

9.8. LA CIENEGA AND LA CIENEGUILLA COMMUNITY DISTRICT OVERLAY.

9.8.1. Purpose and Intent. The provisions of the La Cienega and La Cieneguilla Community District Overlay (LCLCCD) are intended to implement and be consistent with the land use goals, objectives, policies, and strategies of the La Cienega and La Cieneguilla Community Plan and the Sustainable Growth Management Plan (SGMP). The LCLCCD is designed to ensure compatibility among various land uses, encourage compact development, protect scenic features and environmentally sensitive areas, enhance rural development patterns, accommodate a variety of lifestyles, delineate historic community spaces and conserve water resources while accommodating the anticipated natural growth of the community. The LCLCCD includes standards and dimensions based on historic development patterns and incentives to facilitate compact development where appropriate in conjunction with conservation easements that preserve agricultural land and open space.

9.8.2. Sustainable Design Standards. The development standards of Chapter 7 of this Code shall be applicable to all development, except as otherwise specified herein.

9.8.2.1. Water Supply, Wastewater and Water Conservation. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. Residential Connection to County Utility Water System.

a. All new lots created as part of residential land divisions and subdivisions shall be required to connect to the Santa Fe County Water System when said system is extended to within 200 feet of the property line of a lot, unless that lot has previously connected to a community water system, provided that adequate capacity exists in the system and that water taps are available. This requirement will be applied with the following conditions:

i. If the water system is already in place and capable of providing service or if the County can provide an estimated time of completion of six (6) months or less, connection to the system will be required immediately upon the time of service capability within the system. The requirement for connection shall be duly noted on the survey plat, and the property owner shall agree to bonding or financial guarantee to ensure connection within six (6) months, prior to final approval.

ii. If the County cannot provide an estimated time for waterline completion and capacity for service of six (6) months or less, the new land division will be granted a 2 year grace period from the time the water line is actually installed and taps are available before the agreement to connect to the system will be effective. The requirement for connection shall be duly noted on the survey plat prior to final approval.

iii. If connection to a county or community water system is not possible at the time of land division for new residential development of two or more lots of 2.5 acres or less, all lots will

be required to use shared wells where new lots are adjoining, providing adequate water is available for both lots. The requirement to connect to the County or community water system will still be in effect and the property owners will be granted a 2 year grace period from the time the water line is actually installed and has adequate capacity, before the connection to the system will be required. The requirement for connection shall be duly noted on the survey plat prior to final approval.

2. Non-residential Connection to County Utility Water System.

a. All new non-residential development shall be required to connect to the Santa Fe County Water System when said system is extended to within 200 feet of the property line, unless the development has previously connected to a community water system, provided that adequate capacity exists in the system and that water taps are available.

i. If connection to the County water system is not possible, the development must limit water consumption to .35 acre feet per year.

(a) If the water system is already in place and capable of providing service or if the County can provide an estimated time of completion of six (6) months or less, connection to the system will be required immediately upon the time of service capability within the system. The requirement for connection shall be duly noted on the survey plat and the property owner shall agree to bonding or financial guarantee to ensure connection within six (6) months prior to final approval.

(b) If the County cannot provide an estimated time for waterline completion and capacity for service of six (6) months or less, the new land division will be granted a 2 year grace period from the time the water line is actually installed and taps are available before connection to the system will be required. The requirement for connection shall be duly noted on the survey plat prior to final approval.

9.8.2.2. Terrain Management. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. Special Protection of Riparian Areas. Development Standards in Riparian Buffers. The standards and criteria of Chapter 7 of this Code shall apply to any portion of a development or, as appropriate, to any land disturbance within a riparian buffer with the following exceptions:

2. Intent. The restoration and enhancement of riparian areas and wetlands in the Planning Area is recognized as a potentially valuable resource management

practice, so long as such projects are designed and implemented to maximize benefits to the ecosystem and water resources while avoiding harm to the health, safety and welfare of residents, including but not limited to loss of private property and public infrastructure. Therefore, all projects which propose restoration, enhancement and/or new construction of riparian areas or wetlands must demonstrate that the project will have a beneficial or neutral impact on existing water resources. No project shall be permitted that impacts existing water rights.

3. Agriculture as defined in this Code is permitted within Riparian Corridors.

Figure 9.8.1 Riparian Corridors.

