

1

2 **SANTA FE EXTRATERRITORIAL**

3 **ZONING AUTHORITY**

4

5 *Ordinance No. 2002- 1*

6

7 **AN ORDINANCE AMENDING ORDINANCE 1997-4, THE SANTA FE**

8 **EXTRATERRITORIAL ZONING ORDINANCE, AS AMENDED, AND ADDING A**

9 **NEW SECTION 9.9, AMENDING SECTION 6.B.4, AND REPLACING MAP 5 TO**

10 **PROVIDE FOR LAND USE AND ZONING REGULATIONS FOR THE SANTA FE**

11 **METRO AREA HIGHWAY CORRIDOR**

12

13

14 WHEREAS, the Santa Fe Comprehensive Extraterritorial Plan (EZA Ordinance 1988-1, as amended)

15 provides goals and objectives regarding the Highway Corridor with the intent of protecting the open

16 quality of the corridor and guiding the “gateway” areas; and

17 WHEREAS, the Santa Fe County Growth Management Plan (Board of County Commissioners

18 Resolution 1999-137) promotes detailed planning to establish standards for development in the Highway

19 Corridor; and

20 WHEREAS, the City of Santa Fe General Plan (City Council Resolution 1999-45) promotes treatment of

21 the Highway Corridor as a protection area along edges of the Urban Area Boundary; and

22 WHEREAS, both the City Council of the City of Santa Fe and Board of County Commissioners of Santa

23 Fe County passed resolutions to establish a committee to prepare the Santa Fe Metro Area Highway

24 Corridor Plan; and

25 WHEREAS, the Highway Corridor Committee developed the Highway Corridor Plan through an

26 extensive process which included public input at all meetings; and

27 WHEREAS, the Board of the County Commissioners, City Council and the Extraterritorial Zoning

28 Authority each approved somewhat different versions of the Highway Corridor Plan; and the Regional

29 Planning Authority approved a unified version of the Plan, which provides direction to the Highway

30 Corridor Ordinance; and

31 WHEREAS, the Extraterritorial Zoning Authority, Board of County Commissioners, and City Council are

32 each considering for adoption the unified version of the Santa Fe Metro Highway Corridor Plan at the

33 same time as they are considering the Highway Corridor Ordinance

1 **NOW, THEREFORE, BE IT ORDAINED BY THE EXTRATERRITORIAL ZONING**
2 **AUTHORITY (EZA) OF THE CITY AND COUNTY OF SANTA FE THAT THE SANTA FE**
3 **EXTRATERRITORIAL ZONING ORDINANCE (EZO) IS HEREBY AMENDED AS**
4 **FOLLOWS:**

5
6 **SECTION 1**

7 Section 9, Special Review Districts, of the Extraterritorial Zoning Ordinance is amended to add the
8 following language:

9
10 **9.9 SANTA FE METRO HIGHWAY CORRIDOR SPECIAL REVIEW DISTRICT**

11
12 **A. REFERENCES AND PURPOSES**

- 13 1. This EZA Ordinance 2002-1 as amended from time to time, may be cited as the “Highway
14 Corridor Ordinance”
- 15 2. Section 9.9 is adopted to implement the land use and design standards goals of County and
16 City land use plans that support a consistent regional approach to managing growth along this
17 corridor. These plans include but are not limited to the Santa Fe Metro Area Highway
18 Corridor Plan, Santa Fe County Growth Management Plan, the City of Santa Fe General Plan,
19 and the Santa Fe Comprehensive Extraterritorial Plan.
- 20 3. This EZA Ordinance repeals and replaces Section 6 of the Extraterritorial Zoning Ordinance
21 to delete non-residential nodes at selected highway intersections and interchanges and replace
22 them with designated non-residential areas.
- 23 4. This EZA Ordinance repeals and replaces Map 5 of the Extraterritorial Zoning Ordinance to
24 remove established or planned non-residential districts within the Highway Corridor portion
25 of the 2-Mile Extraterritorial Zone which have been replaced by the designated non-
26 residential districts shown on Map 18.
- 27 5. Purposes of the Santa Fe Metro Highway Corridor Special Review District are to:
- 28 a. promote the health and safety of citizens, including the exposure of residents to high
29 levels of traffic-induced noise;
- 30 b. protect scenic vistas and natural landscape of the area as viewed from the highways,
- 31 c. guide the location and type of non-residential uses in proximity to the Highway Corridor,
- 32 d. limit the need for additional access points along limited-access highways,
- 33 e. establish open lands and parks,
- 34 f. determine the location of required and desired development restrictions,
- 35 g. prohibit strip commercial development along the highways, while locating well-designed
36 commercial development in the commercial gateway subdistrict
- 37 h. encourage the location of commercial development only as part of neighborhood and
38 community centers in the scenic corridor subdistrict,
- 39 i. encourage regional industrial and non-residential/recreational development in specified
40 highly accessible areas,

- 1 j. provide for the use of Transfer of Development Rights to preclude development of those
- 2 properties in the required and desired setbacks from which development rights have been
- 3 transferred in perpetuity, and
- 4 k. provide more stringent design standards for all development within proximity to the
- 5 highway corridor
- 6 6. Section 9.9 shall apply to all properties in the Highway Corridor Special Review District with
- 7 the exception of the area that falls within the Community College District. Section 13 shall
- 8 govern and control all development within this area where the Highway Corridor Special
- 9 Review District and the Community College District overlap. Section 9.9 shall apply to all
- 10 properties in other areas in the Highway Corridor Special Review District for which
- 11 community or district plans and zoning ordinances have been prepared until such time as this
- 12 ordinance is amended.
- 13 7. Any contradiction, inconsistency or ambiguity between the requirements of this Section 9.9
- 14 and any other provision of the Extraterritorial Zoning Ordinance shall be governed and
- 15 controlled by the requirements of this Section 9.9. If not specifically covered in Section 9.9,
- 16 the provisions of the Extraterritorial Zoning Ordinance shall apply.
- 17 8. Severability: If any part of this Ordinance or the application thereof to any person or
- 18 circumstance is held invalid, the remainder of the Ordinance and its application to other
- 19 persons or circumstances shall not be affected thereby.

- 20
- 21 B. DEFINITIONS:
- 22 1. Commercial Gateway Subdistrict - means land within the Highway Corridor Special Review
- 23 District as designated on Map 18 along Interstate 25 between New Mexico 599 and Cerrillos
- 24 Road and land along Cerrillos Road north of Interstate 25 to the Jaguar Road Intersection.
- 25 2. Desired Setback means the area within the Highway Corridor Special Review District that may
- 26 be voluntarily restricted from development and subject to other voluntary incentives. Where
- 27 applicable, the desired setback may have had transferable development rights conveyed in
- 28 accordance with Section 14 of this code and is precluded from development.
- 29 3. Floor area means the total area contained in a covered structure measured for each story or level
- 30 of the structure under roofing, including but not limited to living space, garage, carport and
- 31 porches.
- 32 4. I-25 means Interstate 25.
- 33 5. Lot Coverage means for purposes of Section 9.9 the land area occupied by structures, included
- 34 but not limited to building facilities, sidewalks, driveways, access roads, and parking areas.
- 35 6. NM 599 means the Veterans Memorial Highway - New Mexico State Highway 599.
- 36 7. Outside Storage means any goods, equipment, and materials sold, used or stored by a business,
- 37 institution or residence not enclosed in a roofed building.
- 38 8. Required Setback- means the minimum setback from the edge of rights-of-way from Interstate 25
- 39 and New Mexico Highway 599 from which buildings shall be located as established in the
- 40 official Highway Corridor Ordinance Map
- 41 9. R.O.W. line means the edge of the right-of-way in the Highway Corridor Special Review District
- 42 nearest to property subject to this ordinance.
- 43 10. Scenic Corridor Subdistrict - means portions of land within the Highway Corridor Special
- 44 Review District as designated on Map 18 within proximity of (a) Interstate 25 starting just east of

1 the Cerrillos Road Interchange and extending to the eastern end of the Highway Corridor Special
2 Review District near the County Road 58 bridge and (b) New Mexico 599, not including the
3 Commercial Gateway Subdistrict or the Redevelopment District.

- 4 11. Site wall - means a wall or fence that is integral to, or physically connected to the buildings or
5 development on the site for the purpose of screening or stabilizing the development area, such as
6 walls for screening of parking and walls for screening outdoor storage, privacy walls or fences,
7 and retaining walls.

8 C. BOUNDARIES AND PLANNING AREAS

9
10 The electronic file for EZ Map 18, Santa Fe Highway Corridor Special Review District Zoning Map,
11 created at the date of adoption of this ordinance and maintained by and available from the Santa Fe
12 County Geographic Information Systems Coordinator is hereby adopted as the official zoning map for
13 purposes of delineating the Highway Corridor Special Review District boundaries, subdistrict areas,
14 residential zones, non-residential zones, and setbacks. Hard copy EZO Map 18, included in this
15 ordinance, generally describes the locations of the boundaries for visual reference purposes.

- 16 1. Subdistrict areas are established as follows:

- 17 a. Commercial Gateway, and
18 b. Scenic Corridor.

