

## SANTA FE COUNTY

## ORDINANCE 1996 - 3

AN ORDINANCE AMENDING ARTICLE I - GENERAL, SECTION 2 - APPLICATION; ARTICLE III, ZONING REGULATIONS, SUBMITTALS & REVIEWS, SECTION 2, RESIDENTIAL USES, SECTION 4, COMMERCIAL AND INDUSTRIAL NONRESIDENTIAL DISTRICTS, and SECTION 6, LARGE SCALE RESIDENTIAL USES; ARTICLE V, SUBDIVISION REGULATIONS, SECTION 8, SUBDIVISION DESIGN STANDARDS; ARTICLE VII, ENVIRONMENTAL REQUIREMENTS, SECTION 3, TERRAIN MANAGEMENT; AND ARTICLE X, DEFINITIONS, SECTION 1, DEFINITIONS OF WORDS AND PHRASES USED IN THE CODE, OF THE SANTA FE COUNTY LAND DEVELOPMENT CODE (ORDINANCE 1992-1), FOR THE PURPOSE OF ESTABLISHING PROCEDURES AND REQUIREMENTS FOR SITE PLANNING, HEIGHT OF STRUCTURES, OUTDOOR LIGHTING, LANDSCAPING, ARCHITECTURAL APPEARANCE, UTILITIES LOCATIONS, ROAD AND DRIVEWAY STANDARDS, GRADING AND REMOVAL OF VEGETATION, AND PROTECTION OF SLOPE AND DRAINAGE IN AREAS OF STEEP TERRAIN.

ARTICLE I GENERAL, SECTION 2, APPLICATION; ARTICLE III, ZONING REGULATIONS, SUBMITTALS & REVIEWS, SECTION 2, RESIDENTIAL USES, SECTION 4, COMMERCIAL AND INDUSTRIAL NONRESIDENTIAL DISTRICTS and SECTION 6, LARGE SCALE RESIDENTIAL USES; ARTICLE V, SUBDIVISION REGULATIONS, SECTION 8, SUBDIVISION DESIGN STANDARDS; ARTICLE VII, ENVIRONMENTAL REQUIREMENTS, SECTION 3, TERRAIN MANAGEMENT; AND ARTICLE X, DEFINITIONS, SECTION 1, DEFINITIONS OF WORDS AND PHRASES USED IN THE CODE, OF THE SANTA FE COUNTY LAND DEVELOPMENT CODE (ORDINANCE 1992-1) are hereby amended.

NOTE: Pertinent Sections of the SANTA FE COUNTY LAND DEVELOPMENT CODE have been excerpted for the suggested amendments. Language suggested for deletion is interlineated with—symbols. Language suggested for addition is underlined or noted as (NEW MATERIAL). Some sections have been reorganized to accommodate the new ideas. NOTES: explain some of the changes to the text.

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1 **ARTICLE I - GENERAL**

2 **SECTION 2 - APPLICATION**

3

4 8.1 Zoning Provisions

5 Article III of the Code applies to all land located in the County but outside areas within  
6 the territorial limits of a municipality, unless an area is zoned pursuant to the provisions of  
7 Sections 3-23-21 3 and 3-23-21 4 (5), N.M.S.A., 1978. (Extraterritorial Zoning) and as  
8 agreed to by the City of Santa Fe and the County of Santa Fe in the Joint City/County  
9 Extraterritorial Zoning and Subdivision Agreement, as amended. Article III of the Code  
10 shall not apply to lands owned by the Federal Government, nor to State Trust Lands  
11 administered by the Commissioner of Public Lands.

12

13 **ARTICLE III, ZONING REGULATIONS, SUBMITTALS & REVIEWS:**

14 **SECTION 2 - RESIDENTIAL USES**

15

16 **NOTE: Article III, Section 2.3 has been renamed, reorganized, and renumbered**  
17 **with new material added.**

18

19 Structures and use of land for agricultural, grazing and ranching purposes are specifically  
20 excluded from the requirements of this Section 2. The following site planning standards  
21 are applicable to all new residential development:

22

23 2.3 Site Planning Standards (NEW MATERIAL)

24

25 2.3.1 Purpose and Intent:

26

27 a. To encourage new development to adapt to the existing  
28 natural topography, soils, vegetation, geology, hydrology,  
29 landforms and other conditions existing on a site as well as

1                   being sensitive to the existing built environment in the local  
2                   neighborhood or community;

3

4                   b. To minimize the visual effects of development and protect the  
5                   natural appearance and integrity of hillside, ridgetop, and  
6                   escarpment areas;

7

8                   c. To protect neighborhoods from nuisance effects of outdoor  
9                   lighting and unsightly trenching or overhead utility  
10                  installations; and

11

12                  d. To demonstrate existence of a Buildable Area on each lot for  
13                  structures and support facilities (water supply, liquid waste  
14                  disposal, access, and utilities).

15

16                  2.3.2 Each lot shall have a designated Buildable Area which shall meet the  
17                  criteria set forth in Article VII, Section 3.4, Terrain Management  
18                  Performance Standards.

19

20                  2.3.3 Development of the lot shall occur only within approved development  
21                  sites.

22                  a. No development sites may occur on a natural slope of thirty  
23                  percent (30%) or greater. Exceptions may be approved by the  
24                  Code Administrator for:

25

26                  1. access corridors, utility corridors, and landscape areas  
27                  proposed on natural slopes in excess of thirty percent  
                      (30%) that disturb no more than three (3) separate areas of

1                   no more than one thousand (1000) square feet each,  
2                   provided the applicant demonstrates that no alternative  
3                   development location is available;

4                   2. arroyo crossings may be approved which disturb more  
5                   than one thousand (1000) square feet in each instance  
6                   provided that slope stability and hydrologic/hydraulic  
7                   conditions are not changed from pre-development values;  
8                   and

9                   3. siting of structures to preserve remaining traditional  
10                  agricultural lands and uses.

11                  4. The applicant shall demonstrate that crossing such slopes has  
12                  minimal impact to terrain or to visual quality and otherwise  
13                  would conform to the purposes and standards set forth in  
14                  this Section 2.3 and Article VII, Section 3.4, Terrain  
15                  Management Performance Standards);

16                  See the Guidelines for Site Planning and Development in Santa Fe County.  
17                  **(Note: these are illustrated guidelines to be adopted by Resolution of**  
18                  **the Board when complete.)**

19  
20                  b. A complete terrain management plan (see Article VII, Section  
21                  3, Terrain Management) shall be required if any portion of  
22                  land within a development site has a natural slope of fifteen  
23                  percent (15%) or greater; for construction of one dwelling or  
24                  accessory structure, the terrain management plan shall address  
25                  the land proposed to be disturbed only; the Code  
26                  Administrator may waive this requirement if the portion of the

1 development site over 15% slope is incidental to the entire  
2 site.

3  
4 c. Density transfers are encouraged to take advantage of  
5 naturally occurring development sites below ridgetops and to  
6 set aside ridgetop areas for open space.

7 d. Any legal nonconforming lot, that is, a legal lot of record which  
8 was created before (insert here the effective date of the  
9 Ordinance, ordinance number and adoption date), and which  
10 does not contain a Buildable Area as defined in Article VII,  
11 Section 3.4.1.b of the Code, is eligible for application for a  
12 variance to the Buildable Area standard. See Article I, Section  
13 3, Variance.

14 2.3.4 Setbacks

15 a. In order to avoid flood and erosion hazards, a twenty-five foot  
16 (25') minimum set back from the natural edge of streams,  
17 waterways, drainage ways or arroyos pursuant to Article VII,  
18 Section 3.4.6 j of the Code is required; the required setback may  
19 be increased if the Code Administrator determines that a clear  
20 hazard exists because of slope stability and hydrologic/hydraulic  
21 conditions. In evaluating the need to increase the setback, the  
22 Code Administrator shall consider property and channel slope,  
23 velocity of channel flow, hydraulic radius, roughness coefficient,  
24 and sectional area of the particular drainage way.

25  
26 b. Any development site on a ridgetop must be set back from the  
27 shoulder toward the crest of a hill or ridge pursuant to Article

1 VII, Section 3.4.1 d, Performance Standards for Development  
2 Site.

3  
4 2.3.5 Shared points of ingress and egress to adjacent development sites is  
5 encouraged, unless it can be demonstrated that additional or separate  
6 access is necessary. Design standards and submittal requirements as  
7 set forth in Article III, Section 4.4.3a, for Driveway Access, and  
8 Article VII, Section 3.4.4, Roads and Driveways shall be applied.

9  
10 2.3.6 Height Restrictions for Dwellings or Residential Accessory  
11 Structures

- 12  
13 a. For the purpose of this section, height means the vertical  
14 distance from any point on the upper surface of a building or  
15 structure to the natural grade or finished cut grade, whichever  
16 is lower, directly below that point.
- 17  
18 b. The maximum height of any dwelling or residential accessory  
19 structure shall be not exceed twenty-four thirty six (36) feet  
20 (24'). measured from the highest point of the surface of the  
21 ground at the perimeter of the dwelling. The vertical depth of  
22 fill materials from the natural grade, with or without retaining  
23 walls, shall be considered as a component of the building or  
24 structure; this depth shall be included in the determination of  
25 building height. Chimneys may extend three feet (3') beyond  
26 the height limitation. In addition:

27

- 1                   1. The height of any dwelling or residential accessory  
2                   structure located on land which has a natural slope of  
3                   fifteen percent (15%) or greater shall not exceed  
4                   eighteen feet (18'). The vertical distance between the  
5                   highest point of a building and the lowest point of a  
6                   building at natural grade or finished cut grade,  
7                   whichever is lower, shall not exceed thirty feet (30').  
8                   The Code Administrator may waive this requirement if  
9                   the portion of the structure located on land over 15 %  
10                  slope is incidental to the entire site.  
11
- 12                  2. On ridgetops as defined in Art. X of the Code, only one  
13                  story buildings are allowed. On ridgetops, the height of  
14                  any dwelling or residential accessory structure shall not  
15                  exceed fourteen feet (14'), except one story pitched roof  
16                  style buildings may be allowed a maximum height of  
17                  eighteen feet (18') provided such roof can be screened  
18                  from a public way and pursuant to a site visit and  
19                  approval of the Code Administrator.  
20
- 21                  3. Structures for agricultural purposes shall meet the  
22                  requirements of Article III, Section 1.  
23
- 24                  c. Requests for residential accessory structures such as windmills  
25                  and radio antennas to exceed the maximum height restrictions  
26                  shall be reviewed for approval by CDRC. When an exception  
27                  to the height restrictions is desired, the applicant shall submit

1 plans for the installation and operation of the accessory  
2 structure with a report explaining why the requested height of  
3 the structure is necessary for proper function. CDRC shall  
4 consider: whether the requested structure is reasonably  
5 necessary to be on proposed site; whether the applicant has  
6 demonstrated that the requested height is the minimum height  
7 necessary for the proposed structure to function properly, not  
8 to exceed a maximum height of forty-five feet (45'); and the  
9 size of the lot and impact on neighboring properties.

10  
11 2.3.7 Terrain Management

12  
13 ~~Clearing and grading and~~ All development of a lot, tract, or parcel other  
14 ~~site development work~~ shall be done in accordance with the Santa Fe  
15 County Land Development Code, Article VII, Section 3, Terrain  
16 Management.

17  
18 2.3.8 Architectural and Appearance Standards (NEW MATERIAL)

19  
20 a. Purpose and Intent: These standards for architecture and  
21 appearance apply only to development sites where any portion  
22 of land has a natural slope prior to development of fifteen  
23 percent (15%) or greater and on ridgetops; they are designed  
24 to assure that buildings, roads, driveways, utilities, and other  
25 development blend into the natural landscape and conform to  
26 the existing natural topography, vegetation, and soils  
27 characteristics. The natural form, color, slope, and texture of

1 the hills or mountains should be the dominant feature, not the  
2 built environment.

3  
4 The following standards apply to all new buildings and  
5 additions to buildings which are located on natural slopes of  
6 fifteen percent (15%) or greater or on ridgetops:

7  
8 1) Architectural styles are not regulated; however,  
9 buildings which fit the traditional or local building types,  
10 styles, and scale, as these vary throughout the County,  
11 are encouraged.

12  
13 2) Neutral and darker shades of colors shall be used for  
14 exterior walls, façades, and roofs which blend with the  
15 natural foliage of the native trees or other vegetation or,  
16 where vegetation is sparse, with the natural earth tones  
17 of the soils on the building site. Roof colors visible  
18 from adjacent properties and all wall and façade colors  
19 shall be muted and of non-reflective or non-glossy  
20 materials with a Light Reflective Value (LRV) of less  
21 than forty (40) pursuant to manufacturers specifications.  
22 When such data is unavailable, compliance will be  
23 determined by a comparison of samples where data is  
24 available. This Light Reflective Value standard shall not  
25 apply within established Traditional Community  
26 Districts.

27

- 1                   3) Pitched or shed roofs are allowed, provided they are  
2                               within the height limitations set forth in Article III,  
3                               Section 2.3.6, Height Restrictions.  
4  
5                   4) Buildings should be designed using such techniques as  
6                               variations in height and orientation and offset walls to  
7                               reduce the visible mass or bulk.  
8  
9                   5) Window and door glazing shall be non-mirrored with a  
10                              light reflectance value of forty (40) or less.  
11  
12                  6) To minimize cuts and fills, buildings shall be designed to  
13                              conform to the natural terrain by following contours,  
14                              fitting into existing landforms, and solidly meeting the  
15                              ground plane. Any pier foundations shall be enclosed so  
16                              that exterior walls appear to meet the ground and shall  
17                              not exceed the height limitations set forth in Article III,  
18                              Section 2.3.6. For a structure built on a natural slope of  
19                              over twenty percent (20%), the finished floor elevation  
20                              at any point shall not exceed five feet (5') above the  
21                              natural grade below that point. (See Article VII,  
22                              Section 3.4.1, Terrain Management Performance  
23                              Standards.)  
24  
25                  7) Free standing walls and fences and retaining walls shall  
26                              also be designed to conform the to the natural terrain.  
27

1                   8) Multi-story buildings are prohibited on ridgetops.

2                   b. RESERVE SECTION for future overlay districts for visual  
3                   sensitivity which may be designated by the County.

4                   2.3.9 Utilities (NEW MATERIAL)

5  
6                   a. Purpose and Intent: To minimize the visual scars created by  
7                   trenching or the visual intrusion to the skyline by overhead  
8                   installation of utilities across undeveloped terrain.

9  
10                  b. Installation of new utilities in development shall meet the  
11                  following standards:

12  
13                  1) All new and replacement water, gas, electric, telephone,  
14                  television or other utilities, including both main and  
15                  service lines shall be placed underground within  
16                  designated utility corridors. Infill development in areas  
17                  currently served by overhead electrical lines, where  
18                  conversion to underground for single uses may create  
19                  safety or service problems, may continue to use  
20                  overhead lines subject to individual review and approval  
21                  by the Code Administrator.

22  
23                  2) Utility trenches shall be placed within easements in or  
24                  adjacent to road or driveway easements or rights-of-way  
25                  except where alternate locations are required for gravity  
26                  flow of water or sewer or where a significant reduction

1 in line length and terrain disturbance would be achieved  
 2 by cross country easements and trenching.

3  
 4 3) All utility installations must meet the design standards  
 5 for grading and removal of vegetation and revegetation  
 6 of utility trenches found in Article VII, Section 3,  
 7 Terrain Management, infra.

8  
 9 4) SECTION RESERVED (Location of multiple utilities  
 10 within roadway easements)

11  
 12 **NOTE: A new section for landscaping for residential uses has been created**  
 13 **adapting language from section 4.4.4 F The subsection on native vegetation applies**  
 14 **to all residential development. The rest of Section 2.3.10, Landscaping, applies only**  
 15 **to large scale residential uses and to residential development on slopes of 15% or**  
 16 **more and ridgetops.**

17  
 18 2.3.10 Landscaping (NEW MATERIAL)

19  
 20 a. Purpose and Intent

21  
 22 The standards and guidelines for landscaping are intended to  
 23 promote three primary purposes:

24  
 25 1) The preservation of native vegetation.  
 26 Native trees, shrubs and other natural vegetation  
 27 stabilize steep slopes, retain moisture, prevent erosion,  
 28 provide habitat for wildlife, play a role in the prevention

- 1                   of air and noise pollution, and enhance natural scenic  
2                   qualities.  
3  
4                   2) Revegetation of land disturbed in the development  
5                   process:  
6                   a. to minimize erosion, runoff, dust, and other negative  
7                   physical impacts associated with land disturbance;  
8                   b. to maintain and stabilize cut and fill slopes, and  
9                   conceal raw soil from view.  
10  
11                  3) Screening of development in areas of steep terrain and  
12                  ridgetops to protect and enhance the visual appearance  
13                  of natural hillsides.  
14  
15                  b. Preservation and Revegetation of Native Vegetation  
16  
17                  1) Grading and clearing of existing native vegetation  
18                  shall be limited to approved development sites. No  
19                  significant tree may be removed from slopes greater than  
20                  thirty percent (30%).  
21  
22                  2) Cleared or graded areas which are not built on and cut  
23                  and fill areas shall be revegetated to the approximate  
24                  original density and type of vegetation existing prior to  
25                  disturbance. Areas to be used for recreation or park  
26                  landscaping or rural agricultural uses shall be excluded  
27                  from this requirement.

- 1                   3) Any transplantable tree that will be displaced by  
2                   construction shall be the primary source of new  
3                   vegetation required for screening, buffering or other  
4                   landscaping purposes. (See Appendix G, incorporated  
5                   by reference herein for tree preservation and  
6                   transplanting guidelines.)
- 7                   4) Native trees, shrubs and landscape shall be retained  
8                   within any designated landscape areas set aside for  
9                   buffers. Retention of the natural vegetation will reduce  
10                  the requirement for new planting.
- 11                  5) Native trees which are to be preserved on a development  
12                  site shall be protected during construction from such  
13                  hazards as damage by vehicles and equipment,  
14                  compaction of soils, and spills of contaminants by  
15                  temporary fences or barricades erected at the perimeter  
16                  of the critical root zone. Permanent installation of such  
17                  techniques as retaining walls, terracing and tree wells  
18                  with drainage shall be used to protect trees in areas  
19                  where significant grade changes are approved.
- 20
- 21                  c. Buffering and Revegetation for Ridgetops and development  
22                  sites with a natural slope of fifteen percent (15%) or greater:
- 23
- 24                  Any cut or fill slope greater than four feet (4') in height or with  
25                  a grade of two and one half to one (2.5:1) or steeper, retaining  
26                  walls and erosion control structures, and the facades of any  
27                  building on a slope of fifteen percent (15%) or greater or on a

1 ridgetop visible from a public way shall be screened or  
2 otherwise landscaped as follows:  
3

4 1) A minimum of fifty percent (50%) of the visible portion  
5 of a facade or retaining wall shall be screened. Trees  
6 shall be planted or retained within fifteen feet (15') of all  
7 retaining walls to be screened and in an area no less than  
8 twenty-five feet (25') and no more than fifty feet (50')  
9 from any facade to be screened;

10 2) Trees shall be planted on the downhill side of road cuts  
11 and fill areas. Cuts and fills may be required to be  
12 terraced and planted in order to provide screening and  
13 slope stabilization;

14 3) Density in landscape and revegetation areas shall  
15 approximate the density of vegetation prior to  
16 disturbance. In no case shall density in landscape and  
17 revegetation areas be less than one (1) tree per one  
18 thousand (1000) square feet of designated area;

19 4) Top soil shall be removed and stockpiled for later use in  
20 revegetation of the disturbed areas.

21 d. Landscaping Plan

22 1) Large Scale Residential Uses

23 Multifamily and large scale residential uses and  
24 subdivisions shall meet the standards and submittals of  
25 Article III, Section 4.4.4 f of the Code, including  
26 general landscaping requirements, landscaping for road

1 frontage areas, landscaping for parking lots and  
2 screening and buffering for residential uses.

