Staff Proposed SLDC Changes

Chapter 1

1.11.3. Permits and Approvals With Vested Rights. Development permits and final approvals granted by the Board, County Development Review Committee or the Administrator prior to enactment of the SLDC for which rights have vested shall remain valid, and development and use of the property shall be allowed so long as the development and use is in accordance with the development permit and final approval. Vested Rights must establish that there was an 1) issuance of written approval to the applicant for the proposed project; and 2) a substantial change in position by the applicant in reliance upon such approval.

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Staff Proposed SLDC Changes

Chapter 3

3.3. PLANNING COMMISSION.

3.3.2.4. To hold public hearings and recommend action on an Area, District or Community Plan, ~~preliminary and~~ final development orders, and quasi-judicial discretionary development applications;

3.4. ADMINISTRATOR.

3.4.2. Responsibilities. The Administrator shall have the responsibility to administer and enforce the provisions of the SLDC, make advisory opinions on the interpretation of the SLDC, the SGMP, an Area, District or Community Plan, hold and determine the adequacy of security instruments and issue ministerial development orders as set forth in the SLDC~~, subject to appeal to the Planning Commission~~. The Administrator shall make a reasonable interpretation of the SLDC that is not inconsistent with the SGMP.

3.5. HEARING OFFICER.

3.5.4. Qualifications. A Hearing Officer shall have a J.D. degree from a law school certified by the American Bar Association or Association of American Law Schools, with not less than six (6) years of legal experience, and shall be licensed to practice law in New Mexico ~~for a period of not less than three (3) years~~. During the term of the Hearing Officer's appointment and during three (3) years immediately preceding the Hearing Officer's appointments, neither the appointed Hearing Officer nor the Hearing Officer's law firm shall represent or have represented persons or entities with regard to land use applications submitted to the County or in appeals of or lawsuits regarding County land use decisions. In addition, a ~~A~~ Hearing Officer shall not during the term of their appointment:

~~hold other appointed or elective office or position in government during his/her term.~~

a. hold elective office;

b. be employed by the County;

c. be appointed to any County or joint board or committee of the County and City of Santa Fe;

d. be employed by any political subdivision of the State of New Mexico or tribal government the geographic boundaries of which are located either wholly or partly within the geographic boundaries of the County;

e. be employed by a governmental entity from which the County requests opinions pursuant to Section 4.4.7 and Section 5.7.5.1 of the SLDC.

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Staff Proposed SLDC Changes

Chapter 4

4.4.4. Pre-Application Neighborhood Meeting. A pre-application neighborhood meeting shall be conducted as specified in Table 4-1.

4.4.4.1. Notice of Pre-Application Meeting. The following entities and persons shall be invited by a letter sent first class mail~~, return receipt requested~~ 15 days prior to the pre-application meeting:

1. The applicable CO and/or RO (see § 2.2).

2. Property owners entitled to notice of the application as required in § 4.6;

4.4.8. Land Use Facilitation.

4.4.8.1 Purpose. Land use facilitation is intended to provide a means of communication between an applicant proposing a development, and persons that would be impacted by the proposed development. Land use facilitation provides an opportunity for the applicant and residents to exchange information, ask questions, and discuss concerns about the proposed development.

4.4.8.2. In General. Land use facilitation uses a professional facilitator to assist the applicant and residents to discuss issues related to the proposed development, identify and achieve goals and complete tasks in a mutually satisfactory manner. The process uses a facilitator, who will focus on the process and assist and guide the participants in principles of dispute resolution and decision-making. The facilitator is impartial to the issues being discussed, has no advisory role in the content of the meeting, and has no interest in the outcome of the meeting.

4.4.8.3. Types of Cases Referred. In general, any application which presents controversy, in which residents have questions or concerns, or that the applicant feels is appropriate for facilitation, may be referred to facilitation.

4.4.8.4. General Process.

1. Referral. An application may be referred to a land use facilitation by the Administrator or the applicant coincidentally with the finding of completeness. A matter may also be referred by the Administrator to land use facilitation following the TAC meeting if the case has a high potential for controversy. ~~but, more likely, will be referred to land use facilitation coincidentally with the finding of completeness.~~

2. Assignment of a Land Use Facilitator. The Administrator shall assign a case referred to facilitation to a land use facilitator contracted ~~or employed~~ by

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the County. Any facilitator selected for a given case shall have no interest in the case and shall not be an employee of Santa Fe County.

4.4.16. Subsequent Applications. A subsequent application, after the application's failure is not allowed unless there is a material change to either the facts or law governing the application.

4.5. APPEALS.

4.5.1. Applicability. Any aggrieved person with standing may appeal a development order to the Planning Commission or Board, as designated in this chapter.

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Chapter 5

5.4. LAND DIVISIONS, ~~AND~~ SUBDIVISION EXEMPTIONS AND OTHER PLAT REVIEWS.

5.9.5. As-Built Drawings.

5.9.5.1. Submittal. Prior to final inspection of the required improvements, and prior to the issuance of any ministerial development approval for any tract, parcel or lot in the subdivision, the applicant shall submit to the Administrator a digital disk and two prints of as-built engineering drawings for each of the required improvements that have been completed. Each set of drawings shall be recertified by the applicant's professional engineer, indicating the date when the as-built survey was made.

5.9.5.2. Sewer and Storm Drainage. As-built drawings shall show the constructed vertical elevation, invert elevation, horizontal location and size of all sanitary and storm sewers; rainwater capture swales, pervious pavements, filtering and treatment facilities; manholes, inlets, junction boxes, detention basins, and other appurtenances or elements of the sewerage and storm drainage systems constructed to serve the subdivision. Sewer and storm drain lines shall be videotaped and a copy of the videotape shall be provided with the as-built drawings. Copies of any and all test results or other investigations shall be provided to the Administrator.

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Chapter 6

Table 6-1: Required Studies, Reports and Assessments (SRAs).

	SRA Type				
Application Type	TIA	APFA	WSAR	FIA	EIR
Development Permit-non-residential (up to 10k sf)***	yes*	no	no	no	no
Development Permit-non-residential (between 10k sf and 25,000 sf)	yes*	yes	as needed**	no	no
Development Permit-non-residential (over 25k sf)	yes*	yes	yes	yes	yes
Minor subdivision	yes*	yes	no	no	no
Major subdivision 24 or fewer lots	yes*	yes	as needed	as needed	as needed
Major subdivision more than 24 lots	yes	yes	yes	yes	yes
Conditional Use Permit	yes*	as needed**	as needed**	as needed**	as needed**
Planned development	yes	yes	yes	yes	as needed**
Rezoning (zoning map amendment)	yes	no	yes	as needed**	as needed**
Development of Countywide Impact (DCI) Overlay or Conditional Use Permit	yes	yes	yes	yes	yes

* See NMDOT State Access Manual
** As part of the pre-application TAC meeting process (see § 4.4), the Administrator will determine which SRAs are applicable based on the scope and impact of the proposed project.

6.2. PREPARATION AND FEES.

6.2.1. Applicant prepared. An applicant for discretionary development approval shall prepare their own SRAs as required in this Chapter. The applicant shall deposit, as determined in the Fee Schedule approved by the Board, cash, a certified check, bank check or letter of credit, to cover all of the County's expenses in reviewing the SRA, including engaging consultants.

6.2.2. Expert Review. The County may hire outside experts to review any of the submitted SRAs at the expense of the applicant in accordance with the approved fee schedule.