- 19 2. Within the Highway Corridor Special Review District, setbacks are established as
20 follows:

- 21 a. Required Setback, and
22 b. Desired Setback

23
24 General dimensions of setbacks and special circumstances for setback adjustments are described
25 by subdistrict as follows for non-residential and residential uses respectively. Institutional and
26 Community Uses shall be subject to the setback provisions established for areas designated for
27 non-residential uses.

Commercial Gateway Subdistrict Setbacks

Subdistrict	Required Setback	Desired Setback
Commercial Gateway: Non-residential Uses	<ul style="list-style-type: none"> - 150 feet from I-25 R.O.W. line and NM 599 R.O.W. line as depicted in the official zoning map <u>except where a frontage road exists</u> (Figure C-2-1). - 50 feet from I-25 Frontage Road R.O.W. Cerrillos Road R.O.W. line or State Road-14 R.O.W. line as depicted in the official zoning map. (Figure C-2-2). <p>The <u>50 foot</u> setback can be reduced to 25 feet with landscaped buffer, berm and 4 feet masonry wall to screen parking in situations where there is double-frontage. (Figure C-2-3)</p>	No additional standards.

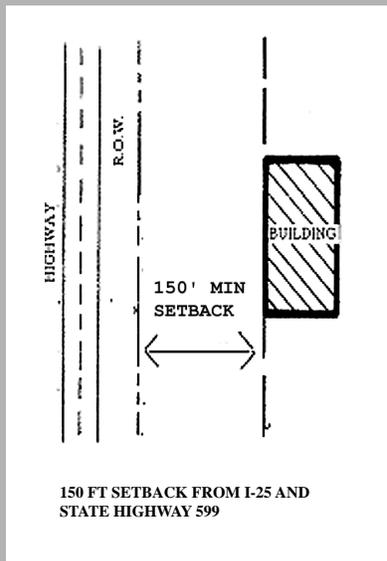


FIGURE C-2-1

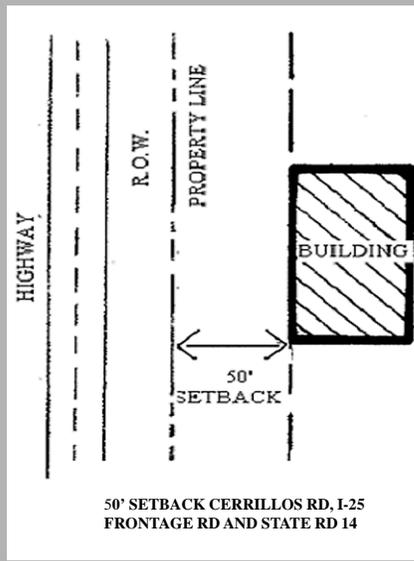


FIGURE C-2-2

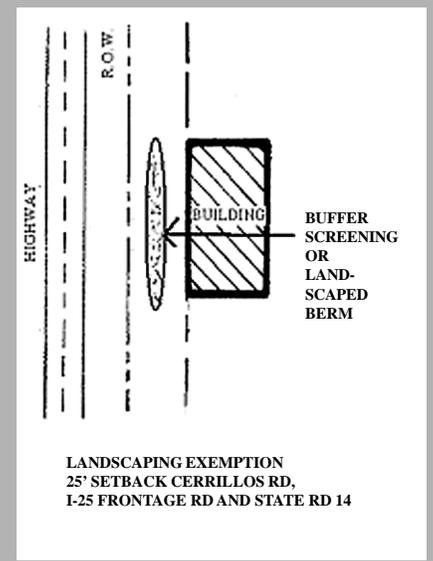


FIGURE C-2-3

Commercial Gateway Subdistrict Setbacks (Continued)

Subdistrict	Required Setback	Desired Setback
Residential uses	340 feet from I-25 R.O.W. line as depicted in the official zoning map. <i>(Figure C-2-4)</i> - For land that cannot accommodate the <u>full</u> setback, a <u>reduced setback</u> (no less than 100 feet) and noise mitigation may be provided including landscaped berms, <u>masonry</u> walls and other means acceptable to Land Use Administrator <i>(Figure C-2-5)</i>	NA

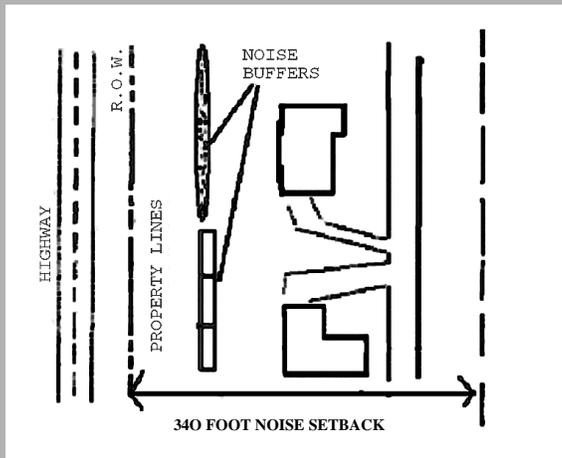


FIGURE C-2-5

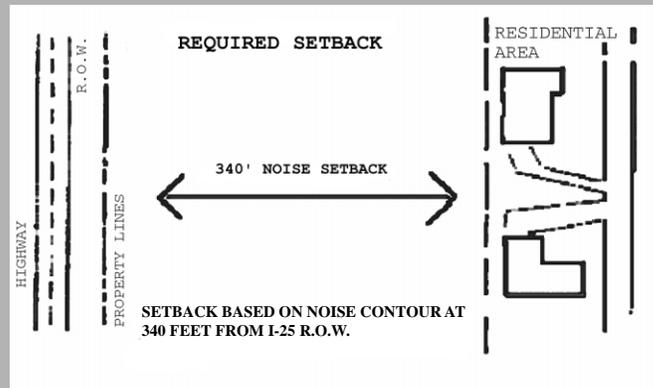


FIGURE C-2-4

Scenic Corridor Subdistrict Setbacks (Continued)

Subdistrict	Required Setback	Desired Setback
Residential and Non-residential	- 150 to 375 feet from R.O.W. line as depicted in the official zoning map. (Figure C-2-6)	- 400 to 1000 feet from R.O.W. line of NM 599 and NM 14 as depicted in the official zoning map. - 275 feet from I-25 Frontage Roads R.O.W. line. (Figure C-2-6)

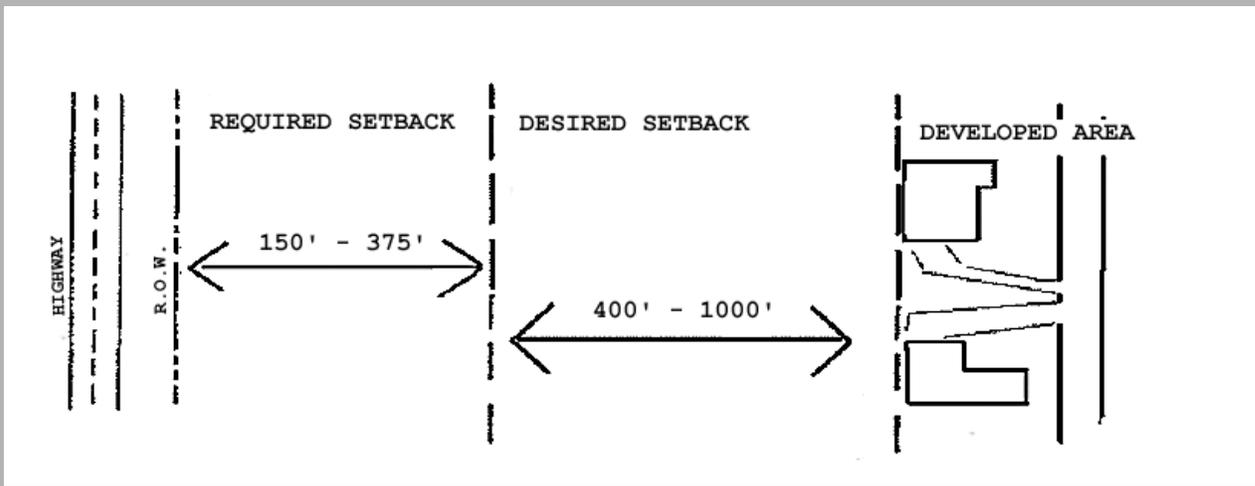


FIGURE C-2-6

1 D. DEVELOPMENT AND DESIGN STANDARDS

2 1. Uses and development of land in the Highway Corridor Special Review District shall be
3 governed by the following standards:

4 a. Uses and densities shall be established through Section 5 and Section 6 of this
5 Ordinance except as stated in this Sub-section 9.9.D.1.

6 b. Non-residential development shall be prohibited in areas designated Residential
7 in the Scenic Corridor Subdistrict and shall only be allowed within the areas
8 designated Non-Residential on EZO Map 18, with the following exceptions:

9 1. Institutional uses including public and private schools, day care centers,
10 government offices, botanical gardens, churches and other religious
11 institutions, and retirement homes shall be permitted in areas designated
12 Institutional. Development and design standards set for Non-Residential
13 shall apply to Institutional Uses, except that the maximum overall floor area
14 shall be calculated to not exceed a ratio of floor area to lot area of 0.2. New
15 locations for such uses may be proposed as Special Exceptions pursuant to
16 subsection g, below.

17 2. A residential component shall be developed in the area designated as Mixed
18 Use Village.

