 acres base density)
- Residential Fringe, RES-F (1 dwelling per 5 acres base density)
- Residential Estate, RES-E (1 dwelling per 2.5 acres base density)
- Residential Community, RES-C (1 dwelling per acre base density)
- Traditional Community, TC (1 dwelling per 0.75 acres base density)
- Commercial Neighborhood, CN
- Commercial General, CG
- Industrial Light, IL
- Industrial General, I
- Public / Institutional, PI
- Mixed Use, MU
- Planned Development District, PD

Community Overlay Zoning Districts (O-CD)

Rural Commercial Overlay Zone (O-RC)

Turquoise Trail Environmental and Resource
Protection Overlay District (TT O-ERP)

Airport Noise Overlay Zone (O-AN)

- 55 DNL
- 60 DNL
- 65 DNL

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1 0.5 0 1 Miles

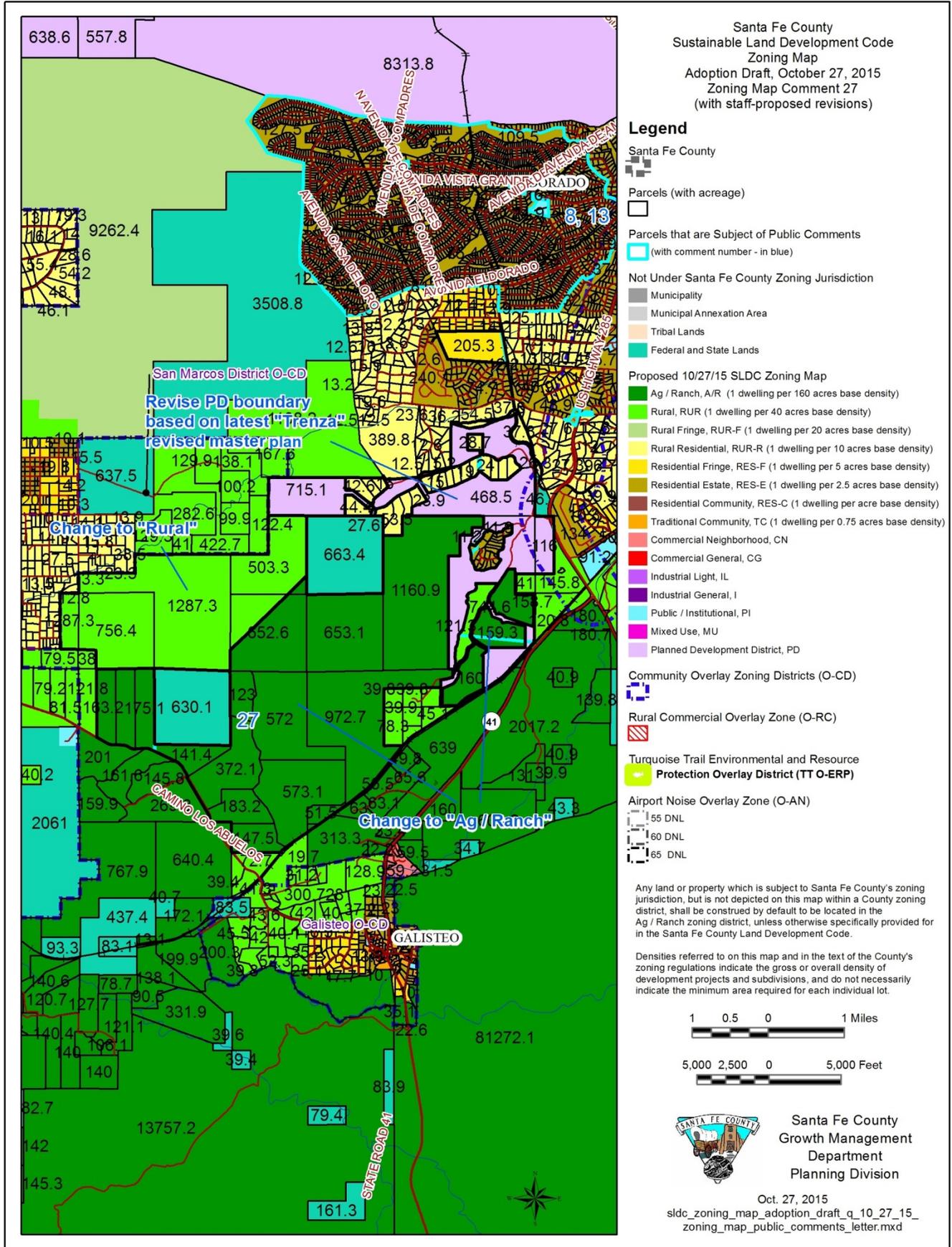
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Santa Fe County
Growth Management
Department
Planning Division