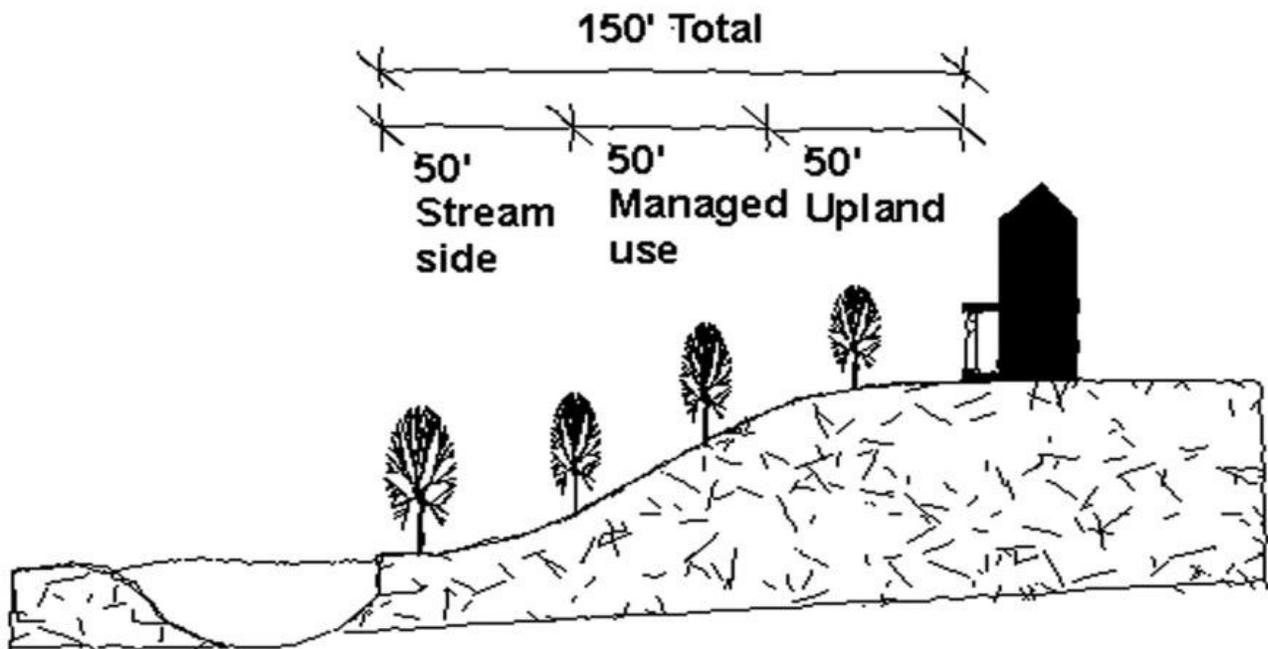


Table: 9.8.1 Riparian Buffer Corridors.

(A) Use	(B) Stream Side Zone	(C) Managed Use Zone	(D) Upland Zone
Trails, greenways, open space, parks or other similar public recreational uses and private recreational uses that do not require the use of fertilizers, pesticides, or extensive use of fences or walls.	P	P	P
Outdoor horticulture, forestry, wildlife sanctuary, and other similar agricultural and related uses not enumerated elsewhere in this table that do not require land-disturbing activities, or use of pesticides or extensive use of fences or walls.	C	C	C
Pastures or plant nurseries that do not require land-disturbing activities or use of pesticides, or extensive use of fences or walls.	C	C	C
Gardens, play areas, and other similar uses that do not require the use of pesticides for routine maintenance	N	P	P
Lawns, golf course fairways, play fields, and other areas that may require the use of fertilizers or pesticides.	N	N	N
Archery ranges, picnic structures, playground equipment, and other similar public and private recreational uses that do not require the use of fertilizers, pesticides, or extensive use of fences or walls.	N	P	P
Public utility and storm drainage facilities where there is a practical necessity to their location within the resource conservation district (RCD).	P	P	P
Streets, bridges, and other similar transportation facilities where there is a practical necessity to their location within the RCD.	C	C	C
Sidewalks.	P	P	P
Accessory land-disturbing activities ordinarily associated with a single- or two-family dwelling, such as utility service lines, gardens, and similar uses.	N	P	P
Public maintenance of streets, bridges, other similar transportation facilities and/or public utility and storm drainage facilities.	P	P	P
Detention/retention basin and associated infrastructure.	N	C	C
Lakes, ponds, and associated infrastructure, such as dams, spillways, riser pipes, and stilling basins, which are located outside of the regulatory floodplain.	C	C	C
Stream and riparian area restoration and maintenance.	P	P	P
New construction or enhancement of riparian area.	C	C	C

P = the activity is permitted as of right; N = the activity is prohibited; and C = the activity is permitted only upon approval of a conditional use permit or a subdivision application.

9.8.3. Establishment of Zoning Districts. The zoning standards of Chapter 8 of this Code shall be applicable to all development, except as otherwise specified herein.

9.8.3.1. Generally. The LCLCCD modifies the underlying base zoning districts in order to address special siting, use, and compatibility issues requiring regulations that supplement or supplant those found in the base zoning districts of this Code. If an overlay zone regulation conflicts with any standard of the underlying zone, the standard of the overlay zone shall govern.

9.8.3.2. Density Requirements on Lots with Multiple Zoning Designations. If a single land parcel and/or subdivision lies within two separate zoning districts, the density of dwelling units per acre shall be calculated based upon the exact proportion of each district in which the parcel lies.

9.8.3.3. Density Bonus. Density Bonuses are not allowed in the LCLCCD boundary until further review is available.

9.8.3.4. Lot Coverage. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. Residential Uses. The maximum lot coverage for residential uses is 20%.

2. Non-Residential Uses.

a. The maximum lot coverage for non-residential uses is 60%.

b. The maximum aggregate building size is 50,000 square feet.

c. The maximum individual establishment size is 15,000 square feet.

9.8.3.5. Shooting ranges are prohibited throughout the LCLCCD planning area.

9.8.3.6. Base Zoning Districts. Base zoning districts approved for use in the La Cienega and La Cieneguilla Community District are listed in Table 9.8.2.

Table 9.8.2: LCLCCD Community District Base Zoning.

A/R	Agriculture/Ranching
RUR-F	Rural Fringe
RUR-R	Rural Residential
RES-F	Residential Fringe
RES-E	Residential Estate
RES-C	Residential Community
TC	Traditional Community
CN	Commercial Neighborhood
PI	Public/Institutional
PDD	Planned Development

1. LCLCCD Agriculture/Ranching (LCLCCD A/R); Purpose. The purpose of this district is to designate areas suitable for agricultural, ranching and residential uses, and to prevent encroachment of incompatible uses and the premature conversion of agricultural and ranch lands to nonagricultural uses. Uses in the

A/R district are limited to agricultural, ranch, residential and other compatible uses. This designation reflects areas whose present use is agricultural, such as grazing or dry land farming. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on LCLCCD Use Table.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.8.3.

Table 9.8.3: Dimensional Standards LCLCCD A/R (Agriculture/Ranching).

Zoning District	LCLCCD A/R
Density (# of acres per dwelling unit)	160
Lot width (minimum, feet)	400
Lot width (maximum, feet)	n/a
Height (maximum, feet)	36
Height (maximum, feet), hay or animal barn, silo	50

c. Setbacks. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

i. The front of the building shall be setback a minimum of 25 feet from the property line.

ii. The rear and sides of the buildings shall be setback a minimum of 50 feet from the property line.

2. LCLCCD Rural Fringe (LCLCCD RUR-F); Purpose. The purpose of this district is to designate areas suitable for a combination of estate-type residential development, agricultural uses and other compatible uses. The RUR-F designation provides an intermediate step in development density between typical open space and agricultural/ranching lands and primarily residential (low density) parcels. This zone also serves to protect agricultural and environmental areas that are inappropriate for more intense development due to their sensitivity. The RUR-F zone accommodates primarily large lot residential, ecotourism, equestrian uses and renewable resource-based activities, seeking a balance between conservation, environmental protection and reasonable opportunity for development. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on LCLCCD Use Table.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.8.4.