6.2.3. Project Overview Documentation. In addition to the technical reports required under Table 6-1 and detailed below, every SRA submittal shall include basic project information to facilitate in the evaluation of the application. At a minimum, the project overview documentation shall include the following:

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6.2.3.1. an accurate map of the project site, depicting: existing topography; public or private buildings, structures and land uses; irrigation systems, including but not limited to acequias; public or private utility lines and easements, under, on or above ground; public or private roads; public or private water or oil and gas wells; known mines; parks, trails, open space and recreational facilities; fire, law enforcement, emergency response facilities; schools or other public buildings, structures, uses or facilities; nonconforming building, structures or uses; environmentally sensitive lands; archaeological, cultural or historic resources; scenic vistas and eco-tourist sites; agricultural and ranch lands; and all other requirements of the Administrator as established at the Administrator's pre-application meeting with the applicant;

6.2.3.2. a detailed description of the development uses, activities and character of the development proposed for the project site;

6.2.3.3. the approximate location of all neighboring development areas, subdivisions, residential dwellings, neighborhoods, traditional communities, public and private utility lines and facilities, public buildings, structures or facilities, community centers, and other non-residential facilities and structures within one (1) mile of the site perimeter;

6.2.3.4. the approximate location, arrangement, size, ~~floor area ratio (FAR)~~ of any buildings and structures and parking facilities proposed for construction within the development project;

6.6. TRAFFIC IMPACT ASSESSMENT (TIA).

6.6.7. Expiration of TIA. A TIA shall expire and be no longer valid for purposes of this section on a date which is three (3) years after its creation. The Administrator may require an update or a revision to the TIA before it expires if it is determined that there are significant changes in traffic conditions since the creation of the TIA.

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Staff Proposed SLDC Changes

Chapter 7

7.3 RESIDENTIAL PERFORMANCE STANDARDS

Table 7-A: Setback Table

Zoning District	Front Setback (Min) ft	Front Setback (Max) ft	Side Setback (Min) ft	Rear Setback (Min) ft
Agriculture/Ranching **(A/R)**	25	n/a	50	50
Rural **(RUR)**	25	n/a	25	25
Rural Fringe **(RUR-F)**	25	n/a	25	25
Rural Residential **(RUR-R)**	20	n/a	25	25
Residential Fringe **(RES-F)**	10	n/a	25	25
Residential Estate **(RES-E)**	10	n/a	25	25
Residential Community **(RES-C)**	5	n/a	5	5
Traditional Community **(TC)**	5	n/a	5	5
Commercial General (**CG**)	5	~~100~~ 25	0	30
Commercial Neighborhood (**CN**)	5	~~100~~ 25	0	30
Industrial **(I / IL)**	20	n/a	30	30
Mixed Use **(MU)**	0	n/a	0*	5
Public/Institutional **(PI)**	5	n/a	~~10~~ 5	~~25~~ 10

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7.3.3.8. Exceptions to Setback Requirements. Notwithstanding other provisions to the contrary, the following exceptions to setback requirements shall apply provided that a ten foot distance between structures is maintained:

13. An addition to an existing structure that is already located within the setback, provided that the addition will not be built closer than the existing structure is to the property line; and

14. In cases where setback requirements prohibit development of a parcel the Administrator may allow a reduction of the setbacks to a minimum of 5 feet.

7.4 ACCESS AND EASEMENTS

7.4.2. Access and Utility Easements.

7.4.2.1. Access Easements. Consistent with § 5.8, legal access shall be provided to each lot through an appropriate easement, deed or plat dedication.

7.4.2.2. Utility Easements. Easements shall be provided for utility services including, but not limited to, water, sanitary sewer, gas, electric, and communications (cable/internet/phone). Utility easements shall have a minimum width of seven and one-half (7½) feet, except where a transformer or other facility is required, in which case adequate provision for that facility or transformer shall be made. Where multiple utilities share the same easement, additional width sufficient to avoid conflict shall be provided. Easements shall be established to provide continuity of alignment throughout the area to be served and to adjoining areas. Utility easements shall be located such that each lot can be served by all proposed utilities. No new trees or shrubs shall be planted in utility or drainage easements

1. Drainage easements between lots containing storm or drainage pipes with an inside diameter larger than 12 inches shall have a minimum width of 30 feet, or larger as determined by the Administrator. The minimum utility easement width shall be 30 feet. In no case shall the width of a drainage easement containing an underground pipe or facility be less than that calculated by the following formula:

Minimum Easement Width = (2) × (Depth of Pipe) + (Pipe Diameter + 7′)

7.4.2.3. Combined. Access and utility easements shall be combined unless the utility company dictates otherwise, or where topographical conditions, existing utility easements, or other conditions dictate otherwise. In such cases, utility easements may be placed parallel to access easements so that maintenance of utility lines will not create the need to disturb a road or driveway. Utility trenches shall be placed within easements in or adjacent road or driveway easements or rights-of-way where possible, except where alternate locations are required for gravity flow of water or sewer or where a significant reduction in line length and terrain disturbance would be achieved by cross country easements and trenching. No new trees or shrubs shall be planted in utility or drainage easements.

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7.6. LANDSCAPING AND BUFFERING.

7.6.4. Landscaping for Non-Residential Uses.

7.6.4.1. For all non-residential and multi-family development that is not already buffered by the requirements of subsection 7.6.4, a landscaped area twenty-five (25) feet in width shall be provided at the front of the property that abuts a public right of way that serves a highway or arterial and a landscaped area ten (10) feet in width shall be provided at the front of property that abuts a public right of way that serves a collector or local road.

7.6.4.2. The landscaping shall include a combination of trees, shrubs, grasses and flowers, ground cover or other organic and inorganic materials.

7.6.4.3. Evergreens and canopy or shade trees shall predominate; ornamental trees and shrubs and smaller native trees may be interspersed in groups which simulate natural tree stands.

7.6.4.4. Landscaped areas shall be permitted to be clustered closer to structures if this enhances the buffering or visual impacts.

7.6.8.6. Alternative Landscaping. The Administrator may approve the submittal of an alternative landscaping plan in conjunction with the site development plan, which modifies or removes required landscaping in the following circumstances:

1. in open lands characterized by an absence of significant natural vegetation;

2. where there is no practical purpose for screening or buffering;

3. where the subject development or use is not visible from the area otherwise required to be buffered;

4. where existing landscaping or topographic features provides adequate buffering; ~~or~~

5. where landscaping is prohibited by the International Wildland-Urban Interface Code.

6. fire stations where a six foot high solid fence is constructed in lieu of landscaping;

7. where a building has a zero lot line; or

8. where there is no adequate space for landscaping due to existing building location.

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7.9. SIGNS

7.9.11.2. The temporary permit may specify such conditions and limitations as are deemed necessary to protect adjoining properties and the public. The permit may not be approved for a time period exceeding thirty (30) ~~consecutive~~ days in any calendar year for each property, or each business in a multi-tenant center.

7.9.12.4 Setbacks. All freestanding signs shall be setback at least 5 feet from the property line.

Table 7-5: Allowable Height for Freestanding Signs.

Distance from R-O-W (feet)		Max. height (feet)
at least	but less than	
5	25	5.0
25	50	10.0
50	75	15.0
75	100	20.0
More than 100		25.0

7.10 PARKING AND LOADING

7.10.7 Shared Parking. Shared parking is permissible where an executed parking agreement is submitted. Shared parking may be allowed for projects with multiple uses, the applicant shall provide an analysis of required parking and the amount that can be shared by different uses, to be approved by the Administrator.

7.11. ROAD DESIGN STANDARDS.

7.11.2. Applicability. The standards of this section shall apply to all development. Tables 7-12 and 7-13 provide road design standards. Urban road standards shall apply to all roads within SDA-1 ~~and SDA-2~~, and to all planned development and mixed-use zoning districts. Rural road standards shall apply to all roads within SDA-2 and SDA-3. Local roads serving a major subdivision, multi family development or non residential use over 10,000 sq ft in SDA-2 and SDA-3 may be required to provide paving, sidewalks or bikelanes for continuity if existing roads have this level of improvement.