- 3  
4 2) A landscaping plan for revegetation and buffers is  
5 required for all residential development sites with a  
6 natural slope of fifteen percent (15%) or greater and  
7 development sites on ridgetops. For residential  
8 development where applicants propose to preserve  
9 native vegetation to meet all requirements for buffers  
10 and where no revegetation is required, the landscaping  
11 plan shall include the following:
- 12 (a) a landscaping map drafted to scale describing the lot,  
13 the development site, proposed structures, and the  
14 designated landscape areas:
- 15 (1) the landscape plan may be shown on the site  
16 plan where the scale is adequate to describe the  
17 vegetation;
- 18 (2) the landscaping plan shall address only those  
19 areas where buffering and revegetation are  
20 required, not areas of ornamental landscaping  
21 or private gardens.
- 22 (b) within the designated landscape areas, existing  
23 vegetation which will be retained or transplanted  
24 shall be located and labeled, showing the existing  
25 size of specific trees and plants by approximate  
26 width of canopy spread and caliper and common  
27 names;

- 1                   (c) a description of methods and details for protecting  
2                   existing vegetation during construction.
- 3           3) For residential development where revegetation of cuts,  
4           fills, or graded areas is required or where new planting  
5           will be needed to meet buffering requirements, the  
6           landscaping plan shall include the following:
- 7           (a) a landscaping map drafted to scale describing the lot,  
8           the development site, proposed structures, and the  
9           designated landscape areas, including revegetation  
10          areas; the landscape plan may be shown on the  
11          site plan where the scale is adequate to describe  
12          the vegetation; the landscaping plan shall address  
13          only those areas where buffering and revegetation  
14          are required, not areas of ornamental landscaping  
15          or private gardens.
- 16          (b) within the designated landscape areas, including  
17          revegetation areas, the plan shall locate and label:
- 18               (1) existing vegetation which will be retained by  
19               type and size;
- 20               (2) existing vegetation which will be transplanted,  
21               or removed by type and size.
- 22               (3) location, type, and size of plants to be installed;
- 23          (c) All plant material to be retained or installed shall be  
24          located and labeled, footprinted according to the  
25          spread of the plants at maturity;
- 26          (d) A list of the type and number of plants to be retained  
27          and installed, with common and botanical names,

- 1                                    showing the existing size of specific trees and  
 2                                    plants by approximate width of canopy spread and  
 3                                    caliper or gallon size at time of planting and the  
 4                                    size of the plant material at maturity in height and  
 5                                    width;
- 6                                    (e) The location, description, and quantity of all other  
 7                                    materials to be used as part of the landscape  
 8                                    treatment; planting and installation details as  
 9                                    necessary to show conformance with standards;
- 10                                   (f) a description of any proposed system of irrigation  
 11                                   including the use of on-site storm water  
 12                                   collection, drip irrigation, recycled water, or other  
 13                                   systems;
- 14                                   (g) a description of methods and details for protecting  
 15                                   existing vegetation during construction.
- 16                                   4) The designated landscape areas shall be shown on the  
 17                                   development plan and, where applicable, the plat. Where  
 18                                   applicable, the landscaping plan submitted with the  
 19                                   development plan or development permit application for an  
 20                                   individual use shall be in conformance with the approved  
 21                                   master plan for landscaping for a development.
- 22
- 23                                   e.    Landscaping Design Standards
- 24                                   All required landscaping improvements shall be designed,  
 25                                   installed and maintained to satisfy the following:

- 1                   1) Landscape and revegetation areas shall be designated  
2                   only on the development site within the Buildable Area  
3                   of the lot.
- 4                   2) Whenever the buffer requirements of Section 2.3.10 c  
5                   will be met by preservation of existing native vegetation,  
6                   and no new planting is required for revegetation, the  
7                   following shall apply:
- 8                   (a) Native vegetation shall be protected pursuant to  
9                   the standards of Section 2.3.10 b; and
- 10                  (b) a landscape plan shall be pursuant to Section  
11                  2.3.10 d 2).
- 12                  3) Whenever revegetation of cuts, fills or graded areas is  
13                  required or where new planting will be needed to meet  
14                  buffering requirements of Section 2.3.10 c above, the  
15                  following standards shall apply:
- 16                  (a) Native vegetation shall be protected pursuant to the  
17                  standards of Section 2.3.10 b;
- 18                  (b) New vegetation (trees and seeded areas) shall  
19                  approximate existing vegetation in type, density,  
20                  and natural pattern of occurrence on the lot;  
21                  density shall be determined by an inventory of  
22                  existing vegetation within the development site  
23                  prior to grading;
- 24                  (c) New trees shall be spaced at a distance equal to the  
25                  the average diameter of the spread of the crown  
26                  of the typical mature specimen of the species  
27                  planted under similar growing conditions;

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(d) New trees shall be a minimum of six feet (6') in height, which, at maturity, will approximate the height of existing native trees and be as tall as the cut and fill or structure to be screened;

(e) Seeded areas shall be protected by accepted horticultural practices to assure germination; See Appendix G, incorporated by reference herein.

(f) Seeding or planting may be delayed for the optimum germination or planting season, provided such delay is conditioned on the development permit and bonding or other financial warranty is secured.

(g) Native vegetation or introduced vegetation that is freeze and drought resistant shall be used for new landscaping in an effort to conserve water use once the plants are established. Botanical materials shall be chosen so they fit within the water budget or water use plans for the development and with the character of the existing native plants on the lot or parcel. Plant materials, their size at maturity, how they can be used, their water use and other information is listed in Appendix G, and incorporated by reference herein.

(h) Xeriscape principles shall be followed in the design, installation and maintenance of landscaping.



1                   Such delay shall be specified on the development  
2                   permit.

3                   (c) All vegetation installed pursuant to an approved  
4                   landscaping or terrain management plan which  
5                   later dies shall be replaced.

6                   (d) Responsibility for the success of landscaping  
7                   installations belongs entirely to the property  
8                   owner. The property owner shall be responsible  
9                   for control of plant growth by pruning or  
10                  trimming so that it will not interfere with the  
11                  installation, maintenance or repair of any public  
12                  utility or constitute a traffic hazard.

13  
14                  2.3.11 Outdoor Lighting Standards

15  
16                  All development shall meet the outdoor lighting standards set forth in  
17                  Article III, section 4.4.4h.

18  
19                  2.4 Submittals and Review

20  
21                  2.4.1 Construction of one Dwelling

22                  a.     The following submittals and review shall apply to an  
23                  application for a development permit involving the  
24                  construction, alteration or repair of one dwelling or the  
25                  construction, alteration or repair of an accessory structure.

26                  1.     Submittals

- 1 The applicant shall fill out a development permit  
2 application on a form provided by the Code  
3 Administrator. The application shall be accompanied by  
4 the following:
- 5 (a) Proof that the applicant owns the parcel on which  
6 the dwelling will be constructed and that the  
7 parcel is a legal lot of record.
- 8 (b) ~~Two sets of~~ Plans and specifications for the  
9 proposed dwelling or accessory structure,  
10 including elevations demonstrating natural and  
11 finish grades and heights of all structures.
- 12 (c) Name of the contractor and subcontractor, if any.  
13 All If a contractor ~~or and~~ sub-contractor is  
14 used, each shall have a valid and current State  
15 Contractor's License.
- 16 (d) An EID septic tank registration certificate if the  
17 applicant proposes to use an individual liquid  
18 waste disposal system, or other evidence of  
19 compliance with Article VII, Section 2 must be  
20 submitted.
- 21 (e) A site plan of the lot or parcel showing all existing  
22 and proposed structures and improvements,  
23 including location of wells and septic tanks.
- 24
- 25 The following submittals are required only for new  
26 construction or alteration or repairs which add to

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the footprint or increase the square footage of a dwelling or residential accessory structure:

(f) A site plan or plat map indicating the development sites within the Buildable Area with reference to the lot boundaries; a topographic analysis pursuant to Article VII, Section 3.2.1 will be required to verify the Buildable Area.

(g) A storm drainage and erosion control plan pursuant to Article VII, Section 3.3.5 of the Code. Where applicable, drainage plans shall conform to approved subdivision plans.

An administrative approval for detention/retention in lieu of the plan required by Section 3.3.5 may be allowed by the Code Administrator for applications meeting the following criteria:

- (1) the proposed development sites are located outside of a regulated one hundred (100) year floodplain and on slopes less than ten percent (10%); and
- (2) the proposed development site, including patios, garages, accessory structures, driveways and other development that decreases the permeability of infiltration of pre-development surfaces is no more than six thousand (6000) square feet and total impermeable surfaces (roofs,

1 paved areas, patios, etc.) do not exceed twenty-  
2 five hundred (2500) square feet; and

3 (3) retention/detention pond(s) or checkdams  
4 with a minimum volume of six hundred (600)  
5 cubic feet will be installed at a location to be  
6 approved by the Code Administrator. Such ponds  
7 shall be integrated with the landscaping or  
8 revegetation on the lot.

9 (h) For development sites containing any portion of land  
10 with natural slopes of fifteen percent (15%) or  
11 greater, a terrain management plan for the  
12 development sites pursuant to Article VII, Section  
13 3 of this Code; the Code Administrator may  
14 waive this requirement if the portion of the  
15 development site over 15 % slope is incidental to  
16 the entire site.

17 (i) If a structure is to be located on a lot within a  
18 development or subdivision for which a terrain  
19 management plan has previously been submitted and  
20 approved, the applicant shall be required only to  
21 submit documentation of conformance with such  
22 approved plan, along with on-site drainage plans.

23 (j) For development sites containing any portion of  
24 portion of land with natural slopes of fifteen percent  
25 (15%) or greater or on ridgetops, a landscaping plan  
26 pursuant to Article III, Section 2.3.10, and plans  
27 demonstrating compliance with Article III, Section  
28 2.3.8, Architectural and Appearance standards.

29 (k) Numbers of copies of plans, format, and detailed  
30 submittals shall be determined by the Land Use

1                    Administrator. Applicants shall be furnished a  
2                    submittal list and explanation with the  
3                    development permit application form.

4

5                    2.     Reviews

6                    (a) Lot Size Requirement Review

7                    ~~If a lot requirement review has not previously~~  
8                    ~~been made concerning the parcel, The Code~~  
9                    Administrator shall review the application for  
10                  compliance with the lot requirements of the Code.

11

12                  (b) Access

13                  All development sites created under this Section  
14                  shall demonstrate that access for ingress and  
15                  egress, utility service, and fire protection whether  
16                  by public access and utility easement or direct  
17                  access to a public right-of-way can be provided  
18                  and meet the requirements of this Code.

19

20                  Installation of culverts, where applicable, shall be  
21                  required at intersections of driveways with  
22                  County roads.

23

24                  Road Construction and/or Road Cut Permits must  
25                  be obtained prior to road or driveway  
26                  construction. The Applicant must provide  
27                  submittals for new construction pursuant to this

1 Section 2.4.1 and meet standards as applicable  
2 and as required in Article V, Section 8,  
3 Subdivision design standards, and Article VII,  
4 Section 3, Terrain Management. Notification of  
5 all affected property owners and posting of notice  
6 will be required for roads and driveways accessing  
7 more than one property.

8

9

(c) Special District Review

10

The Code Administrator shall check the location  
of the proposed dwelling, and if the location of  
the proposed dwelling is within a Special Review  
12 District as described in Article VI, Highway  
13 Corridor District, Airport Noise District, Historic,  
14 Cultural or Archaeological District, or Traditional  
15 Community District the Administrator shall  
16 inform the applicant of any additional submittals,  
17 requirements or reviews required, if any, and  
18 make the applicable review.

18

19

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21

(d) Environmental Review

22

The Code Administrator shall inform the applicant  
of any additional submittals and make the reviews  
required under Article VII, Environmental  
24 Requirements, ~~Section 1 Flood Hazards and,~~  
25 ~~Section 2 Liquid Waste Disposal.~~

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(e) Siting Review

The Code Administrator shall review the application for compliance with the siting requirements for dwellings under the Code and may require site planning standards. Additional submittals in connection with the siting may be required; site visits to assure compliance with the standards of Section 2.3 and approval of the Code Administrator will also be required.

(f) Building, Mechanical and Electrical Code Review

The Code Administrator shall cause the submitted plans and specifications to be reviewed for compliance with Article IV - Construction Codes - of the Code and for engineering design.

(g) Commencement of Development

Construction must begin within one (1) year of the date of issuance of a development permit, or the development permit is void and a new application shall be made prior to any development.

The work described in any development permit shall be substantially completed within two (2) years from the date it is issued, unless an extension is granted by the Code Administrator. Extensions

1 of up to two (2) years may be granted by the Code  
2 Administrator pursuant to a review of the site and  
3 the original conditions of the Development Permit.  
4 Any permit not extended shall expire and be  
5 canceled by the Code Administrator. Written  
6 notice shall be given to the persons affected,  
7 including notice that further work as described in  
8 the canceled permit shall not proceed unless and  
9 until the development permit has been reissued.  
10

11 2.4.2 Division of a Parcel of Land and Other Plat Reviews  
12

13 **NOTE: Amendments to this section have been adopted in Ordinance 1995-6. The**  
14 **amendments included here are additions necessary for terrain management**  
15 **submittals.**

16 Section 2.4.2 b. 1 Submittals

17 **NOTE: This Section is amended by addition of the following subsection:**

18 (c) In addition, the following submittals shall apply for  
19 inheritance and family transfer plats and division  
20 of land plats:

21  
22 (1) A storm drainage and erosion control plan  
23 pursuant to Article VII, Section 3.3.5 of the  
24 Code.

25  
26 (2) Clearly indicate the Buildable Area, No Build  
27 Area(s) and any development sites within

1                   the Buildable Area of each lot by shading,  
2                   pattern or comparable graphic method on  
3                   the plat (see Article VII, section 3.4.1 for  
4                   Buildable Area Performance Standards); a  
5                   slope analysis pursuant to Art. VII, Section  
6                   3.2.1 shall be required to verify the  
7                   Buildable Area.

8  
9                   (3) For development sites containing any portion  
10                  of land with natural slopes of fifteen percent  
11                  (15%) or greater, a terrain management plan  
12                  pursuant to Article VII, Section 3 of this  
13                  Code; the Code Administrator may waive this  
14                  requirement if the portion of the development  
15                  site over 15 % slope is incidental to the entire  
16                  site.

17  
18                  c. Further Land Divisions

19                  Lots and subdivisions which were legally platted or approved prior to April  
20                  30, 1996 (Ordinance No. 1996-3 adopted March 12, 1996) and which  
21                  cannot meet the terrain management performance standards shall not be  
22                  further subdivided or replatted in a manner which creates an additional  
23                  number of nonconforming lots or parcels. Nor shall lot line adjustments  
24                  result in a conforming lot becoming non-conforming.

25  
26                  2.4.3 Construction of More Than One Dwelling on a Parcel

1           When an application for a development permit involves the construction,  
 2           alteration or repair of more than one dwelling or will result in the location  
 3           of more than one (1) dwelling but not more than four (4) dwellings on one  
 4           parcel, the applicant must comply with the requirements, review  
 5           procedures and submittals required by Sections 2.4.1a (i), (v), (vi) and (vii)  
 6           and 2.4.2a (ii), (iii) and (iv) of Article III.

7  
 8  
 9   **SECTION 4 - COMMERCIAL AND INDUSTRIAL NONRESIDENTIAL**  
 10 **DISTRICTS**

11  
 12   4.4 Design Standards and Review Criteria

13           In addition to the other requirements of the Code, the following standards and  
 14           criteria will be applied in the review process:

15

16                   4.4.1 Submittals

17

18                   a.    To zone or re-zone any parcel for a commercial or industrial  
 19                   nonresidential district a master plan shall be submitted.

20                   Submittals and procedures for master plans are set forth in  
 21                   Article V, 5.2 infra.

22

23                   b.    A development plan shall be submitted for individual uses to  
 24                   be permitted within the district, as follows:

25                   1)   Vicinity Map: A vicinity map drawn at a scale of not  
 26                   more than ~~2000 feet to~~ one inch equals two thousand

1                    feet (1" = 2000') showing contours at twenty (20)-feet  
2                    foot (20') intervals showing the relationship of the-site  
3                    lot, tract, or parcel to its general surroundings, and the  
4                    location of all existing drainage channels, water courses  
5                    and water bodies within one mile of the development  
6                    site.

7                    2) Existing Site Data: A description of existing conditions  
8                    on or adjacent to the lot, tract, or parcel site , including  
9                    proof that the parcel is a legal lot of record. Maps shall  
10                   be at a scale of one inch (1") to one hundred feet (100')  
11                   or larger and shall include the following:

12                   (a) Boundary lines, bearings and distances: The error of  
13                   closure shall be of a third order survey, and no  
14                   discrepancy between computed and measured  
15                   distances shall exceed one (1) part in one  
16                   thousand two hundred eighty (1,280) parts.

17                   (b) Easements: Location, width and purposes.

18                   (c) Streets on and immediately adjacent to the tract,  
19                   name and right-of-way width.

20                   (d) Utilities on and immediately adjacent to the tract.

21                   (e) Owners of record of unplatted land and existing  
22                   subdivision plats by name and recordation, shall  
23                   be shown for property within one thousand  
24                   ~~(1,000)~~ feet (1000') of that tract.

25                   (f) Title and certificates: Present tract designations  
26                   according to official records in the County Clerk's  
27                   Office, title under which the proposed

1 development is to be recorded with name and  
2 address of owner, notation stating acreage, scale,  
3 true and magnetic north arrow, U.S.G.S. datum  
4 and benchmarks, if any, certification of the  
5 engineer or land surveyor licensed in accordance  
6 with the laws of the State of New Mexico who  
7 prepared the plat.

8 3) Site Plan

9 (a) The site plan consisting of a map and other drawings  
10 or documents drawn to a scale of one (~~1~~) inch to  
11 one hundred (~~100~~) feet (1" = 100') or larger shall  
12 show the following:

- 13 (1) proposed arrangement of buildings;  
14 (2) proposed off-street parking and loading  
15 facilities;  
16 (3) proposed access to the site and internal  
17 vehicular circulation;  
18 (4) existing and proposed landscaping;  
19 (5) proposed location and type of fences, walls,  
20 and signs;  
21 (6) drainage and grading plan indicating existing  
22 and proposed contours; soils and flood plain  
23 areas;  
24 (7) a lighting plan;  
25 (8) proposed architectural treatment;  
26 (9) The Buildable Area and the No Build  
27 Area(s) on each lot shall be clearly indicated

1 by shading, pattern or comparable graphic  
 2 method (see Article VII, section 3.4.1 for  
 3 Buildable Area Performance Standards.

4 (b) The site plan shall respond to ~~the standards set forth~~  
 5 ~~by Sub-Section 4.4.3 Site Planning Standards for~~  
 6 ~~driveway access, building placement, parking lot~~  
 7 ~~location and terrain management.~~

8 4) Preliminary Development Plan Report.

9 The preliminary development plan report shall include  
 10 ~~the following exhibits: a water use report pursuant to~~  
 11 ~~4.4.1 d all submittals pursuant to this Article III, Section~~  
 12 ~~4 of the Code, a traffic generation report, pursuant to~~  
 13 ~~4.4.1 e, a report addressing the Environmental~~  
 14 ~~Performance Standards pursuant to 4.4.2 and a report~~  
 15 ~~responding to the Design and Development Standards~~  
 16 ~~set forth in Section 4.4.3 as that relates to the proposed~~  
 17 ~~use.~~

18  
 19 **NOTE: No amendments are proposed to Section 4.4.2, Types and Locations of**  
 20 **Commercial or Industrial Districts.**

21 4.4.3 Site Planning Standards

22  
 23 a. Driveway Access

24 1) All uses proposed for zoning shall share points of  
 25 ingress and egress to the development site, unless it can  
 26 be demonstrated that additional or separate access is  
 27 required.



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- 5) No driveway access may be located closer than 100 feet from an intersection.
- 6) No driveway may be located closer than ~~50~~ fifty feet (50') from the transition point of a turning lane at intersection locations.
- 7) Driveway profiles, design elements, corner clearance, and performance standards for acceleration or deceleration lanes shall conform to the New Mexico State Highway and Transportation Department Regulations for Driveways, and Median Openings on Non-Access Controlled Highways.
- 8) Driveway design and placement must be in harmony with internal circulation and parking design such that the entrance can absorb the maximum rate of inbound traffic during a normal weekday peak traffic period as determined by a competent traffic survey.
- 9) Uses which generate more than one hundred (100) trips per day shall be required to submit an on-site circulation plan for approval and may be required to contribute to off-site improvements to mitigate the traffic hazards they create, such as, but not limited to traffic signals and acceleration or deceleration lanes.

b. Building Placement

Buildings shall be placed or oriented on a site to ~~either~~:

- 1) enhance the logical development of the site and its relationship to the scale and design of adjacent development; ~~or~~
- 2) adapt to natural ~~take advantage of~~ topography; ~~or~~
- 3) create a buffer or screen for storage or parking areas; ~~or~~ and
- 4) take advantage of solar gain in winter months. See also the setback requirements set forth in ~~this Sub-~~ Section 4.4.4, Development and Design Standards and Review Requirements.

c. Parking Lot Location.