Oct. 27, 2015
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Zoning Map Revision 4 (FINAL RECOMMENDED REVISION 12.3.15)



Zoning Map Revision 5 (as shown on draft 10/27/15 SLDC Zoning Map)

Santa Fe County
Sustainable Land Development Code
Zoning Map
Adoption Draft, October 27, 2015
Zoning Map Comments 29 and 33 through 38 and 40

Legend

County Utilities Service Area

Hydrologic Zones

Parcels (with acreage)

Parcels that are Subject of Public Comments
(with comment number - in blue)

Not Under Santa Fe County Zoning Jurisdiction

- Municipality
- Municipal Annexation Area
- Tribal Lands
- Federal and State Lands

Proposed 10/27/15 SLDC Zoning Map

- Ag / Ranch, A/R (1 dwelling per 160 acres base density)
- Rural, RUR (1 dwelling per 40 acres base density)
- Rural Fringe, RUR-F (1 dwelling per 20 acres base density)
- Rural Residential, RUR-R (1 dwelling per 10 acres base density)
- Residential Fringe, RES-F (1 dwelling per 5 acres base density)
- Residential Estate, RES-E (1 dwelling per 2.5 acres base density)
- Residential Community, RES-C (1 dwelling per acre base density)
- Traditional Community, TC (1 dwelling per 0.75 acres base density)
- Commercial Neighborhood, CN
- Commercial General, CG
- Industrial Light, IL
- Industrial General, I
- Public / Institutional, PI
- Mixed Use, MU
- Planned Development District, PD

Community Overlay Zoning Districts (O-CD)



Rural Commercial Overlay Zone (O-RC)



Turquoise Trail Environmental and Resource Protection Overlay District (TT-O-ERP)

Airport Noise Overlay Zone (O-AN)

