

SANTA FE COUNTY

Ordinance No. 2000 - 08

1776388

AN ORDINANCE CREATING A NEW ARTICLE XIV OF THE LAND DEVELOPMENT CODE ESTABLISHING TRADITIONAL AND CONTEMPORARY COMMUNITY ZONING DISTRICTS

A new Article XIV, Traditional and Contemporary Community Zoning Districts, is established and reads as follows:

ARTICLE XIV- TRADITIONAL AND CONTEMPORARY COMMUNITY ZONING DISTRICTS

SECTION 1- PURPOSE AND INTENT

- 1.1 It is the intent of this article to establish the zoning regulations for Traditional and Contemporary Community Zoning Districts. All zoning regulations shall be based on an adopted Traditional or Contemporary Community Plan and shall meet all requirements as set forth in Article XIII, Community Planning.
- 1.2 Article III, ZONING REGULATIONS, SUBMITTALS AND REVIEW shall apply except as set forth here within Article XIV.

SECTION 2- LOS CERRILLOS COMMUNITY ZONING DISTRICT

2.1 Location of District

All requirements of Section 2 shall apply to the Los Cerrillos Community Zoning District that is in the records of the Santa Fe County Clerk, Book 427 and Page 29 and is described as the Los Cerrillos Traditional Community Boundaries.

2.2 Density within the Los Cerrillos Community Zoning District; Definition of Legal Lots of Record for Townsite Lots in Los Cerrillos:

- 2.2.1 Lots shall be individually recognized as legal lots of record if they are shown on the plat of the Townsite of Cerrillos that is in the records of the Santa Fe County Clerk, Book 20 and Page 47 and based on a recorded document that individually conveys or

otherwise transfers these platted Townsite lots. Lots within the platted area of the Townsite of Cerrillos created by a pre-1981 recorded plat, a pre-1981 legal conveyancing document and/or a plat signed by the Land Use Administrator after 1980 shall be recognized as legal lots of record for the purpose of obtaining a development permit.

2.2.2 Notwithstanding section 2.2.1, all development in the District shall require a minimum of 5,000 sq. ft. of land per dwelling or commercial unit.

2.2.3 All development in the Los Cerrillos Community Zoning District for lots created after effective date of this section shall meet the following minimum lot size within designated zones as defined herein:

Townsite Zone: Minimum lot size shall be $\frac{3}{4}$ acre per dwelling unit.

Village Zone: Minimum lot size shall be 2 acres per dwelling unit.

Traditional Community Zone: Minimum lot size shall be 10 acres per dwelling unit.

Commercial District: Minimum lot size shall meet the Village Zone requirements.

2.2 Performance Standards for Residential Development

A development permit may be approved only if the following standards are met:

- 2.3.1 A water resource plan, permit from the State Engineers Office or a community water system water meter membership shall be submitted as part of the development permit process to establish a water source.
- 2.3.2 The dwelling unit shall have a maximum roofed area lot coverage of fifty percent (50%).
- 2.3.3 All land surveys and plats shall be tied to monuments delineating the Community District, established and recorded as the Boundary Survey Plat of the Los Cerrillos Traditional Community Boundaries, Book 427 and Page 29.
- 2.3.4 Pitched roofs and windows shall have a 'Light Reflective Value' (LRV) of 40 or less. This can be done through the use of dulling agents or by using building materials with a LRV rating of 40 or less.
- 2.3.5 Owner-occupied businesses are permitted in residential areas.

2.3 Commercial District

- 2.3.1 Residential and other uses shall be allowed within the Commercial District and shall meet all requirements as set forth in subsections 2.2 and 2.3. Commercial uses and non owner-occupied businesses are only allowed within the Commercial District. All requirements of subsection 2.5, Performance Standards for Commercial Development, shall apply to commercial uses located within the Commercial District.
- 2.3.2 The Commercial District is described as an area of land as shown on "Town Plat of Cerrillos South of the San Marcos Arroyo" recorded in plat book 20, page 47 and "Boundary Survey Plat of the Los Cerrillos Traditional Community Boundaries" recorded in plat book 427, page 29, records of Santa Fe County, New Mexico described as follows: Bounded on the West by the First Street R.O.W.; on the North by the BNSF Railroad R.O.W. ; on the East by the East 1980 Traditional Community Boundary as shown in said "Boundary Survey Plat of the Los Cerrillos Traditional Community Boundaries"; on the South by the projected Waldo Street R.O.W. alignment; excepting a 100.00' strip of land north of and adjoining the projected Waldo Street R.O.W. alignment extending from the projected easterly line of Lot 6, Block 24 as shown in said "Town Plat of Cerrillos South of the San Marcos Arroyo" to the said East 1980 Traditional Community Boundary. The Commercial District also contains the following lots found in Book 20 and Page 47 in the Santa Fe County Clerk's Office. All of Blocks 9 and 10, Lots 1 through 6 on Blocks 11, 23, 24, 25 and 26.