19 b. If a parcel in existence at the time of the adoption of this ordinance does not contain a
20 building site outside of the required setback, building of a single family residence may be
21 permitted subject to meeting mitigation measures buffering the residence and all design
22 standards that can practically be adhered to as determined to the satisfaction of the Land
23 Use Administrator. The Land Use Administrator determination shall be in writing,
24 including findings.

25 c. No new parcels shall be created that are located entirely within the required setback.

26 d. On-site density transfers shall not be permitted in cases where building sites are proposed
27 within the desired setback or to be moved from a less sensitive area to a more sensitive
28 area in consideration of the purposes, development standards and design criteria set forth
29 in sub-section 9.9 A.

30 e. A non-conforming structure may be structurally altered, repaired, replaced or enlarged
31 provided that no alterations, repairs or enlargements would increase the intensity of the
32 non-conformity.

33 f. Projects in this District that received preliminary or final development plan or master
34 plan approvals in accordance with the rules and regulations of the Extraterritorial Zoning
35 Ordinance and Extraterritorial Subdivision Regulations prior to the adoption of this
36 ordinance shall not be required to adhere to the uses set for this District where other
37 specific uses were established through such approvals. Development in such pre-
38 approved projects will not be required to comply with the design standards set for this
39 District where specific design standards were established through such approvals.

40 g. Special exceptions may be permitted subject to the procedures set forth in Section 3 of
41 the Extraterritorial Zoning Ordinance for the following:

42 1. Community uses in the Scenic Corridor including public and private schools,
43 parks, day care centers, retirement homes and churches and other religious
44 institutions meeting residential development and design standards with the
45 exception that total floor area shall not exceed 24,999 square feet.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

2. A non-residential use in the Scenic Corridor may be extended or expanded by up to one half of the land area developed and in structures occupied at the effective date of adoption of this Ordinance.
 - a. For purposes of calculating the developed land area to utilize this special exception, existing floor area in non-residential buildings and non-residential structures as defined in Section 2 of the Ordinance that are not enclosed in buildings shall be counted. However, sidewalks, driveways, and parking lots shall be excluded from the calculation.
 - b. In addition to the developed land area calculated in subsection 2.a. above, sidewalks, driveways and parking lots may be built subject to the maximum lot coverage set in the Scenic Corridor Subdistrict design standards Section D.2.B.
 - c. The new development created through this provision for extension or expansion shall be consistent and compatible with the existing use and in compliance with the non-residential development standards established for the Scenic Corridor Subdistrict with the exception that height shall not exceed 24 feet.
 - d. Expansion of uses shall be permitted within the Required Setback if no other building sites exist on the parcel or if the site for expansion is not visible from NM 599 or I-25 because of natural terrain conditions.
 - e. Zoning approval accomplished in accordance with Section 3.5 of the Ordinance in conjunction with development plan approvals through master plan, master plat or subdivision approvals shall constitute an amendment to Map 18, the Santa Fe Metro Area Highway Corridor Special Review District.
 - f. Any non-residential extension or expansion that exceeds the extension or expansion defined in subsections 2.a through 2.d above shall require an amendment of the Santa Fe Metro Highway Corridor Plan prior to permitting of a special exception.
 - h. Exceptions to the Scenic Corridor residential design standards for roof pitch, building massing and building materials may be approved for residential uses that are not visible from NM 599 or I-25 because of natural terrain conditions. Applicants shall demonstrate that the proposed use will not be visible from I-25 or NM 599 to the satisfaction of the Land Use Administrator and shall be subject to Administrative Review Procedures.
2. Additional Submittal Requirements for Development Applications Within the Highway Corridor Special Review District
 - a. In addition to all other requirements for submittal of development applications, applicants for any development action shall demark on site maps the boundaries of the Highway Corridor Special Review District, subdistricts, required setback, and desired setback.
 - b. A landscape plan shall be submitted containing information required in Section 11.10.B.3 of this code.
 - c. Written requests for building on any parcel in existence at the time of the adoption of this ordinance not containing a building site outside of the required setback shall be submitted to the Land Use Administrator. Included in this request shall be a description and maps describing circumstances of the parcel, proposed mitigation measures buffering the building and proposed design standards.

- 1 3. Design Standards are set forth in the following tables and figures by subdistricts for:
- 2 - Maximum Height, Roof Pitch and Floor Area,
- 3 - Maximum Lot Coverage,
- 4 - Outside Storage Areas,
- 5 - Landscaping,
- 6 - Walls,
- 7 - Lighting and Utilities,
- 8 - Exterior Signage,
- 9 - Parking,
- 10 - Other Architectural Features,
- 11 - Site Planning,
- 12 - Non-Residential Building Setbacks From Residential Neighborhoods, and
- 13 - Building Setbacks from Arroyos.

SCENIC CORRIDOR SUBDISTRICT

A. Maximum Floor Area, Height, and Roof Pitch	B. Maximum Lot Coverage	C. Outside Storage and Service Areas
<i>Residential</i>	<i>Residential</i>	<i>Residential</i>
<p>1. Residential structures shall not exceed five thousand (5,000) square feet in floor area.</p> <p>2. Two-thirds of a structure's height shall be sited below a ridge top. (<i>Figure A-1</i>)</p> <p>3. Buildings shall have a maximum height of 17 feet to top of parapet when at grade with adjoining roadway right-of-way. (<i>Figure A-2</i>)</p> <p>4. For building sites with elevations below the roadway right-of-way two-story structures and pitched roofs shall be permitted. One-third of the structure shall be sited below the road elevation and the maximum height of the structure shall not exceed 24 feet. (<i>Figures A-3 and A-4</i>) Pitched roof structures shall have a minimum roof pitch of 4/12 and a maximum pitch: 10/12. The light reflective value of the roof shall not exceed 30%. (<i>Figure A-3</i>)</p>	<p>1. The maximum lot coverage shall not exceed sixty percent (60%).</p> <p>2. A minimum of forty percent (40%) of the lot shall remain undisturbed, within which a drainage structure, trails and septic system may be sited. (<i>Figure B-1</i>)</p>	<p>1. The maximum outdoor storage area shall not exceed four hundred (400) square feet.</p> <p>2. Outdoor storage shall not be visible from the public right-of-way or adjacent property.</p> <p>3. Outdoor storage areas shall be enclosed by a site wall. See Section 3.E., Walls, for standards. (<i>Figure C-1</i>)</p>
<i>Non-residential</i>	<i>Non-residential</i>	<i>Non-residential</i>
Follow Residential Scenic Corridor Height Standards.	<p>Follow Residential Scenic Corridor Maximum Lot Coverage Standards</p> <p>See Section B, above.</p>	<p>1. Follow residential Scenic Corridor Outside Storage Standards.</p> <p>2. Outdoor storage areas shall be enclosed by a stucco wall with a maximum height of 6 feet. The maximum height may be increased to 8 feet when the lot has a double frontage. (<i>Figure C-1</i>)</p>