Table 7-12: Urban Road Classification and Design Standards (SDA-1 ~~and SDA-2~~).

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	Avg. daily traffic	# of driving lanes	Lane width (ft)	Sidewalks	Bike lanes	Minimum ROW (ft)	Design Speeds (mph)	Max % Grade	Min. agg. base course	Min. bit. pavement	Max % Super-elev.
Major Arterial or highway	5000 +	2-6	12	Two 5'	Two 5 ft on-road	150	Level: 50+ Rolling: 50+ Mount.: 50+	5%	6"	6"	Refer to AASHTO
Minor arterial	2000 to 4999	2 - 4	12	Two 5'	Two 5 ft on-road	120	Level: 30-60 Rolling: 30-60 Mount.: 30-60	5%	6"	5"	Refer to AASHTO
Collector	601 to 1999	2	11	Two 5'	Two 5 ft on-road	80	Level: 30+ Rolling: 30+ Mount.: 30+	8%	6"	4"	5%
Sub-collector	301 to 600	2	11	Two 5'	Two 5 ft on-road	60	Level: 30+ Rolling: 30+ Mount.: 30+	8%	6"	4"	5%
Local	0 to 400	2	10	One 5'	n/a	50	Level: 20-30 Rolling: 20-30 Mount.: 20-30	7%	6"	3"	5%
Cul-de-Sac	0 to 300	2	10	n/a	n/a	38	Level: 30-50 Rolling: 20-40 Mount.: 20-30	9%	6"	3"	n/a
One Way Alley	n/a	1	12	n/a	n/a	19	n/a	7%	6"	3"	n/a
Residential Driveway	n/a	1	14	n/a	n/a	20	n/a	10%	n/a	n/a	n/a

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Table 7-13: Rural Road Classification and Design Standards (SDA-2 and SDA-3).

	Avg. daily traffic	# of driving lanes	Lane width (ft)	Non- vehicular side paths	Bike lanes	Minimum ROW (ft)	Design Speeds (mph)	Max % Grade	Min. agg. base course	~~Double penetration chip seal with fog coat~~	Min. bit. pavement	Max % Super- elev.
Major arterial or highway	5000 +	2-4	12	n/a	Two 5 ft on-road	150	Level: 70 Rolling: 70 Mount.: 50-60	5%	6"	~~n/a~~	6"	8%

Minor arterial	2000 to 4999	2 - 4	12	n/a	Two 5 ft on-road	120	Level: 60-75 Rolling: 50-60 Mount.: 40-50	5%	6"	~~n/a~~	5"	8%
Collector	401-1999	2	11	n/a	n/a	80	Level: 40-60 Rolling: 20-50 Mount.: 20-40	8%	6"	~~n/a~~	4"	8%
Local	~~201-400~~	2	10	n/a	n/a	50	Level: 30-50 Rolling: 20-40 Mount.: 20-30	9%	~~6"~~	~~n/a~~	~~3"~~	8%
	0-~~200~~ 400								~~6~~ 3"	~~yes~~	n/a	
Cul-de-Sac	0 to 300	2	10	n/a	n/a	38	Level: 30-50 Rolling: 20-40 Mount.: 20-30	9%	~~6~~3"	~~n/a~~	n/a	n/a
Residential Driveway	n/a	1	14	n/a	n/a	20	n/a	10%	n/a	~~n/a~~	n/a	n/a

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7.11.4. Base Course and Soil Compaction Standards.

7.11.4.1. Soil classification and sub-grade conditions shall determine the base course thickness required. A minimum of six (6) inches of base course shall be required in all cases and more than six (6) inches may be required if soil conditions so indicate. In wet or swampy ground, rock or an acceptable alternative to rock as recommended by a licensed soils engineer shall be placed so as to establish a sub-base for placement of base course. Base course shall be watered and rolled to a compaction of not less than ninety-~~five~~ eight (~~95~~98) percent of maximum density, according to methods specified by the AASHTO, T-180 modified proctor moisture density test.

7.11.11. Road Access.

7.11.11.1. Generally.

1. Legal road access shall be provided to each lot. Proof of legal access shall be provided with any application.

2. Each lot shall directly access a road constructed to meet the requirements of this section or access a public road.

3. Except as provided below in Section 7.11.11.4, all new lots created, shall be provided with adequate access for ingress, egress, utility service, fire protection and emergency services whether by constructing on-site and off-site roads meeting the standards of this Section 7.11 or by direct access to a public road.

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4. When a tract to be developed borders an existing road having a right-of-way insufficient to conform to the minimum standards required by these regulations, which right-of-way will be used by the proposed development, sufficient right-of-way shall be platted, and dedicated or reserved in such a way as would make the resulting right-of-way or road conform with the requirements of this Section 7.11.

7.11.11.2. Access to Highways and Arterial Roads.

1. All driveways and roads into developments shall be designed to have the minimum number of intersections with roads, arterials or highways specified in subsection 7.11.12.3 below.

2. Where a development accesses a State or federal highway, an access permit is required from NMDOT or the Federal Highway Administration.

7.11.11.4. Standards for Land Divisions and Subdivisions Exemptions.

1. Divisions of land for grazing or farming as identified in Section 5.4.3.8. are exempt from on-site and off-site road requirements.

2. Divisions of land that create no parcel smaller than one hundred forty (140) acres as identified in Section 5.4.3.11 are exempt from on-site and off-site road requirements, except when more than one (1) such parcel is created in an area of land, the Administrator may require on and off-site road improvements.

3. Other land divisions and subdivisions exemptions may reduce the road easement width for off-site roads to no less than 20 feet if adequate drainage control is provided and may allow the surface to be hardpacked dirt with compaction of 95% of the maximum density.

4. required off-site and on-site road improvements shall be constructed prior to plat recordation.

5. Plats creating a sending area for TDR purposed shall be exempt from on-site and off-site road improvements.

7.11.11.5. Standards for Residential Development .

1. Residential development may reduce the road easement width for off-site roads to no less than 20 feet if adequate drainage control is provided and may allow the surface to be hardpacked dirt with compaction of 95% of the maximum density.

7.11.12. Driveways. Access to individual lots and parking areas shall be designed in accordance with the requirements of this subsection.

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7.11.12.1. Driveway Standards .

1. Driveways shall not be located within the functional area of an intersection or located in such a manner as to interfere with the entry into or exit from an adjacent driveway.

2. All driveways shall conform to all minimum sight distances specified per AASHTO. For driveways accessing roads with a posted speed limit of fifteen (15) mph or less, the sight distance shall be a minimum of 80 foot.

3. The entrance of a driveway to a road shall not impede the flow of stormwater along the road or highway. Installation of culverts may be required to ensure compliance with this section. If installed, a culvert shall be at least eighteen (18) inches diameter. In addition, end sections and/or riprap may be required at driveways along steeper terrain.

4. The entrance to a driveway shall be a minimum of 100 foot measured from the return radius of an intersection.

7.11.12.3. Additional Standards for Non-Residential, Multi-Family and Mixed-Use Driveways.

8. Access to non-residential, multi-family and mixed-use developments shall meet local road standards.

7.11.15.2. The minimum sidewalk or walking path width shall be ~~four~~ five feet.

7.13. WATER SUPPLY, WASTEWATER AND WATER CONSERVATION.

7.13.1. Water Supply and Distribution. The water supply and distribution system required of any development is dependent upon the nature of the development, the Sustainable Development Area (SDA) in which the development is located, and the proximity of the development to public water and wastewater infrastructure .

7.13.2. General Requirements.

7.13.2.1. Water and wastewater systems required. Each development shall provide water and wastewater systems within the development as required by this section.

7.13.2.2 Construction standards.

1. Water and wastewater systems shall comply with all applicable construction and operational standards of the SLDC and applicable federal and State law.