2.5 Performance Standards for Commercial Development

A development permit may be approved only if the following standards are met:

- 2.5.1 Maximum roofed area lot coverage, not including setbacks, septic and onsite parking shall be no more than seventy percent (70%).
- 2.5.2 Pitched roofs and windows shall have a 'Light Reflective Value' (LRV) of 40 or less.
- 2.5.3 Side setbacks shall be a minimum of 5 feet from property line.
- 2.5.4 Rear setback shall be a minimum of 10 feet from property line.
- 2.5.5 No front setback shall be required.
- 2.5.6 No side yard setback is required if fire resistive construction between commercial buildings is used and is approved by the County Fire Marshal.
- 2.5.7 All businesses within the commercial district shall be eligible for on street parking. A maximum of sixty-six percent (66%) of customer parking shall be allowed on the County right-of-way within the commercial district. All designated on street parking shall be parallel parking.

2.5.8 All land surveys and plats shall be tied to monuments delineating the Community District, established and recorded as the Boundary Survey Plat of the Los Cerrillos Traditional Community Boundaries, Book 427 and Page 29.

2.6 Owner Occupied Businesses

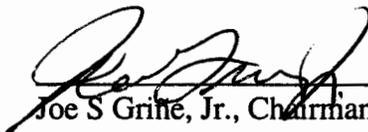
- 2.6.1 All businesses outside the commercial district are required to be owner occupied.
- 2.6.2 An owner occupied business is a structure, meeting commercial zoning requirements, in which the proprietor resides.
- 2.6.3 Owner occupied businesses may fulfill partial parking requirements on the County right-of-way in front of and on the same side of the street as the commercial property, as approved by the Public Works Director. All designated on street parking shall be parallel parking.

2.7 Commercial Uses

- 2.7.1 All commercial uses shall meet the criteria as set forth in Article III, Subsection 4.3.2, Guidelines for Types of Permitted Uses and Structures on Local or Small Scale Districts.
- 2.7.2 The following commercial uses shall not be allowed within the Community District:
 - a. Mini-storage units
 - b. Private clubs and lodges
 - c. Shopping centers
 - d. Dry cleaners

2.8 Buses capable of carrying more than 15 passengers shall be restricted from River Street.

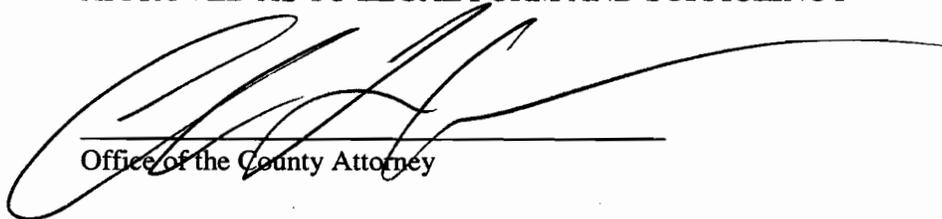
PASSED, ADOPTED AND APPROVED this 13 day of June, 2000, by the Santa Fe County Board of County Commissioners.


Joe S. Grife, Jr., Chairman




Rebecca Bustamante, County Clerk

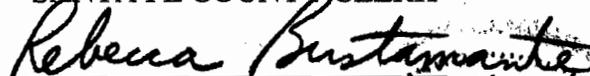
APPROVED AS TO LEGAL FORM AND SUFFICIENCY


Office of the County Attorney

CERTIFICATE OF FILING

I, Rebecca Bustamante, County Clerk, do hereby certify that the foregoing ordinance, designated as Ordinance, No. 2000-08, was filed in my office on the 14 day of June, 2000 in Book Number 1776 at Page 388-392.

SANTA FE COUNTY CLERK


Rebecca Bustamante

1119616
COUNTY OF SANTA FE) SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 14 day of June A.D. 2000 at 1:06 o'clock P.m. and was duly recorded in book 1776 page 388-392 of the records of Santa Fe County.

Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.


Deputy