Parking lots ~~should~~ shall be placed or oriented on a site:

- 1) to the rear or side of buildings (or both); and
- 2) to encourage pedestrian safety and convenience.

d. Terrain Management

~~Clearing and grading and~~ All development of a lot, tract or parcel ~~other site development work~~ shall be done in accordance with the Santa Fe County Land Development Code, Article VII, Section 3.

4.4.4 Development and Design Standards

**NOTE: Subsections 4.4.4 a through e are not amended.**

f. Landscaping

- 1) Purpose and Intent

1 Landscape treatments are applicable to all-new development  
2 for the following purposes:

3 (a) To assure that new development creates an amenity  
4 and improves and enhances the visual quality of  
5 an area;

6 (b) To buffer or screen visually unattractive land uses  
7 from roadways and residential areas;

8 (c) To shade, cool and define large parking areas;

9 (d) To define the separate function of thoroughfares and  
10 other land uses;

11 (e) To minimize erosion, dust and slope instability ~~other~~  
12 ~~weather related problems; and;~~

13 (f) To assure that landscape treatment and  
14 improvements are so designed, installed and so  
15 maintained that they actually conform to  
16 submitted plans or master plans for landscaping.  
17 ~~produce the intended results;~~

18 (g) To preserve both native vegetation and landscapes  
19 and to protect the visual and structural integrity of  
20 hillsides or steep or mountainous areas from the  
21 effects of development by revegetation of  
22 disturbed areas; and

23 (h) To promote conservation of water through the use  
24 of drought tolerant plant materials and xeriscape  
25 techniques.

26 2) The landscaping requirements of this Code are  
27 cumulative; applicants shall meet the standards for

1 minimum area on a development site (4.4.4 f 4, 9, and  
 2 10), plus any required road frontage area (Art. III, 4.4.4  
 3 f 10 and 13 and Art. V, 8.1.4), plus landscaping for  
 4 parking lots (4.4.4 f 11), plus landscaping for drainage  
 5 ponding areas (Art. VII, 3.4.6 f) and revegetation (Art.  
 6 VII, 3.4.5), except where specific substitutions or  
 7 adjustments are provided for in these regulations.

8  
 9 **NOTE: Subsection 4.4.4 f 2) has been renumbered and rewritten; the standards for**  
 10 **xeriscaping have been deleted here and moved to 4.4.4 f 6) Xeriscape Principles and**  
 11 **Appendix G.**  
 12

13 3) Native Vegetation; Preservation

14 (a) Intent

15 It is the intent of the Code to protect and retain native  
 16 vegetation and landscapes for all development. Native  
 17 trees, shrubs and other natural vegetation stabilize steep  
 18 slopes, retain moisture, prevent erosion, provide habitat  
 19 for wildlife, play a role in the prevention of air and noise  
 20 pollution and enhance natural scenic qualities.

21  
 22 (b) Limitations on grading and clearing.

- 23 (1) In order to preserve both native vegetation  
 24 and landscapes, Grading shall be limited to  
 25 the development site within the Buildable  
 26 Area on a lot or tract. kept to a minimum.  
 27 Native vegetation or freeze or drought  
 28 resistant introduced vegetation shall be used

- 1 for new landscaping in an effort to conserve  
2 water use once the plants are established.  
3 ~~Where botanical materials are utilized as part~~  
4 ~~of landscape treatment, such materials shall~~  
5 ~~be chosen so they fit within the water budget~~  
6 ~~or water use plans for the development. An~~  
7 ~~extensive list of such plant materials, their~~  
8 ~~size at maturity, how they can be used, their~~  
9 ~~water use, and other information is available~~  
10 ~~at the office of the County Land Use~~  
11 ~~Administrator.~~
- 12 (2) Clearing of existing native vegetation shall be  
13 limited to approved development sites. No  
14 significant tree may be removed from slopes  
15 greater than thirty percent (30%).
- 16 (3) Cleared or graded areas which are not built  
17 on and cut and fill areas shall be revegetated  
18 to the approximate original density and type  
19 of vegetation existing prior to disturbance.  
20 Areas to be used for recreation or park  
21 landscaping or rural agricultural uses shall be  
22 excluded from this requirement.
- 23 (4) Any transplantable tree that will be displaced  
24 by construction shall be the primary source  
25 of new vegetation required for screening,  
26 buffering or other landscaping purposes.  
27 (See Appendix G, incorporated by reference

1                    herein for tree preservation and transplanting  
2                    guidelines.)  
3                    (5) Native trees, shrubs and landscape shall be  
4                    retained within any designated landscape  
5                    areas set aside for buffers. retention of the  
6                    natural vegetation will reduce the  
7                    requirement for new planting. Native trees  
8                    which are to be preserved on a development  
9                    site shall be protected during construction  
10                   from such hazards as damage by vehicles and  
11                   equipment compaction of soils, and spills of  
12                   contaminants by temporary fences or  
13                   barricades erected at the perimeter of the  
14                   critical root zone. Permanent installation of  
15                   such techniques as retaining walls, terracing  
16                   and tree wells with drainage shall be used to  
17                   protect trees in areas where significant grade  
18                   changes are approved.

19  
20 **Note: 4.4.4 F 4 has been renumbered, several new subsections have been added, and**  
21 **remaining subsections are renumbered**  
22

23                    4) Landscaping Plan.

24                    The A landscaping plan is required for all new  
25                    development and shall be presented for review with  
26                    either the master plan or the preliminary development  
27                    plan and shall contain the following information:

- 1                   (a) a landscaping map drafted to scale describing the  
2                               lot(s) or parcel(s), the development site, proposed  
3                               structures and other development, the designated  
4                               landscape areas, including revegetation areas;  
5                               private gardens are not included;
- 6                   (b) within the designated landscape areas, including  
7                               revegetation areas, the plan shall locate and label:
- 8                               (1) existing vegetation which will be retained by  
9                                       type and size;
- 10                              (2) existing vegetation which will be  
11                                     transplanted, or removed by type and size;  
12                                     and
- 13                              (3) location, type, and size of plants to  
14                                     be installed;
- 15                               ~~A description of any existing native vegetation on~~  
16                               ~~the site which will be retained including common~~  
17                               ~~and botanical names, locations, and approximate~~  
18                               ~~size (caliper and height);~~
- 19                   (c) ~~the landscaping plan shall be drafted to scale, with a~~  
20                               All plant material to be retained or installed shall  
21                               be located and labeled, footprinted according to  
22                               the spread of the plants at maturity;
- 23                   (d) a list of the type and number of plants to be retained  
24                               and installed, with common and botanical names,  
25                               showing the existing size of specific trees and  
26                               plants by approximate width of canopy, spread  
27                               and caliper or gallon size at time of planting and

- 1 the size of the plant material at maturity in height  
2 and width;
- 3 (e) methods and details for protecting existing  
4 vegetation during construction;
- 5 (f) the location and quantity ~~quality~~ of all other  
6 materials to be used as part of the landscape  
7 treatment; planting and installation details as  
8 necessary to show conformance with all  
9 standards;
- 10 (g) a description of the proposed system of irrigation  
11 including the use of on-site storm water  
12 collection, drip irrigation, recycled water or other  
13 systems;
- 14 (h) methods for protecting required landscaping from  
15 damage by automobiles and run off containing  
16 salts from paved areas;
- 17 (i) the purpose of each plant material to be used, e.g.,  
18 for screening, ornament, shade or other purpose;
- 19 (j) a description of proposed structures or other  
20 buffering devices, such as walls, fences or earth  
21 berms, including location, height, building  
22 materials and/or exterior finish treatment which  
23 are part of the landscape treatment;
- 24 ~~(i) The landscaping plan shall also include the following:~~
- 25 (k) a water use budget ; ~~b) a watering schedule;~~ which  
26 includes the type of vegetation, the type of  
27 irrigation system (drip, flood, or sprinkler), the

- 1                    area in square feet that will be planted in each  
 2                    type of vegetation and the irrigation application  
 3                    requirement in gallons per square foot per year,  
 4                    for each type of vegetation. See Landscape  
 5                    Irrigation Requirements in New Mexico, New  
 6                    Mexico State Engineer's Office.
- 7                    (l) an estimate of the cost of installation of the landscape  
 8                    materials; and
- 9                    (m) the landscaping plan submitted with the preliminary  
 10                    development plan for an individual use shall  
 11                    where required, be in conformance with a the  
 12                    approved master plan for landscaping.
- 13                    (n) Landscape areas shall be designated only on the  
 14                    development site within the Buildable Area of the  
 15                    lot and shown on the development plan and where  
 16                    applicable, the plat.

17  
 18 **NOTE: Sections 4.4.4 F 4) through 4.4.4 F 9 have been reorganized, with**  
 19 **subsections retitled and renumbered into 4.4.4 F 5) through 4.4.4 F 14). New or**  
 20 **added material is underlined.**  
 21

22                    5) Landscaping Design Standards

23                    All landscaping shall meet the following requirements:

- 24
- 25                    (a) Proposed landscaping plans shall promote water  
 26                    conservation, provide planting materials that are  
 27                    appropriate to the growing conditions of the site,  
 28                    and provide buffers and landscaped areas which are

1 proportionate to the area and height of the proposed  
 2 development.

3 (b) Native vegetation shall be protected pursuant to the  
 4 standards of Section 4.4.4 f 3).

5 (c) Landscaped areas shall be a minimum of ten (10)  
 6 percent (10%) of the approved development site.  
 7 Limitations may be placed on the maximum  
 8 landscaped area in order to meet water conservation  
 9 requirements.

10 **NOTE: remainder of this subsection moved to**  
 11 **8) Adjustments.**

12 (d) Pedestrian, bike or equestrian pathways or trails are  
 13 allowed within landscape areas on street frontages  
 14 provided that no plant material is eliminated and the  
 15 total width of the buffer is maintained;

16 (e) Parking, loading and outdoor storage are prohibited  
 17 within a landscaped area;

18 ~~(j) If appropriate and wherever possible, native~~  
 19 ~~landscape should be retained within an area~~  
 20 ~~designated for landscaping;~~

21 ~~(f) Except as specifically required elsewhere, no~~  
 22 ~~landscaping is required adjacent to buildings~~  
 23 ~~abutting the parking lot or adjacent to buildings~~  
 24 ~~located at the minimum setback from side or rear~~  
 25 ~~lot lines.~~

26 6) Xeriscape Principles: Water requirements shall be  
 27 reduced by:

- 1 (a) Native vegetation or introduced vegetation that is  
2 freeze ~~or~~ and drought resistant shall be used for  
3 new landscaping in an effort to conserve water  
4 use once the plants are established. ~~Where~~  
5 Botanical materials ~~are utilized as part of~~  
6 ~~landscape treatment, such materials~~ shall be  
7 chosen so they fit within the water budget or  
8 water use plans for the development. ~~An~~  
9 ~~extensive list of such~~ Plant materials, their size at  
10 maturity, how they can be used, their water use  
11 and other information is ~~available at the office of~~  
12 ~~the County Land Use Administrator~~ listed in  
13 Appendix G, and incorporated by reference  
14 herein.
- 15 (b) Limiting the amount of lawn grass areas:
- 16 (1) Lawn or turf areas shall be limited to no  
17 more than twenty-five percent (25%) of  
18 landscaped areas. Areas dedicated to  
19 recreational playfields or to the production  
20 of food crops such as vegetable gardens or  
21 orchards are not included;
- 22 (2) Lawn areas shall not be planted in strips  
23 eight feet (8') wide or less.
- 24 (c) Xeriscape principles shall be followed in the design,  
25 installation and maintenance of landscaping,  
26 pursuant to Appendix G, and incorporated by  
27 reference herein.







1 as long as the substance of landscape standards  
2 for screening and buffering are met.

3 9) Buffering and Revegetation for Ridgetops and  
4 development sites with a natural slope of fifteen percent  
5 (15%) or greater:

6 Any cut slope greater than four feet (4') in height or  
7 with a grade of two and one half to one (2.5:1) or  
8 steeper, retaining walls and erosion control structures  
9 and the facades of any building visible from a public way  
10 shall be screened or otherwise landscaped as follows:

11 (a) A minimum of fifty percent (50%) of the visible  
12 portion of a facade or retaining wall shall be  
13 screened; trees shall be planted or retained within  
14 fifteen feet (15') of all retaining walls to be  
15 screened and in an area no less than twenty-five  
16 feet (25') and no more than fifty feet (50') from  
17 any facade to be screened;

18 (b) Trees shall be planted on the downhill side of road  
19 cuts and of fill areas. Cuts and fills may be  
20 required to be terraced and planted in order to  
21 provide screening and slope stabilization;

22 (c) Top soil shall be removed and stockpiled for later  
23 use in re-vegetation of the disturbed areas;

24 (d) New vegetation (trees and seeded areas) shall  
25 approximate existing vegetation in type, density,  
26 and natural pattern of occurrence on the lot;  
27 density shall be determined by an inventory of

- 1                   existing vegetation within the development site  
2                   prior to grading;
- 3                   (e) Density in landscape and revegetation areas shall  
4                   approximate the density of vegetation prior to  
5                   disturbance; in no case shall density in landscape  
6                   and revegetation areas be less than one (1) tree  
7                   per one thousand (1000) square feet of  
8                   designated area;
- 9                   (f) New trees shall be spaced at a distance equal to the  
10                   the average diameter of the spread of the crown  
11                   of the typical mature specimen of the species  
12                   planted under similar growing conditions;
- 13                   (g) New trees shall be a minimum of six feet (6') in  
14                   height, which, at maturity, will approximate the  
15                   height of existing native trees and be as tall as the  
16                   cut and fill or structure to be screened;
- 17                   (h) Seeded areas shall be protected by accepted  
18                   horticultural practices to assure germination; See  
19                   Appendix G, incorporated by reference herein.
- 20                   (i) Seeding or planting may be delayed for the optimum  
21                   germination or planting season, provided such  
22                   delay is conditioned on the development permit  
23                   and bonding or other financial warranty is  
24                   secured.
- 25                   (j) Designated landscape areas for screening on  
26                   ridgetops and steep terrain may be included in the

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minimum 10% development site landscape area  
required pursuant to Section 4.4.4 f 5).

10) Landscaping for Road Frontage Area

(a) The width of landscape areas between the street or road right of way and any developed areas of a parcel shall be as follows:

Highways or Major Arterials - 25 feet  
~~Minor Arterial~~, Collector or Local - 10 feet

(b) Upon approval of the governmental agency responsible for the maintenance of the adjoining roadway, any public right-of-way between the front property line and the street may be landscaped and maintained by the property owner retaining native materials or using grass, groundcovers, or low growing shrubs having a maximum mature height exceeding two (2) feet, or be treated with a non-vegetative cover such as bark mulch or gravel. Where appropriate, such areas may be considered as part of the width of landscape areas as set forth in ~~Subsection 4.4.4 f.~~ 10) (a), 5)-(b), infra.

(c) Living plant materials installed in areas designated for landscaping on road frontages shall be planted so as to create the appearance of a continuous

1 edge occasionally punctuated with dissimilar  
2 materials to create interest. In addition:

3 (d) In order to avoid a tunneling effect where a  
4 development borders on a highway or arterial  
5 street or road for more than one thousand (1000)  
6 feet, developers or builders shall vary the masonry  
7 structures, fences or walls with living plants.

8

9

#### 11) Landscaping for Parking Lots

10

(a) Except as otherwise provided in this Sub-section f.

11

4) perimeter a landscape screening providing a

12

visual buffer is required in the following

13

circumstances:

14

(1) along the front, ~~and if applicable, to the side~~

15

~~and rear property lines~~ for parking lots with more

16

than ten (10) parking spaces or four thousand

17

(4,000) square feet, which ever is less; and

18

(2) along the front, side and rear property lines, as

19

applicable, where parking is located within twenty

20

five (25) feet of a property line adjoining

21

residential uses. ~~Covered or decked parking lots~~

22

~~are exempted from this section.~~ (a) Standards for

23

landscaping the front of the lot are set forth in

24

Sub-section 4.4.4 f. 10, supra. and where

25

applicable, Standards for side lot landscaping are

26

set forth in Sub-section 4.4.4 f. 13 4), supra.

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(b) Interior landscaping is required for parking lots with more than forty (40) parking spaces and/or more than twelve thousand (12,000) square feet, ~~whichever is less~~. Interior landscaping shall cover a minimum area equivalent to one (1) parking space or one hundred sixty (160) square feet for every twenty (20) parking spaces. ~~In addition:~~

(1) Interior landscaping shall ~~provide shading~~ and be designed to shade the parking spaces and provide a visual break to the parking lot surface. Plant material shall consist of a minimum of one (1) deciduous shade tree and three shrubs for every ten (10) parking spaces. The shade trees shall be a minimum of one and one-half inch (1.5") caliper and six (6) feet tall and meet current American Association of Nurserymen standards at the time of planting, and have a ~~twenty (20)~~ thirty foot (30') minimum mature height, with a clear trunk at least five feet (5') above the finished grade. Shrubs shall be five (5) gallon size at the time of planting and shall have a minimum mature height of three (3) feet;

(2) Non-vegetative cover including but not limited to gravel or bark is required under trees where other planting is not provided.

- 1 (3) Interior landscaping planting islands shall  
2 have a minimum area of ( one hundred  
3 sixty)(160) square feet and a minimum  
4 dimension of four (4) feet;
- 5 (4) Interior landscaping shall be uniformly  
6 distributed throughout the parking lot;
- 7 (5) Pedestrian pathways or sidewalk areas shall  
8 be incorporated into the parking area  
9 landscape treatment.
- 10 (c) Large parking lots (100 spaces or more and/or  
11 30,000 square feet in area or larger) shall provide  
12 interior planting area equal to at least ten percent  
13 (10%) of the parking lot area; and
- 14 (1) Interior landscaping shall be designed to  
15 shade the parking spaces and provide a  
16 visual break to the parking lot surface.  
17 Plant material shall consist of a minimum of  
18 one (1) deciduous shade tree and two (2)  
19 shrubs for every five (5) parking spaces.  
20 Shrubs shall be five (5) gallon size at the  
21 time of planting and shall have a minimum  
22 mature height of three (3) feet. Shade trees  
23 must have a clear trunk at least five feet (5')  
24 above the finished grade to allow vehicular  
25 circulation beneath the tree canopy and  
26 shall have a minimum height at maturity of  
27 forty feet (40'); shade trees shall be a

- 1                    minimum of three inch (3") caliper and six  
2                    (6) feet tall at the time of planting; all plant  
3                    and tree sizes must meet current American  
4                    Association of Nurserymen standards at the  
5                    time of planting.
- 6                    (2) Non-vegetative cover including but not  
7                    limited to gravel or bark is required under  
8                    trees where other planting is not provided.
- 9                    (3) Larger planting islands connected by  
10                   pedestrian access ways shall be provided  
11                   for greater visual relief from paved  
12                   expanses, to reduce high summer  
13                   temperatures and to create an environment  
14                   more conducive for healthy tree growth;  
15                   tree planting areas must be at least eight  
16                   feet (8') in any dimension; planting islands  
17                   parallel to parking spaces must be at least  
18                   nine feet (9') wide to allow car doors to  
19                   swing open.
- 20                   (4) Tree species chosen should require little  
21                   maintenance, and be able to tolerate harsh  
22                   growing conditions such as sun, wind,  
23                   glare, reflected heat, drought, salt and other  
24                   chemicals.
- 25                   (5) Interior landscaped areas not dedicated to  
26                   trees or to preservation of existing  
27                   vegetation shall be landscaped with native

- 1 grasses, ground cover, shrubs, or other  
2 appropriate landscape treatment.
- 3 (6) To calculate parking lot area, all areas within  
4 the lot perimeter are counted, including  
5 planting islands, curbed areas, sidewalks,  
6 parking spaces and all interior driveways  
7 and aisles. Landscaped areas outside the  
8 parking lot may not be used to meet the  
9 interior planting requirement.
- 10
- 11 12) Landscape treatments shall be scaled to screen multi-  
12 story commercial, industrial, and large scale residential  
13 structures and/or buildings of 30,000 square feet or  
14 larger by:
- 15 (a) Use of trees in road frontage areas and residential  
16 buffer areas which have a minimum height at  
17 maturity of forty feet (40'); shade trees shall be a  
18 minimum of three inch (3") caliper and six (6) feet  
19 tall at the time of planting; all plant and tree sizes  
20 must meet current American Association of  
21 Nurserymen standards at the time of planting;
- 22 (b) Use of evergreens and canopy or shade trees should  
23 predominate in road frontage areas; ornamental  
24 trees and shrubs and smaller native trees may be  
25 interspersed in groups which simulate natural tree  
26 stands;

1                   (c) Placement of landscaping materials to screen the  
2                   bulk of buildings and provide visual relief and  
3                   protection from high summer temperature for  
4                   large areas of impervious surface (buildings,  
5                   paving, courtyards, etc);

6                   (d) Existing vegetation and native species may be  
7                   retained on site and counted toward required trees  
8                   and shrubs in landscape areas, but the plant  
9                   reduction of Section 4.4.4 f 2) shall not apply to  
10                  large scale buildings.