SCENIC CORRIDOR SUBDISTRICT

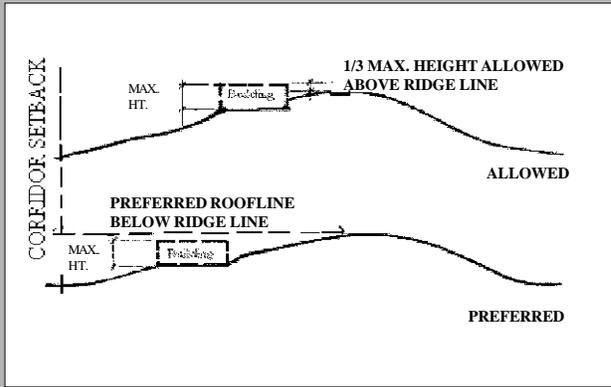


FIGURE A-1

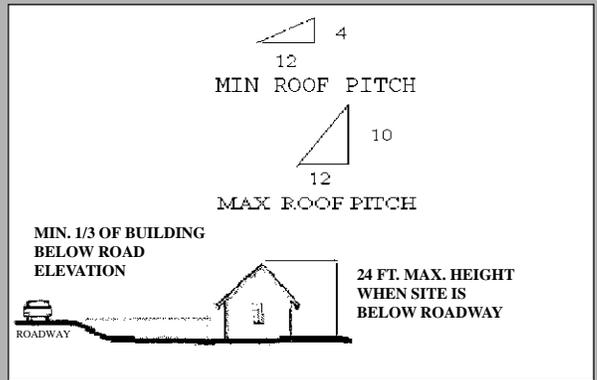


FIGURE A-3

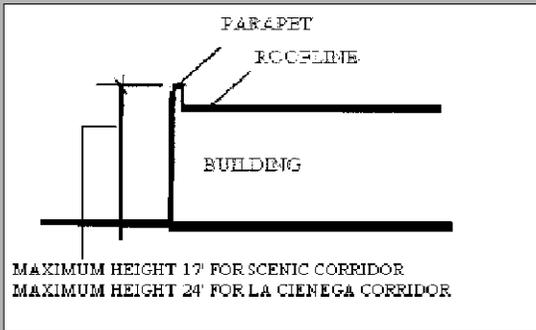


FIGURE A-2

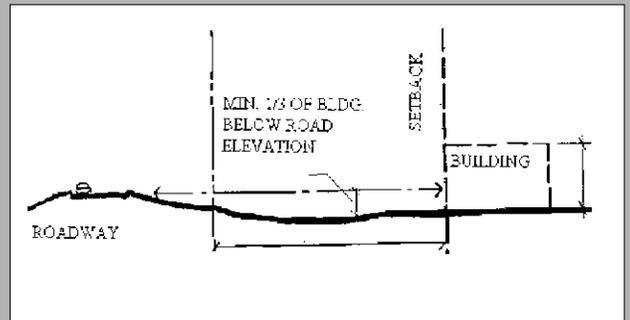


FIGURE A-4

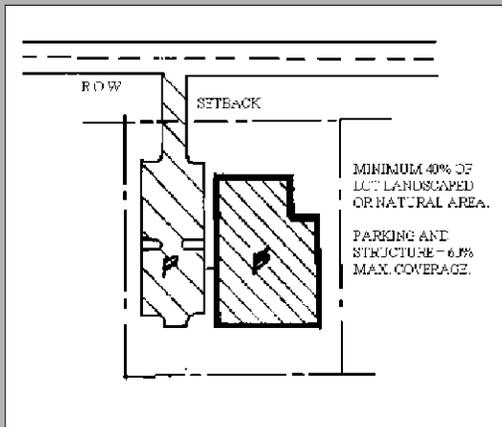


FIGURE B-1

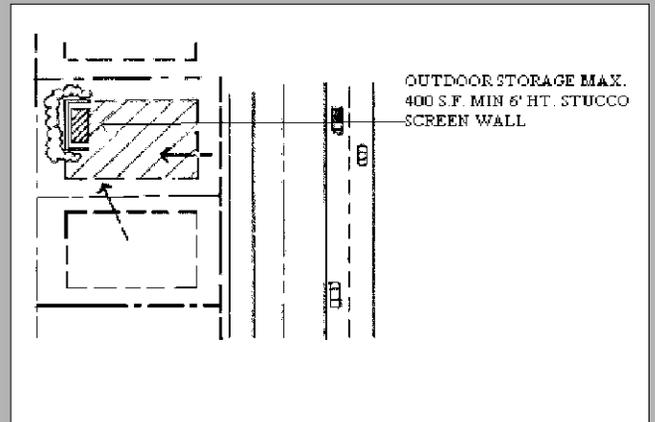


FIGURE C-1

SCENIC CORRIDOR SUBDISTRICT

D. Landscaping	E. Walls	F. Lighting and Utilities
<i>Residential</i>	<i>Residential</i>	<i>Residential</i>
<p>1. Landscaping and buffering shall be designed and maintained to the standards established in Section 11-10 of the Santa Fe Extraterritorial Zoning Ordinance in addition to standards set herein. The Highway Corridor Special Review District shall not be exempted from Section 11-10.4 through Section 11-10.4.a which exempts areas designated as Urban Growth Areas.</p> <p>2. Outside of protected courtyards only drought tolerant species shall be planted.</p> <p>3. For screening buildings from adjacent roadways, 50% of new trees shall be evergreens that are a minimum 6 feet high at planting. Acceptable species include: Rocky Mountain Juniper (<i>Juniperus scopulorum</i> cultivars), One Seeded Juniper (<i>Juniperus monosperma</i>), Bristlecone Pine (<i>Pinus aristata</i>), Pinon (<i>Pinus edulis</i>), Austrian black pine (<i>Pinus nigra</i>), Ponderosa (<i>Pinus ponderosa</i>), Scotch Pine (<i>Pinus sylvestris</i>) and Japanese Black Pine (<i>Pinus thunbergiana</i>).</p>	<p>1. Maximum height for retaining walls on site is 4 feet. Walls may be stepped back a minimum of 3 feet if additional height is necessary. (<i>Figure E-1</i>)</p> <p>2. Site walls shall be constructed of stone, stucco or combination of stone and/or stucco with solid wood, including coyote fences with stone or stucco posts. Maximum height for site walls and screening for outside storage shall be 6 feet, except the maximum height of screening for outside storage on lots with double frontage shall be eight feet. Light reflective values of site walls shall not exceed 40%. (<i>Figure E-2</i>)</p> <p>3. Where screening is not required, other fencing materials, such as post and wire, may be used. Chain link or wire mesh fencing shall not be allowed.</p>	<p>1. Lighting shall meet standards established in Section 11-7 of the Santa Fe Extraterritorial Zoning Ordinance in addition to standards set herein.</p> <p>2. All lighting, including signs, shall be fully shielded. A maximum of 0.5 horizontal foot-candles measured at any point ten feet (10') beyond a property line shall be permitted for all uses.</p> <p>3. Parking and security lights shall be no higher than adjacent buildings or have a maximum height of 17 feet whichever is less. (<i>Figure F-1</i>)</p> <p>4. Landscape bollard lights shall have a maximum height of 4 feet.</p> <p>5. Façade mounted wall packs and general lighting shining on a building shall be prohibited. Cutoff façade luminaire lighting for illumination of pedestrian walkways shall be permitted.</p> <p>6. Pole mounted parking and security lights shall be prohibited in residential areas.</p> <p>7. Streetlights shall be allowed only for vehicle and pedestrian safety at busy intersections and shall not exceed 24 ft in height or residential or rural freeway lighting levels (0.4 to 0.6 average horizontal footcandles). At intersections, safety lighting shall consist of approach lighting only setback at least 2 seconds driving time of the coming intersection and consisting of a series of uniform lights.</p> <p>8. New and replacement overhead utilities are prohibited in the required setback.</p>
<i>Non-residential</i>	<i>Non-residential</i>	<i>Non-residential</i>
<p>1. Follow Residential Scenic Corridor Regulations.</p>	<p>Follow Residential Scenic Corridor Regulations.</p> <p>See also Section C. Outdoor Storage and Service Areas.</p>	<p>1. Follow Residential Scenic Corridor Regulations.</p> <p>2. Streetlights shall not exceed 0.6 average horizontal footcandles, rural freeway standards.</p>