Table 9.8.4: Dimensional Standards LCLCCD RUR-F (Rural Fringe).

Zoning District	LCLCCD RUR-F
Density (# of acres per dwelling unit)	20
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	36
Height (maximum, feet), hay or animal barn, silo	50

c. Setbacks. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

- i.** The front of the building shall be setback 25 feet from the property line.
- ii.** The rear and sides of the building shall be setback a minimum of 50 feet from the property line.

3. LCLCCD Rural Residential (LCLCCD RUR-R); Purpose. The purpose of this district is to provide for the development of single-family homes on large lots, either individually or as part of rural subdivisions; to preserve the scenic and rural character of the County; to provide consolidated open space and agricultural lands; and to recognize the desirability of carrying on compatible agricultural operations and home developments in areas near the fringes of urban development while avoiding unreasonable restrictions on farming or ranching operations. Uses that support rural character of the broader area shall be allowed including agricultural production, small-scale renewable energy production, home-based businesses, bed and breakfasts, agro-tourism, equestrian and boarding facilities, farmers markets and produce stands. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on LCLCCD Use Table.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.8.5.

Table 9.8.5: Dimensional Standards LCLCCD RUR-R (Rural Residential).

Zoning District	LCLCCD RUR-R
Density (# of acres per dwelling unit)	10
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24

c. Setbacks. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

i. The front of the building shall be setback a minimum of 25 feet from the property line.

ii. The rear and sides of the buildings shall be setback a minimum of 50 feet from the property line.

4. LCLCCD Residential Fringe (LCLCCD RES-F); Purpose. The purpose of this district is to designate areas suitable for a combination of estate-type residential development, smaller-scale agricultural uses, ranchettes and other compatible uses. The RES-F district provides an intermediate step in single family residential development between open space and/or agricultural/ranching lands, and typically suburban residential densities. The RES-F district may be comprised of a variety of residential lot sizes, clustered housing and community open space and can include limited agricultural use accessory to residential uses. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on LCLCCD Use Table.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.8.6.

Table 9.8.6: Dimensional Standards LCLCCD RES-F (Residential Fringe).

Zoning District	LCLCCD RES-F
Density (# of acres per dwelling unit)	5
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24

c. Setbacks. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

i. The front of the building shall be setback 25 feet from the property line.

ii. The rear and sides of the building shall be setback a minimum of 50 feet from the property line.

5. LCLCCD Residential Estate (LCLCCD RES-E); Purpose. The purpose of the Residential Estate (RES-E) district is to designate areas suitable for a combination of large-lot and suburban-type residential development, ranchettes and other compatible uses. The RES-E district supports single-family homes on

medium sized lots consistent with contemporary community development. Generally this district applies to low to medium density residential development in established neighborhoods (lands that are already committed to residential uses and have been subdivided for a specific development) and undeveloped or underdeveloped areas with a moderate to high development suitability. This category may include limited agricultural use accessory to residential uses. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on LCLCCD Use Table.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.8.7.

Table 9.8.7: Dimensional Standards LCLCCD RES-E (Residential Estate).

Zoning District	LCLCCD RES-E
Density (# of acres per dwelling unit)	2.5
Frontage (minimum, feet)	100
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24

c. Setbacks. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

i. The front of the building shall be setback 25 feet from the property line.

ii. The rear and sides of the building shall be setback a minimum of 50 feet from the property line.

6. LCLCCD Residential Community (LCLCCD RES-C); Purpose. Generally this district applies to existing medium to higher density residential development in established neighborhoods (lands that are already committed to residential uses and have been subdivided for a specific development). The Residential Community designation applies to only a contiguous residential area in La Cieneguilla that is almost completely built out on existing 1 acre lots created in the late 70’s. No additional areas are proposed to have this zoning designation within the La Cienega and La Cieneguilla Planning Boundary.

a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on LCLCCD Use Table.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.8.8.

Table 9.8.8: Dimensional Standards LCLCCD RES-C (Residential Community).

Zoning District	LCLCCD RES-C
Density (# of acres per dwelling unit)	1
Frontage (minimum, feet)	100
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24

7. LCLCCD Traditional Community (LCLCCD TC); Purpose. The purpose of this district is to designate areas suitable for residential, small-scale commercial and agricultural uses consistent with the existing development patterns of traditional communities. The TC district accommodates traditional community patterns, preserves historic and cultural landscapes, and protects agricultural uses, including agriculture found in traditional communities with acequia systems, from encroachment by development. Density bonuses and transfers of development rights may be utilized to achieve the purposes of the district. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on LCLCCD Use Table.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.8.9.

Table 9.8.9: Dimensional Standards LCLCCD TC (Traditional Community).

Zoning District	LCLCCD TC
Density (# of acres per dwelling unit)	0.75
Frontage (minimum, feet)	50
Lot width (minimum, feet)	50
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24
Maximum building size (commercial)	2,500 sq. ft.

c. Setbacks. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

i. The front, sides and rear of the building shall be setback a minimum of 25 feet from the property line.

8. LCLCCD Commercial Neighborhood (LCLCCD CN); Purpose. The purpose of this district is to allow for low-intensity convenience retail and

personal services, as well as office uses that are intended to serve and are in close proximity to individual residential neighborhoods.

a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on LCLCCD Use Table.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.8.10.

Table 9.8.10: Dimensional Standards LCLCCD CN (Commercial Neighborhood).

CN Zoning District	LCLCCD CN
Density	2.5
Frontage (minimum, feet)	50
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	28
Lot coverage (maximum, percent)	60
Maximum building size (aggregate)	50,000
Maximum size of individual establishments (sq.ft.)	15,000*

*Establishment size may be increased up to 30,000 square feet with the issuance of a conditional use permit.

c. Setbacks. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

- i.** The front of the building shall be setback 25 feet from the property line.
- ii.** The rear and sides of the building shall be setback a minimum of 50 feet from the property line.