11

12                   (13) Buffering Residential Uses from Nonresidential Uses  
13                   and Roadways

14

15                  **NOTE: Subsection 4.4.4 f 4) (i) has been rewritten for subsection (a) below; Section**  
16                  **4.4.4 f 7) has become subsection (b).**

17

18                   (a) Commercial, office or industrial developments  
19                   located at the perimeter of nonresidential districts  
20                   where there are existing residential uses may be  
21                   required to provide a landscaped area and  
22                   structural buffer between any nonresidential use  
23                   and residential use on the side or rear lot lines.  
24                   Such buffer shall consist of a six foot (6') masonry  
25                   wall or fence constructed of opaque materials and  
26                   a three foot (3') wide planting area. Trees and  
27                   shrubs selected for the three foot planting area

1                    may be used to create shade or visual amenity.  
 2                    Trailing vines for the wall may also be considered.  
 3                    ~~In addition to the front lot landscape area (see~~  
 4                    ~~Article III, Section 4.4.4 f 5) (b), infra~~  
 5                    ~~Landscaping for Road Frontage Area), a~~  
 6                    ~~landscaped area and structural buffer consisting of~~  
 7                    ~~a six (6) foot masonry wall or fence constructed~~  
 8                    ~~of opaque materials and a three (3) foot~~  
 9                    ~~wide planting area may be required between any~~  
 10                   ~~nonresidential use and residential use on the side~~  
 11                   ~~or rear lot lines. This requirement applies to~~  
 12                   ~~nonresidential districts established for commercial,~~  
 13                   ~~office or industrial purposes at the perimeter~~  
 14                   ~~where there are existing residential uses. Trees~~  
 15                   ~~and shrubs selected for the three foot planting~~  
 16                   ~~area may be used to create shade or visual~~  
 17                   ~~amenity. Trailing vines for the wall may also be~~  
 18                   ~~considered.~~

19                   b) Screening and Buffering for Residential Uses.

20                   The requirements for screening residential areas  
 21                   from roadways and nonresidential uses, and for  
 22                   landscaping residential common open space, may  
 23                   include one or more of the following:

- 24                   (1) stuccoed poured concrete walls; ,  
 25                   (2) stuccoed masonry walls of cement block,  
 26                                     brick or adobe;  
 27                   (3) earthtone masonry walls;

- 1 (4) rock or field stone walls;
- 2 (5) wood fences of materials at least 3/4 inch
- 3 thick with crossbracing secured with posts
- 4 on maximum eight (8) foot centers set in
- 5 concrete or creosoted posts treated with
- 6 preservatives set twenty four (24) inches
- 7 deep;
- 8 (6) earth berms with shrubs and vegetative
- 9 groundcovers;
- 10 (7) any combination of shrubs and trees which
- 11 effectively creates a screen; or
- 12 (8) a combination of the above. The developer
- 13 may choose any of the above screening
- 14 methods at his discretion.

15 (c) Density of vegetation shall meet standards of

16 Section 4.4.4 f 7), Planting Standards and 4.4.4 f

17 8), Adjustments.

18

19 14) Installation, Maintenance Standards, Inspection,

20 Enforcement:

21 (a) Landscaping shall be installed for inspection prior to

22 the issuance of a Certificate of Occupancy or

23 Business License unless appropriate financial

24 warranty has been approved by the Code

25 Administrator. See also revegetation

26 requirements of Article VII, Section 3, Terrain

27 Management.

- 1                   ~~(c) All trees, shrubs and plants which have been planted~~  
2                                   ~~and which, due to accident, damage, disease, or~~  
3                                   ~~other cause, fail to show healthy growth within~~  
4                                   ~~one year of planting shall be replaced.~~
- 5                   ~~(d) All trees, shrubs and plants shall be clear of harmful~~  
6                                   ~~insects, pests or fungus diseases and the effects of~~  
7                                   ~~previous infestations.~~
- 8                   **(b) A bond or letter of credit in an amount reasonably**  
9                                   ~~required by the Code Administrator shall be~~  
10                                   ~~submitted if seeding or planting of required~~  
11                                   ~~landscaping and revegetation must be delayed for~~  
12                                   ~~optimum results. The applicant may be required to~~  
13                                   ~~submit a cost estimate by a licensed landscape~~  
14                                   ~~architect. Such delay shall be specified on the~~  
15                                   ~~development permit.~~
- 16                   **(c) All vegetation installed pursuant to an approved**  
17                                   ~~landscaping or terrain management plan which~~  
18                                   ~~later dies shall be replaced.~~
- 19                   **(d) Trees and large shrubs shall be supported after**  
20                                   ~~planting in such a way that the plants will not be~~  
21                                   ~~injured by strong winds.~~
- 22                   **(e) Responsibility for the success of landscaping**  
23                                   ~~installations belongs entirely to the property~~  
24                                   ~~owner and may be subject to periodic inspections~~  
25                                   ~~by the Code Administrator. The property owner~~  
26                                   ~~shall be responsible for control of plant growth by~~  
27                                   ~~pruning or trimming so that it will not interfere~~

1 with the installation, maintenance or repair of any  
2 public utility, pedestrian or vehicular access or  
3 constitute a traffic hazard. ~~or interfere with an~~  
4 ~~intersection visibility triangle;~~

5  
6 **NOTE: OUTDOOR LIGHTING STANDARDS ARE APPLICABLE TO ALL**  
7 **DEVELOPMENT.**  
8

9 h. Outdoor Lighting

10 1) Purpose

11 Outdoor lighting standards are applicable to all ~~for new~~  
12 development in ~~nonresidential districts (Section 4),~~  
13 ~~master-planned developments, large-scale residential~~  
14 ~~development (Section 4), master-planned developments,~~  
15 ~~large-scale residential development (Section 6),~~  
16 ~~community service facilities (Section 7), and other large~~  
17 ~~scale development (Section 8), in the County. Outdoor~~  
18 lighting shall be designed and arranged to enhance the  
19 safety of areas designated for pedestrian use during  
20 evening hours, to provide security, to conserve energy,  
21 to protect the night sky and in particular, to prevent the  
22 spillover, nuisance or hazard effects of light and glare on  
23 adjacent locations and uses of land.

24 2) Definitions

25 (a) "cut-off" - the point at which all light rays from the  
26 light source or luminaire is completely eliminated  
27 at a specific angle above the ground.

- 1 (b) "cut-off luminaire" - a luminaire with shield,  
2 reflectors, reflector panels or other housing which  
3 directs and cuts off light rays from direct view.  
4 (c) "footcandle" - a unit of illumination produced on a  
5 surface, all points which are one (1) foot from a  
6 uniform point source of one (1) candle. A  
7 comparative measure is the brightness of a full  
8 moon which is equal to .01 footcandle.  
9 (d) "glare" - the brightness of a light source which  
10 causes eye discomfort.  
11 (e) "luminaire" - a complete lighting unit consisting of a  
12 light source and all necessary mechanical  
13 electrical and decorative parts.

14 3) Submittals.

- 15 (a) For all development involving outdoor lighting  
16 fixtures a A lighting plan shall be submitted for  
17 master plan or preliminary development plan or  
18 Development Permit review, as applicable,  
19 showing the location, mounting height, types of  
20 luminaires, accessory equipment such as shades,  
21 deflectors or other housing controlling the  
22 direction of light on a surface and the beam  
23 direction of any luminaire. Descriptions of all  
24 illuminating devices shall include, as applicable,  
25 manufacturers' drawings showing sections and  
26 photometric data showing the angle of cut off of  
27 light emissions.

- 1 (b) The plan shall be drawn to scale and shall also  
2 include elevations of building facades showing the  
3 location of, and shielding devices for, wall  
4 mounted luminaires and detailed drawings of the  
5 luminaires and accessory equipment to be used.
- 6 (c) Additional submittals that may be required include,  
7 but are not limited to, preparation of a visual  
8 impact analysis for alternative types of lighting  
9 solutions for the project as those would affect and  
10 be seen from adjacent ~~residential properties~~ and  
11 public ways, a comparative analysis of  
12 performance standards relating mounting height,  
13 footcandles, footcandle levels and location for  
14 various types of lighting which could be  
15 developed for the proposed use and types of  
16 shields, deflectors and adjustments on orientation  
17 or other buffers which could be implemented to  
18 mitigate glare, nuisance or hazardous effects of  
19 any night lights.
- 20 4) Off-Street Lighting Design Standards.
- 21 (a) The use of cut-off type luminaires is required. All  
22 light bulbs and light sources shall be shielded so  
23 that they are not directly visible from any adjacent  
24 lot or public roadway. All outdoor lighting  
25 fixtures shall meet requirements for lamp type and  
26 shielding set forth in Table III-4, Outdoor  
27 Lighting Requirements, below.

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(b) Spillover of lighting for adjacent properties shall not exceed one half of one (.50) footcandle measured at any point ten ~~(10)~~ feet (10') beyond a property line.

(c) For residential uses, no luminaire shall be installed higher than the building(s) on the lot. For all other uses and for parking lots for multi-family residential uses, no luminaire shall be installed higher than one and one half (1.5) the height of any structure proposed for development or twenty four ~~(24)~~ feet (24'), whichever is less.

(d) All light bulbs and light sources ~~Luminaires~~ shall be recessed into any canopy structure that is designated for pedestrian use, loading or service, unless a suitable alternative is submitted for approval. Decorative lamps housing an incandescent light source of 160W or less for hanging under portals are exempted.

1

TABLE III - 4 OUTDOOR LIGHTING REQUIREMENTS		
FIXTURE LAMP TYPE	SHIELDING	DETAILED STANDARDS/NOTES
Low pressure sodium	Partial*	Shielding shall permit no more than ten percent (10%) of light rays emitted at angles above the horizontal plane running through the lowest part of the fixture as certified by photometric test report. This is the preferred light source to minimize undesirable light emission into the night sky.
High pressure sodium	Full*	Full shielding shall permit no light rays emitted by the installed fixture at angles above the horizontal plane running through the lowest part of the fixture, as certified by photometric test report.
Metal halide	Full*	To be used for display purposes; the light source shall be filtered by a glass, acrylic or translucent enclosure; may be subject to timing devices or restricted hours of operation.
Fluorescent, quartz, incandescent greater than 160W	Full*	Signs constructed of translucent materials and lit from within do not require shielding. See Art. VIII, Sign Regulations.
Incandescent 160W or less	None	
Any light 50W or less	None	
Halogen	Prohibited except for special uses approved by CDRC	For outdoor display of merchandise or sporting events; may be subject to timing devices or restricted hours of operation.
Mercury vapor, laser	Prohibited	
other sources	As approved by CDRC	May be conditioned as part of development approval or temporary use permit.

2 See Appendix E for illustration.

- 1 (e) In nonresidential districts building facades may be  
2 illuminated with ground floodlamps installed  
3 located close to the structure; wall mounted  
4 floodlamps must shall be shielded so that the light  
5 source is not visible. Spotlights without a  
6 shielding device are prohibited. Ground  
7 mounted luminaires for building facade  
8 illumination are not permitted in residential  
9 districts.
- 10 (f) Control of the distribution of illumination for  
11 outdoor recreation areas, outdoor storage areas  
12 or outdoor display of merchandise is subject to  
13 additional submittals.
- 14 (g) Automatic timing devices may be required to turn  
15 off lighting installed for display or outdoor  
16 sporting events at specified hours. The use of  
17 security lights using motion sensors is  
18 encouraged, especially for residential  
19 applications.
- 20 (h) A range of lighting design solutions for the various  
21 aspects of a development shall be considered over  
22 a single lighting solution.
- 23 (i) ~~Where appropriate, illumination of architecturally~~  
24 ~~significant building facades may be used as part of~~  
25 ~~the overall lighting design.~~

26  
27 **NOTE: The following outdoor lighting sections are incorporated from Section**  
28 **3.5.11 of the Santa Fe Extraterritorial Subdivision Regulations.**  
29





1                   the Code Administrator if a site specific  
2                   study clearly demonstrates that use of a  
3                   taller standard will better achieve the  
4                   purposes of this subsection 4.4.4 h,  
5                   Outdoor Lighting, and these Street Light  
6                   Design Standards.

7                   (7) Street lights in subdivisions shall be equipped  
8                   with electric meters to allow billing to the  
9                   developer or owners' association unless  
10                  other arrangements are agreed to by the  
11                  Board.

12                  (8) All street light conductors shall be installed  
13                  underground.

14                  (d) SAFETY--Notwithstanding other requirements of  
15                  this section, the CDRC or Board may require  
16                  installation of street lights whenever needed to  
17                  protect the safety of motorists and pedestrians  
18                  due to the particular characteristics or location of  
19                  the site.

20                  (e) MAINTENANCE--Payments for operations,  
21                  maintenance and energy charges shall be the  
22                  responsibility of the developer or owners'  
23                  association. The disclosure statement and owners'  
24                  association by-laws shall set forth an acceptable  
25                  method for charging each lot owner for  
26                  maintenance and operation.

27                  6) Non-Conforming Outdoor Lights

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(a) Mercury vapor lamps in use for outdoor lighting on the effective date of this amendment to the Code April 30, 1996 (Ordinance No. 1996-3 adopted March 12, 1996) shall be removed or replaced with lamp fixtures meeting the standards of this Article III, Section 4 within five (5) years.

(b) All other outdoor light fixtures lawfully installed prior to and operable on the effective date of this Code amendment (April 30, 1996 (Ordinance No. 1996-3 adopted March 12, 1996) are exempt from the requirements of this Section. However, whenever there is a change in use or lamp type or any replacement or structural alteration made to such non-conforming outdoor light fixtures, they shall be made to conform to all applicable requirements of this Code.

(c) Non-conforming outdoor lights which are found by the Code Administrator or the CDRC to create a nuisance or hazard and are in violation of this ordinance shall be required to be replaced with lamp types or fixtures which conform to the requirements of this Code.

**SECTION 6, Large Scale Residential Uses**

**NOTE: This is an amendment to correct the Code references for landscaping and lighting standards.**

1 Structures involving Large Scale Residential uses shall be set back  
2 fifty (50) feet from the property line. In the setback area, existing  
3 vegetation shall be preserved and natural topographic features or  
4 planting shall be used. The setback area may be used to meet the  
5 off-street parking requirement of subsection 5 of this Section (except  
6 that no parking shall be provided within five (5) feet of the property  
7 line.) Buffering and landscaping requirements are set forth in  
8 ~~subsection 4.4.9~~ Article III, Section 4.4.4 f, supra.

9  
10 Lighting standards are found in ~~4.4.10~~ Article III, Section 4.4.4 h,  
11 supra.

12  
13  
14 **ARTICLE V, SUBDIVISION REGULATIONS:**

15  
16 **SECTION 8 - SUBDIVISION DESIGN STANDARDS**

17  
18 8.2 Road Design

19 8.2.9 Roads and Driveways in Steep Terrain.

20 Where roads or driveways traverse natural slopes of fifteen percent  
21 (15%) or greater, or where cut or fill slopes would exceed ten (10)  
22 vertical feet, the developer shall propose alternative terrain  
23 management techniques to limit excessive grading and removal of  
24 vegetation. See Article VII, Section 3.4.4, Roads and Driveways for  
25 alternative standards.

26  
27 8.10 Street Lights

28 8.10.1 Street lights are required in the following circumstances:

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a. on paved streets and roads where curb, gutter and sidewalk are required;

b. for safety purposes on arterial roads or at intersections of any road with a highway or arterial.

8.10.2 Standards for all outdoor lighting are found in Article III, Section 4.4.4 h of the Code.

Renumber the existing 8.10 as 8.11 Conflicts

**NOTE: Article VII, Section 3 has been reorganized and renumbered with new material added.**

**ARTICLE VII, ENVIRONMENTAL REQUIREMENTS:**

**SECTION 3 - TERRAIN MANAGEMENT**

3.1 Purpose and Intent (NEW MATERIAL)

The intent of these terrain management regulations is to protect and promote the health, safety and welfare of citizens and landowners of Santa Fe County by establishing standards and special regulations to minimize soil and slope instability, erosion, sedimentation and water runoff and to protect water quality and the natural character of the land. The purposes of this ordinance include:

3.1.1 Protection and retention of rugged and steep terrain, natural landmarks and prominent natural features as open space;

1           3.1.2 Adaptation of development to the existing natural topography, soils,  
2                   vegetation, geology, hydrology, landforms and other conditions  
3                   existing on a lot or parcel prior to development; by retaining trees  
4                   and natural vegetation; by minimizing cuts and fills and earth  
5                   grading; by blending graded areas with undisturbed natural terrain;  
6                   and by minimizing the amount of exposed raw earth at any time in a  
7                   project by careful phasing of development and revegetation;

8  
9           3.1.3 Preservation of natural drainage patterns, including overland sheet  
10                   flow and protection of the public from the natural hazards of  
11                   flooding, erosion and landslides;

12  
13           3.1.4 To encourage minimum disturbance to the natural areas of a site by  
14                   designating a Buildable Area and development site on each lot, tract  
15                   or parcel;

16  
17           3.1.5 Encouragement of density transfer and clustering of buildings to  
18                   protect steep slopes, arroyos, open space and other No Build areas  
19                   from development; and

20  
21           3.1.6 Careful siting of road, driveway and utility installation to prevent  
22                   unsightly cut and fill areas and minimize the scarring effects of  
23                   hillside construction.

24  
25    3.2 Requirements for Terrain Management Plan

26

## 1 3.2.1 Construction of One Dwelling

2 ~~The requirements of this Section 3 of Article VII shall not apply to~~  
3 An application for a development permit involving the construction  
4 of one dwelling shall include:

5  
6 a. Existing topography:

7 1) All development permit applications shall require a  
8 preliminary analysis of topography and slope based on  
9 submittal of a topographic map at a scale of 1:24,000  
10 (U.S.G.S. 7.5 min. Quadrangle map).

11 2) A site specific slope analysis will be required in  
12 cases of local occurrences of steeper slopes, drainage,  
13 erosion, or slope stability problems on a lot or parcel  
14 with an average slope of ten percent (10%) or less at a  
15 scale of 1:24,000 and for any lot or parcel with an  
16 average slope in excess of ten percent (10%) at a scale  
17 of 1:24,000.

18 3) A site specific slope analysis shall show the existing  
19 topography of the Buildable Area and development site  
20 including building locations, utility corridors and sites,  
21 access corridors and landscaped areas with contour line  
22 intervals of not more than five feet (5') where the slope  
23 is zero to fifteen percent (0%-15%) and not more than  
24 ten feet (10') where the slope is fifteen percent (15%) or  
25 greater or as approved by the Code Administrator. A  
26 slope analysis of the entire lot or parcel may be required  
27 by the Code Administrator in cases of local occurrences

1 of steeper slopes, drainage, erosion or slope stability  
2 problems.

3 4) Slope analysis shall clearly indicate all areas with  
4 natural slopes between fifteen percent (15%) and thirty  
5 percent (30%), and thirty percent (30%) or greater as  
6 calculated between every contour interval on the map.  
7 If the slope analysis is not accurate and clear, the Code  
8 Administrator may require that a slope analysis be  
9 signed and sealed by a registered land surveyor,  
10 professional engineer or other qualified professional.

11 b. A storm drainage and erosion control plan and analysis  
12 pursuant to Article VII, Section 3.3.5; an administrative  
13 approval for detention/retention in lieu of the plan  
14 required by Section 3.3.5 may be allowed by the Code  
15 Administrator for applications meeting criteria set forth  
16 in Article III, Section 2.4.1.

17 c. A terrain management plan pursuant to Article VII,  
18 Sections 3.3 and 3.4 is required for lots or parcels if any  
19 portion of land within a development site has a fifteen percent  
20 (15%) or greater natural slope prior to development. For  
21 construction of one dwelling or accessory structures, the  
22 terrain management plan shall address the land proposed to be  
23 disturbed only.

24  
25 3.2.2 ~~Large Scale~~ Other Development

26 An application for a development permit involving a subdivision,  
27 large scale residential development or nonresidential development,

1 including mining uses and all other development shall include a  
2 terrain management plan as described in Section 3.3 of this Article  
3 and the applicant shall engage in terrain management practices which  
4 meet the standards of Section 3.4 of this Article VII.