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2. Water and wastewater infrastructure that will become a part of the County's water and wastewater utility, either upon completion of the development or when service becomes available, shall be constructed to standards established from time to time by the County's water and wastewater ~~utility authority~~ utility construction specifications, most recent edition. Each such facility shall be constructed so as to permit connection to the County utility when such a connection becomes feasible.

3. Water and wastewater infrastructure that will become part of the water and wastewater system of another entity shall be constructed to meet the standards established by that entity.

7.13.4. Required connection to public water and wastewater systems other than the County.

7.13.4.3. If connection to a public ~~water and wastewater system~~ or ~~a~~ publicly-regulated ~~private~~ water or wastewater system is not required in Table 7-18, or the public or publicly-regulated ~~water private~~ water or wastewater system is unable to immediately provide service, but the property ~~in question~~ is located within SDA-1 or is within the service area of a public ~~water or wastewater system~~ or ~~a~~ publicly-regulated ~~private or public~~ water or wastewater system, necessary facilities to connect to the public or publicly-regulated water and wastewater system shall be provided. When a public or publicly-regulated water and wastewater system becomes available to such a development, the development shall be required to connect; that requirement will be clearly specified in the development order, relevant plat, or subdivision disclosure statement, and shall be made a part of the voluntary development agreement.[1]

7.13.5. Self-supplied water and wastewater systems.

7.13.5.1. Unless the provisions of subsections 7.13.3 or 7.13.4 apply, water and wastewater systems shall be self-supplied by the applicant.

7.13.5.2. Self-supplied water and wastewater systems are subject to all the requirements in subsections 7.13.6. and 7.13.7 below.

7.13.5.3. If water and wastewater service is to be self-supplied, all the costs of providing water and wastewater infrastructure and water and wastewater service shall be borne by the applicant, although the applicant may make appropriate arrangements to delegate the operational expenses of water and wastewater to a homeowner's association or appropriate entity. Infrastructure associated with a self-supplied system shall be private infrastructure and the County shall have no responsibility therefor; similarly, the obligation to operate and maintain a self-supplied system and the obligation to serve residents shall remain a private obligation and the County shall have no responsibility

[1]The development agreement may provide that such interconnection be provided later so long as adequate security is also provided.

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therefor.

7.13.5.4. If connection to the County, ~~water and wastewater utility or connection to~~ a public or publicly-regulated water ~~and~~or wastewater system is not required ~~by operation of~~ in Table 7-17 or 7-18 but the property is located within SDA-1 or is within the service area of the County, ~~water and wastewater utility or a~~ public or publicly-regulated ~~private or public~~ water or wastewater system, then all necessary facilities to subsequently connect to County, ~~water or wastewater service or to~~ public or publicly-regulated water and wastewater, shall be provided. When County, ~~water and wastewater service, or~~ public or publicly-regulated water and wastewater becomes available to such a development, the development shall be required to connect; that requirement will be clearly specified in the development order and relevant plat, and shall be made a part of the voluntary development agreement.[2] If the County, public or publicly regulated ~~utility or a public~~ water or wastewater system provides written confirmation to the Administrator that water or wastewater service will not be available for a period of five (5) years, then the requirements of the foregoing shall not apply.

7.13.6. Water Supply Requirements.

7.13.6.2. Water Service Availability Report. The Water Service Availability Report (WSAR) required by Chapter 6 shall provide details on the source of water, including whether the source of water will be the County, ~~utility or a~~ public or publicly-regulated water system, and shall discuss in detail any required water supply infrastructure to be provided (its cost, details of the design and construction, construction schedule, financing of design, construction cost, and operational cost including capital replacement), and shall discuss in detail whether the proposed system is capable of meeting the water requirements of the development as required by the SLDC.

7.13.7. Self-Supplied Water Systems.

7.13.7.1. Community Water Systems.

1. A subdivision shall be required to create a community water system or connect to an existing community water system if specified in Table 7-19.

2. A community water system shall meet or exceed all applicable design standards of the New Mexico Environment Department, the Construction Industries Division of the Regulation and Licensing Department and the Office of the State Engineer and Santa Fe County Utility.

3. Water wells supplying a community water system shall be capable of providing the water needs of the development for at least 99 years (see footnote 5 of Section 7.13.6.1), or shall put in place a reasonable and funded capital replacement program through which the construction of necessary replacement wells and other infrastructure can be assured. A community water system shall be designed to provide a reasonably anticipated peak rate of production. An

[2]The development agreement may provide that such interconnection be provided later so long as adequate security is also provided.

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applicant proposing or required to use a community water system whose source of water is, in whole or in part, groundwater, shall submit a geo-hydrologic report that conforms to the requirements of this SLDC for approval by the County. As an alternative, a reconnaissance report may be substituted for a geo-hydrologic report as permitted by section 7.13.7.4.1.

4. A community water system shall provide adequate water for fire protection consistent with the requirements of the New Mexico Fire Code and the Santa Fe County Fire Code.

5. A community water system shall possess a valid water permit, vested right, adjudicated right, or license issued and verified by OSE or produce proof of a valid service commitment from a water provider to meet the maximum annual water requirements of the proposed development. ~~own water rights permitted by the Office of the State Engineer; the water rights shall have an appropriate place and purpose of use, and the quantity permitted and any conditions imposed on the permit shall be sufficient to meet the maximum annual water requirements of the proposed development. Additionally, if irrigation water rights that are appurtenant to the land to be subdivided have been severed, a community water system shall produce proof of a service commitment from a water provider as well as an opinion from the OSE, that the amount of water permitted is sufficient in quantity to fulfill the maximum annual water requirement of the subdivision. An application failing to provide proof of the permitted water rights and proof of a service commitment if required as described in this paragraph shall not be deemed complete.~~

6. All distribution mains within a community water system shall be a minimum of eight (8) inches in diameter and shall be pressure tested in accordance with the latest versions of the New Mexico Standard Specifications for Public Works Construction, Section 801.16 ~~(as amended from time to time)~~, the Santa Fe County Utility Water System standards and American Water and Wastewater Association standards.

7. The development order, plats, disclosure statement and private covenants, as applicable, shall clearly specify that the drilling or use of individual and/or shared domestic wells is strictly prohibited on property supplied by a community water system.

8. A community water system shall be capable of supplying the volume of water required for the development and shall be designed to provide a peak rate of production reasonably anticipated.

9. All applicable requirements of the Public Utility Act, Articles 1 through 6 and 8 through 13 of Chapter 62, NMSA 1978, shall be met, as applicable.

10. A community water system shall be designed by~~under the supervision of~~ a New Mexico registered professional engineer. Any expansion of an existing community water system to supply new development shall likewise be designed by~~under the supervision of~~ a New Mexico registered professional engineer.

11. Easements, including construction easements, shall be provided.

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12. The community water system shall demonstrate compliance with all applicable state and federal law. The community water system shall provide proof that the system is operated by a qualified and certified operator and include compliance documents required by NMED, PRC and the OSE. ~~Management of a community water system shall be accomplished by competent, professional manager or management consultant. A qualified and certified operator shall be employed or contracted. The management structure of a community water system shall be capable of ensuring that all reports and submissions required by NMED, PRC and the OSE are submitted on a timely basis.~~

13. Financial security shall be deposited to secure the construction of a new or expanded community water system.

14. An applicant proposing or required to use a community water system whose source of water is, in whole or in part, groundwater, shall ~~perform~~submit a geo-hydrologic report that conforms to the requirements of this SLDC, to be approved by the County.

15. As an alternative to the previous paragraph, a reconnaissance report may be substituted for a geo-hydrologic report as permitted by subsection 7.13.7.4.1 of the SLDC.

16. A community water system within a Traditional Community District zoning district shall minimize the use of local water resources.