9. LCLCCD Public Institutional (LCLCCD PI); Purpose. The purpose of this district is to accommodate governmental, educational, and non-profit or institutional uses, including public or community parks and recreation facilities, and public, market shops, offices, animal production, livestock, poultry, non-profit, and institutional residential uses, but excluding any such uses of an extensive heavy industrial character.

a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on LCLCCD Use Table.

- i.** Where the purpose of the use is primarily that of a museum, temporary accessory uses shall be permitted, which shall include the erection of temporary structures and tents for shelter, the holding or retreats, the offering of restaurants with or without incidental consumption of alcoholic beverages, the offering of a stand-alone store or shop.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.8.11.

Table 9.8.11: Dimensional Standards LCLCCD PI (Public/Institutional).

PI Zoning District	LCLCCD PI
Frontage (minimum, feet)	40
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	48
Lot coverage (maximum, percent)	60

i. Density. The density for the PI zoning district is dependent on the surrounding zoning districts. For the Las Golondrinas property the section of the property that was surveyed as part of the Traditional Community will have one dwelling unit per 0.75 acre density and the remaining portion of the parcel and southern parcel will have a one dwelling unit per 2.5 acre density.

10. LCLCCD PDD (Planned Development District); Purpose. PDDs identified on the initial zoning map may be built out in accordance with their approved master plans including density and uses.

9.8.3.7. Density Transfers.

1. Density transfers should be used to protect community assets including but not limited to wetlands, open spaces, springs, water courses, riparian areas, agricultural land, acequias, traditional community centers, archaeological sites, historical and cultural sites, and multigenerational family compounds. When density transfers result in higher site densities, such development shall be clustered and sited in a manner to fit the topography, and existing rural character of La Cienega and La Cieneguilla, instead of in an urban grid pattern. A land density transfer program allows the transfer of all or part of the permitted density on a parcel to another parcel or other locations on the same parcel. This may include concepts such as family compounds or density transfers to protect agricultural, open space or other land protection or preferred development patterns.

a. Open Space Land Protection through Density Transfers or other types of Easements. Open spaces set aside for density transfer or other easements for the protection of community assets, as described above, should interconnect to similar sites or potential sites on adjacent properties whenever possible. Easements shall clearly delineate the open space areas and no build areas as well as document any permitted uses in such areas.

b. Lot Coverage Calculations on Density Transfers or other types of Perpetual Easements. Whenever density transfer is used to create open space which is protected in perpetuity by easement or other legal means, and new lots are created, lot coverage shall be calculated based on the total acreage of the project rather than for each individual development

lot and shall be apportioned to the density transfer lots by means of building envelopes on the approved final plat.

9.8.4. Supplemental Zoning Standards. Standards shall be regulated as identified in Chapter 10 of this Code with the following exceptions:

9.8.4.1. Home Occupations. The purpose of the Home Occupations in the LCLCCD is to support economic development opportunities that are not disruptive to the residential character of the area or significantly interfere with the use of adjacent residential properties. Home Occupations shall be as regulated in Chapter 10 of this Code except as prescribed in Table 9.8.12.

Table 9.8.12 Home Occupations.

	No Impact	Low Impact	Medium Impact
Permit type	Business Registration	Development Permit	Conditional Use Permit
Non-resident employees (max)	1	3	4
Area used for business (maximum)	25% of heated square footage	35% of heated square footage	50% of heated square footage
Accessory building storage	100 SF	600 SF	1,500 SF
Appointments/patron visits (max/day)	0	4	12*
Business traffic	none	see §10.6.5	see §10.6.5
Signage	not permitted	see §7.9.4.3	see §7.9.4.3
Parking and access	Resident and employee only	see §10.6.5	see §10.6.5
Heavy Equipment	None	Up to 2	3-6

*Small-scale retail establishments, such as arts and crafts stores, restaurants or galleries may be permitted to have 30 vehicle visits per day and no more than 10 vehicle visits per hour.

9.8.4.2. Accessory Structures. Standards shall be regulated as identified in Chapter 10 of this Code with the following exceptions:

1. Accessory Structures over 2000 square feet are required to obtain a Conditional Use permit.

9.8.5. LCLCCD TRANSFER OF DEVELOPMENT RIGHTS OVERLAY DISTRICT (LCLCCD-TDROD).

9.8.5.1. Purpose. The purpose of the LCLCCD-TDROD is for the conservation of natural, scenic, and/or agricultural qualities of open land, areas of special character or specific historic, cultural or aesthetic interest or value, or environmental protection such as watershed, steep slopes, floodplains, etc. TDRs as described in Chapter 12 of this Code are voluntary. Below is a list of the initial sending and receiving areas as identified in the La Cienega and La Cieneguilla 2015 Plan Update, this list is not exhaustive and other

properties are eligible to become sending or receiving areas if the requirements listed in Chapter 12 are met.

9.8.5.2. Transfer of Development Rights Standards. The Transfer of Development Rights standards of Chapter 12 of this Code shall be applicable to all development, except as otherwise specified herein.

1. Applicability. An individual parcel and parcels zoned as a PDD cannot be both a sending and receiving area. An area can be identified as either a sending or receiving area, but can only choose one TDR designation.

2. Increased Units Allowed per TDR in LCLCCD. In LCLCCD there is an added incentive in buying and using TDRs in the Planning Boundary. Table 9.8.13 outlines the increased units allowed by using a TDR throughout the County and in LCLCCD.

a. In the LCLCCD TDRs can have additional units if the TDR is purchased and used within the LCLCCD Planning Boundary.

b. TDRs purchased outside of the LCLCCD and used within the LCLCCD will have the general County additional unit increase.

c. TDRs purchased within the LCLCCD and used outside of the LCLCCD will have the general County additional unit increase.

Table 9.8.13 Increased Units Allowed per TDR in the County and LCLCCD.