5 ~~3.2.3 Other Development~~

6 For an application for a ~~development permit for development not~~  
7 ~~covered by Sections 3.1.1 and 3.1.2 of this Article VII, the Code~~  
8 ~~Administrator may require a sketch terrain management plan as~~  
9 ~~described in Section 3.4 of this Article VII for development which:~~

10  
11 ~~3.2.3a involves use of sensitive soil types, such as soils denoted by~~  
12 ~~the numbers 5, 6, 7, 8, 9, or 10 in the County General Plan,~~

13 ~~Environmental Appendix, Chapter entitled Zoning and Terrain~~  
14 ~~Management (Table 1); or~~

15 ~~3.2.3b involves use of land with an average slope exceeding 15%; or~~

16 ~~3.2.3c may adversely affect native vegetation and drainage, increase~~  
17 ~~runoff and erosion or otherwise damage the natural landscape unless~~  
18 ~~protective measures are taken to minimize or compensate for the~~  
19 ~~effects of construction, grading, clearing or other development~~  
20 ~~activities.~~

21  
22 3.2.3 Required terrain management plans shall be submitted for review  
23 with the development permit application, preliminary development  
24 plans or master plans, as applicable and reviewed pursuant to this  
25 Code.  
26

1 a. All terrain management plans submitted for subdivisions shall be  
2 referred to the ~~local Natural Resource Conservation District for~~  
3 ~~review and approval.~~ All other terrain management plans, including  
4 all sketch terrain management plans, may be referred to the  
5 appropriate Soil and Water Conservation District and/or the Santa  
6 Fe County Office of the U.S. ~~Soils~~ Natural Resource Conservation  
7 Service for review and comment.

8  
9 b. If a master plan or a development plan which includes a terrain  
10 management plan has been submitted and approved by the County,  
11 subsequent plans, plats and development permits shall conform to the  
12 approved plan. Submittals need not be duplicated unless the Code  
13 Administrator determines that conditions have changed which  
14 require reassessment of the terrain management plan in order to  
15 protect health, safety or welfare.

16  
17 3.3 Submittals for a Terrain Management Plan

18  
19 3.3.1 Natural Features and Topography Map

20  
21 a. The applicant shall submit a natural features map of the parcel  
22 proposed for development ( at the same a scale of one inch to  
23 one hundred feet (1" = 100') as the preliminary map) or at a  
24 scale approved by the Code Administrator which better  
25 demonstrates the site and its natural features, and shall

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showing either directly or by overlay to the development plan map:

- 1) the boundaries of the lot or parcel and the development site for mining uses, i.e. the boundaries of the mine site;
- 2) the existing topography of the Buildable Area and development site including building locations, utility corridors and sites, access corridors and landscaped areas contours with contour line intervals of not more than two (2) feet where the slope is less than eight percent (8%), and not more than five (5) feet where the slope is zero to fifteen percent (0%-15%) eight percent (8%) or greater and not more than ten feet (10') where the slope is fifteen percent (15%) or greater, showing the slope in percentage throughout the site provided that Where an applicant seeks a mining use on a tract of land in excess of (1000) acres, the contours shall be not more than ten (10) foot intervals or as approved otherwise agreed to by the Code Administrator and applicant;
- 3) A slope analysis of No Build Areas may be required by the Code Administrator in cases of local occurrences of steeper slopes, drainage, erosion or slope stability problems and proximity to 100 year floodplains.

1                   4) Slope analysis shall clearly indicate all areas with natural  
2                   slopes between fifteen percent (15%) and thirty percent  
3                   (30%), and thirty percent (30%) or greater as calculated  
4                   between every contour interval on the map. If the slope  
5                   analysis is not accurate and clear, the Code Administrator  
6                   may require that a slope analysis be signed and sealed by  
7                   a registered land surveyor, professional engineer or other  
8                   qualified professional.

9  
10               ~~3.3.1c all areas with a natural slope of twenty five percent (25%) or~~  
11               ~~greater, clearly shown by scale, line or color; shown in increments~~  
12               ~~approved by the Code Administrator;~~

13  
14                   5) The location of all drainage ways ~~channels~~,  
15                   watercourses, waterbodies, alluvial fans, washes,  
16                   arroyos, floodways, flood fringes, and floodplains.

17  
18                   6) The location of all major rock outcroppings, faults and  
19                   geologic features and structures or hazardous  
20                   ~~conditions, resources, provided that mining uses will not~~  
21                   ~~be required to locate mineral geologic resources nor the~~  
22                   ~~location of major rock outcroppings, but will be~~  
23                   ~~required to locate major geologic rock types.~~

24  
25                   7) The location and density of all the major vegetation  
26                   ~~types and cover density.~~ The location of major  
27                   vegetation types and ~~cover~~ density of cover may be  
28                   depicted directly or by overlay to the development plan.

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3.3.2 Soil Survey

The applicant shall submit a soil survey for the development including:

- a. A map or an overlay of the natural features map showing the location of each different soil type;
- b. A description of the soil types. Soil profiles may be required where found to be reasonably necessary by the Code Administrator based on technical reviews and recommendations;
- c. Interpretations of use limitations from a detailed soil survey; and
- d. Areas of severe soil limitation for the intended use clearly shown on the soils map or overlay. Areas of adverse soils may be identified from the soils survey data available from the Soil Survey of Santa Fe Area, New Mexico (Santa Fe County and Part of Rio Arriba County), latest revision, by the Soils Natural Resource Conservation Service, USDA, et al.

3.3.3 Clearing and Grading Plan

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The applicant shall submit a clearing and grading plan which shall include:

a. A Natural Features and Topography Map as described in this Article VII, Section 3.3.1;

b. A map or an overlay of the natural features map showing the location of all proposed lots or parcels, driveways, all areas where clearing of vegetation is proposed, roads, bridges, water and erosion control structures and utility easements in relation to the existing contours;

c. ~~An A map or an overlay of the natural features map using contour intervals equal to or less than those on the natural features map submitted which depicts showing the existing and proposed finished contours of the development, the location of all cuts and fills, including the grades, lengths and depths thereof, and profiles of the showing existing ground surface and proposed street grades and typical cross sections of the proposed grading; unless shown on other submittals after all proposals have been implemented existing contour map, unless such contours are shown on other submittals~~

~~3.2.3d all areas where the natural elevation of the land will be changed by more than three (3) feet;~~

- 1                   3.2.3e ~~all areas where the grading of land will disturb more~~  
2                   ~~than 1000 contiguous square feet, excluding areas which will~~  
3                   ~~be directly built upon or utilized for driveways or roads;~~  
4  
5                   d.    A description of methods of stabilization in areas of cut and  
6                   fill, embankment, compaction, and revegetation ~~on slopes;~~  
7                   and  
8  
9                   e.    A report describing discussion of all measures required to be  
10                  taken to meet the requirements set forth in Article VII, Section  
11                  3.4, Performance Standards, with regard to grading.  
12

13                   3.3.4 Revegetation and Landscape Plan

14  
15                   The applicant shall submit a landscape plan and map or an overlay of  
16                   the natural features map showing the following shall identify, by  
17                   overlay or separate map:  
18

- 19                   a.    An inventory of existing vegetation which includes significant  
20                   native trees;  
21  
22                   b.    Areas where vegetation is proposed to be removed and areas  
23                   proposed for revegetation; trees to be removed shall be  
24                   identified on the site for inspection by the Code Administrator.  
25  
26                   c.    Additional submittals, as applicable, required by Article III,  
27                   Section 4.4.4f, Landscaping, or Section 2.3.10, Landscaping

1                    (Residential Uses). Such submittals need not be duplicated,  
2                    but may be submitted as one plan meeting the requirements of  
3                    the Code.

4

5                    d.    Location and type of materials to be used in revegetation and  
6                    slope stabilization;

7

8                    e.    ~~location of all areas where vegetation will be preserved and A~~  
9                    description of methods for vegetation protection;

10

11                    f.    Duration of exposure of disturbed areas;

12

13                    g.    Vegetation characteristics after re-vegetation; ~~and~~

14

15                    h.    For mining uses, a reclamation plan complying with Section 5,  
16                    Article III shall be submitted instead of the landscape plan  
17                    required by this Section.

18

19

20 **NOTE: Storm Drainage and Erosion Control Plan replaces Erosion and Drainage**  
21 **Plan.**

22

23                    3.3.5 Storm Drainage and Erosion Control Plan

24

25                    The applicant shall submit a storm drainage and erosion control plan  
26                    demonstrating on and off site drainage compliance with Article VII,  
27                    Section 3.4.6, Performance Standards, Storm Drainage and Erosion  
28                    Control, to include:

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- a. A topographic map indicating the boundaries and total acreage of on-site and off-site drainage areas pertaining to the site. For off-site conveyance a U.S.G.S. quadrangle map may be used. For drainage generated or conveyed on-site, the topographic map shall be at a scale and contour interval which adequately delineates the drainage pattern as determined by a licensed surveyor or professional engineer and approved by the Code Administrator. If the topographic map is not accurate and clear, the Code Administrator may require that a topographic map be signed and sealed by a registered land surveyor, professional engineer or other qualified professional.
- b. A map at the same scale as the plat, development plan, or site plan, as applicable, indicating pre-development and post-development drainage conditions, soil types, areas contained within a floodway, and areas contained within a flood fringe.
- c. Calculation of quantities of water, measured in cubic feet per second (cfs) for a one hundred (100) year frequency, twenty-four (24) hour duration storm, reaching and being expelled from the site, for conditions existing prior to construction of the development; and, for conditions representing the development after completion of all phases of construction predicting runoff prior to and after any site mitigation measures to regulate runoff.

- 1                   d. A minimum of three (3) typical cross sections shall be  
2                   surveyed for each major watercourse with a design storm  
3                   discharge "Q" in excess of one hundred cubic feet per second  
4                   (100 cfs) if any development is proposed in or within fifty feet  
5                   (50') of the edge of the drainage way; additional information  
6                   may be required if the "Q" is one thousand cubic feet per  
7                   second (1000 cfs) or greater.
- 8
- 9                   e. The location, type, size, and design of proposed mitigation  
10                  measures to regulate excess storm water runoff~~drainage and~~  
11                  erosion control structures; the conveyance capacity; the  
12                  calculated flow, maximum water depth, and velocity for a 100  
13                  year frequency, 24 hour duration storm for each control  
14                  structure; and all other appropriate design details necessary to  
15                  shall clearly explain the construction and operation of all  
16                  surface and subsurface drainage and erosion control  
17                  structures.
- 18
- 19                  f. Pursuant to paragraphs a. through e. of this subsection and the  
20                  storm water and erosion control standards of section 3.4.6, the  
21                  applicant shall design and construct check dams, energy  
22                  dissipaters or other drainage improvements in order to control  
23                  and reduce runoff from the development site. The design and  
24                  specifications for these drainage facilities shall be prepared by  
25                  a professional engineer registered in the State of New Mexico  
26                  and submitted to the Code Administrator for approval.  
27

1       ~~3.2.5 Erosion and Drainage Plan~~

2       ~~————— The erosion and drainage plan shall include:~~

3               ~~3.2.5a storm drainage computations for the 100 year frequency~~  
4               ~~storm, and of the estimated runoff from the site prior to and~~  
5               ~~following completion of development and presuming full~~  
6               ~~development;~~

7               ~~3.2.5b quantities of water carried by major drainage courses and~~  
8               ~~proposed treatment of major drainage courses;~~

9               ~~3.2.5c the location, type and size of proposed drainage and erosion~~  
10              ~~control structures;~~

11       ~~————— 3.2.5d the location of drainage easements;~~

12              ~~3.2.5e an overlay indicating the depth to ground water in all areas~~  
13              ~~where the seasonal high water table is within twenty (20) feet of the~~  
14              ~~ground surface; and~~

15              ~~3.2.5f all appropriate design details necessary shall clearly explain~~  
16              ~~the construction of all subsurface structures.~~

17  
18       3.3.6 Construction Schedule

19       ~~After~~ Prior to issuance of a development permit and prior to  
20       commencing construction, the applicant ~~Code Administrator may~~  
21       shall submit an estimated schedule of construction, ~~require, if~~  
22       reasonably necessary for the purpose of scheduling site visits and  
23       other inspections, to include:

- 24  
25       a.    The start and finish of all clearing and grading activities;  
26       b.    Duration of exposure of disturbed areas;  
27       c.    Stabilization date for disturbed areas;

- 1 d. Installation date of storm drainage systems;
- 2 e. Installation date for all roads and driveways;
- 3 f. Paving date of roads and parking areas;
- 4 g. Installation date of each utility to be provided ~~and whether~~  
5 ~~said utilities will be above ground or below~~; and
- 6 h. Installation date for all buildings and other structures homes,  
7 ~~recreation structures and other community improvements~~; and
- 8 i. Installation date for all revegetation and landscaping.
- 9

10 3.4 Performance Standards

11 ~~All development subject to the requirement of filing a terrain management~~  
12 ~~plan shall be subject to the following performance standards:~~

13

14 3.4.1 Natural Features and Topography; Slope and Buildable Areas

15

16 a. To the greatest extent practicable the natural drainage of any  
17 site shall be preserved.

18

19 b. Buildable Areas

20 1) Each lot shall have a Buildable Area which shall meet  
21 the following criteria:

22

23 a) The natural slope is less than thirty percent (30%);

24

25 b) New lots shall contain an area suitable for building,  
26 including areas suitable for access corridor and  
27 utility sites and corridors which can be developed

1 in accordance with these terrain management  
2 regulations and other requirements of the Code.

3  
4 c) Meet all required setback standards for ridgetops,  
5 drainage ways, etc.

6  
7 d) Contain a site with slope of less than fifteen  
8 percent (15%) and soils adequate by type and  
9 thickness in order for installation of a septic tank  
10 with leach field to be approved. In all other  
11 cases, alternative liquid waste disposal will be  
12 required.

13  
14 c. No Build Areas

15 1) The following areas shall be set aside from use for  
16 development:

17 a) areas of rock outcropping, wetlands, arroyos and  
18 natural drainage ways;

19 b) A minimum of twenty-five feet (25') set back is  
20 required from the natural edge of streams, waterways,  
21 drainage ways or arroyos that may convey a discharge  
22 ("Q") of one hundred cubic feet per second (100 cfs) or  
23 more, generated by a design storm (100 year recurrence,  
24 24 hour duration); the required setback may be increased  
25 if the Code Administrator determines that a clear hazard  
26 exists because of slope stability and hydrologic/hydraulic  
27 conditions. In evaluating the need to increase the setback,

1 the Code Administrator shall consider property and  
2 channel slope, velocity of channel flow, hydraulic radius,  
3 roughness coefficient and sectional area of the particular  
4 drainage way. A requirement for increased setback  
5 imposed by the County shall not be interpreted to be an  
6 engineered development plan for development or  
7 encroachment to any FEMA designated 100 year  
8 floodplain or significant tributary thereof.

9 c) Natural slopes of thirty percent (30%) or greater.  
10 Exceptions may be approved by the Code Administrator  
11 for :

- 12 i. access corridors, utility corridors and landscape  
13 areas proposed on natural slopes in excess of  
14 thirty percent (30%) that disturb no more than  
15 three (3) separate areas of no more than one  
16 thousand (1000) square feet each, provided the  
17 applicant demonstrates that no alternative  
18 development location is available; and
- 19 ii. arroyo crossings may be approved which disturb  
20 more than one thousand (1000) square feet in  
21 each instance provided that slope stability and  
22 hydrologic/hydraulic conditions are not changed  
23 from pre-development values; and
- 24 iii. siting of structures to preserve remaining  
25 traditional agricultural lands and uses.
- 26 iv. The applicant shall demonstrate that crossing  
27 such slopes has minimal impact to terrain or to

1 visual quality and otherwise would conform to  
2 the purposes and standards set forth in Article  
3 III, Section 2.3 and Article VII, Section 3.4. See  
4 the Guidelines for Site Planning and  
5 Development in Santa Fe County.

6 **(Note: These are illustrated guidelines to be**  
7 **adopted by Resolution of the Board when**  
8 **complete.)**

9 2) No Build Areas may be used as part of the dedicated  
10 open space or may be included in lots as conservation  
11 easements or may be platted as common area within a  
12 subdivision or land division.

13  
14 d. Development Site

15 1) Development of lots for buildings, access, utilities and  
16 required landscaping shall occur only within approved  
17 development sites within the Buildable Area. (see  
18 Article X, Definitions). (Note: if soils are not suited for  
19 septic tanks, alternative liquid waste disposal systems or  
20 treatment methods shall be proposed, see Article VII,  
21 Section 3.4.2, Soils).

22  
23 2) Only land within approved development sites shall be  
24 graded, paved or built upon;

25  
26 3) Excavation, grading and cut-and-fill for the purposes of  
27 site development shall be limited to approved

1 development sites and kept to a minimum to maintain  
2 existing land forms and contours (See Article VII,  
3 Sections 3.4.3. and 3.4.5 for grading and vegetation  
4 performance standards);

5  
6 4) The development site on a ridgetop must be set back  
7 from the shoulder toward the crest of a hill or ridge.  
8 The shoulder is defined as the line where the profile of  
9 the upper slope of an elevation (hill, ridge, mountain,  
10 escarpment, etc.) changes from thirty percent (30%) or  
11 greater slope to less than thirty percent (30%) slope.

12 a) All buildings shall be setback-horizontally from the  
13 shoulder in order to accomplish the following  
14 purposes:

- 15 (1) protection of slope stability where soil  
16 conditions are prone to severe erosion; and  
17 (2) siting of structures so that existing vegetation  
18 is used to screen visual impacts of  
19 development or to preserve native trees from  
20 disturbance or removal; and  
21 (3) siting of structures so that their form does not  
22 dominate prominent skylines or disrupt  
23 significant views or unique landforms which  
24 have been identified by the County for  
25 protection; and  
26 (4) siting of structures to preserve remaining  
27 traditional agricultural lands and uses.

1                   See the Guidelines for Site Planning and  
2                   Development in Santa Fe County.

3                   **(Note: These are illustrated guidelines to be**  
4                   **adopted by Resolution of the Board when**  
5                   **complete.)**

6                   b) Temporary fences or construction barriers shall be  
7                   erected during construction in order to prevent  
8                   disturbance and protect the shoulder and slope  
9                   from erosion or failure.

10                  c) **SUBSECTION RESERVED** for future set back  
11                  requirements due to wildfire hazards.

12  
13                  5) Roads, driveways and utilities shall be constructed only  
14                  within approved development sites;

15  
16                  6) Buildings shall be constructed only within development  
17                  sites. For a structure built on a natural slope of over  
18                  twenty percent (20%), the finished floor elevation at any  
19                  point shall not exceed five feet (5') above the natural  
20                  grade below that point;

21  
22                  7) Density transfers are encouraged to take advantage of  
23                  naturally occurring development sites below ridgetops  
24                  and to set aside ridgetop areas for open space.

25  
26                  8) Any legal nonconforming lot, that is, a legal lot of  
27                  record which was created before April 30, 1996

1                   (Ordinance N. 1996-3 adopted March 12, 1996) and  
2                   which does not contain a Buildable Area as defined in  
3                   Article VII, Section 3.4.1.b of the Code, is eligible for  
4                   application for a variance to the Buildable Area  
5                   standard. See Article I, Section 3, Variances.

6  
7  
8                   3.4.2 Soils

- 9  
10                   a.     ~~Subdivisions~~ Proposed developments must demonstrate the  
11                   suitability availability of soils for all proposed land uses,  
12                   including but not limited to at least the following uses:  
13                   building foundations ~~support~~, fill, road construction, liquid  
14                   waste disposal, location underground utilities, ~~water control~~  
15                   structures, and erosion drainage control measures, structures  
16                   pursuant to the applicable Soil and Water Conservation  
17                   District and New Mexico Environment Department  
18                   requirements.
- 19  
20                   b.     Depth of soils that are naturally occurring where any on-site  
21                   leach field is to be located shall be at least eight feet (8') and  
22                   there shall be a minimum of four vertical feet (4') of suitable  
23                   soil between the leachfield infiltration surface and the  
24                   groundwater table, bedrock or other limiting layer.
- 25  
26                   c.     Where soils with severe limitations are proposed for  
27                   development, the terrain management plan ~~or sketch plan~~ must

1 indicate how the limitations will be ~~overcome~~ mitigated or  
2 avoided.