SCENIC CORRIDOR SUBDISTRICT

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48

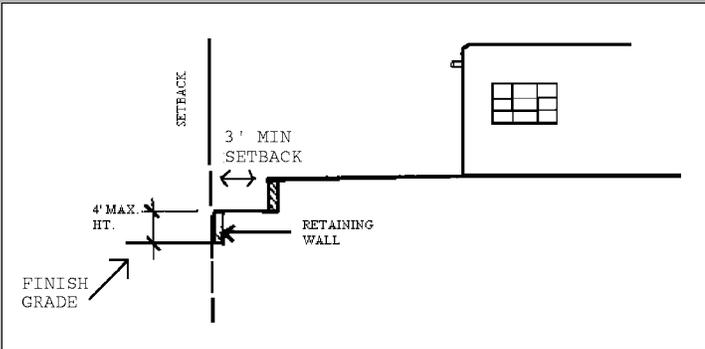


FIGURE E-1

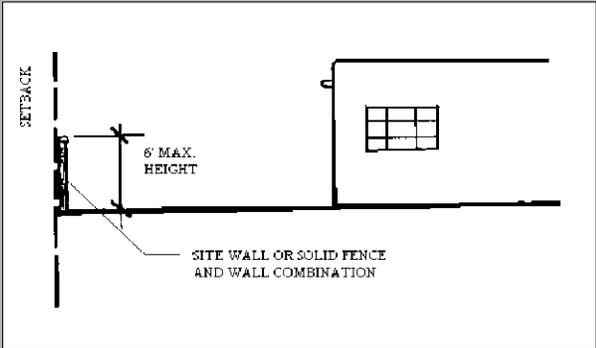


FIGURE E-2

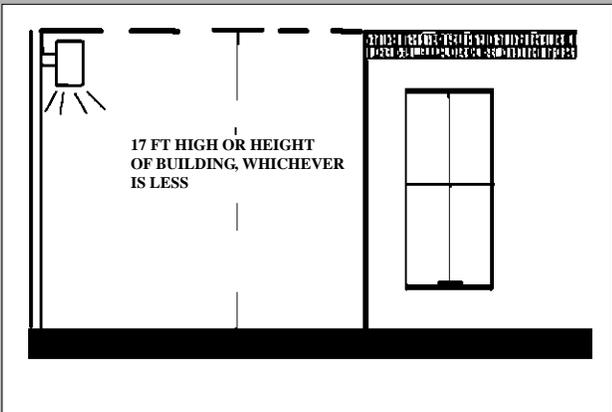


FIGURE F-1

1
2

SCENIC CORRIDOR SUBDISTRICT

G. Exterior Signs	H. Parking	I. Other Architectural Features
<i>Non-residential</i>	<i>Non-residential</i>	<i>Residential</i>
<p>1. Exterior signage must meet the standards set forth in Section 11.8 of the Santa Fe Extraterritorial Zoning Ordinance in addition to the standards set herein.</p> <p>2. Off-site advertising signs, billboard signs, pole mounted signs; roof signs and internally lighted signs are prohibited.</p> <p><i>(Figure G-1)</i></p> <p>3. A maximum of one monument sign shall be allowed per building and shall be located outside the required setback. The sign shall not exceed a height of five feet nor shall the maximum surface area exceed 20 square feet.</p> <p><i>(Figure G-2)</i></p> <p>4. One flush wall mounted sign only per building shall be allowed. The size of this sign shall not exceed 25 square feet.</p>	<p>1. On-site parking must meet the standards set forth in Section 11.8 of the Santa Fe Extraterritorial Zoning Ordinance in addition to the standards set herein.</p> <p>2. Place parking to the sides and rear of the proposed buildings.</p> <p><i>(Figure H-1)</i></p> <p>3. Screen parking from the public Right of Way with landscape berms (minimum 3 feet, maximum 4 feet, and maximum of 3:1 side slopes). Berms may be combined with walls to provide screening. Wall façade should be a stucco material. <i>(Figure H-2)</i></p>	<p>1. Buildings shall be designed with a minimum of 2 distinct masses to be defined by 2 feet change in both vertical and horizontal direction <i>(Figure I-4)</i></p> <p>2. Building exteriors shall be finished predominantly with earth tone colors with 5% of frontage in brighter highlight and trim colors permitted.</p> <p>3. Light reflective values for building roofs shall not exceed 30% and for building exteriors shall not exceed 40%.</p> <p>4. Buildings shall be designed to generally follow southwestern architectural styles.</p> <p>5. Stucco exteriors shall be the predominant façade material.</p> <p>6. Skylights and other rooftop structures and mechanical equipment shall be setback a minimum of 2 feet from the edge of building face and screened as part of the building design. <i>(Figure I-2)</i></p> <p>7. Building roofs shall be flat with non-reflective surfaces and parapets except as allowed by the Land Use Administrator.</p>
		<i>Non-residential</i>
		<p>Buildings shall be designed with a minimum of 3 distinct masses to be defined by 4 feet change in both vertical and horizontal direction. <i>(Fig. I-1 and Fig.I-3)</i></p> <p>Follow all other Residential Scenic Corridor Regulations.</p>

SCENIC CORRIDOR SUBDISTRICT

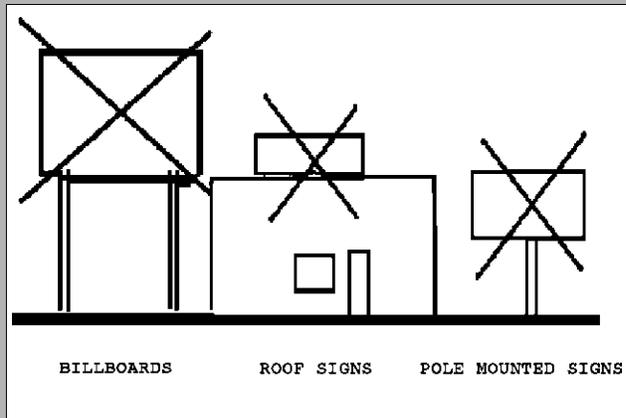


FIGURE G-1

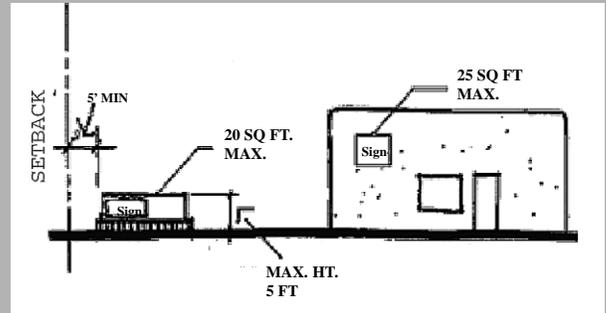


FIGURE G-2

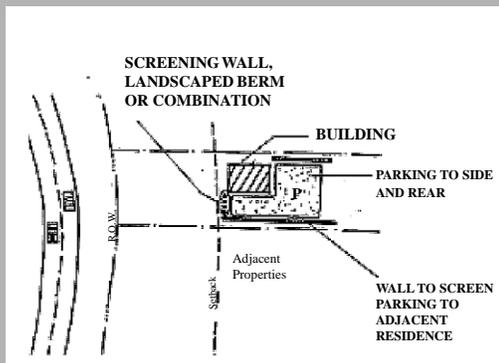


FIGURE H-1

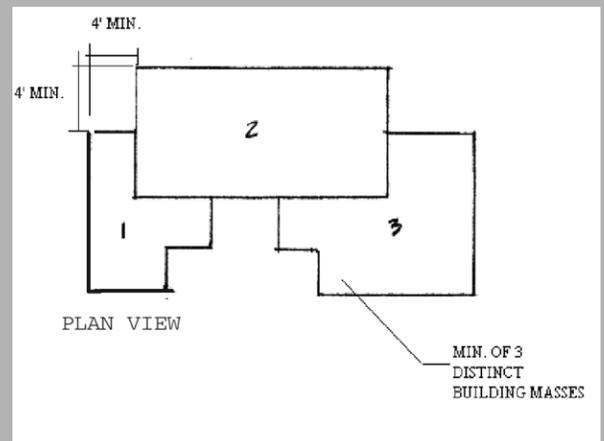


FIGURE I-1

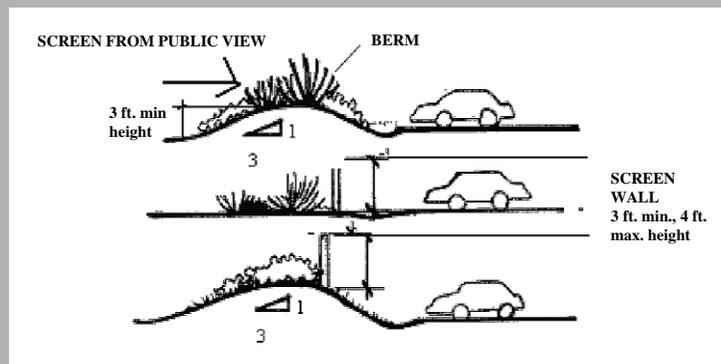


FIGURE H-2

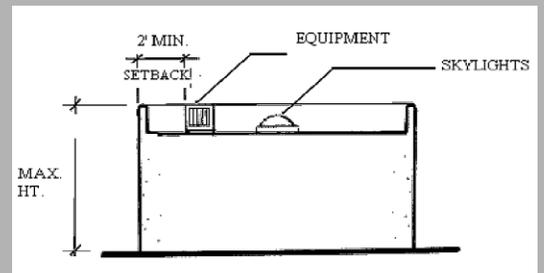
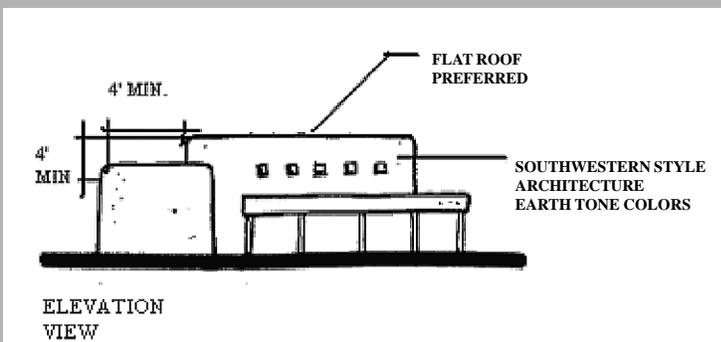
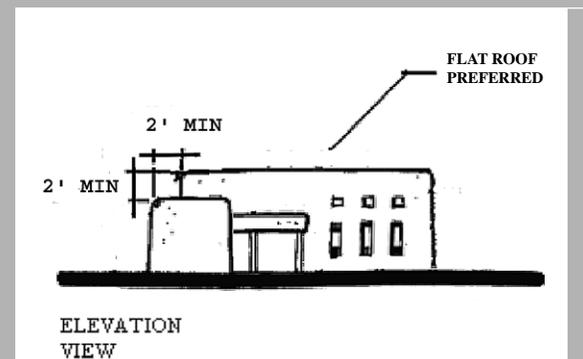


FIGURE I-2



ELEVATION VIEW



ELEVATION VIEW

FIGURE I-3

FIGURE I-4

1
2

SCENIC CORRIDOR SUBDISTRICT

J. Internal Roads, Trails and Sidewalks	K. Non-residential Building Setbacks from Residential Neighborhood
<i>Residential and Non-residential</i>	<i>Non-residential</i>
<p>1. Access and internal roads shall have a maximum width of two (2) lanes.</p> <p>2. Pedestrian, bicycle and, where possible, equestrian trails shall be provided.</p> <p>3. Dedication of easement for the construction, extension or maintenance of recreational trails for public use, or payment in lieu of such dedication to defray the owner/developer's proportional share of the cost of the trail system may be required.</p> <p>4. Trails shall be linked to master plan trail system and to trails in the Public Right of Way where such trails exist. <i>(Figure J-1)</i></p> <p>5. Trails and sidewalks shall be connected to non-residential services.</p> <p>6. Trails shall be located to preserve distinctive natural features including arroyos, ridge tops, and large trees.</p>	<p>1. Non-residential buildings and parking areas shall be set back a minimum of 50 feet from the property line abutting residential subdivisions. <i>(Figure K-1)</i></p> <p>2. The setback requirement may be reduced to 25 feet from the property line abutting residential subdivisions if buffered by a 6-foot perimeter stucco site wall or solid wood fence, or combination landscape berm (minimum 3 feet height with 3:1 maximum side slopes). Any berms should be naturalistic in style. <i>(Figure K-2)</i></p>