- 55 DNL
- 60 DNL
- 65 DNL

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0.5 0.25 0 0.5 Miles



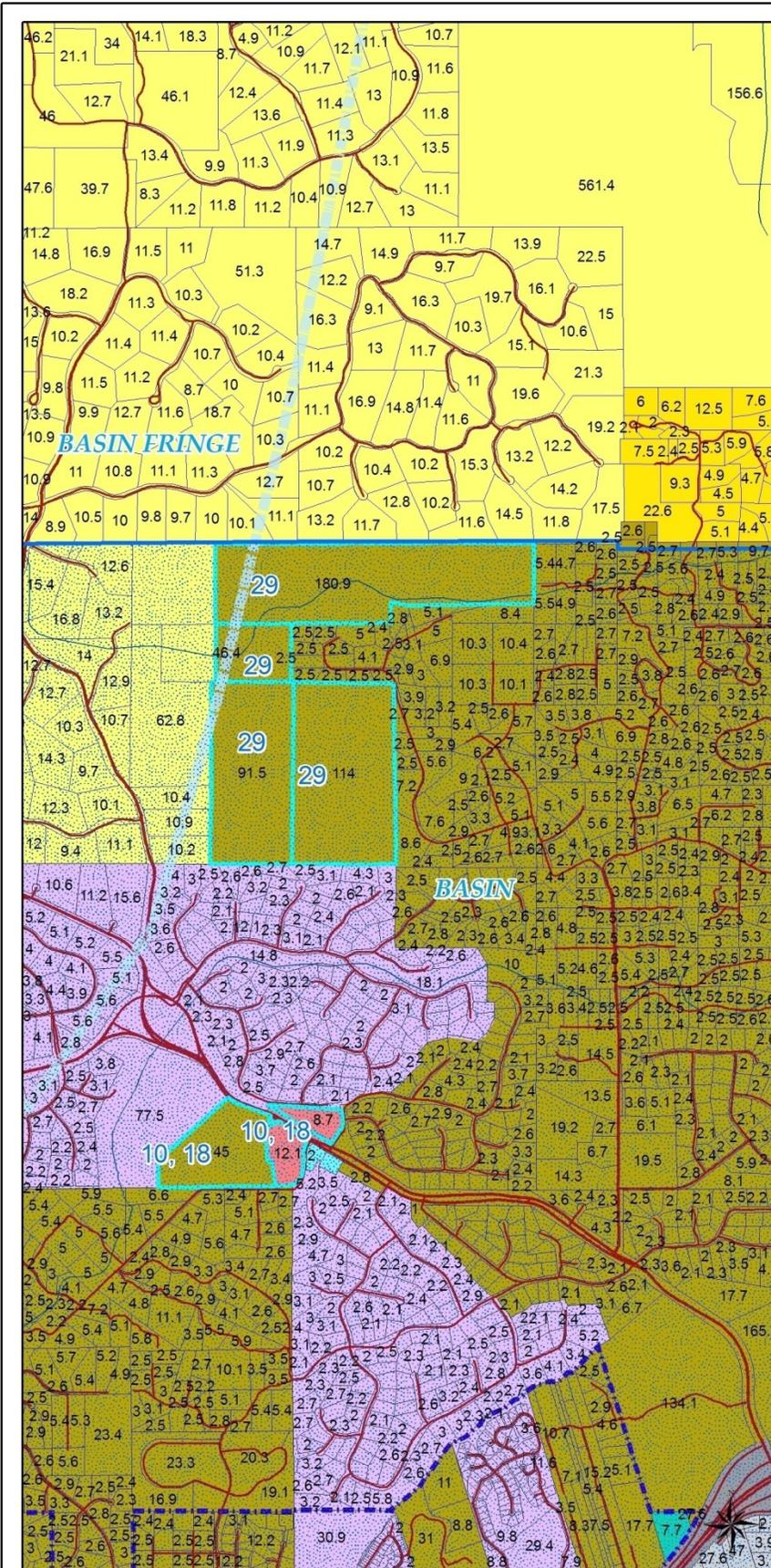