7.13.7.2. Shared Wells Systems and Individual Wells.

1. A development that is not required to connect to the County water utility pursuant to Table 7-17, or to a public or publicly-regulated water system pursuant to Table 7-18, or to a community water system pursuant to Table 7-19, may self-supply water service through a shared well system or individual well.

2. A shared well system or an individual well shall provide all water needed for domestic use and fire protection.

3. A shared well system or an individual well shall meet or exceed all applicable design and operational standards of the New Mexico Environment Department, the Construction Industries Division of the Regulation and Licensing Department and the Office of the State Engineer.

4. A shared well system or an individual well shall be capable of providing the water requirements of the proposed development for up to 40 years or 99 years respectively.[3]

5. A shared well system or an individual well, together with its associated

[3] Pursuant to NMSA 1978, § 72-1-9, water provided by or on behalf of a member-owned community water system (e.g., a mutual domestic) or a special water users' association, must be capable of meeting a 40-year water supply for its members or association. Pursuant to § 6.5.5.1 of this Code, water provided by or on behalf of an individual must be capable of meeting a 99-year water supply.

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equipment and infrastructure, shall provide adequate water for fire protection, including storage, consistent with the requirements of the Fire and Building Codes specified in Section 7.2.

6. Water storage to address requirements of the Fire and Building Codes specified in Section 7.2, or to maintain deliveries during periodic drought ~~or as a result of climate change~~, shall be provided.

7. A shared well system or an individual well shall possess a valid water permit, vested right, adjudicated right or license issued and verified by the Office of the State Engineer with sufficient capacity or water rights to meet the maximum annual water requirements of the proposed development. If irrigation water rights that are appurtenant to the land on which the subdivision is to be located have been severed, the owners of a shared well system or an individual well shall produce proof of a service commitment from a water provider as well as an opinion from the OSE, that the amount of water permitted is sufficient in quantity to fulfill the maximum annual water requirement of the subdivision. In all other cases, a shared well system shall own water rights permitted by the Office of the State Engineer; the water rights shall have an appropriate place and purpose of use, and the quantity permitted and any conditions imposed on the permit shall be sufficient to meet the maximum annual water requirements of the proposed development. An application failing to provide proof of the permitted water rights and proof of a service commitment if required as described in this paragraph shall not be deemed complete.

8. A shared well system or an individual well shall be capable of supplying the volume of water required for the development and shall be designed to provide a peak rate of production reasonably anticipated.

9. Easements, including construction easements, shall be provided.

10. Financial security shall be deposited to secure the construction of a shared well system.

11. The development order, plats, disclosure statement and private covenants, as applicable, shall clearly specify that the drilling or use of other wells within the area to be served by an individual well or shared well system is strictly prohibited.

12. An applicant proposing or required to use a shared well system or an individual well shall perform a geo-hydrologic report that conforms to the requirements of this SLDC, or, as specified in the following paragraph, a reconnaissance report. An applicant proposing to (i) develop a single lot existing prior to the effective date of the SLDC using a single domestic well permitted under NMSA 1978 Sec. 72-12-1 as the water supply, (ii) develop a single nonresidential use that has a water budget of 0.25 acre foot per year or less, (iii) divide land through a land division or exempt subdivision, or (iv) create a minor subdivision or no more than five (5) lots, shall not be required to provide a geo-hydrologic report or a reconnaissance report, but shall be required to provide a copy of the well permit issued pursuant to NMSA 1978, Sec., 72-12-1 by the Office of the State Engineer.

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13. As an alternative to a geo-hydrologic report, a reconnaissance report may be substituted for a geo-hydrologic report as permitted by subsection 7.13.7.4.1 of the SLDC.

7.13.7.3. Standards for geo-hydrologic reports.

1. A geo-hydrologic report,[4] if required, shall demonstrate that groundwater sufficient to meet the maximum annual water requirements of the development is physically available and can be practically recovered to sustain the development for a continuous period of 40 years or 99 years as the case may be[5]. The contents of the report shall be consistent with well-established engineering and geological practice, and shall be certified by those professionals contributing to the study and conclusions.

2. The geo-hydrologic report shall take into account the production from existing wells in making conclusions about the ability of a particular well or wells to provide adequate water for the development for 40 years or 99 years as the case may be. (See footnote 7.)

3. The geo-hydrologic report shall be predicated upon actual testing results from wells within ~~at the location of~~ the proposed development. Test requirements for wells are set forth in Table 7-20. If no well is present at the proposed development ~~location of each of the proposed well or wells~~, an exploratory well shall be drilled~~provided~~. If more than one well will be used to provide water to the proposed development ~~provided~~, the Administrator shall determine ~~whether~~ the number of test wells and their locations to adequately ~~profile the aquifer. The geo-hydrologic report shall adequately~~ characterize the aquifer in accordance with the requirements listed herein.

Table 7-20: Well Test Requirements

TABLE 7-20: WELL TEST REQUIREMENTS			
	Pumping Hours	**Recovery Days**	**Additional Tests for Large Areas**
INDIVIDUAL WELLS			
Miscellaneous locations	48	5	one per 40 acres

[4] A geo-hydrologic report may be provided as a part of a required study, report or assessment as described in Chapter 6, or separately.

[5] See footnote 7.

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Part of Santa Fe Formation	36	5	one per 160 acres
Cretaceous	24	5	one per 40 acres
COMMUNITY WELLS			
All Areas	96	10	one per 40 acres

4. Geo-hydrologic reports shall provide detailed data and information ~~reports~~ concerning each pumping test as set forth in Table 7-20.

5. The geo-hydrologic report may rely upon previously developed geo-hydrologic reports with appropriate pumping test on wells within one (1) mile in lieu of drilling a new well or wells so long as the geo-hydrologic report that is relied upon adequately characterizes the aquifer beneath the proposed development as specified herein and establishes that the hydrogeologic conditions are comparable. Notwithstanding the foregoing, no more than one (1) test well ~~per four (4) dwelling units shall be required, and no more than one (1) test wells~~ per up to ten (10) dwelling units shall be required where cluster or shared wells are to be used, provided that the entire development is served by the same geologic formation.

6. The geo-hydrologic report shall provide a schedule of effects over the applicable time period from each proposed well; the schedule of effects shall include effects on the aquifer from existing wells and shall consider the effects of ~~climate and~~ drought. The geo-hydrologic report shall analyze the effect of pumping of existing wells. Predicted draw down of each well shall be calculated in a conservative manner.

7. The geo-hydrologic report shall calculate the lowest practical pumping water level in the proposed well or wells so long as there is no presumption made as to additional available water below the bottom of the proposed well or wells, and the total available drawdown shall be reduced by a factor of twenty percent (20%) as a margin of safety to account for seasonal fluctuations, drought, reduction of well efficiency over time, and peak production requirements. The lowest practical pumping water level may be established by any one of the following methods:

a. By using the results of acceptable on-site aquifer pump tests where the lowest allowable pumping level is the lowest water level reached during the test;

b. By setting the lowest practical pumping water level at the top of the uppermost screened interval;

c. In wells completed in fractured aquifers, by setting the lowest practical pumping water level above the top of the fracture zone; or

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d. In wells completed in alluvial aquifers, by setting the lowest practical pumping water level at a point equal to seventy percent (70%) of the initial water column.

8. The geo-hydrologic report shall present all pertinent information. All sources of information used in the report shall be identified; basic data collected during preparation of the report shall be provided if available.

9. The geo-hydrologic report shall contain all of the following information, in the following order:

a. Geologic maps, cross-sections and descriptions of the aquifer systems proposed for production, including information concerning the geo-hydrologic boundaries, intake areas and locations of discharge of those aquifers;

b. Maps and cross sections showing the depth-to-water, water-level contours, direction of ground water movement and the estimated thickness of saturation in the aquifers; and

c. Probable yields of the proposed wells (in gallons per minute and acre feet per year) and ~~probable~~calculated length of time that the aquifer system will produce water in amounts sufficient to meet the demands under full occupation of the development for the appropriate time period, including any underlying pump test analyses, hydrologic boundaries, aquifer leakage and historic water level changes, logs and yields of existing wells, aquifer performance tests, and information concerning interference by the proposed wells with existing off-site wells and among the proposed on-site wells.