Use	Additional Unit per TDR in the County	Additional Unit per TDR in LCLCCD
Residential	3	4
Nonresidential	5,000 sf	6,000 sf

9.8.6. LCLCCD-TDROD AREAS.

9.8.6.1. Sending Areas. Sending areas may consist of areas including agricultural land, wetlands, wildlife preservation areas, conservation areas, areas of cultural significance, and open space.

1. LCLCCD-TDROD Sending Area 1.

a. Location. LCLCCD-TDROD Sending Area 1 is identified on Map 9.5.1 and is located at the southern terminus of Capilla Vieja Road and includes approximately 117 acres of the property commonly known as the Tres Rios Ranch.

2. LCLCCD-TDROD Sending Area 2.

a. Location. LCLCCD-TDROD Sending Area 2 is identified on Map 9.5.1 and is located south of County Road 54 (Camino La Entrada) and includes approximately 483 acres of the property commonly known as the La Bajada Ranch.

3. LCLCCD-TDROD Sending Area 3.

a. Location. LCLCCD-TDROD Sending Area 3 is identified on Map 9.5.1 and is located at the east of the intersection of County Road 54 and County Road 56 and includes approximately 102 acres of the property commonly known as the Las Golondrinas Living History Museum.

9.8.6.2. Receiving Areas. Receiving areas shall be MU (Mixed Use districts), PD (Planned Development Districts), I (Industrial), CG (Commercial General) or a district rezoned to a higher density.

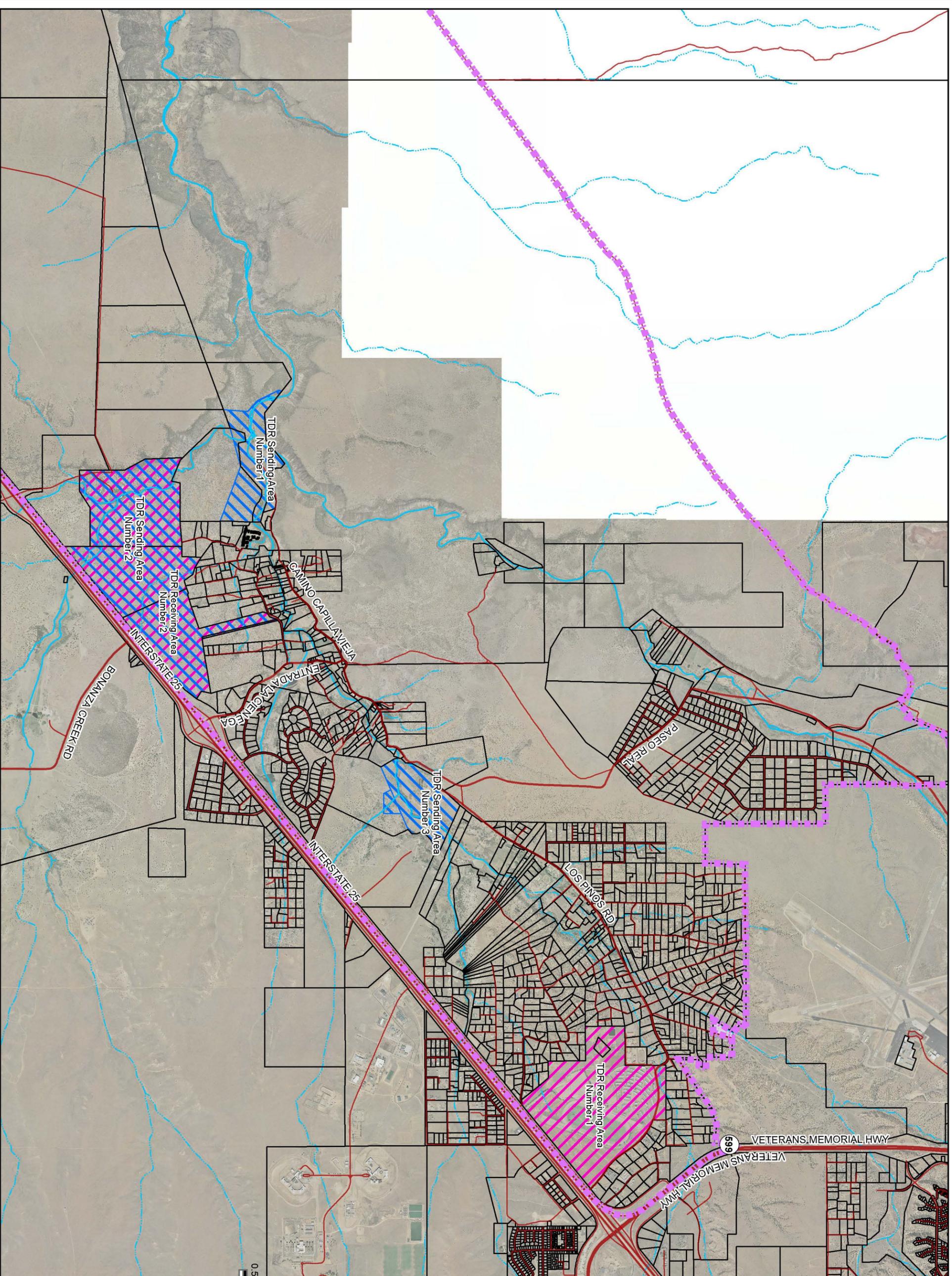
1. LCLCCD-TDROD Receiving Area 1.

a. Location. LCLCCD-TDROD Receiving Area 1 is identified on Map 9.5.1 and is located south of the intersection of County Road 54 and Interstate 25 West Frontage Road and includes approximately 431 acres of the property commonly known as the Downs at Santa Fe.

2. LCLCCD-TDROD Receiving Area 2.

a. Location. LCLCCD-TDROD Receiving Area 2 is identified on Map 9.5.1 and is located south of County Road 54 (Camino La Entrada) and includes approximately 483 acres of the property commonly known as the La Bajada Ranch.

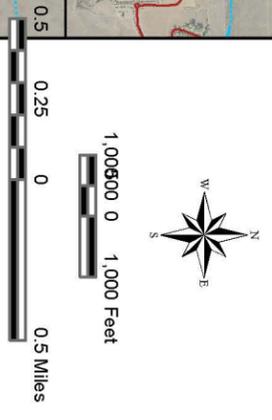
Map 9.8.1 La Cienega & La Cieneguilla Proposed Transfer of Development Rights Sending and Receiving Areas.