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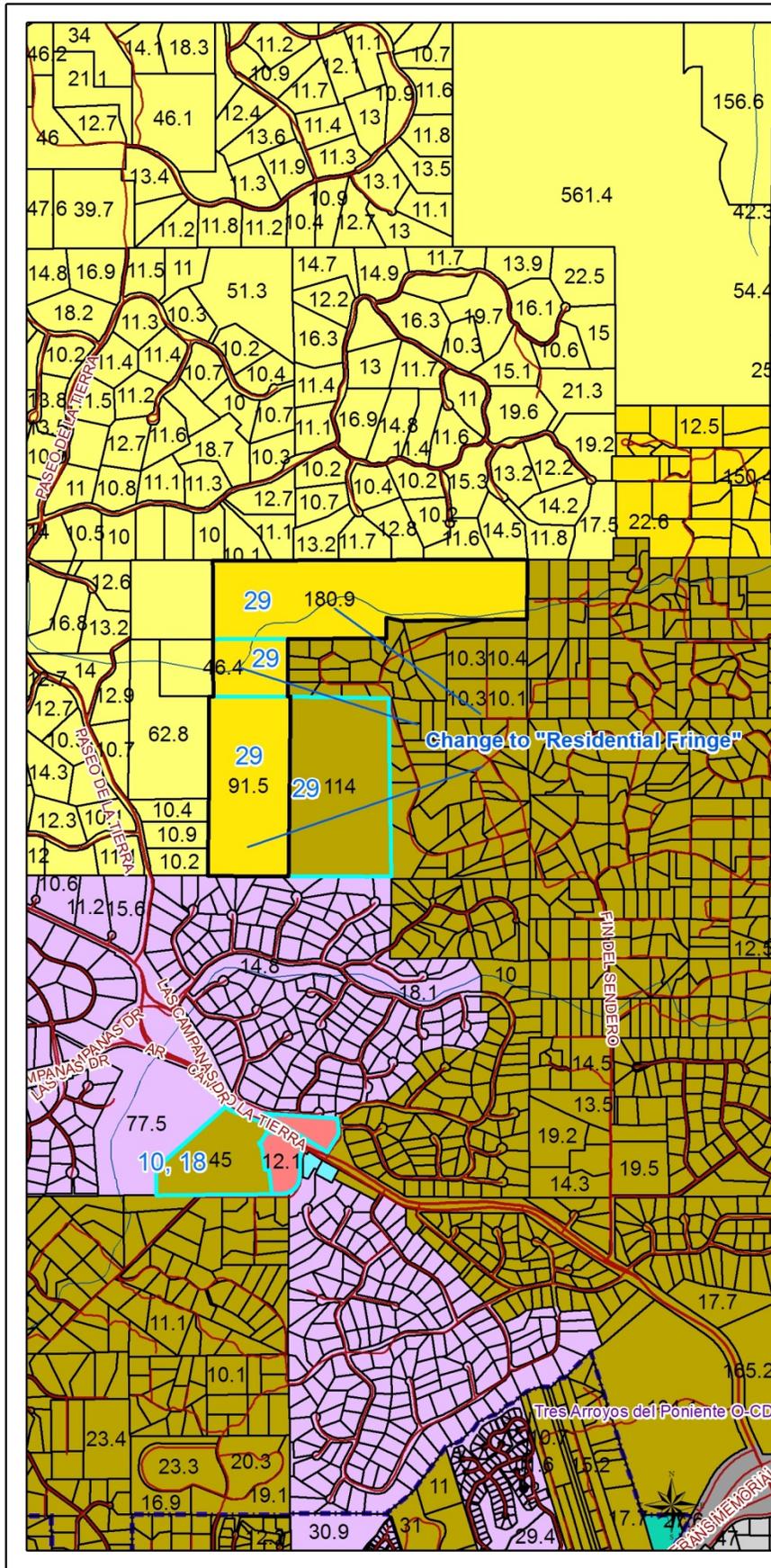
Santa Fe County
Growth Management
Department
Planning Division