3  
4 3.4.3 Grading and Clearing

- 5  
6 a. A detailed grading schedule shall be followed (See Section  
7 3.3.6 infra). The grading plan shall be coordinated with the  
8 revegetation and landscape plan (Article VII, Section 3.3.4)  
9 and the preservation of significant trees and native vegetation.  
10 Topsoil shall be stockpiled for use in revegetation.  
11  
12 b. All grading shall be performed in a manner which has no  
13 adverse effect on adjacent properties; ~~except for mining uses~~  
14 ~~and mineral exploration~~; clearing shall be kept to a minimum,  
15 and stabilization of bared surfaces shall begin promptly upon  
16 completion of construction activity.  
17  
18 c. ~~The~~ Portions of a site to be graded shall be clearly marked on  
19 the site prior to any grading or clearing. Construction  
20 equipment shall be permitted to grade only within marked  
21 areas. No grading is permitted within one (1) foot of a  
22 property line, except for streets, roads, driveways and utilities.  
23  
24 d. ~~A detailed grading schedule shall be followed. It is~~  
25 ~~recommended that the maximum exposure of any area to be~~  
26 ~~revegetated be four (4) months, no more than forty-five (45)~~  
27 ~~days of which should occur in the months June through~~

1                    September. If longer exposures are necessary, it is  
2                    recommended that a mulch be used as a temporary cover on  
3                    land which is to be revegetated. All development, including  
4                    roads, buildings, parking areas, and driveways shall be located  
5                    so as to minimize areas of cut and fill. In general, fill slopes  
6                    shall not exceed a three to one (3:1) ratio and cut slopes shall  
7                    not exceed a two to one (2:1) ratio. Cut and fill slopes  
8                    combined shall not exceed the height of the trees on the  
9                    downhill side of the road, or a maximum height of twenty feet  
10                   (20'). Where cut or fill slopes would exceed ten feet (10') in  
11                   height, such as depressed roadways to minimize sound and  
12                   visual impacts, the applicant shall propose alternative terrain  
13                   management techniques to limit excessive grading and removal  
14                   of vegetation. Such alternatives may include, but are not  
15                   limited to, split road beds, steeper cuts and fills where soils are  
16                   stable enough to sustain higher cut and fill ratios, terracing  
17                   with reverse grades for revegetation with trees and shrubs, and  
18                   rock plating or retaining walls.

19  
20                   Retaining walls shall not exceed ten feet (10') in height and  
21                   shall approximate the earth tone color and texture of the  
22                   adjacent natural soils and shall be screened pursuant to the  
23                   requirements of Article III, Section 2.3.10, Landscaping  
24                   (Residential Uses), and Section 4.4.4f, Landscaping Design  
25                   Standards.  
26

- 1 e. In order to permit the normal rounding of the cut and fill slope  
2 edges without encroaching on the abutting property, the top or  
3 bottom edges of slopes caused by an excavation or fill up to  
4 ten (10) vertical feet shall be at least three (3) horizontal feet  
5 from property lines, unless ~~within~~ a permanent slope easement  
6 adjacent to a street right of way line has been provided. ~~For~~  
7 ~~cut or fill slopes greater than ten (10) vertical feet, the~~  
8 ~~required horizontal setback shall equal at least thirty percent~~  
9 ~~(30%) of the height of the cut or fill.~~
- 10
- 11 f. All structures except retaining walls or soil stabilization  
12 improvements shall be set back from the crest of fills or the  
13 base of cuts for a minimum distance equal to the depth of the  
14 fill or the height of the cut, unless a structurally sound  
15 retaining wall is built for the cut or fill slope. Retaining walls  
16 may be part of a building ~~dwelling~~.
- 17
- 18 g. ~~Phased clearing shall be used whenever the total amount of~~  
19 ~~clearing proposed exceeds four thousand (4000) square feet.~~  
20 ~~This requirement shall not apply to a surface which is to be~~  
21 ~~permanently left in a graded or cleared condition, such as a~~  
22 ~~road, driveway, or parking lot. The maximum Unvegetated or~~  
23 ~~disturbed areas exposed to wind or water erosion at any one~~  
24 ~~time shall not exceed two (2) acres, excepting roadways and~~  
25 ~~driveways. during the course of construction are to be~~  
26 immediately stabilized utilizing erosion control measures  
27 acceptable to local agency and Natural Resource Conservation

1                    Service standards and permanently revegetated pursuant to the  
2                    standards of the Code.

3

4                    h.    No on-site borrow is permitted except as part of necessary  
5                    cuts; all excess soil and vegetation shall be disposed of at an  
6                    authorized landfill or other location acceptable to the Code  
7                    Administrator.

8

9                    i.    Grading ~~shall~~ should round cut and fill edges, and ~~otherwise~~  
10                    create a natural appearing approximate the prior existing  
11                    natural terrain; no changes in natural drainage lines or flood  
12                    plains should occur unless it is demonstrated that these will  
13                    have ~~no~~ minimal effect on the hydraulics/hydrology of ~~flood~~  
14                    storm water runoff.

15

16                    ~~It is recommended that 3.3.2j Street grades should not exceed~~  
17                    ~~fifteen percent (15%) and should not exceed six percent (6%) within~~  
18                    ~~200 feet of an intersection.~~

19

20                    j.    Slope stability, and slope of cut and fill surfaces shall comply  
21                    with the standards of the Uniform Building Code.

22

23                    k.    Dust control measures shall be utilized to control unnecessary  
24                    dust from equipment operation within a parcel where such  
25                    dust causes a hazard to vehicular traffic on a public road or  
26                    causes a substantial nuisance on adjacent or nearby property.

27

1                   3.4.4 Roads and Driveways (NEW MATERIAL)

2

3                   a. In general, roads and driveways shall conform to requirements  
4                   of Article V, Section 8, Subdivision Design Standards of the  
5                   Santa Fe County Land Development Code or Section 3.5,  
6                   Road Requirements and Standards of the Santa Fe  
7                   Extraterritorial Subdivision Regulations, as applicable.

8

9                   b. However, where the natural slope on a development site  
10                   exceeds fifteen percent (15%) or where cut or fill slopes  
11                   would exceed ten (10) vertical feet, the developer shall  
12                   propose alternative terrain management techniques to limit  
13                   excessive grading and removal of vegetation. Such  
14                   alternatives may include, but are not limited to, split road beds,  
15                   steeper cuts and fills where soils are stable enough to sustain  
16                   higher cut and fill ratios, terracing with reverse grades for  
17                   revegetation with trees and shrubs, or rock plating or retaining  
18                   walls.

19

20                   c. Hillside roads and streets should reflect a rural rather than  
21                   urban character. Road alignments located parallel to contours  
22                   in valleys or on ridges minimize terrain disturbance. If steep  
23                   terrain must be traversed to access the building site of a parcel  
24                   or lot, i.e. where a road or driveway must be cut across  
25                   contours, multi-lane road beds shall be designed using split  
26                   directional lanes. This reduces the depth of a single cut or fill  
27                   for a full width road bed to two half-deep cuts or fills for the

1                   two road lanes. The median between split directional lanes  
2                   shall not exceed the slope of 2 feet (2') horizontal for each one  
3                   foot (1') vertical. Natural vegetation shall be maintained  
4                   wherever possible or all such medians shall be revegetated  
5                   according to the standards of this Code.

6  
7                   d. Roads in steep terrain may intersect at a minimum angle of  
8                   sixty (60) degrees, and horizontal and vertical curvature may  
9                   be reduced provided standards for sight distance can be  
10                  maintained and the Code Administrator approves the specific  
11                  design.

12  
13                  e. Sharing of driveways is encouraged in order to minimize the  
14                  number of hillside cuts and the number of drives exceeding  
15                  eleven percent (11%) grade.

16  
17                  f. Narrower road widths may be approved under certain  
18                  circumstances when:  
19                  1) The applicant proves that a narrower road will reduce  
20                  grading impacts; and  
21                  2) The topography of the small number of lots served and  
22                  the projected future traffic is such that narrower widths  
23                  can be justified without compromising safety; and  
24                  3) The County Fire Marshal approves the plan for fire  
25                  protection and public safety factors.

26  
27                  3.3.3 Landscape Plan

1 A landscape plan is required and shall demonstrate that, on land to  
2 be revegetated, the revegetation will accomplish the same degree of  
3 ground cover and erosion control protection as the original  
4 vegetation.

### 6 3.4.5 Vegetation and Revegetation

#### 8 Purpose and Intent

9 To require retention of trees and other natural vegetation which  
10 stabilize steep slopes, retain moisture, prevent erosion and enhance  
11 the natural scenic qualities; and where necessary, require  
12 revegetation to maintain and stabilize cut and fill slopes and  
13 minimize erosion;

- 14 a. Except for roads, driveways, parking areas, or specially  
15 designated areas to be used for recreation or park landscaping,  
16 disturbance of natural vegetation shall be avoided. Grading  
17 and clearing of existing native vegetation shall be limited to  
18 only approved development sites, including areas to be used  
19 for structures, roads, driveways, parking areas, recreation or  
20 park landscaping or rural agricultural uses. No significant tree  
21 may be removed from slopes greater than thirty percent (30%).  
22 Cleared or graded areas, or cut and fill areas, shall be  
23 revegetated to the approximate original density and type of  
24 vegetation existing prior to disturbance.
- 25 b. Permanent revegetation of graded areas designated for  
26 landscaping or revegetation shall be installed and inspected in  
27 the first growing season after completion of construction.

1                   Where construction is not completed by September 1 and  
2                   bared surfaces will remain exposed after the optimum growing  
3                   season, temporary protection such as a cover crop or a mulch  
4                   shall be used on land which is to be revegetated to prevent  
5                   wind or soil erosion and a bond or other financial warranty  
6                   shall be provided in an amount reasonably satisfactory to the  
7                   Code Administrator for completion of the revegetation. The  
8                   applicant may be required to submit a cost estimate by a  
9                   licensed landscape architect.

10                   c. Standards for revegetation are found in Article III, Section  
11                   2.3.10, Landscaping (Residential Uses), and Section 4.4.4f.  
12                   Landscaping Design Standards.

13  
14 **NOTE: Storm Drainage and Erosion Control replaces Section 3.3.4 Erosion and**  
15 **Drainage Control Plan**  
16

17                   3.4.6 Storm Drainage and Erosion Control  
18

19                   a. Calculation of the design peak discharge of storm water shall  
20                   be based on a one hundred (100) year frequency, twenty-four  
21                   (24) hour duration rainstorm;

22  
23                   b. The peak discharge of storm water resulting from the  
24                   development shall not exceed the peak discharge calculated  
25                   prior to the development and differences between pre- and  
26                   post-development discharge shall be detained or retained on  
27                   site;  
28

- 1 c. Provisions for design storm drainage shall detain or safely  
2 retain storm water. Runoff discharge accumulated into  
3 drainage channels, storm sewers or natural watercourses shall  
4 not cause increased damage or increased flooding  
5 downstream, decreased time of concentration, lag time, time  
6 to peak flow or "Q", or alter downstream drainage patterns;  
7
- 8 d. Storm drainage facilities shall have the sufficient carrying  
9 capacity to accept peak discharge runoff from the development  
10 in addition to that originating upstream;  
11
- 12 e. Incorporation of landscaped areas in the storm drainage and  
13 erosion control plan for the retention and use of excess storm  
14 water is encouraged. Any ponding areas used in drainage  
15 control facilities shall be landscaped. The landscaping may  
16 consist of native grasses or other vegetation for the slopes of  
17 the pond and bottom. A landscaping plan for ponding areas  
18 shall be submitted as part of the storm drainage and erosion  
19 control plan;  
20
- 21 f. Pursuant to paragraphs a. through d. of this subsection, the  
22 applicant may be required to design and construct berm  
23 ditches along the top of cut slopes in order to intercept the  
24 tributary drainage above the cut slope. The design for these  
25 berm ditches shall be submitted with the storm drainage and  
26 erosion control plan;  
27

- 1                   g. No on-site building, development or construction activity shall  
2                   disturb any existing watercourse or other natural drainage  
3                   system, whether on-site or off, in a manner which causes a  
4                   change in watercourse capacity or time to peak, time of  
5                   concentration or lag time or other natural drainage system or  
6                   increase of the pre-development "Q".  
7  
8                   h. All floodways shall be designated as drainage easements or  
9                   drainage rights-of-way. All natural drainage ways and arroyos  
10                  which traverse or affect one or more lots or building  
11                  development sites shall be identified on the plan and/or plat  
12                  with a notation indicating the approximate areal extent or area  
13                  of inundation of the one hundred (100) year floodplain or  
14                  tributaries thereof.  
15  
16                  i. An applicant requesting a development on lands where  
17                  periodic flooding occurs is encouraged to establish the area  
18                  contained within the floodplain as permanent open space with  
19                  a drainage easement. See also Article VII, Section 1, Flood  
20                  Hazards.  
21  
22                  k. In order to avoid flood and erosion hazards, a twenty-five foot  
23                  (25') minimum set back from the natural edge of streams,  
24                  waterways, drainage ways or arroyos that have a capacity to  
25                  convey a "Q" of one hundred cubic feet per second (100 cfs)  
26                  or more, generated by a design storm (100 year recurrence, 24  
27                  hour duration) is required; such drainage ways shall be set

1                    aside as No Build Areas. The "edge of stream" shall be  
2                    determined based on analysis of the drainage plan submitted  
3                    pursuant to Article VII, Section 3.3.5 of the Code; the  
4                    required setback may be increased if the Code Administrator  
5                    determines that a clear hazard exists based on slope stability  
6                    and hydrologic/hydraulic conditions. In evaluating the need to  
7                    increase the setback, the Code Administrator shall consider  
8                    property and channel slope, velocity of channel flow, hydraulic  
9                    radius, roughness coefficient, and sectional area of the  
10                   particular drainage way. Development of roads and bridges to  
11                   cross such drainage ways to access the building site of a lot  
12                   may occur with approval by the Code Administrator.

13                   A requirement for increased setback imposed by the  
14                   County for a particular project shall not be considered an  
15                   engineered development plan for purposes of development or  
16                   encroachment to any FEMA designated 100 year floodplain or  
17                   significant tributary thereof.

- 18
- 19                   1. The following note shall be added to plats or plans where a one  
20                   hundred (100) year floodplain exists:  
21                   "No alteration of or development within the 100 year  
22                   floodplain can occur without the approval of the Code  
23                   Administrator."

24

25                   3.3.4 Erosion and Drainage Control Plan

26

1 ~~—————~~ Erosion and drainage control plan shall, in addition to meeting the  
2 standards set forth below, conform to all provisions regarding flood hazard as described  
3 in Article VII, Section 1, of the Code. Standards for erosion and drainage control plan  
4 shall include:

5 ~~—————~~ 3.3.4a The natural drainage of any site shall be preserved to the extent  
6 possible. Where twenty percent (20%) or more of the total area governed by the  
7 development permit will be covered by impervious surfaces (including, but not limited to  
8 roofs, concrete or paved surfaces, roadways and driveways), then all total and peak runoff  
9 from a 25 year storm which is in excess of the natural total and peak runoff shall be  
10 retained within the area, and preferably within each building site. Measures such as dry  
11 wells, on lot ponding facilities and the like may be used for this purpose.

12 ~~—————~~ 3.3.4b All storm runoff which is not contained on site shall be delivered to a  
13 designated floodway. If a natural tributary system is utilized for such delivery,  
14 calculations shall be provided to demonstrate that the tributary system can safely carry the  
15 runoff from a 100 year storm without an increase in flood hazards.

16 ~~—————~~ 3.3.4c Any natural or artificial drainageway which is tributary to a designated  
17 flood way and which receives the direct runoff from a roof, paved surface or graded  
18 surface shall be stabilized to prevent erosion, unless the velocity of the runoff within a  
19 drainageway will be less than three (3) feet per second in response to a 100 year storm.  
20 This provision shall not apply to drainage ditches along roadways, driveways and cut and  
21 fill slopes.

22 ~~—————~~ 3.3.4d Runoff shall be diverted from above any unstabilized, unvegetated cut  
23 or fill slope, or any cleared natural slope, and carried in a natural or artificial channel  
24 which can accommodate the 25 year peak runoff without accelerated erosion. If the water  
25 is disposed of in an infiltration basin or dry well, the basin or dry well shall be sited in such  
26 a manner as to have no adverse effect on slope stability.

1 ~~————— 3.3.4e Any permanent artificial channels and drainage provisions shall be sized~~  
2 ~~to accommodate the 25 year flow and all structures used to discharge runoff to a~~  
3 ~~designated floodway shall be designated to prevent erosion in that drainage course.~~

4 ~~————— 3.3.4f Runoff control measures should be considered which will promote~~  
5 ~~infiltration to ground water including use of small ponding areas on individual lots or in~~  
6 ~~neighborhood parks.~~

7 ~~————— 3.3.4g Easements for all permanent or major cleared drainage facilities are~~  
8 ~~required.~~

9

10 ~~— 3.4 Sketch Terrain Management Plans: Submittals and Requirements~~

11 ~~———— 3.4.1 Submittals~~

12 ~~———— A sketch terrain management plan, when required by the Code Administrator,~~  
13 ~~shall include, at a minimum:~~

14 ~~———— 3.4.1a A topographic map at a scale of one (1) inch equals 2000 feet or larger,~~  
15 ~~identifying major arroyos, native vegetation patterns, areas of steep slope and major~~  
16 ~~landforms, all shown in relationship to the proposed development; and~~

17 ~~———— 3.4.1b Any additional material that is required for a full terrain management~~  
18 ~~plan if, in the opinion of the Code Administrator, such material is essential in order to~~  
19 ~~review the proposed development.~~

20

21 ~~———— 3.4.2 Requirements~~

22 ~~———— All development subject to the requirement of filing a sketch terrain~~  
23 ~~management plan shall not affect major arroyos, vegetation cover density, and areas of~~  
24 ~~steep slope. In addition, the development may be required to meet any of the specific~~  
25 ~~criteria set forth in Section 3.3 of this Article if, in the opinion of the Code Administrator,~~  
26 ~~such criteria are pertinent to proper development in conformance to the General Plan.~~

27

1

2 **ARTICLE X, DEFINITIONS:**

3

4 **SECTION 1, Definitions of Words and Phrases used in the Code, shall be amended**  
5 **by insertion of the following new or amended definitions in the Section in**  
6 **alphabetical order and renumbering of the Section as required:**

7

8 Access Corridor - The designated and approved area within a Buildable Area on  
9 which an approved road or driveway may be constructed.

10

11 Average Slope - average slope for any lot, tract, parcel or building site shall be  
12 calculated using the formula for "percent of slope" set forth in this Article X.

13

14 Buildable Area - means that portion of a lot upon which buildings, structures or  
15 other development may be placed, limited by floodplain, slope or other terrain constraints,  
16 required buffer zones and setbacks, the maximum lot coverage standards or other design  
17 and development standards set forth in the Ordinance.

18

19 Building - a structure, having a roof supported by columns or walls and intended  
20 for the shelter, housing or enclosure of people, animals, property, equipment, goods or  
21 materials or business activity.

22

23 Caliper - American Association of Nurserymen standard for trunk measurement of  
24 nursery stock. Caliper of the trunk shall be taken six inches above the ground for and up  
25 to and including four-inch caliper size, and 12 inches above the ground for larger sizes.

26

27 Crest - The highest point on a hill or the highest line along a ridge.

28

1           Critical root zone - a circular region measured outward from a tree trunk  
2 representing the essential area of the roots that must be maintained or protected for the  
3 tree's survival. Critical root zone is one (1) foot of radial distance for every inch of tree  
4 diameter measured at 4.5 feet above the ground, or for trees that split into multiple trunks  
5 below 4.5 feet, the trunk is measured at its most narrow point beneath the split.

6  
7           Design storm - a storm of one hundred (100) year recurrence interval and twenty-  
8 four (24) hour duration. Precipitation values for the design storm shall be derived from  
9 the current NOAA weather atlas or on-site data from U.S. Weather Service gauged  
10 stations.

11  
12           Designated landscape areas - those areas on a lot or parcel in which plants shall be  
13 preserved or installed to meet the landscape, buffering, or revegetation requirements of the  
14 Code, including but not limited to, roadway or parking lot buffers, revegetation and  
15 buffering of cuts, fills, retaining walls and structures on steep terrain and ridgetops. Areas  
16 dedicated to recreational playfields or to the production of food crops such as vegetable  
17 gardens or orchards are not included.

18  
19           1.28 "Development" means the making of any material change in the use or  
20 appearance of any structure or land or the performance of any building or terrain  
21 modification, including, without limitation:

22           1.28.1 construction, reconstruction, alteration, repair, addition to or location of a  
23 structure;

24           1.28.2 use of land or a structure ~~thereon~~ for commercial, industrial, agricultural,  
25 or residential purposes;

26           1.28.3 division of the surface area of land;

1 1.28.4 installation of water, sewer or other sanitation utility facilities; except wells  
2 for which a permit is obtained under Section 75-11-1 NMSA (1953 Comp) as it may be  
3 amended and individual on-site liquid waste systems.