SCENIC CORRIDOR SUBDISTRICT

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48

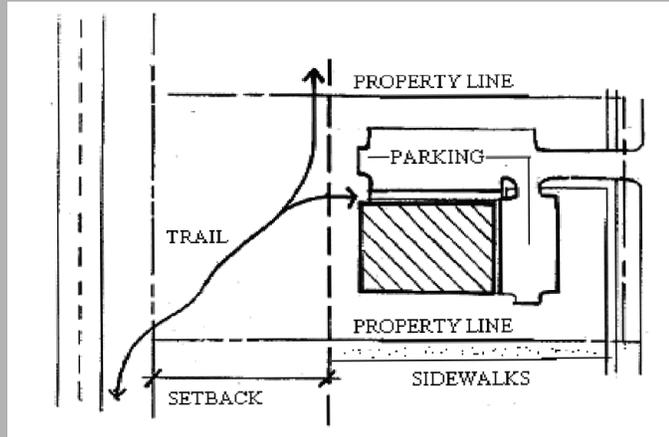


FIGURE J-1

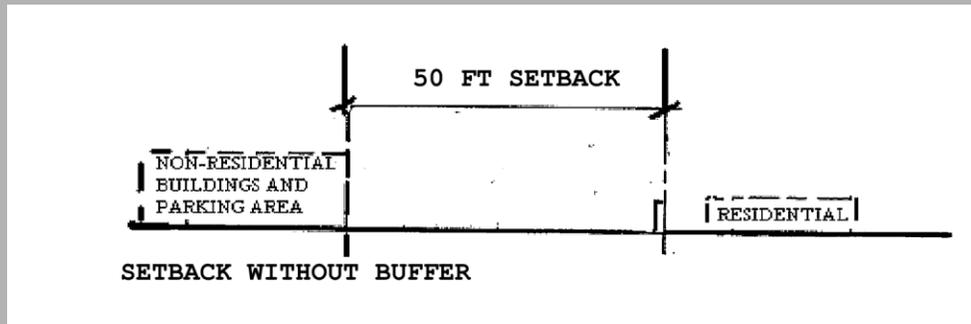


FIGURE K-1

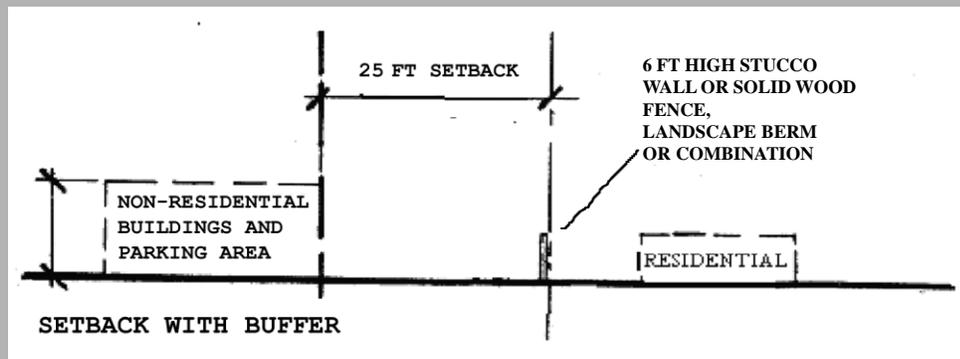


FIGURE K-2

1
2

COMMERCIAL GATEWAY SUBDISTRICT

L. Maximum Height, Roof Pitch and Floor Area	M. Maximum Lot Coverage	N. Outside Storage and Service Areas
<i>Residential</i>	<i>Residential</i>	<i>Residential</i>
<p>1. Buildings at grade with adjoining roadway right of way shall have a maximum height of 24 feet to top of parapet. <i>(Figure L-1)</i></p>	<p>No additional standards.</p>	<p>No additional standards.</p>
<i>Non-residential</i>	<i>Non-residential</i>	<i>Non-residential</i>
<p>1. Buildings at grade with or below the adjoining roadway right of way shall have a maximum height of 36 feet to top of parapet provided that the building is stepped back 2 feet for each foot of additional height above 24 feet. <i>(Figures L-1 and L-2)</i></p> <p>2. On building sites with elevations higher than the nearest highway R.O.W. line, the building height shall not exceed 24 feet. <i>(Figure L-1)</i></p>	<p>1. The maximum lot coverage shall not exceed sixty-five percent (65%).</p> <p>2. A minimum of thirty-five percent (35%) of the lot shall remain undisturbed, within which a drainage facility, trails and septic system may be sited. <i>(Figure M-1)</i></p>	<p>1. The maximum outdoor storage area shall not exceed 600 square feet. <i>(Figure N-1)</i></p> <p>2. Outdoor storage must be located behind buildings on lots that do not have double frontage. Outdoor storage on double frontage lots must be located at the side of the building.</p> <p>3. Outdoor storage areas shall be enclosed by a masonry wall. Minimum height of the wall shall be 6 feet and maximum height 8. <i>(Figure N-1)</i></p>