10. If a pumping test has been submitted to the OSE to support an application to change the place or purpose of use of water rights from agricultural to domestic or subdivision use and OSE accepts the pumping test, then the pumping test can be utilized for the purposes of this Section if it complies with Table 7-20.

7.13.7.4. Standards for reconnaissance reports.

1. A reconnaissance report[6] may be provided in lieu of a geo-hydrologic report only if all of the following circumstances exist~~prevail~~:

a. ~~a~~the geo-hydrologic report has been completed on a well within one (1) mile of ~~a~~the proposed well or wells;

b. ~~a~~the geo-hydrologic report indicates that the geology and well completion ~~is~~are comparable to the conditions existing at the site of the proposed well or well;

[6]A reconnaissance report may be provided as a part of a required study, report or assessment as described in Chapter 6, or separately.

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c. the total amount of water to be drawn by the development will not exceed three (3) acre feet per annum; and

d. ~~except as may be permitted by the Administrator, no more than one (1) well will be constructed within the proposed development.~~ The previously submitted geo-hydrologic report has been deemed valid and acceptable by the County.

2. A reconnaissance report shall contain the following information in the following order:

a. Detailed information on the geology at the site of the proposed well or wells from the previously-performed geo-hydrologic report, including data from a pump test;

b. A copy of the well log for the well upon which the previous geo-hydrologic report was ~~performed~~based, ~~and~~ a complete analysis of the data contained therein and an explanation of how the findings from the previous geo-hydrologic report ~~as it~~ pertains to the proposed development; and

c. A calculated ninety-nine (99) year schedule of effects from each proposed well; the schedule of effects shall include effects on the aquifer from existing wells and shall consider the effects of ~~climate,~~ drought ~~and change~~. The reconnaissance report shall analyze the effect of pumping of existing wells and the predicted draw down of each well, calculated in a conservative manner; ~~and~~

d~~. An explanation of how the findings from the existing geo-hydrologic report justify use for the well or wells in question.~~

7.13.11. Water Conservation.

7.13.11.1. General Requirements.

1. All plats and non-residential development shall file signed water restrictions and covenants included in this Section with the plat or site development plan.

7.13.11.2. Outdoor Conservation. This section is applicable to all lots within the County.

1. Low water use landscaping techniques or xeriscaping shall be utilized for all development. ~~Drip irrigation and landscape mulching shall be provided.~~

2. Drip irrigation and landscape mulching shall be provided for all new landscaping required by this SLDC. ~~Only low water use grasses, shrubs and trees that are appropriate to the New Mexico climate shall be used. Sod or grass seed that contains Kentucky bluegrass is not permitted.~~

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3. Sod or grass seed that contains Kentucky bluegrass is not permitted. Lawns of non-native grasses shall not exceed 800 square feet and shall only be watered with harvested water or grey water.

4. Landscaping may be watered as needed during the first and second years of growth to become established; thereafter landscaping may be watered as is needed to maintain viability.

5. Watering or irrigation ~~shall be~~ that is provided through a ~~timed~~ drip irrigation system shall include a timer that ensures that landscaping is not watered between the hours of 11 a.m. and 7 p.m. between the months of May and November. Irrigation systems shall be equipped with a rain sensor so that the irrigation system does not operate when it is raining or has recently rained. Such approved systems include but are not limited to evapotranspiration-based controllers. This paragraph does not apply to gardens or agricultural uses.

7.13.11.3. Indoor Conservation. This section applies to all lots within the County.

7.13.11.5. Domestic Well Use Metering Program.

1. ~~Every person engaging in~~ All development utilizing a well ~~after the effective date of this Code~~ shall participate in the well use metering program.

2. Meters shall be installed on wells for any development subject to the SLDC. All meters shall be a Santa Fe County-approved meter. The meter shall be read by the property owner annually ~~within the first two weeks of each calendar year. Meter~~ and meter readings shall be provided to the Administrator no later than April 30 of the same calendar year. Submissions shall include name and address of well owner, location of well, OSE well permit number, meter reading, date of meter reading, number of residences served by the well, make and model of meter and photograph of the meter.

7.13.11.7. Water Harvesting.

1. Rainwater Catchment Systems. Rainwater catchment systems are required for all new residential and all new or remodeled non-residential development, including a change of use from residential to non-residential, as required below.

2. Overflow from a cistern shall be directed into a designated retention pond or landscaped area.

3. The requirements of this section shall not apply where a development proposes to utilize gray water recycling for all outdoor landscaping.

~~**a.** Rainwater catchment systems are required for all new construction~~

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~~whose roof area is 2,500 square feet or greater. Rainwater catchment systems are required for all remodeling of an existing structure whose roof area, after the remodeling, is 2,500 square feet or greater. Rainwater catchment systems are required of any accessory structure whose roof surface is 500 square feet or greater.~~

~~**b.** Systems shall be designed to capture rainwater from a minimum of 85% of the roofed area.~~

~~**c.** Structures whose roof surface is 2,500 sq. ft. or greater shall install a cistern that is buried or partially buried and insulated. The cistern shall be connected to a pump and a drip irrigation system to serve landscaped areas. Alternatively, if captured water is to be used for domestic purposes, appropriate plumbing and pumps may be used to convey water to the point of use.~~

~~**d.** A structure whose roof surface is 2,500 sq. ft. or less, and any accessory structure shall install as its rainwater catchment system: (i) rain barrels, (ii) cisterns, or (iii) passive water harvesting systems using berms, swales, or tree wells. The system shall capture water from at least 85% of the roofed surface.~~

~~**e.** Cisterns shall be sized to hold 1.15 gallons per square foot of roof area.~~

~~2~~a. Catchment Requirements, Residential Structures.

~~a~~ i. Systems shall be designed to capture rainwater from a minimum of 85% of the roofed area.

~~b~~ ii. Residential primary or accessory ~~S~~structures whose roof surface is 2,500 sq. ft. of heated floor area or greater shall install a cistern that is buried or partially buried and insulated. The cistern shall be connected to a pump and a drip irrigation system to serve landscaped areas. Alternatively, if captured water is to be used for domestic purposes, appropriate plumbing and pumps may be used to convey that water to the point of use.

~~c~~ iii. A structure whose roof surface is 2,500 sq. ft. of heated floor area or less~~, and any accessory structure whose roof surface is 500 sq. ft. or greater~~ shall install rain barrels, cisterns or other water catchment system including passive water harvesting and infiltration techniques, berms, swales, and tree wells to capture rainwater ~~from a minimum of 85% of the roofed area~~.

~~d~~ iv. Cisterns shall be sized to hold 1.15 gallons per square foot of roof area that is captured but this figure may be adjusted based on proposed landscaping, to be approved by the Administrator.

~~3~~ b. Catchment Requirements, Non-residential structures:

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~~a~~ **i.** Systems shall be designed to capture rainwater from all of the roofed area.

~~b~~ **ii.** Cisterns shall be buried, partially buried or insulated and shall be connected to a pump and a drip irrigation system to serve landscaped areas. Alternatively, if captured water is to be used for domestic purposes, appropriate plumbing and pumps may be used to convey that water to the point of use.

~~c~~ **iii.** Cisterns shall be sized to hold 1.5 gallons per square foot of roofed area or the equivalent of a one month supply of water, to be approved by the Administrator.

iv. Where no new landsaping is required, the Administrator may approve the use of rain barrels or other water catchment system including passive water harvesting and infiltration techniques, berms, swales, and tree wells to capture rainwater.