Santa Fe County
 La Cienega/La Cieneguilla Community
 Proposed Transfer of Development Rights
 Sending and Receiving Areas

Legend

-  La Cienega Community Overlay Zoning District
-  Parcels
-  Major Roads
-  Minor Roads
-  Streams and Arroyos
 -  -Intermittent
 -  -Perennial
-  Proposed La Cienega Transfer of
Development Rights Sending Areas
-  Proposed La Cienega Transfer of
Development Rights Receiving Areas



This information is for reference only.
 Santa Fe County assumes no liability for
 errors associated with the use of these data.
 Users are solely responsible for confirming
 data accuracy when necessary.



Santa Fe County
 Growth Management
 Department
 Planning Division

August 26, 2015
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Use Table. Uses permitted in the base zones and planned development zoning districts are shown in the LCLCCD Use Table 9.8.15. All uses are designated as permitted, accessory, or conditional, as further explained in Table 9.8.14. Accessory uses may be subject to specific regulations as provided in Chapter 9, 10, and conditional uses are subject to the conditional use permit standards provided in Chapter 14. In addition, uses may be subject to modification by the overlay zoning regulations included in this chapter.

Table 9.8.14: Use Table Labels

P	Permitted Use: The letter “P” indicates that the listed use is permitted by right within the zoning district. Permitted uses are subject to all other applicable standards of the SLDC.
A	Accessory Use: The letter “A” indicates that the listed use is permitted only where it is accessory to a use that is permitted or conditionally approved for that district. Accessory uses shall be clearly incidental and subordinate to the principal use and located on the same tract or lot as the principal use.
C	Conditional Use: The letter “C” indicates that the listed use is permitted within the zoning district only after review and approval of a Conditional Use Permit in accordance with Chapter 14.
DCI	Development of Countywide Impact: The letters “DCI” indicate that the listed use is permitted within the zoning district only after review and approval as a Development of Countywide Impact.
X	Prohibited Use: The letter “X” indicates that the use is not permitted within the

Table 9.8.15: LCLCCD Use Table.

Uses	Function	Structure	Activity	LCLCCD A/R	LCLCCD RUR-F	LCLCCD RUR-R	LCLCCD RES-F	LCLCCD RES-E	LCLCCD RES-C	LCLCCD TC	LCLCCD CN	LCLCCD PI	Special Conditions
Residential													
Single family		1110		P	P	P	P	P	P	P	P	A	
Accessory dwelling units		1130		A	A	A	A	A	A	A	A	A	Ch. 10
Townhouses				P	P	P	P	P	P	P	P	A	
Multifamily dwellings		1202-99		C	C	C	C	C	C	C	P	A	
Retirement Housing	1210			P	P	P	P	P	P	P	P	P	
Assisted living facility	1230			P	P	C	C	C	C	C	P	P	
Life care or continuing care facilities	1240			P	P	C	C	C	C	C	P	P	
Nursing facilities	1250			P	P	C	C	C	C	C	P	P	
Community Home, NAICS 623210				P	P	P	P	P	P	P	P	P	
Barracks		1310		A	A	X	X	X	X	X	X	P	
Dormitories		1320		A	A	X	X	X	X	X	C	P	
Temporary structures, tents etc. for shelter		1350		P	P	A	A	A	A	A	C	A	Ch. 9
Hotels, motels, or other accommodation services													
Bed and Breakfast inn	1310			P	P	P	C	C	C	P	P	X	Ch. 10
Rooming and boarding housing	1320			C	C	C	C	C	C	C	P	C	
Resorts				C	C	X	X	X	X	C	C	X	
Retreats				P	P	C	C	C	C	C	P	A	Ch. 9
Hotels, motels, and tourist courts	1330			C	C	X	X	X	X	X	X	X	
Commercial													
Shop or store with drive-through facility		2210		X	X	X	X	X	X	X	C	X	
Restaurant, with incidental consumption of alcoholic beverages		2220		X	X	X	X	X	X	C	P	A	Ch. 9
Restaurant, with no consumption of alcoholic beverages permitted		2220		X	X	X	X	X	X	C	P	A	Ch. 9
Stand-alone store or shop		2230		X	X	X	X	X	X	C	P	A	Ch. 9
Department store		2240		X	X	X	X	X	X	X	X	X	
Warehouse discount store/superstore	2124	2250		X	X	X	X	X	X	X	X	X	
Market shops, including open markets		2260		A	A	X	X	X	X	C	P	A	

Uses	Function	Structure	Activity	LCLCCD A/R	LCLCCD RUR-F	LCLCCD RUR-R	LCLCCD RES-F	LCLCCD RES-E	LCLCCD RES-C	LCLCCD TC	LCLCCD CN	LCLCCD PI	Special Conditions
Tattoo parlors				X	X	X	X	X	X	C	P	X	
Industrial , manufacturing and wholesale trade													
Light industrial structures and facilities (not enumerated in Codes 2611-2615, below)		2610		C	C	X	X	X	X	X	X	X	
Loft		2611		C	X	X	X	X	X	X	X	X	
Mill-type factory structures		2612		C	X	X	X	X	X	X	X	X	
Manufacturing plants		2613		X	X	X	X	X	X	X	X	X	
Industrial parks		2614		X	X	X	X	X	X	X	X	X	
Laboratory or specialized industrial facility		2615		X	X	X	X	X	X	X	X	X	
Assembly and construction-type plants	3000	2621		X	X	X	X	X	X	X	X	X	
Process plants (metals, chemicals asphalt, concrete, etc.)	3000	2622		X	X	X	X	X	X	X	X	X	
Construction-related businesses	7000			C	C	X	X	X	X	C	X	X	
Heavy construction	7400			X	X	X	X	X	X	X	X	X	
Machinery related	7200			X	X	X	X	X	X	X	X	X	
Special trade contractor	7300			C	C	X	X	X	X	X	X	X	
Automotive paint and body				X	X	X	X	X	X	X	C	X	Sec. 10
Automotive wrecking and graveyards, salvage yards, and junkyards				DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	
Vehicle storage for towing or related business				X	X	X	X	X	X	X	X	C	
Demolition, building and structure business				C	X	X	X	X	X	X	X	X	
Warehouse or storage facility Structure		2700		C	C	X	X	X	X	X	X	X	
Mini-warehouse, mini-storage units		2710		C	C	X	X	X	X	X	C	X	
High-rise mini-warehouse		2720		X	X	X	X	X	X	X	X	X	
Warehouse structure		2730		C	C	X	X	X	X	X	X	X	
Produce warehouse		2740		P	P	X	X	X	X	X	X	X	
Refrigerated warehouse or cold storage		2750		P	P	X	X	X	X	X	X	X	
Large area distribution or transit warehouse		2760		C	X	X	X	X	X	X	X	X	
Wholesale trade— durable goods	3510			X	X	X	X	X	X	X	C	X	