4 1.28.5 - construction of roads, streets, or driveways;

5 1.28.56 erection, alteration or destruction, within Historic Districts, of the  
6 exterior features of a structure which are subject to public view from any public  
7 thoroughfare or place; or

8 1.28.67 use of water which is inconsistent with the water management policies of  
9 the Code and the General Plan.

10

11 Development Site - The designated and approved area within a Buildable Area on  
12 which approved development may be constructed. The development site of a lot, tract or  
13 parcel includes building sites, access corridors, utility sites and corridors, and landscape  
14 areas.

15

16 Drainage way - a channel formed by the existing surface topography of the earth or  
17 a man-made drainage network having a defined channel for the removal of water from the  
18 land, including both the natural elements of arroyos, streams, marshes, swales, and ponds,  
19 whether of an intermittent or continuous nature and man-made elements such as acequias,  
20 ditches, channels, retention facilities, and storm water systems.

21

22 Legal lot of Record - a lot which either was created prior to the date of any  
23 applicable provision of law which required it to be approved as part of a subdivision or  
24 land division, or which has been created as part of a subdivision or land division created in  
25 accordance with all applicable laws or ordinances. Proof of legal lot of record may be  
26 provided by a duly recorded plat or by a written instrument which adequately describes the  
27 lot and is recorded with the County Clerk.

1

2 Light Reflective Value (LRV) - a measurement of the percentage of total visible  
3 light that is reflected from a surface. The LRV of a paint, stucco, or roof material is  
4 available from the manufacturer (many products are labelled with LRV ratings at the retail  
5 outlet); the LRV measures the amount of light reflected by a certain material and color.

6

7 Native vegetation - any plant species with a geographic distribution indigenous to  
8 the applicable life zone in Santa Fe County. Plant species which have been introduced by  
9 man are not native vegetation.

10

11 Natural Slope - the Percent of Slope as calculated prior to development from the  
12 elevation difference between two adjacent contour lines (H - L) and the perpendicular  
13 horizontal distance (D) between them.

14

15 No Build Areas - the land area or areas on a lot or parcel which are restricted for  
16 development pursuant to standards of the Code, including but not limited to, slopes  
17 greater than 30%, wetlands, floodways, rock outcroppings, arroyos or other natural  
18 drainage ways.

19

20 Percent of Slope - means the vertical change in a land surface calculated as  
21 follows:

22

23

24

25

$$\frac{H - L}{D} \times 100 = \% \text{ slope}$$

26 where H is the highest elevation of the area for which slope is being determined; L is the  
27 lowest elevation of the area for which slope is being determined; and D is the horizontal  
28 distance between H and L measured perpendicular to the contour lines.

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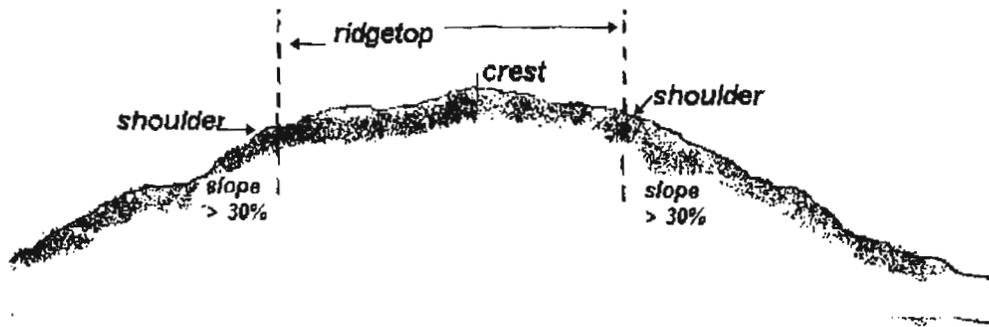
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23

"Q" - the design capacity of a channel or conveyance or the volume of water generated by the design storm. "Q" is measured in cubic feet per second(cfs). Mannings or Chezy formulas apply; rational formula does not apply.

Ridgetop - the uppermost elevations, between the shoulder and crest, of any hill or ridge with a slope of thirty percent (30%) or greater. For purposes of these regulations, a ridgetop means the area measured horizontally from the shoulder across the crest to the parallel shoulder. A ridge formation which does not contain a development site of at least twelve hundred (1200) square feet will not be classed as part of the Buildable Area for purposes of construction of a primary residential structure. See also "Shoulder" defined below. Where a ridgetop measures more than three hundred feet (300') from shoulder to shoulder (a mesa), the ridgetop standards and requirements for architecture and buffers shall apply within one hundred fifty feet (150') of the shoulder of the ridge.

Shoulder - the line where the profile of the upper slope of an elevation (hill, ridge, mountain, escarpment, etc.) changes from 30% or greater slope to less than 30% slope.

Significant Tree - Any existing native trunk-type tree in good health and form which is eight inches (8") or more in diameter as measured four and one-half feet (4 1/2')

1 above natural grade; any existing native bush-form or character tree (pinon) which is eight  
2 feet (8') high and has a spread of eight feet (8').

3

4 Soil Profile - A vertical section of the soil through all its horizons and extending  
5 into the parent materials.

6

7 Soil Type - A soil complex or association having similar characteristics of behavior  
8 in the natural landscape and similar properties that affect its management as described by  
9 the naming and classification scheme used by the Natural Resource Conservation Service  
10 (NRCS), U.S. Department of Agriculture.

11

12 Steep terrain - any land having an average natural slope of 15% or more.

13

14 Utility Site and Utility Corridor - The designated and approved area within a  
15 Buildable Area on which approved utilities may be located. Utilities include all water  
16 (including wells), sewage (including septic tanks and leach fields), electric, gas, telephone  
17 and cable facilities.

18

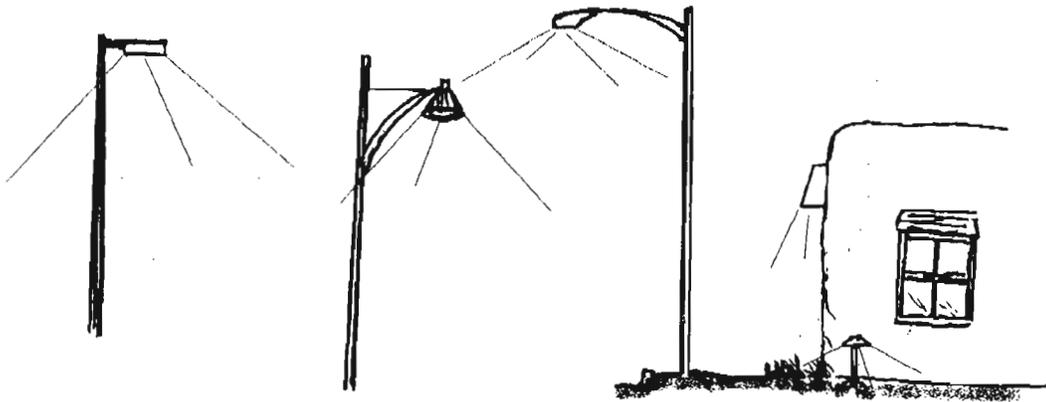
19 Xeriscape - a landscape design practice consisting of native and well adapted, non-  
20 native plants combined by like water needs to create a visually pleasing, drought tolerant  
21 garden, which once established, will require minimal supplemental watering.

22

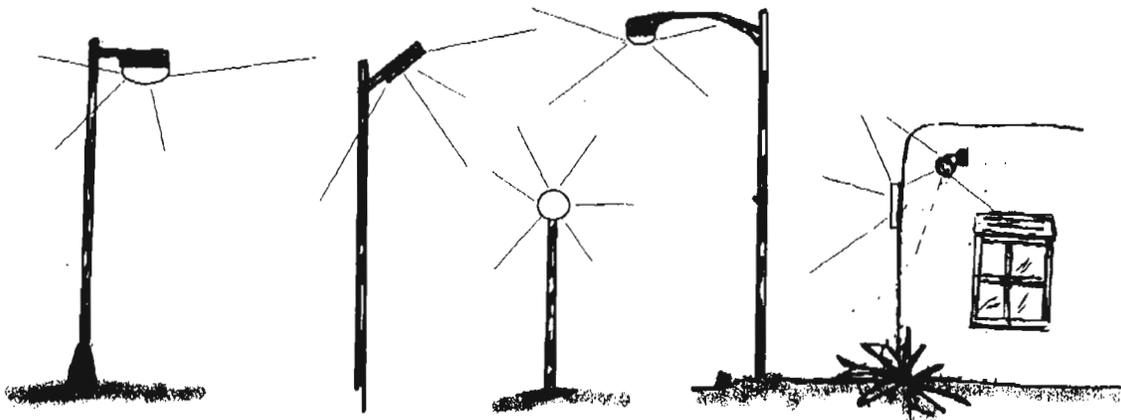
**1 APPENDIX E SHIELDING STANDARDS FOR OUTDOOR LIGHTS**

**2**

**3** All light bulbs and light sources shall be shielded so that they are not directly visible from  
**4** any adjacent lot or public roadway and so that no light rays are emitted by the installed  
**5** luminaire at angles above the horizontal plane at the lowest part of the fixture, as certified  
**6** by photometric test report. See Article III, Section 4.4.4, Development and Design  
**7** Standards. See also Appendix F for streetlight design.



**Examples of lights which DO MEET shielding standards.**



**Examples of lights which DO NOT MEET the standards for shielding.**

1 **APPENDIX F STREETLIGHT DESIGN CRITERIA**

2

3 Reference Article III, Section 4.4.4, Development and Design Standards. See also  
4 Appendix E.

5

6

7 **RECOMMENDED LIGHTING LEVELS\***

8

9		Commercial	Industrial	Residential
10				
11	Pedestrian areas:			
12	Sidewalks	0.9	0.6	0.2
13	Pedestrian ways	2.0	1.0	0.5
14	Roadways:			
15	Freeways	0.6	0.6	0.6
16	Major roads and expressways	2.0	1.4	1.0
17	Collectors	1.2	0.9	0.6
18	Local streets	0.9	0.6	0.4
19	Alleys	0.6	0.4	0.2
20	Parking areas:			
21	Self-parking	1.0		
22	Attendant parking	2.0		
23	Buildings:			
24	Entrance and doorway areas	5.0		
25	General grounds	1.0		

26

27

\*Values are given in minimum average maintained horizontal footcandles

28

source: *IES Lighting Handbook*, 4<sup>th</sup> ed., Illuminating Engineering Society, New York

29

30

31

32 **RECOMMENDED AVERAGE-TO-MINIMUM UNIFORMITY RATIOS**

33

34

35

36

37

38

39

40

For Roadways in	Recommended Ratios
Commercial Areas	3:1
Intermediate Areas	3:1
Residential Areas	6:1

1 **APPENDIX G XERISCAPE PRINCIPLES AND PLANTING GUIDELINES**

2

3 **SECTION 1 BOTANICAL LIST FOR SANTA FE COUNTY**

4

5

6 The Landscaping Botanical Appendix for Santa Fe County follows in this Section. Other  
 7 sources for appropriate plants for local use include the Plant List for the Santa Fe Area,  
 8 New Mexico by The Santa Fe Xeriscape Council. See the Landscape Irrigation  
 9 Requirements in New Mexico by the NM State Engineer's Office for water use  
 10 requirements for Santa Fe County.

11

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16

17

18 **KEY:**

19

20 <b>Size:</b>	<b>S - small; M - medium; L - large</b>
21 <b>Purpose:</b>	<b>O - ornamental; SC - screening; SH - shade</b>
22 <b>Water use:</b>	<b>L - low; M - moderate; H - high</b>
23 <b>Growth:</b>	<b>S - slow; M - medium; F - fast</b>
24 <b>Habit:</b>	<b>SP - spreading; CLM - climbing; HDG - hedge</b>
25 <b>Type:</b>	<b>N - native; I - introduced; D - deciduous; E - evergreen</b>
26 <b>Maintenance:</b>	<b>L - low; M - medium; H - high</b>

27

LANDSCAPE BOTANICAL APPENDIX - TREES								
BOTANICAL NAME	SIZE	PURPOSE	HEIGHT AT MATURITY	GROWTH	WATER USE	HABIT	TYPE	MAINTENANCE
<i>Acer saccharinum</i>	M	O, SH	30 ft	Fast	H		I	H
<i>Ailanthus altissima</i>	L	O, SH	35 ft	F	L	SP	I	M
<i>Betula pendula</i>	M	O, SH	30 ft	Med	H	SP	I	H
<i>Catalpa speciosa</i>	S	O, SH	25 ft	M	M		I	M
<i>Celtis accidentalis</i>	L	O, SH	35 ft	Slow	M		I	
<i>Cercis accidentalis</i>	S	O, SH	15 ft	M	M		I	M
<i>Crataegus laevigata</i>	S	O, SH	20 ft	S	M	CLM	I	M
<i>Elegrus angustifolia</i>	M	O, SC, SH	25 ft	F	L	SP, HDG	I	M
<i>Forestiera Neomexicana</i>	M	O, SC	20 ft		L		N	L
<i>Fraxinus pennsylvanica</i>	L	O, SH	40 ft	M	M		I	L
<i>Fraxinus velvira modesto</i>	L	O, SH			M			M
<i>Ginkgo biloba</i>	L	O, SH	40 ft	F	M		I	L
<i>Gleditsia triacanthos</i>	L	O, SH	35 ft	M	M		I	L
<i>Juniperus scopulorum</i>	M	O, SC	25 ft		L		N	L
<i>Juniperus monosperma</i>	S	O, SC	10 ft		L		N	L
<i>Koelrauberia paniculata</i>	L	O, SH	15 ft	S	M		I	M
<i>Liriodendron tulipifera</i>	L	O, SH	40 ft		H		I	H
<i>Malus spp.</i>	M	O, SH	25 ft	M	M		I	L
<i>Morus alba</i>	M	O, SH	30 ft	M	M		I	M
<i>Pinus edulis</i>	M	O	20 ft		L		N	M
<i>Pinus nigra</i>	M	O, SC	30 ft	M	M		I	L
<i>Pinus thunbergiana</i>	M	O, SC	20 ft	S	M		I	L

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Platanus acerifolia	M	O,SH	30 ft	M	M		I	H
Populus alba "bolleana"	M	SC	30 ft	F	H	CLM	I	H
Populus spp.	L	O,SH	50 ft		M		I	M
Prunus cerasifera	M	O,SH	20 ft	M	H			M
Purus calleryana	M	O	25 ft	M	M	SP	I	L
Robinia ambigua	M	O,SH	30 ft	M	M		I	L
Robinia New Mexicana	M	O	20 ft		M	SP	N	L
Robinia pseudoecacia	L	O	40 ft	M	M		I	L
Salix babylonica	L	SC,SH	40 ft	F	H		I	M
Salix matsudana tortuosa	M	O,SH	25 ft	F	M		I	L
Sodous aucuparia	M	O,SH	35 ft	M	M		I	M
Tilia Codata	M	O,SH	40 ft	M	L			M

1

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1

LANDSCAPE BOTANICAL APPENDIX - GROUNDCOVERS		
COMMON NAME	BOTANICAL NAME	SIZE
Wintercreeper Euonymus	Euonymus fortunei	
Blue fescue	Festuca ovina glauca	
English ivy	Hedera helix	
Daylily	Hemerocallis spp.	
Arron's beard	Hypencum calycinum	
Creeping juniper	Juniperus horizontalis	
Santolina	Santolina chamaecyparissus	
Stonecrop	Sedum acre	
Vinca, periwinkle	Vinca major	
	Vinca minor	
Snow-in-summer	Cerastium tomentosum	

LANDSCAPE BOTANICAL APPENDIX - SHRUBS							
BOTANICAL NAME	COMMON NAME	SIZE	PUR- POSE	HEIGHT AT MATUR- ITY	WATER USE	TYPE	MAINT- ENANCE
<i>Aarimesia tridentata</i>	Big sagebush	M	O	4 ft.	L	E	L
<i>Abelia grandiflora</i>	Glossy abeilia	M	O	3 ft.	M	I, D	M
<i>Atriplex canescens</i>	4-wing saltbush	M	O SC	4 ft.	L	N, D	L
<i>Berberis thunbergii</i> spp.	Japanese barberry		O	3 ft.	M	I, D	M
<i>Cercocarpus montanus</i>	Mt. mahogany	L	O	15 ft.	L	N, E	L
<i>Chaenomeles speciosa</i>	Flowering quince	L	O	2 ft.	M	I, D	L
<i>Chrysothamnum nauseosus</i>	Chamisa	M	O	4 ft.	L	N, D	L
<i>Cotoneaster horizontalis</i>	Rock cotoneaster		O SC	2 ft.	H	I, D	M
<i>Cytisus scoparius</i>	Scotch broom	M	O	4 ft.	L	I, E	L
<i>Euonymus alata</i>	Winged euonymus	M	O SC	4 ft.	M	I, D	L
<i>Euonymus japonica</i>	Japanese euonymus	M	O	6 ft.	LM	I, E	M
<i>Fallugia paradoxa</i>	Apache plume	M	O	5 ft.	L	N, D	L
<i>Forsythia intermedia</i>	Forsythia	M	O SC	4-12 ft.	LM	I, D	L
<i>Hibiscus syriacus</i>	Rose of Sharon	M	O	10 ft.	LM	I, D	L
<i>Juniperus chinensis</i>	Pfitzer juniper	M	O	2-4 ft.	MH	I, E	L
<i>Llexcoruta burfordii</i>	Burford holly	M	O	10 ft.	M	I, E	L
<i>Llexvomitoria nana</i>	Dwarf yaupan	M	O	10 ft.	M	I, E	L
<i>Mahonia aquifolium</i>	Oregon grape	M	O	4 ft.	M	I, E	L
<i>Mahonia bealei</i>	Leather leaf mahonia	M	O		M	I, E	
<i>Nandina domestica</i>	Heavenly bamboo	M	O	3 ft.	M	I, D	L
<i>Oercocarpus ledifolius</i>	Curf leaf mt. mahogany	M	O	15 ft.	L	N, E	L
<i>Photinia fraseri</i>	Frasers photinia	M	O	3 ft.	M	I, E	M

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Pinus mugo	Mugo pine	M	O	2 ft.	M	I, E	L
Pyracantha coccinea	Pyracantha	M	O	6-15 ft.	L	I, E	L
Rhus tirtlebata	3-leafed sumac	M	O SC	3-8 ft.	L	N, D	L
Ribes Aureum	Golden current	M	O SC	6 ft.	M	N, D	L M
Spiraea vanhouttei	Vanhoutle spirea	M	O	5 ft.	M	I, D	M
Spirea thungergii	Babys breath spirea	M	O	3 ft.	M	I, D	M
Spriaea prunifolia	Bridal wreath spirea	M	O	5 ft.	M	I, D	M
Syringa vulgaris	Common lilac	M L	O SC	6-15 ft.	L M	I, D	L M
Viburnum burkwodii	Burkwood viburnum	M	O SC	5 ft.	M	I, D	L M
Viburnum opulus	European cranberry bush	M	O SC	8 ft.	M	I, D	M
Yucca filmentosa	Adams needle yucca					N, D	

1

LANDSCAPE BOTANICAL APPENDIX - VINES						
BOTANICAL NAME	COMMON NAME	SIZE	PURPOSE	WATER USE	TYPE	MAINTENANCE
<i>Ajuga reptans</i>	Aguga, bugleweed		O	M	N D	
<i>Campsis radicans</i>	Trumpet vine		O	L M	N D	
<i>Clematis paniculata</i>	Clematis		O	L M	N D	H
<i>Lonicera sempervirens</i>	Honeysuckle		O	L M	N D	
<i>Parthenocissus tricuspidata</i>	Boston Ivy		O	L M	N D	
<i>Parthenocissus quinquefolia</i>	Virginia creeper		O	L M	N D	
<i>Polygonum aubertii</i>	Silverlace		O		N D	
<i>Wisteria sinensis</i>	Chinese wisteria		O	L M	N D	

2

1    **SECTION 2 XERISCAPE PRINCIPLES (NEW MATERIAL)**

2

3

1.    **DEVELOP A GOOD DESIGN.**

4

A good landscape design incorporates existing conditions such as soils, slopes, exposure and existing vegetation with further landscape treatments and conservation of water.

5

6

7

8

2.    **CHOOSE LOW-WATER-USE PLANTS** approved for Santa Fe County.

9

10

3.    **IMPROVE THE SOIL** by tilling at least two (2) inches of organic material in the areas to be landscaped with vegetation.

11

12

13

4.    **USE MULCH.** A mulch covers the soil, prevents moisture loss, inhibits weed growth, slows erosion and modifies extreme soil temperatures. Use 2 - 4 inches of mulch around trees and shrubs, in flower gardens and in landscaped areas.