Oct. 27, 2015

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Zoning Map Revision 5 (FINAL RECOMMENDED REVISION 12.3.15)



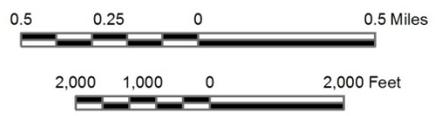
Santa Fe County
Sustainable Land Development Code
Zoning Map
Adoption Draft, October 27, 2015
Zoning Map Comments 29, 33 through 38, and 40
(with staff-proposed revisions)

Legend

- Santa Fe County
- Parcels (with acreage)
- Parcels that are Subject of Public Comments (with comment number - in blue)
- Not Under Santa Fe County Zoning Jurisdiction
 - Municipality
 - Municipal Annexation Area
 - Tribal Lands
 - Federal and State Lands
- Proposed 10/27/15 SLDC Zoning Map
 - Ag / Ranch, A/R (1 dwelling per 160 acres base density)
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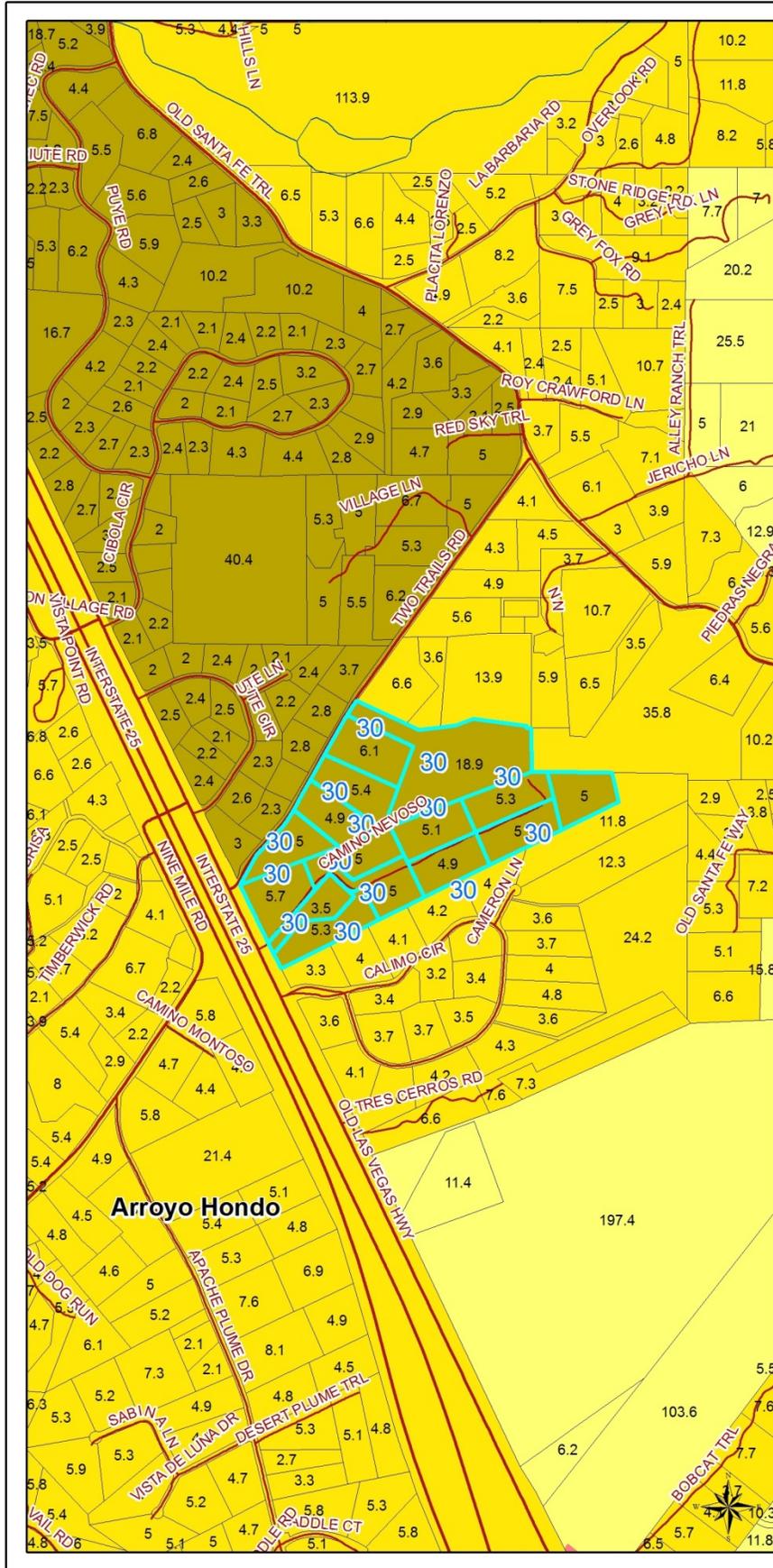
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Santa Fe County
Growth Management
Department
Planning Division

Oct. 27, 2015
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Zoning Map Revision 6 (as shown on draft 10/27/15 SLDC Zoning Map)



Santa Fe County
Sustainable Land Development Code
Zoning Map
Adoption Draft, October 27, 2015
Zoning Map Comment 30

Legend

Santa Fe County

Parcels (with acreage)

Parcels that are Subject of Public Comments
(with comment number - in blue)

Not Under Santa Fe County Zoning Jurisdiction

- Municipality
- Municipal Annexation Area
- Tribal Lands
- Federal and State Lands

Proposed 10/27/15 SLDC Zoning Map

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Community Overlay Zoning Districts (O-CD)

Rural Commercial Overlay Zone (O-RC)