7.14. ENERGY EFFICIENCY.

7.14.2. Residential Structures.

7.14.2.1. Each new residential structure, excluding accessory buildings, mobile homes and manufactured homes and structures constructed to the standards prescribed by the State of New Mexico Earthen Building Materials Code and New Mexico Historic Earthen Buildings Code, shall achieve a HERS rating of 70 or less, or have demonstrated that it achieves some equivalent energy performance. Structures required to achieve this rating shall be designed, constructed, tested and certified according to the Home Energy Rating Standards (HERS) index, as most recently adopted by the Residential Energy Services Network (RESNET).

7.14.3. Nonresidential Structures.

7.14.3.1. All new nonresidential buildings that are eligible to achieve EPA's "Designed to Earn Energy Star" certification shall obtain written confirmation from the United States Environmental Protection Agency that the building is designed to meet this certifcation ~~"Designed to Earn the EPA Energy Star Certification"~~. This certification shall be submitted to the County along with the other required materials required to support and application for development approval.

7.17. TERRAIN MANAGEMENT.

7.17.3. Buildable Area. A buildable area shall be identified for all lots on any plat and on any

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site development plan.

7.17.6 Grading, Clearing and Grubbing.

7.17.6.1. Prior to engaging in any grading, clearing or grubbing, a development permit shall be obtained. A development permit is not required to maintain a driveway or road; provided, however, that any major change in the driveway or road or a capital improvement to a road or driveway, shall require a development permit.

7.17.6.2. Grading and clearing of existing native vegetation shall be limited to approved Buildable Areas, road or driveways, drainage facilities, liquid waste systems, and utility corridors.

7.17.6.3. Topsoil from graded areas shall be stockpiled for use in revegetation.

7.17.6.4. The boundaries of the development area shall be clearly marked on the site with limits of disturbance (LOD) fencing or construction barriers prior to any grading or clearing.

7.17.6.5. No grading is permitted within one foot of a property line, except for roads driveways and utilities.

7.17.6.6. Temporary fencing shall be installed to protect natural vegetation.

7.17.6.7. Retaining walls shall not exceed ten (10) feet in height.

7.17.9 Steep Slopes, Ridge tops, Ridgelines, and Shoulders.

7.17.9.1 Applicability. This subsection applies to development of any structure on a slope whose grade exceeds –fifteen percent (15%), areas where slope exceeds thirty percent (30%); and to a ridge, ridge top, ridgeline, or shoulder.

7.17.9.2 Standards.

1. No structure may be constructed on a ridge top, ridgeline, or shoulder unless there is no other buildable area on the property. Only single story structures are allowed on ridges, ridge tops, and shoulders.

2. ~~A b~~Buildable areas on a ridge top, ridgeline, or shoulder shall be set back 50 feet from the shoulder. The shoulder is the point at which the profile of the upper slope begins to change to form the slope.

3. No structure may be constructed on a natural slope of thirty percent (30%) or greater.

4. Utilities, drainage structures, slope retention structures, and access roads and

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driveways may be located on a natural slope in excess of thirty percent (30%) so long as they disturb no more than three separate areas not exceeding 1,000 square feet each. ~~Drainage structures and slope retention structures may be located on a natural slope in excess of thirty percent (30%).~~

7.22. FINANCIAL GUARANTY.

7.22.3. Engineer's Cost Estimate. A cost estimate for all required public and private site improvements or reclamation shall be prepared by a New Mexico registered professional engineer and shall be submitted with the financial guaranty. The cost estimate shall be valid for a period of 12 months.

7.25. SPECIAL PROTECTION OF RIPARIAN AREAS.

7.25.1. ~~–~~Applicability. This section applies to any development depicted in documents or activities, including but not limited to a subdivision plat, land division or site plan.

7.25.2. Relation to Flood Prevention and Flood Control. This section and Section 7.18 of the SLDC ("Flood Prevention and Flood Control") are related.

7.25.3. ~~–~~Beneficial Use Determination. A person aggrieved by restrictions applicable to property pursuant to this Section may apply for a beneficial use determination pursuant to Section 14.9.8 of the SLDC.

7.25.4. Riparian Corridors. Riparian corridors are established as described in Table 7-22 ~~and the Official Map~~. ~~*See also* Figure 7.7.~~ Distances specified shall be measured as the horizontal, linear distance from the stream bank. There shall be three zones of stream corridors, having the dimensions shown in Table 7-22. These areas shall be measured as shown on Figure 7.7. ~~Areas designated as Special Flood Hazard Zones under Section 7.18 of the SLDC and are also designated as floodways and described in Section 7.18.13 of the SLDC, shall be designated as the "Stream Side Zone." The Managed Zone and Upland Zone shall be measures as shown on Figure 7.7. Areas designated as Special Flood Hazard Zones under Section 7.18 of the SLDC shall be designated and correspond to the "Managed Use Zone." Construction adjoining riparian areas that are also designated as Special Flood Hazard Zones under Section 7.18 of the SLDC, shall be set back as provided in Section 7.17.5.2.7 of the SLDC and shall be designated and correspond to the "Upland Zone."~~

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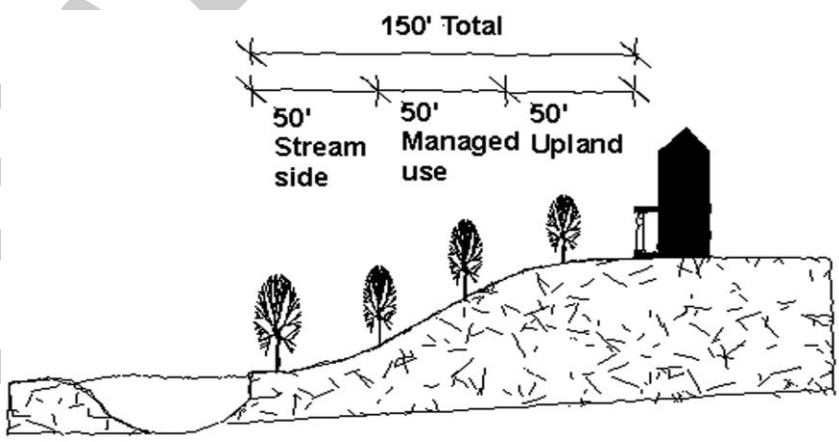
Table 7-22 Definition of Stream Corridor Zones

(A) Corridor	Applicability			(E) Location and Required Width of Zone
	(B) Perennial Stream	(C) Intermittent Stream	(D) Perennial Water Body	
Stream Side Zone	Yes	Yes	Yes	50 feet from stream bank
Managed Use Zone	Yes	-	-	50 feet from outer edge of stream side zone
Upland Zone	Yes	-	-	50 feet from managed use zone, ~~or out to resource conservation district elevation, whichever is greater~~
Total corridor area	150	50	50	150 feet minimum from each side of stream bank

Figure 7.7 Riparian Corridors



7.25.5. Permitted Uses and Activities in Riparian Corridors. Provided a specific use is permitted within the applicable zoning district, a use permitted in Column (A) of Table 7-23 is permitted within the applicable corridor zone as defined in Table 7-22. Such uses are restricted to the corridor zones indicated in Columns (B), (C), and/or (D) of Table 7-23.

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Table 7-23
Permitted Uses Within 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.	**P**	**P**	**P**
Pastures or plant nurseries that do not require land-disturbing activities or use of pesticides, or extensive use of fences or walls.	~~**N**~~ **P**	**P**	**P**
Gardens, play areas, recreational uses and other similar uses that do not require the use of pesticides for routine maintenance.	~~**N**~~ **P**	**P**	**P**
Lawns, golf course fairways, play fields, and other areas that may require the use of fertilizers or pesticides.	**N**	**N**	**P**
~~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**~~	~~**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**~~
Sidewalks, 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**	**P**	**P**
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**

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.