COMMERCIAL GATEWAY SUBDISTRICT

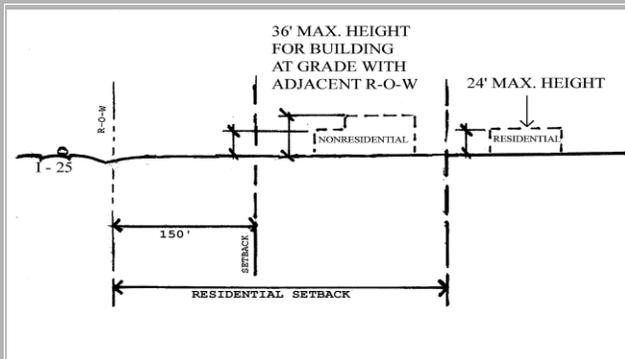


FIGURE L-1

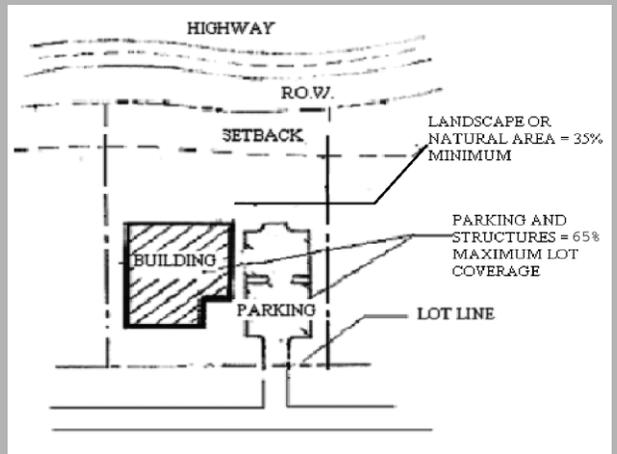


FIGURE M-1

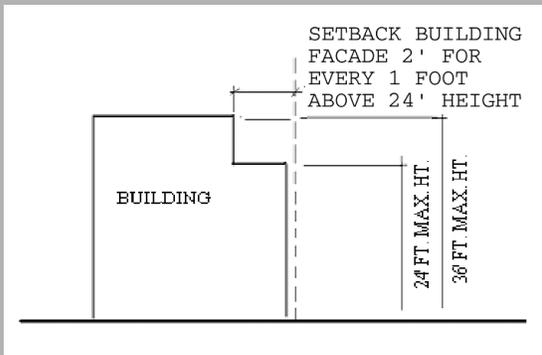


FIGURE L-2

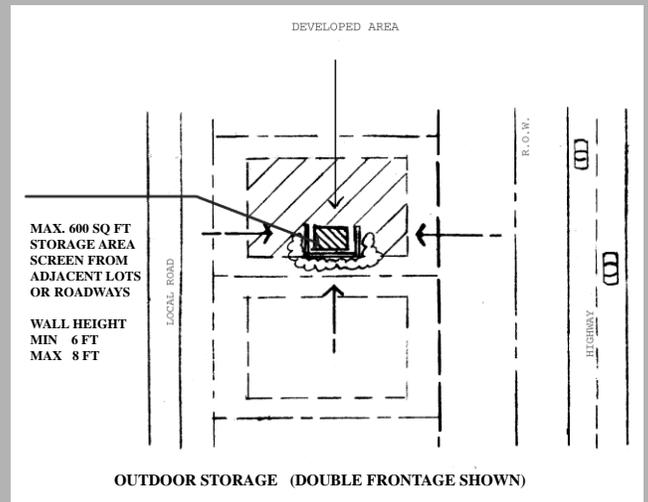


FIGURE N-1

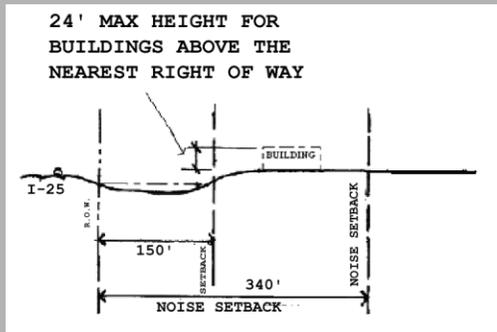


FIGURE L-3

1
2

COMMERCIAL GATEWAY SUBDISTRICT

O. Landscaping	P. Walls	Q. Lighting and Utilities
<i>Residential</i>	<i>Residential</i>	<i>Non-residential</i>
Follow Residential Scenic Corridor Regulations.	Follow Residential Scenic Corridor Regulations.	<ol style="list-style-type: none"> 1. Lighting shall meet the standards set forth in Section 11-7 of the Santa Fe Extraterritorial Zoning Ordinance except where herein established. 2. Lighting design and installation shall emphasize low-level uniform lighting to avoid the nuisance and hazardous conditions caused by abrupt changes from bright lights to darkness. 3. Minimum commercial lighting levels may be designed into commercial projects outside the require setback; screen walls are recommended where necessary to block the spill of parking lot and security lights onto adjacent properties. 4. A maximum of 0.5 horizontal foot-candles measured at any point ten feet (10') beyond a property line shall be permitted for all uses. 5. Parking and security lights shall be no higher than adjacent buildings or 24 feet, whichever is less (<i>Figure Q-1</i>). 6. Landscape bollard lights shall have a maximum height of 4 feet 7. All lighting, including signs lighting and façade lighting, shall be fully shielded and directed down. 8. Streetlights shall be allowed only for vehicle and pedestrian safety at busy intersections and shall not exceed 24 ft in height. At intersections, safety lighting if needed shall consist of approach lighting only, setback at least 2 seconds driving time of the coming intersection and consisting of a series of uniform lights 9. New and replacement overhead utilities are prohibited in the required and desired setback.
<i>Non-residential</i>	<i>Non-residential</i>	
1. Follow Scenic Corridor Residential Regulations.	Follow Residential Scenic Corridor Regulations.	

3

COMMERCIAL GATEWAY SUBDISTRICT

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48

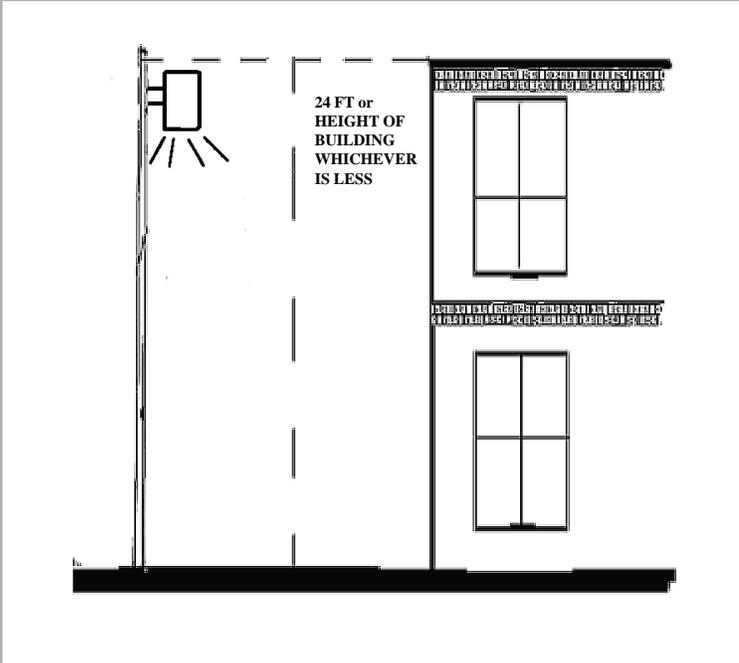


FIGURE Q-1

1
2

COMMERCIAL GATEWAY SUBDISTRICT

R. Exterior Signs	S. Parking	T. Other Architectural Features
<i>Non-residential</i>	<i>Non-residential</i>	<i>Non-residential</i>
<p>1. Exterior signage shall meet the standards set forth in Section 11.8 of the Santa Fe Extraterritorial Zoning Ordinance in addition to the standards set herein.</p> <p>2. One monument sign may be located at each entrance, not to exceed a total of two (2) signs. The height of these sign shall not exceed a height of five feet nor shall the maximum surface exceed 50 square feet. Monument signs shall be set back a minimum of 5 feet from the property line and located outside of the required setback. (Figure R-2)</p> <p>3 Billboard signs, pole mounted signs, roof signs, flashing signs, reflective signs and off-site advertising signs shall be prohibited. (Figure R-1).</p> <p>4. Each business shall be permitted one 10 square foot sign at its entrance or outside the building.</p> <p>5 One flush wall mounted sign only shall be allowed over the main entrance of a building. The surface area shall not exceed 60 square feet or 10% of surface area whichever is less. (Figure R-2)</p> <p>6. Internally lit signs shall be allowed with a maximum surface area of 10 square feet.</p> <p>7. The surface area of temporary construction signs shall be limited to 10 square feet.</p> <p>8. Banners and inflatable advertisements shall be prohibited.</p>	<p>1. Parking must meet the standards set forth in Section 11.8 of the Santa Fe Extraterritorial Zoning Ordinance in addition to the standards set herein.</p> <p>2. Parking shall be screened from the public Right of Way with landscape berms (minimum 3 feet, 3:1 maximum side slopes). Berms may be combined with walls to provide screening. The walls may be a minimum of 3 feet and a maximum of 4 feet high. (Figure H-2)</p> <p>3. Parking shall be screened from adjacent residential property by a wall with a minimum height of 4 feet and maximum height of 6 feet, or a naturalistic berm with a minimum height of 4 feet and 3:1 side slopes.</p> <p>5. Walls should complement building stucco.</p>	<p>1. Buildings 24,999 square feet or less shall be designed with a minimum of 3 distinct masses to be defined by 4 feet change in both vertical and horizontal direction. (Figures I- 1&2). Buildings over 25,000 square feet shall have additional 2 feet vertical and horizontal offsets for every 5,000 square feet of the building footprint. (Figures T-1 & T-3)</p> <p>2. The maximum uninterrupted length of any façade of buildings over 25,000 square feet shall be 50 feet. (Figure T-2)</p> <p>3. Sixty percent of the horizontal length of a facade must have features that reduce the scale and break up the uniform appearance of the façade.</p> <p>4. Light reflective values for building roofs shall not exceed 30% and for building exteriors shall not exceed 40%.</p> <p>5. All buildings shall have stucco exteriors in earth tone colors and generally follow southwestern architectural styles. (Fig. T-3).</p> <p>6. Buildings should feature portals, varied window sizes and other techniques to reduce scale and break up long facades. 60% of the horizontal lengths facing roadways should include these elements. (Figure T-2)</p> <p>7. Skylights and other rooftop structures and mechanical equipment shall be set back a minimum of 2 feet from the edge of building face and screened as part of the building design. (Figure –I-3)</p> <p>8. Building roofs shall be flat with non-reflective surfaces and parapets (Figure T-3) unless the building site is below the adjacent roadway (See Design Standard A.4)</p>