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0.25 0.125 0 0.25 Miles



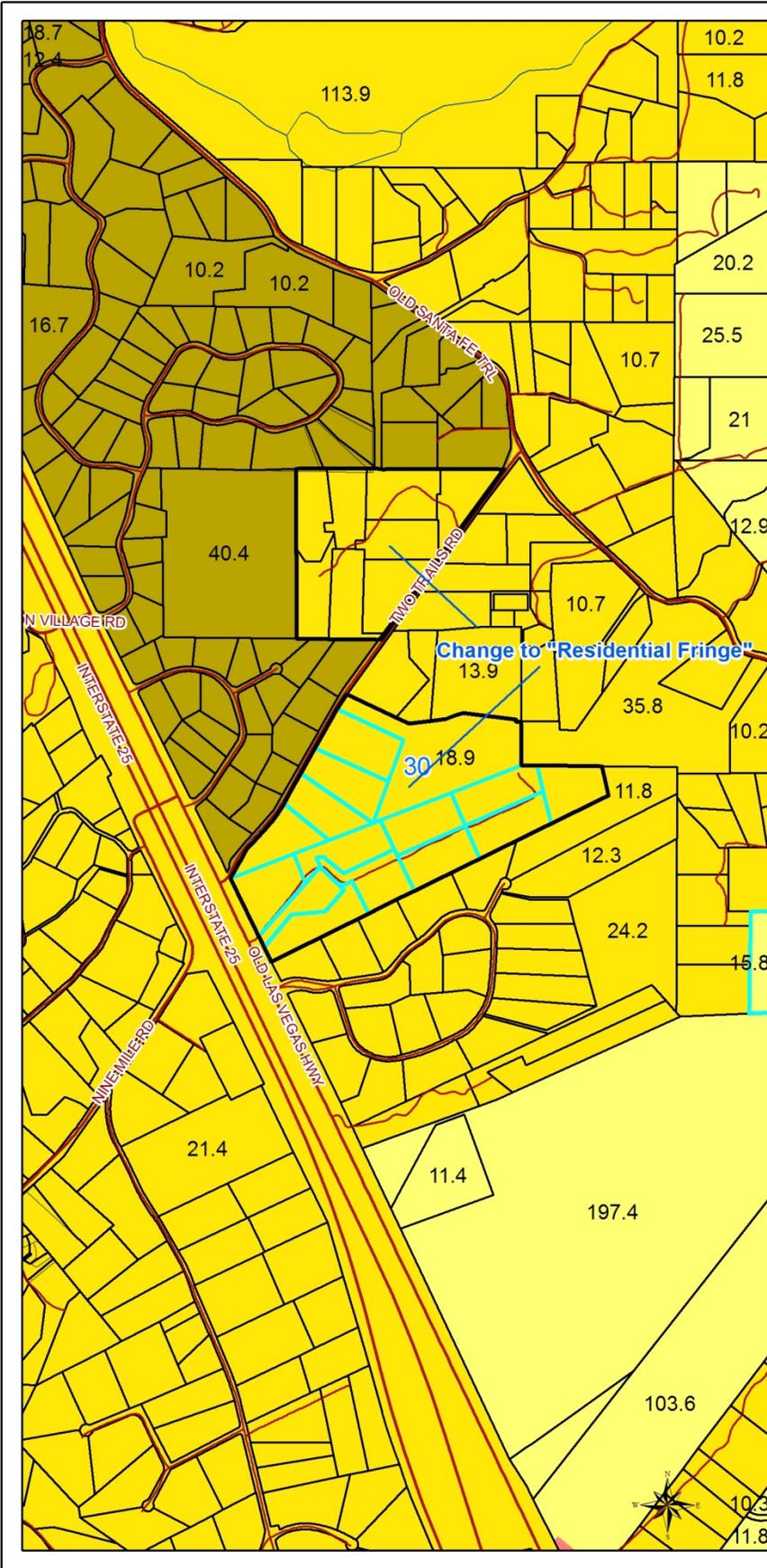
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Santa Fe County
Growth Management
Department
Planning Division

Oct. 27, 2015
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zoning_map_public_comments_letter.mxd

Zoning Map Revision 6 (FINAL RECOMMENDED REVISION 12.3.15)



Santa Fe County
Sustainable Land Development Code
Zoning Map
Adoption Draft, October 27, 2015
Zoning Map Comment 30
(with staff-proposed revisions)