Uses	Function	Structure	Activity	LCLCCD A/R	LCLCCD RUR-F	LCLCCD RUR-R	LCLCCD RES-F	LCLCCD RES-E	LCLCCD RES-C	LCLCCD TC	LCLCCD CN	LCLCCD PI	Special Conditions
Wholesale trade nondurable goods	3520			X	X	X	X	X	X	X	C	X	
Food, textiles, and related products				C	C	X	X	X	X	X	C	X	
Wood, paper, and printing products				C	C	X	X	X	X	X	C	X	
Tank farms		2780		C	C	X	X	X	X	X	X	X	
Public assembly structures													
Performance theater			3110	C	X	X	X	C	C	C	P	P	
Movie theater			3120	X	X	X	X	X	X	X	P	P	
Amphitheater			3130	C	C	X	X	X	X	X	X	P	
Drive-in theaters			3140	C	X	X	X	X	X	X	X	X	
Indoor games facility		3200		X	X	X	X	X	X	X	C	P	
Amusement, sports, or recreation establishment not specifically enumerated	5300			C	X	X	X	X	X	X	X	C	
Amusement or theme park	5310			C	X	X	X	X	X	X	X	X	
Arcade	5320			X	X	X	X	X	X	X	X	X	
Miniature golf establishment	5340			C	C	X	X	X	X	C	X	X	
Fitness, recreational sports, gym, or athletic club	5370			P	P	C	C	C	C	C	P	P	
Bowling, billiards, pool, etc.	5380			X	X	X	X	X	X	C	P	C	
Skating rinks	5390			P	P	X	X	X	X	C	X	P	
Sports stadium or arena		3300		C	X	X	X	X	X	X	X	C	
Racetrack or raceway	5130			C	X	X	X	X	X	X	X	X	
Exhibition, convention or conference structure		3400		A	A	X	X	X	X	X	X	P	
Churches, temples, synagogues, mosques, and other religious facilities		3500		P	P	P	P	P	P	P	P	P	*
Covered or partially covered atriums and public enclosure		3700		A	A	X	X	X	X	X	C	P	
Passenger terminal, mixed mode		3810		P	P	P	P	P	P	P	X	P	*
Active open space/ athletic fields/golf courses	6340			P	P	C	C	C	C	C	X	P	*
Passive open space	6340			P	P	P	P	P	P	P	P	P	
Arts, entertainment, and recreation													
Active leisure sports and related activities			7100	P	P	C	C	C	C	C	C	P	
Movie Ranch				P	P	P	P	C	C	C	P	P	

Uses	Function	Structure	Activity	LCLCCD A/R	LCLCCD RUR-F	LCLCCD RUR-R	LCLCCD RES-F	LCLCCD RES-E	LCLCCD RES-C	LCLCCD TC	LCLCCD CN	LCLCCD PI	Special Conditions
Police station			4520	P	P	P	P	P	P	P	P	P	
Emergency operation center			4530	P	P	P	P	P	P	P	P	P	*
Correctional or rehabilitation facility			4600	C	C	X	X	X	X	X	X	P	*
Cemetery, monument, tombstone, or mausoleum			4700	P	P	C	C	C	C	C	X	A	
Funeral homes			4800	P	P	X	X	X	X	C	C	C	
Cremation facilities			4800	P	P	X	X	X	X	X	X	P	
Public administration		6200		P	P	X	X	X	X	P	P	P	
Post offices		6310		P	P	P	P	P	P	P	P	P	
Space research and technology		6330		P	P	X	X	X	X	C	P	P	*
Clubs or lodges				C	C	C	C	C	C	C	C	C	
Transportation-related facilities													
Commercial automobile parking lots		5200		X	X	X	X	X	X	C	X	X	
Commercial automobile parking garages				X	X	X	X	X	X	C	X	X	
Surface parking, open		5210		A	A	A	A	A	A	A	A	A	
Surface parking, covered		5220		A	A	A	A	A	A	A	A	A	
Underground parking structure with ramps		5240		X	X	X	X	X	X	P	X	A	
Rooftop parking facility		5250		X	X	X	X	X	X	C	X	A	
Bus terminal		3830		X	X	X	X	X	X	C	X	P	
Bus stop shelter		5300		P	P	P	P	P	P	P	P	P	
Truck storage and maintenance facilities		5400		X	X	X	X	X	X	C	X	X	
Truck freight transportation facilities	4140			X	X	X	X	X	X	X	X	X	
Light rail transit lines and stops	4151			P	P	P	P	P	P	P	X	P	
Local rail transit storage and maintenance facilities	4153			X	X	X	X	X	X	X	X	X	
Taxi and limousine service maintained and storage facilities	4155			X	X	X	X	X	X	C	X	X	
Taxi and limousine service dispatch facilities				X	X	X	X	X	X	C	C	X	
Bus transportation storage and maintenance facilities	4156			X	X	X	X	X	X	C	X	C	