3

COMMERCIAL GATEWAY SUBDISTRICT

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48

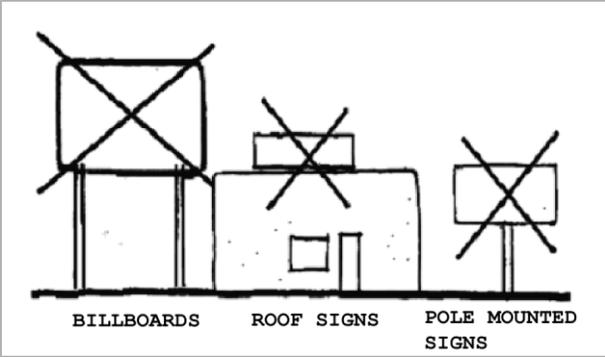


FIGURE R-1

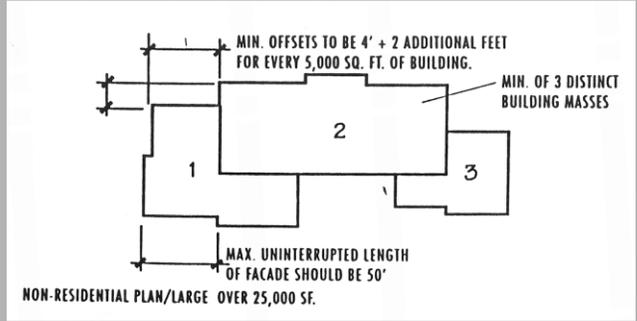


FIGURE T-1

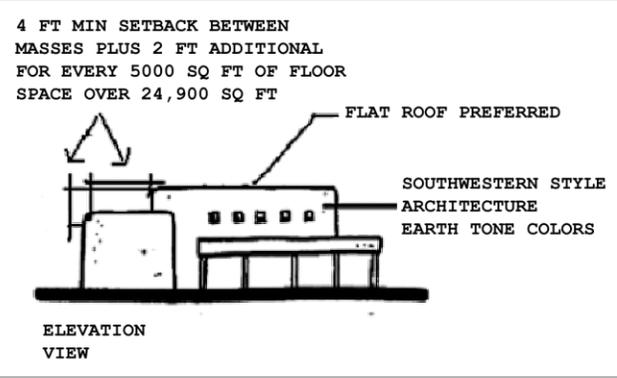


FIGURE T-3

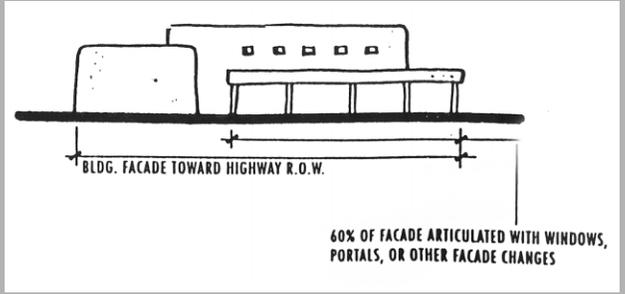


FIGURE T-2

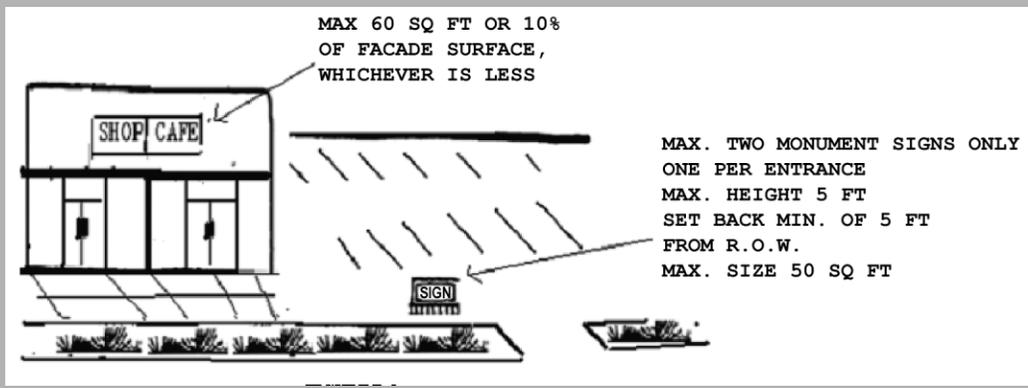


FIGURE R-2

1
2

COMMERCIAL GATEWAY SUBDISTRICT

U. Site Planning	V. Building Setbacks from Arroyos	W. Non-residential Building Setbacks from Residential Neighborhoods and Height
<i>Non-residential</i>	<i>Non-residential</i>	<i>Non-residential</i>
<ol style="list-style-type: none"> 1. Access and internal roads shall have a maximum width of two (2) lanes 2. Provide pedestrian, bicycle and, where possible, equestrian trails. 3. Trail shall be granted for public use. 4. Link trails, when possible, to a master plan trail system and trails in the Public Right of Way. 5. Trails and sidewalks shall be connected to non-residential services. Natural features such as arroyos, ridgetops and large trees shall be preserved. 6. Pedestrian walkways shall be provided within parking lots. 	<ol style="list-style-type: none"> 1. 50-foot setbacks from the natural edges of arroyos shall be established. The area within the setback shall remain undisturbed with the exception of storm water management structures and trails. 2. Buildings at the arroyo setback line shall be no higher than a single story. 3. Retaining walls are prohibited in the arroyo setback area. 	<ol style="list-style-type: none"> 1. Structures larger than 25,000 square feet in size shall be setback a minimum of 100 feet from residential property lines. This setback may be reduced to 50 feet if a landscaped buffer with a masonry wall or solid wood fence is installed between the residential property line and the commercial structure. Parking lots shall be set back a minimum of 50 feet from the residential property line. 2. Structures less than 25,000 square feet shall be setback a minimum of 50 feet from residential property lines. This setback may be reduced to 25 feet if a landscaped buffer with a masonry wall or solid wood fence is installed between the residential property line and the commercial structure. 3. The height of the structure shall not exceed 24 feet within 100 feet from the residential property line. <i>(Figure V-1)</i> 4. Structures beyond 100 feet from the residential property line and higher than 24 feet shall not exceed 36 feet and shall step back 2 feet for each additional foot above 24 feet.

3

COMMERCIAL GATEWAY SUBDISTRICT

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48

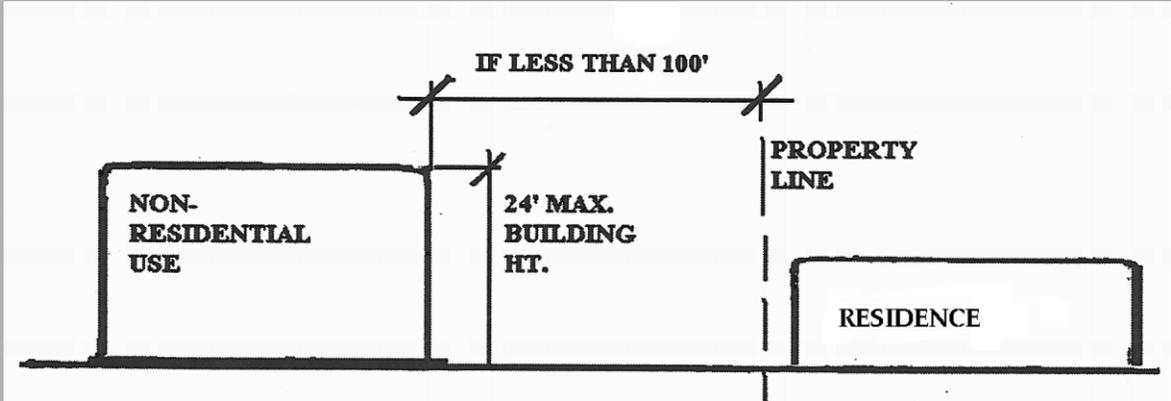


FIGURE V-1

1 **SECTION II: REPEAL AND REPLACE FUTURE LAND USE MAP 5**

2

3 Repeal Map 5 entitled “Future Land Use Amended” and replace with Map 5 entitled “Eligible Locations for
4 Non-Residential Districts.”

5

6 **SECTION III: ADD SANTA FE METRO HIGHWAY CORRIDOR SPECIAL REVIEW**
7 **DISTRICT TO LIST OF SPECIAL REVIEW DISTRICTS IN SECTION 3.6.D**

8 Repeal and Replace Section 3.6.D as follows

9

10 D. SPECIAL REVIEW DISTRICTS

11 Additional submittals and review may be required for applications located within or requesting uses for
12 a Special Review District, as follows:

13 Airport Noise and Height Zones

14 Historic and Archeological Districts

15 Flood Hazard Zones

16 Traditional Communities

17 Mining Zones

18 Village and Neighborhood Districts

19 Neighborhood Plan Districts

20 Mountain Special Review District

21 Santa Fe Metro Highway Corridor District

22 Requirements are set forth in Section 9 of the Ordinance.

1 **SECTION IV: REPEAL AND REPLACE SECTION 6.B.4, TYPES AND LOCATIONS OF**
2 **COMMERCIAL AND INDUSTRIAL DISTRICTS**

3 Repeal and replace Section 6.B.4 of the Extraterritorial Zoning Ordinance as follows:

4

5 The following Districts are established or planned for the Extraterritorial Zoning District. See also Map 5,
6 Eligible Locations for Non-Residential Districts.

7	<u>District Description</u>	<u>Type of District</u>
8	South Meadows/Airport Road	Village
9	San Felipe/Airport Rd.	Village
10	Agua Fria Village	Neighborhood
11	Agua Fria/Siler Rd.	Community

1 PASSED, ADOPTED AND APPROVED this 30th day of April, 2002, by the Santa Fe Extraterritorial
2 Zoning Authority.

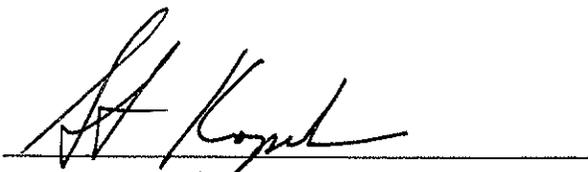
3
4 
5
6
7 PAUL DURAN, CHAIRMAN
8

9
10 ATTEST:

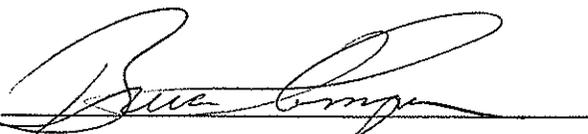
11
12
13 
14

15 REBECCA BUSTAMANTE
16 COUNTY CLERK
17

18
19
20
21 APPROVED AS TO FORM:

22
23 
24
25

26 STEVEN KOPELMAN, COUNTY ATTORNEY
27

28
29
30 
31

32 BRUCE THOMPSON, CITY ATTORNEY
33
34
35

2142564

CERTIFICATE OF FILING

I, Yolanda Y. Vigil, City Clerk, do hereby certify that the foregoing ordinance, designated as EZ Ordinance, No. 2002 - 1, was filed in my office on the 3rd day of June, 2002.

SANTA FE CITY CLERK

Yolanda Y. Vigil
Yolanda Y. Vigil

CERTIFICATE OF FILING

I, Rebecca Bustamante, County Clerk, do hereby certify that the foregoing ordinance, designated as EZ Ordinance, No. 2002 - 1, was filed in my office on the 5 day of June, 2002, in Book Number 2142 at Page 535-564.

SANTA FE COUNTY CLERK

Rebecca Bustamante
Rebecca Bustamante



1209 431
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 5 DAY OF June A.D. 2002 AT 1:21 O'CLOCK P.M. AND WAS DULY RECORDED IN BOOK 2142 PAGE 535-564 OF THE RECORDS OF SANTA FE COUNTY

WITNESS MY HAND AND SEAL OF OFFICE
REBECCA BUSTAMANTE
COUNTY CLERK, SANTA FE COUNTY, N.M.

Marcello...
DEPUTY