Legend

- Santa Fe County
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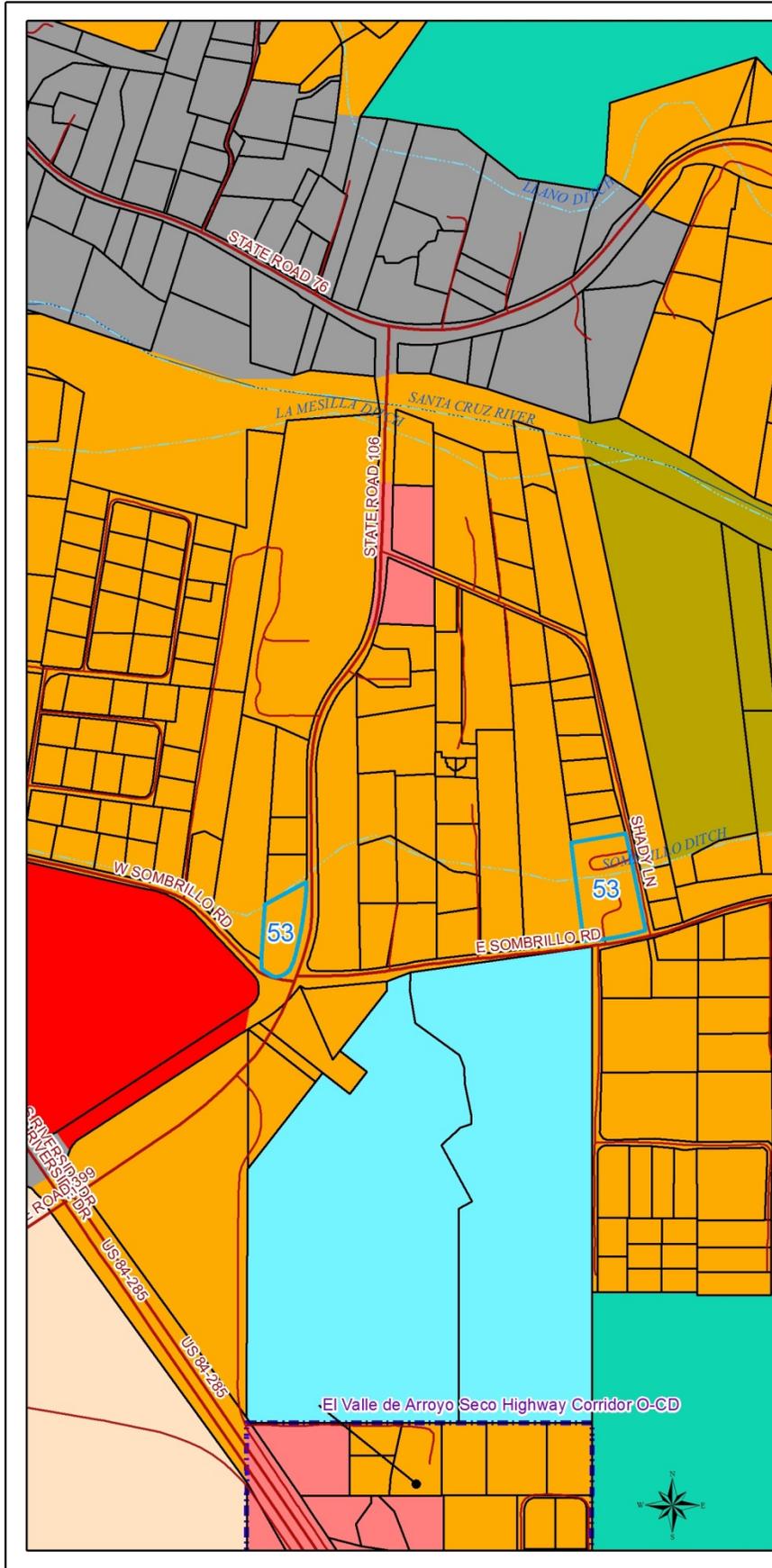
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Santa Fe County
Growth Management
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Oct. 27, 2015
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zoning_map_public_comments_letter.mxd

Zoning Map Revision 7 (as shown on draft 10/27/15 SLDC Zoning Map)



Santa Fe County
Sustainable Land Development Code
Zoning Map
Adoption Draft, October 27, 2015
Zoning Map Comment 53

Legend

Santa Fe County



Parcels (with acreage)



Parcels that are Subject of Public Comments

(with comment number - in blue)