14

15

16

17

18

5.    **IF LAWNS ARE TO BE PLANTED, USE NATIVE GRASSES.**

19

a. Seeded areas should be protected with mulch, biodegradable mats or soil binders.

20

21

b. During the first full growing season lawns should be irrigated to become established.

22

23

c. Consider using wildflowers.

24

25

6.    **WATER EFFICIENTLY.** Put water where the plants need it. Learn to tell when a plant needs water and water often enough to avoid drought stress.

26

27

28

7.    **PRACTICE GOOD MAINTENANCE.**

29

Maintenance keeps plants healthy and attractive. Weeds, injured or dead limbs or sickly plants, detract from the landscape and cost both in water usage and replacement.

30

31

32

See also:

33

34

The Enchanted Xeriscape, A Guide to Water-wise Landscaping in New Mexico, State Engineer Office Water Conservation Program

35

36

37

Xeriscape: Seven Steps to a Low-water Use Landscape, prepared by Brian C. Wilson, P.E., for the New Mexico State Engineer Office, Nov, 1995.

38

39

40

41

1 **SECTION 3: BASIC TRANSPLANTING GUIDELINES (NEW MATERIAL)**

2  
3 For best results contact professionals who guarantee their work and have solid reputations  
4 and follow a water maintenance schedule diligently.

- 5  
6 1. Time of transplanting existing trees is important; September through April is best,  
7 with the optimal time being February and March.  
8  
9 2. Rootball size should be a minimum of one foot diameter for each inch of caliper  
10 size. Scrape off and stockpile the nebkka (rotting pine needle mat under tree or  
11 shrub). Carefully dig a large rootball, using the backside of the shovel against the  
12 rootball and cutting roots over 6" thick with sharp loppers or a saw. Wrap the ball  
13 securely in burlap. A broken rootball is almost certain death to the tree. Use a  
14 boom to lift large trees.  
15  
16 3. Planting hole should be wider than the rootball but not deeper. The top of the  
17 rootball should be level with surrounding terrain. Soil amendments should be  
18 minimal consisting of compost, humates, and root stimulant.  
19  
20 4. Water the tree well and put the plant on irrigation for a minimum of 2 full growing  
21 seasons. Reapply the nebkka to the area beneath the transplanted tree or shrub.  
22 A crescent mound of earth bermed on the downhill side of the transplant at the  
23 dripline will capture runoff and provide supplemental water for years to come.  
24 November through March - water deeply every 7 - 10 days  
25 April through November - water deeply twice weekly  
26  
27 5. Preventive: Recommend spraying transplanted (i.e., stressed) trees with an  
28 effective preventive pesticide once in March by a licensed pesticide applicator.  
29 This will prevent Ips beetles from infesting stressed pinon and ponderosa on the  
30 property. A landscape professional can recommend a safe and effective solution to  
31 protect the valuable trees.  
32

33 **SECTION 4: PRESERVATION OF SIGNIFICANT NATIVE TREES (NEW**  
34 **MATERIAL)**

35  
36 Significant native trees are those of a size to be approximately 75 years or older. Along  
37 with the natural understory vegetation, they play a significant role to stabilize steep slopes,  
38 retain moisture, prevent erosion, provide habitat for wildlife, prevent air and noise  
39 pollution, and enhance natural scenic qualities in the County.  
40

- 41 1. Significant trees are defined as:  
42 (1) any trunk type tree in good health and form which is eight inches (8") or  
43 more in diameter as measured four and one-half feet (4.5') above natural  
44 grade; and  
45 (2) any bush-form or character tree (pinon, juniper) which is 8 feet high and  
46 has a spread of 8 feet.  
47  
48 2. Removal of significant trees or damage to the critical root zone of significant trees  
49 outside of the development site is discouraged.

- 1
- 2 3. Significant trees requiring removal from the development site may be transplanted
- 3 to designated landscape areas or other locations on a parcel, donated to public
- 4 parks or made available for landscaping elsewhere in the community.
- 5
- 6 4. Significant trees should not be removed from slopes greater than thirty percent
- 7 (30%).

1 PASSED, ADOPTED AND APPROVED this 12th day of March, 1996, by the Santa Fe  
2 County Board of County Commissioners.

3

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10 APPROVED AS TO FORM:

11

12

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16

*[Signature]*

County Attorney

Attest:  
*[Signature]*  
County Clerk  
3-28-96

*[Signature]*

RICHARD D. ANAYA, CHAIR

939,831

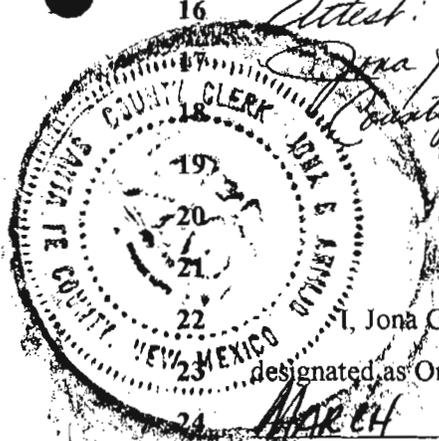
COUNTY OF SANTA FE  
STATE OF NEW MEXICO

I hereby certify that this instrument was filed  
for record on the 28 day of Mar A.D.  
19 96, at 1:01 o'clock P. m.  
and was duly recorded in book 1255  
page 441 of the records of  
Santa Fe County.

Witness my Hand and Seal of Office  
Jona G. Armijo  
County Clerk, Santa Fe County, N.M.

*[Signature]*  
Deputy

CERTIFICATE OF FILING



I, Jona G. Armijo, County Clerk, do hereby certify that the Ordinance,  
designated as Ordinance No. 1996 - 3, was filed in my office on the 28 day of  
Mar 1996, in Book Number 1255 at Pages 441

25

26

27

28

29

30

SANTA FE COUNTY CLERK

JONA G. ARMIJO

# The Santa Fe New Mexican

Since 1849. We Read You.

SANTA FE COUNTY  
ATTN: JUDY MCGOWAN  
P.O. BOX 276  
SANTA FE, N.M. 87504-0276

AD NUMBER: 447488

ACCOUNT: 73450

LEGAL NO: 58699

P.O. #: 053463

134 LINES three times at \$ 139.36

Affidavits: 5.25

Tax: 9.04

Total: \$ 153.65

**SANTA FE COUNTY  
BOARD OF COMMISSIONERS  
NOTICE OF PUBLIC  
HEARING**

Article VII, Environmental requirements, Section 3, Terrain management; and Article X, Definitions, Section 1, Definitions of words and phrases used in the code. The purpose of the proposed amendments is to establish procedures and requirements for site planning, height of structures, landscaping buffers, architectural appearance, utilities locations, road and driveway standards, grading and removal of vegetation, and resection of slope and drainage in areas of steep terrain; to amend the terrain management standards and requirements and the residential building height limitations and to establish outdoor lighting standards for all developments; and to amend the landscaping standards for commercial structures and parking lots. Copies of the proposed Ordinance are available at the Santa Fe County Land Use Department, 102 Grant Ave., Santa Fe, New Mexico 87504-0276. Legal # 58699. Pub. December 8, 26, 1995, January 2, 1996.

Notice is hereby given that a public hearing will be held before the Santa Fe County Board of County Commissioners on Tuesday, January 9, 1996 at 3:00 p.m., in the County Commission Chamber, Courthouse, 102 Grant Ave., Santa Fe, New Mexico to consider the adoption of an ordinance amending the Santa Fe County Land Development Code. The proposed ordinance would amend the Santa Fe County Land Development Code (Ordinance 1992-1), as follows:  
Article II, Administration; Section 6, Special Procedures for Development Approval outside of Buildable Areas;  
Article III, Zoning Regulations, submittals & reviews, Section 2.3, Site Planning Standards for Residential uses, Section 2.4, Submittals and Review, Section 4.4, Design Standards and Review Criteria for Commercial and Industrial nonresidential districts, and Section 6, Large scale residential uses;  
Article V, Subdivision Regulations, Section 8, Subdivision design standards;

AFFIDAVIT OF PUBLICATION

STATE OF NEW MEXICO  
COUNTY OF SANTA FE

I, BETSY PERNER being first duly sworn declare and say that I am Legal Advertising Representative of THE SANTA FE NEW MEXICAN, a daily news paper published in the English language, and having a general circulation in the Counties of Santa Fe and Los Alamos, State of New Mexico and being a News paper duly qualified to publish legal notices and advertisements under the provisions of Chapter 167 on Session Laws of 1937; that the publication # 58699 a copy of which is hereto attached was published in said newspaper once each WEEK for THREE consecutive week(s) and that the notice was published in the newspaper proper and not in any supplement; the first publication being on the 8th day of DECEMBER 1996 and that the undersigned has personal knowledge of the matter and things set forth in this affidavit.

/s/ Betsy Perner  
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this  
2nd day of JANUARY A.D., 1996.



Charles O. Ruiz

*App U.S. 1-23-96  
change to limit  
010-1201-411-600  
OK to pay  
1-22-96*

# East Mountain Telegraph

*gpc*

P.O. Box 710  
Cedar Crest, NM 87008

Invoice

DEC 23 3 PM 4 14

Bill To:

SANTA FE COUNTY  
PURCHASING DEPT.

Santa Fe County/Accts. Payable  
P.O. Box 276  
Santa Fe, NM 87504

Invoice #: 00002449  
Date: 12/21/95

Page: 1

DATE	DESCRIPTION	AMOUNT
12/21/95	Legal Notice Classified Ad (Notice of Public Hearing)  <div style="text-align: center;"> <p>FOR APPROVAL SIGNATURE &amp; RETURN                          SENT TO: <u>Land Use</u>                          BY: <u>[Signature]</u> DATE: <u>1-9-96</u>                          REMARKS: _____                          APPROVED BY: <u>[Signature]</u>                          DATE: _____                          REMARKS: <u>Old 1501 Hill Road</u>                          PURCHASING/ACCOUNTS PAYABLE DEPARTMENT</p> </div>	\$64.00
TEAR SHEETS	Sales Tax:	\$3.44
	Total Amount:	\$67.44
	Amount Applied:	\$0.00
	Balance Due:	\$67.44

DEC 23 1 PM 1 37  
 SANTA FE COUNTY  
 PURCHASING DEPT.

Terms: Net 30

# 281-2300

# Classified Section

## LEGAL NOTICES

### RESOLUCIÓN NÚMERO 89

### RESOLUCIÓN DE ELECCIÓN

### PUEBLO DE TIJERAS

Sea resultado por el cuerpo gobernante del Pueblo de Tijeras que:

A. Una elección municipal regular para elección de oficiales municipales se llevará a cabo el día cinco de Marzo de 1996. Los lugares de votación estarán abiertos al público entre las 7:00 A.M. y las 7:00 P.M.

B. En la elección municipal regular, individuos serán elegidos para ocupar los siguientes cargos electivos.

1. Posición de un (1) Alcalde por un termino de cuatro años.
2. Posición de un (1) Consejal por un termino de cuatro años.
3. Posición de un (1) Consejal por un termino de cuatro años.

C. Los siguientes lugares fueron designados como locales para votar y llevar a cabo la elección municipal regular.

1. Los votantes del precinto #1 votaran en las oficinas municipales del pueblo de Tijeras localizadas en: #12 Camino Municipal, Tijeras, Nuevo México.

D. Votantes en el precinto de votantes ausentes votaran en la oficina de la Escribana Municipal localizada en: #12 Camino Municipal, Tijeras, Nuevo México.

E. Las personas que desean registrarse para votar en la elección municipal regular, deberan registrarse con la Escribana del condado de Bernalillo, a mas tardar el Martes seis de Febrero de 1996 a las 5:00 P.M., la fecha en que la Escribana del Condado cerrara los libros de registro.

F. Se registraran las Declaraciones de Candidatura con La Escribana Municipal el Martes 9 de Enero de 1996, entre las 8:00 A.M. y las 5:00 P.M.

G. Se registraran los votos de los electores municipales calificados en las maquinas de votar.

## LEGAL NOTICES

ADOPTADO Y APROVADO en este día 13 de Noviembre de 1995.

Juan R. Griego, Alcalde de Tijeras

DA FE: Estefanie B. Muller Escribana Municipal

### RESOLUTION #009

### ELECTION RESOLUTION VILLAGE OF TIJERAS

Be it resolved by the governing body of the Village of Tijeras that:

A. A regular municipal election for the election of municipal officers shall be held on March 5, 1996. Polls will open at 7:00am and close at 7:00pm.

B. At regular municipal election, persons shall be elected to fill the following elective offices:

1. Position for one (1) Mayor for a four year term.
2. Position for one (1) Councillor for a four year term.
3. Position for one (1) Councillor for a four year term.

C. The following location is designated as a polling place for the conduct of the regular municipal election:

1. Voters in Precinct #1 shall vote at Village of Tijeras City Hall, #12 Camino Municipal, Tijeras, New Mexico.

D. Voters in the absent precinct will vote at the office of the Village Clerk, #12 Camino Municipal, Tijeras, New Mexico.

E. Persons desiring to register to vote at the regular municipal election, must register with the County Clerk of Bernalillo County no later than Tuesday, February 6, 1996 at 5:00pm, the date on which the County Clerk will close registration books.

F. All Declarations of Candidacy shall be filed with the Municipal Clerk on Tuesday, January 9, 1996 between the hours of 8:00am and 5:00pm.

G. The casting of votes by qualified municipal electors shall be recorded on voting machines.

## LEGAL NOTICES

PASSED, ADOPTED AND APPROVED this 13th day of November, 1995.

Honorable Juan R. Griego, Alcalde de Tijeras

ATTEST: Estefanie B. Muller Village Clerk

### SANTA FE COUNTY BOARD OF COMMISSIONERS NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Santa Fe County Board of County Commissioners on Tuesday, January 9, 1996 at 3:00pm in the County Commission Chambers of the Santa Fe County Courthouse, 102 Grant Ave, Santa Fe, New Mexico to consider the adoption of an ordinance amending the Santa Fe County Land Development Code.

The proposed ordinance would amend the Santa Fe County Land Development Code (Ordinance 1992-1), as follows: Article II, Administrative, Section 6, Special Procedures for Development Approval outside of Buildable Areas; Article III, Zoning Regulations, submittals & reviews, Section 2.3, Site Planning Standards for Residential uses, Section 2.4, Submittals and Reviews, Section 4, Design Standards and Review Criteria for Commercial and industrial nonresidential districts, and Section 6, Large scale residential uses; Article V, Subdivision Regulations, Section 8, Subdivision design standards; Article VII, Environmental requirements, Section 3, Terrain management; and Article X, Definitions, Section 1, Definitions of words and phrases used in the code.

The purpose of the proposed amendments is to establish procedures and requirements for site planning, height of structures, landscaping buffers, architectural appearance, utilities locations, road and driveway standards, grading and removal of vegetation, and protection of slope and drainage in areas of steep terrain; to amend the terrain management standards and requirements and the residential building height limitations and to establish outdoor lighting standards for all development; and to amend the landscaping standards for commercial structures and parking lots.

Copies of the proposed Ordinance are available at the Santa Fe County Land Use Department, 102 Grant Ave, Santa, Fe.

Written comments should be submitted at least three (3) working days prior to the hearing date to the County Land Use Department, P.O. Box 276, Santa Fe, New Mexico, 87504-0276.

## LEGAL NOTICES

### NOTICE

The Village of Tijeras will have a change in meeting schedules due to holidays for the month of January, 1996.

The Regular Planning & Zoning Commission Meeting is scheduled for Monday, January 9, 1996 at 6:00pm.

The Regular Council Meeting is scheduled for Tuesday, January 16, 1996 at 6:00pm.

Village Offices will be closed on January 1, 1996 - New Year's Day and January 15, 1996 - Martin Luther King's Day.

## SPECIAL NOTICES

### RANGER COLUMN - DEC. 1995

FOREST ROADS: As the days get colder and with the warmer weather coming to an end, the Mountain Ranger District is getting ready to close some of the sections of the Forest for protection of resources, wildlife, and roads. Roads that are restricted are as follows: 422 at Cottonwood and Red Canyon, 275 at Thunderbird, 252 at Benion Road that leads to Red Canyon, and 422 north of 275 by the east fork. These roads will be closed from Dec. 1, 1995. All campgrounds are currently open until April.

FUELWOOD: Fuelwood season will end on Dec. 31 and open again May 1, 1996. We will be evaluating other green fuelwood areas in the Manzanos before the summer season.

RENOVATION: Fourth of July Campground will be closed for site reconstruction. We expect the rehabilitation to start in the spring. The project will involve renovation and construction on sites, tables, toilets and relocating of part of the road.

FOREST PLAN REVISION: We are currently working on the strategies for the formation of the Forest Plan Revision. The Forest Plan Revision will include developing desired future conditions and vision for the District, and will guide decision making for the next ten years. We encourage you to be part of this process and help describe the Desired Future Conditions for your National Forest. A Communications Strategy is our first phase. We will be asking for ideas on how you would like to be contacted with information during this process. It is important for you to have your involvement. Please let us know what your ideas are.

BUDGET REDUCTIONS: With Budget Reductions it is becoming harder to deliver services as offered in the past. We will continue to do the best we can with the ongoing decisions that still need to be made in Congress. At this point we do not know what programs and services will be affected by this. We will continue to keep the public informed as things progress.

PRESCRIBED FIRE: The Pinatosa Pre-

Only Classified Deadline For January 4th Issue will be Friday, December 29th at 3:00pm

**PUBLIC NOTICE**

**NOTICE**

THE BOARD OF COUNTY COMMISSIONERS HAS TABLED THE PROPOSED TERRAIN MANAGEMENT REGULATIONS ORDINANCE TILL A SPECIAL MEETING TO BE HELD ON JANUARY 19, 1996 AT 3:00 P.M.

# The Santa Fe New Mexican

Since 1849. We Read You.

SANTA FE COUNTY  
 ATTN: JUDY McGOWAN  
 P.O. BOX 276  
 SANTA FE, N.M. 87504-0276

AD NUMBER: 474677

ACCOUNT: 73450

LEGAL NO: 59195

P.O. #: 053463

FOR APPROVAL SIGNATURE & RETURN  
 SENT TO: Land Use  
 BY: Jm DATE: 3-7-96  
 REMARKS:  
 APPROVED BY:  
 DATE:  
 REMARKS  
 PURCHASING/ACCOUNTS DEPARTMENT

100	LINES	once	at	\$ 40.00
Affidavits:				5.25
Tax:				2.83
Total:				\$ 48.08

**SANTA FE COUNTY  
 BOARD OF  
 COMMISSIONERS**

**STUDY SESSION NOTICE**

The Santa Fe County Board of County Commissioners will hold a Study Session on Thursday, March 7, 1996 from 2:00 to 5:00 p.m., in the County Commission Chambers of the Santa Fe County Courthouse, 102 Grant Ave., Santa Fe, New Mexico to study proposed changes to an ordinance amending the Santa Fe County Land Development Code.

The proposed ordinance would amend the Santa Fe County Land Development Code (Ordinance 1992-1), as follows:

Article II, Administration Section 6, Special Procedures for Development Approval outside of Buildable Areas;

Article III, Zoning Regulations, Submittals & Reviews, Section 2.3, Site Planning Standards for Residential uses, Section 2.4, Submittals and Review, Section 4.4, Design Standards and Review Criteria for Commercial and Industrial nonresidential districts, and Section 6, Large scale residential uses;

Article V, Subdivision Regulations, Section 8, Subdivision design standards;

Article VII, Environmental requirements, Section 3, Terrain management and

Article X, Definitions, Section 1, Definitions of words and phrases used in the code.

Copies of the proposed Ordinance and amendments are available at the Santa Fe County Land Use Department, 102 Grant Ave., Santa Fe.

Legal #59195  
 Pub. March 4, 1996

AFFIDAVIT OF PUBLICATION

STATE OF NEW MEXICO  
 COUNTY OF SANTA FE

I, BETSY PERNER being first duly sworn declare and say that I am Legal Advertising Representative of THE SANTA FE NEW MEXICAN, a daily news paper published in the English language, and having a general circulation in the Counties of Santa Fe and Los Alamos, State of New Mexico and being a Newspaper duly qualified to publish legal notices and advertisements under the provisions of Chapter 167 on Session Laws of 1937; that the publication #59195 a copy of which is hereto attached was published in said newspaper once each week for one consecutive week(s) and that the notice was published in the newspaper proper and not in any supplement; the first publication being on the 4th day of MARCH 1996 and that the undersigned has personal knowledge of the matter and things set forth in this affidavit.

/s/ Betsy Perner  
 LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this  
4th day of MARCH A.D., 1996

*(Circular Notary Seal)*  
 My Commission Expires 9/29/99  
Candace Cozy