Uses	Function	Structure	Activity	LCLCCD A/R	LCLCCD RUR-F	LCLCCD RUR-R	LCLCCD RES-F	LCLCCD RES-E	LCLCCD RES-C	LCLCCD TC	LCLCCD CN	LCLCCD PI	Special Conditions
Towing and other road service facilities, excluding automobile salvage, wrecking, or permanent vehicle storage	4157			X	X	X	X	X	X	X	C	C	
Long-distance or bulk pipelines for petroleum products, natural gas, or mineral slurry	4170			C	C	C	C	C	C	C	X	X	
Courier and messenger service facilities	4190			X	X	X	X	X	X	C	X	X	
Commercial airports		5600		C	C	X	X	X	X	X	X	C	
Private airplane runways and landing strips		5610		C	C	C	C	C	X	C	X	X	
Airport maintenance and hangar facilities		5620		C	C	X	X	X	X	X	X	C	
Heliport facility		5640		C	C	X	X	X	X	X	X	C	
Helistops				C	C	X	X	X	X	C	X	C	
Glide port, stolport, ultralight airplane, or balloon port facility		5650		C	C	X	X	X	X	X	X	C	
Railroad tracks, spurs, and sidings				P	P	P	P	P	P	P	X	P	
Railroad switching, maintenance, and storage facility		5700		C	X	X	X	X	X	X	X	C	
Railroad passenger station		5701		P	P	P	P	P	P	P	X	P	
Railroad freight facility		5702		C	X	X	X	X	X	X	X	X	
Utility													
Local distribution facilities for water, natural gas, and electric power		6100		P	P	P	P	P	P	P	A	P	
Telecommunications lines				P	P	P	P	P	P	P	P	P	
Electric power substations				C	C	C	C	C	C	C	C	C	
High-voltage electric power transmission lines				C	C	C	C	C	C	C	C	C	
Dam		6220		C	C	C	C	C	C	C	X	C	
Livestock watering tank or impoundment				P	P	P	P	P	P	P	A	P	
Levee		6230		C	C	C	C	C	C	C	A	C	
Water tank (elevated, at grade, or underground)		6250		P	P	P	P	P	P	P	P	P	
Water wells, well fields, and bulk water transmission pipelines		6260		P	P	P	P	P	P	P	A	P	

Uses	Function	Structure	Activity	LCLCCD A/R	LCLCCD RUR-F	LCLCCD RUR-R	LCLCCD RES-F	LCLCCD RES-E	LCLCCD RES-C	LCLCCD TC	LCLCCD CN	LCLCCD PI	Special Conditions
Water treatment and purification facility		6270		P	P	P	P	P	P	P	X	P	
Water reservoir		6280		C	C	C	C	C	C	C	X	P	
Irrigation facilities, including impoundments for on-site irrigation or acequia system irrigation		6290		P	P	P	P	P	P	P	A	P	
Wastewater storage or pumping station facility, lift stations, and collection lines		6310		P	P	P	P	P	P	P	A	P	
Solid waste landfill facility	4345	6320		C	C	X	X	X	X	X	X	C	
Composting facility		6330		P	P	C	C	C	C	C	P	X	
Recycling transfer center		6331		P	P	C	C	C	C	C	X	P	
Solid waste collection transfer station (Governmental)	4343		3210	P	P	C	C	C	C	P	X	P	
Solid waste collection transfer station (Private)	4343		3210	C	C	C	C	C	C	C	X	C	
Solid waste combustor or incinerator	4344			C	C	X	X	X	X	X	X	X	
Septic tank service, repair, and installation business	4346			X	X	X	X	X	X	C	X	X	
Household hazardous waste collection facility				C	C	X	X	X	X	C	X	X	
Hazardous waste storage facility		6340		C	X	X	X	X	X	X	X	X	
Hazardous waste treatment and disposal facility				C	X	X	X	X	X	X	X	X	
Sewage treatment plant and disposal facilities		6350		C	C	C	C	C	C	C	X	C	
Gas or electric power generation facility		6400		C	X	X	X	X	X	X	X	DCI	
New Wireless Communication Facilities/Modification of existing wireless communication facility with substantial changes		6500		C	C	C	X	X	X	X	X	C	-
Modification of existing wireless communication facility with no substantial changes/Collocation		6500		P	P	P	P	P	P	P	P	P	-
Roof Mounted/Surface Mounted/Stealth		6500		P	P	P	C	C	C	C	P	P	-

Uses	Function	Structure	Activity	LCLCCD A/R	LCLCCD RUR-F	LCLCCD RUR-R	LCLCCD RES-F	LCLCCD RES-E	LCLCCD RES-C	LCLCCD TC	LCLCCD CN	LCLCCD PI	Special Conditions
Forestry and logging operations	9300			P	P	P	P	P	P	P	X	P	
Game preserves and retreats	9400			P	P	C	C	C	C	C	X	P	
Support business and operations for agriculture and forestry				P	P	A	A	A	A	C	P	P	
Parks, open space areas, conservation areas, and preservation areas				P	P	P	P	P	P	P	P	P	
Public or community outdoor recreation facilities				P	P	P	P	P	P	P	P	P	
Concentrated animal feeding operation		8310		DCI	DCI	X	X	X	X	X	X	X	Ch. 11
Cattle ranching, and the grazing or cattle or other livestock		8230		P	P	P	P	P	P	P	P	P	
Dairy farms		8210		P	C	X	X	X	X	X	X	X	
Other farm and farming-related structures		8900		P	P	P	P	P	P	P	P	P	
Poultry farms and poultry production facilities		8220		P	C	X	X	X	X	X	X	A	
Sheds, or other agricultural facilities		8000		P	P	P	P	P	P	P	P	P	
Animal waste lagoons		8420		DCI	DCI	X	X	X	X	X	X	X	Ch. 11
Mining and extraction establishments													
Oil and natural gas exploration or extraction	8100			DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	Ch. 11
Hard rock mining	8200			DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	Ch. 11
Sand and gravel Mining				C	C	C	C	X	X	X	X	X	
Sand and gravel mining with blasting (as specified in Section 11.2.7)				DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	Ch. 11

* Subject to inclusion in approved list of uses that is part of the site plan for the Mixed Use and Planned Development District.