Not Under Santa Fe County Zoning Jurisdiction

Municipality

Municipal Annexation Area

Tribal Lands

Federal and State Lands

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0.1 0.05 0 0.1 Miles



500 250 0 500 Feet

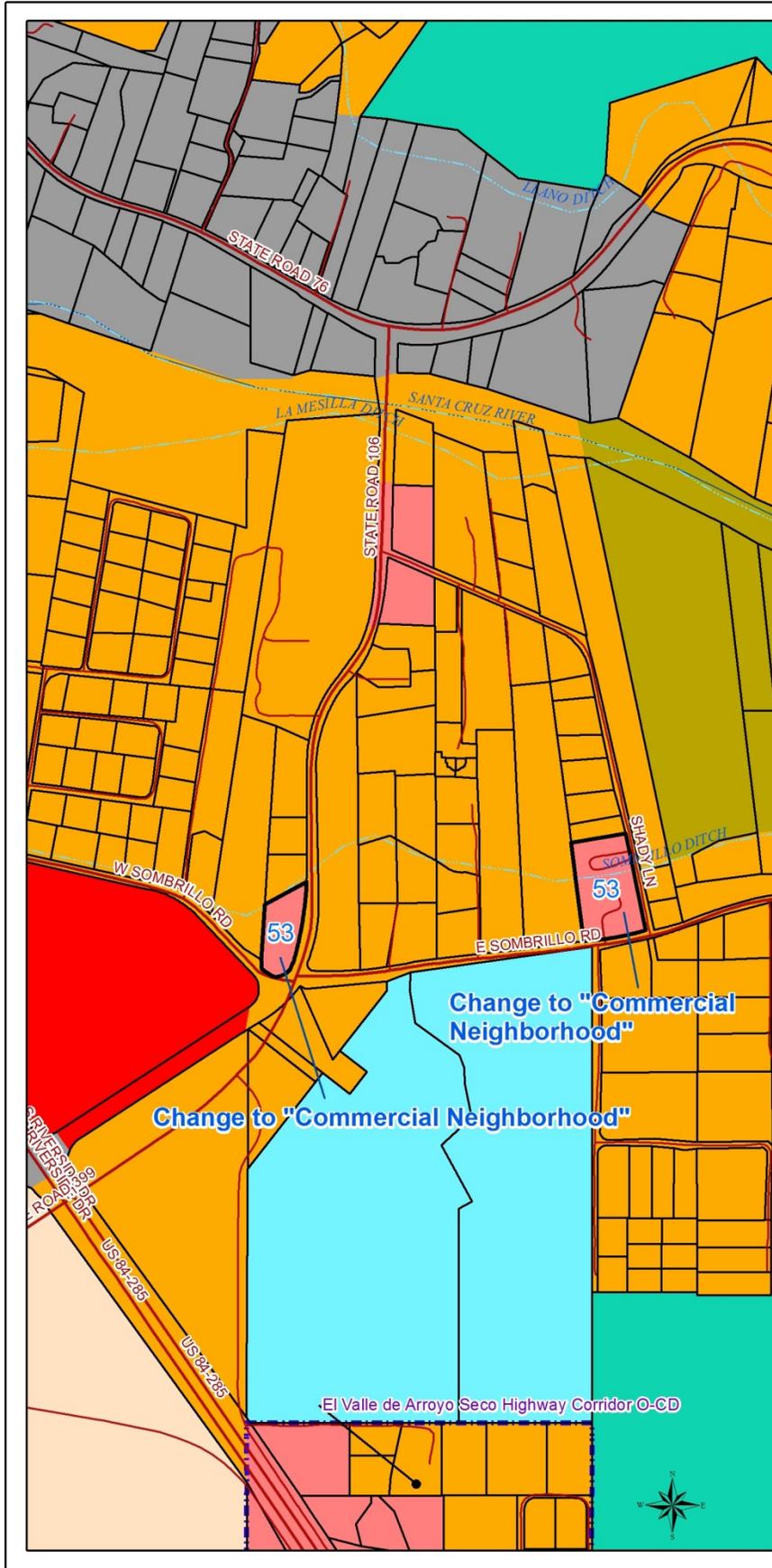


Santa Fe County
Growth Management
Department
Planning Division

Oct. 27, 2015

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Zoning Map Revision 7 (FINAL RECOMMENDED REVISION 12.3.15)



Santa Fe County
Sustainable Land Development Code
Zoning Map
Adoption Draft, October 27, 2015
Zoning Map Comment 53
(with staff-proposed revisions)

Legend

Santa Fe County



Parcels (with acreage)



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0.1 0.05 0 0.1 Miles



500 250 0 500 Feet



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