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Staff Proposed SLDC Changes

Chapter 8

8.7. NON-RESIDENTIAL ZONING DISTRICTS.

8.7.1. Commercial General (CG).

Table 8-13: Dimensional Standards – CG (Commercial General).

CG Zoning District	~~CG~~ Base	With TDRs
Density (# ~~acres per~~ dwelling units per acre)	2.5**	20
~~Multifamily Density with TDRs*~~	~~Up to 15~~	
Frontage (minimum, feet)	50	25
Lot width (minimum, feet)	~~n/a~~ 50	25
~~Lot width (maximum, feet)~~	~~n/a~~	
Height (maximum, feet)	~~48~~ 40	48
Lot coverage (maximum, percent)	~~80~~ 60	80

*Multi-Family Residential shall comply with supplemental use standards in Chapter 10.
** Density shall be 1 acre if the surrounding zoning district is RC, or reduced to 0.75 acres if the surrounding zoning district is TC.

8.8 PUBLIC/INSTITUTIONAL ZONING DISTRICT.

8.8.3. Dimensional Standards. The dimensional standards within the PI district are outlined in Table 8-17 below.

8.8.4. Review/approval procedures. All PI developments must meet the design standards of this section in addition to the applicable standards of Chapter 7. A conceptual plan shall be required for all phased development in accordance with procedures outlined in Chapter 4.

Table 8-17: Dimensional Standards – PI (Public/Institutional).

P/I Zoning District	P/I
Density	2.5*
Frontage (minimum, feet)	40
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	48
Lot coverage (maximum, percent)	80

*density shall be 1 acre if the surrounding zoning district is RC, or reduced to 0.75 acres if the surrounding zoning district is TC.

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~~**8.8.5. Side and Rear Setbacks.** For buildings in the PI district that are over 12 feet in height, side and rear setbacks adjacent to any A/R, RUR, RUR-F, RUR-R, RES-F, RES-E, R-C, or TC districts, and any predominantly single-family detached or attached dwelling districts or sub-districts in areas subject to community district zoning, as well as any existing or approved development consisting of predominantly single-family detached dwellings or 1- or 2-story duplex or single-family detached dwellings in MU or PDD districts, are outlined in Table 8-17.1 below.~~

~~**Table 8-17.1: Side and Rear Setbacks – PI (Public/Institutional).**~~

~~**Building Height**~~	~~**Minimum Side and Rear Setbacks**~~
~~Greater than 12 but less than or equal to 24 feet~~	~~40 feet~~
~~Greater than 24 but less than or equal to 36 feet~~	~~100 feet~~
~~Greater than 36 but less than or equal to 48 feet~~	~~150 feet~~

8.9. MIXED USE ZONING DISTRICT (MU).

8.9.5. Dimensional Standards. The dimensional standards within the MU district are outlined in Table 8-18.

Table 8-18: Dimensional Standards – MU (Mixed Use).

MU Zoning District	Base	With TDRs
Density (Number of dwelling units per acre)	1	20
Non-Residential (Min required, percent/Max permitted, percent)	10/15	5/50
Frontage (minimum, feet)	50	25
Lot width (minimum, feet)	50	25
Height (maximum, feet)	27	48
Lot coverage (maximum, percent)	40%	80%
Setback where existing residential uses adjoin property (ft)	50	50
Setback from edge of MU district where existing residential uses adjoin residential property (ft)	100	100
Setback from edge of MU district to adjoining community district (ft)	1000	1000

8.10.3 Planned District Santa Fe Community College District.

8.10.3.4. Conceptual Plan. A ~~c~~Conceptual ~~p~~Plan is required for multi-phased development within the CCD. The Conceptual Plan shall:

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1. Define the boundaries of the landscape types and the resulting designation and configuration of Village, Employment Center, Institutional Campus, and Fringe Zones and Open Space;

2. Calculate the zoning allowances and requirements including the minimum and maximum number of residential units, the minimum and maximum range of commercial square footage~~, FAR~~ and the open space and park requirements;

3. Establish categories of land uses with sufficient specificity to allow for an analysis of the traffic and other impacts of the proposed uses, within each category;

4. Identify the location and general configuration of New Community Centers, Neighborhood Centers, Neighborhoods, Employment Center Zones and Institutional Campus Zones that are included in the Master Plan area. A digitized aerial photograph containing metes and bounds description may be used to establish zone locations;

5. Identify the proposed categories of land uses to be developed to demonstrate the mixed-use nature of the development;

6. Establish the general road layout and classification of road segments as living-priority, mixed-priority and traffic-priority roads;

7. Establish the general trail network and classification as district, village, local or any separate equestrian trails;

8. Establish a phasing schedule which details the timing for the proposed development which shall include a general description of each phase of the development, with projected sales and buildout;

9. An explanation of how each development phase promotes the mixed-use intent of this Section; a description of the phased development of the on-site infrastructure and the manner in which it is coordinated with development of needed off-site infrastructure to ensure that the standards of the zones and densities of the development required by this Section are achieved; and

~~**10.** In an Employment Center Zone, an applicant many propose a phase which is not mixed use if:~~

~~**a.** the phase following the non-mixed use is a mixed use phase;~~

~~**b.** the proposed use is for a major employer, is not retail, creates a significant number of new jobs and all infrastructure is adequate;~~

~~**c.** the proposed non-mixed use phase bear a sufficient connection to the approved, proposed or built residential uses in the same Zone or any adjacent or contiguous Zone such that the overall mixed use intention of this Section will be achieved and the uses in the non-mixed use phase promote and advance the County regional goals for employment and economic development and are compatible and appropriate with principles of the CCD and meet the requirements of the Land Use Table.~~

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8.10.3.7. District Development Standards. The development standards of Chapter 7 of this Code shall be applicable to all development, except as otherwise specified herein.

1. Off-site Improvements. The County may require developers, as a condition of approval, to enter into a development agreement pursuant to which the developer shall be required to pay a pro-rata share of future off-site improvements.

a. Advancement of Public Facilities and Services by Applicant. Advancement of public facilities and services by applicant shall be in accordance with Section 12.2.6. of this Code.

Delete floor area ratio from all dimensional tables for each zoning district.

8.10.3.13. Employment Center Subdistrict Development Standards (CCD-EC). The Employment Center Subdistrict is intended to accommodate mixed uses, where large scale employers, anchor businesses and light industry can locate in support of New Community Center Subdistrict development. Businesses with special needs for access; buffering for visual, noise or other impacts; technology; storage and size can located in the Employment Center Subdistrict. The Employment Center Subdistrict provides a concentrated planned multi-use environment for light industrial and business uses. Retail uses may be included as necessary to support the needs of anchor employees.

1. General. The Employment Center Subdistrict shall be located on Flatlands/Grasslands and Flatlands/Piñon, Juniper land types, provided housing opportunities and a New Community Center Subdistrict are located within one mile. Development shall be in accordance with applicable requirements of this section and the following sustainable development requirements:

a. There is no minimum or maximum size on a EC.

b. Each phase of development in a multi-phase project ~~shall~~ may include mixed use~~, unless the EC complies with Section 8.10.9.3.3.9 of this SLDC.~~

~~**c.** A mix of housing types appropriate to the characteristics of the Employment Center Subdistrict shall be required, including single-family and multi-family.~~

~~**d**~~**c.** Living or Mixed Priority Roads are required and shall include direct primary road connection to a New Community Center with potential transit connections.

~~**e**~~**d.** The Neighborhood Center Subdistrict may be utilized and located within the Employment Center Subdistrict.

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Chapter 9

9.8 LA CIENEGA AND LA CIENEGUILLA COMMUNITY DISTRICT OVERLAY.

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.

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.

iii. In cases where setback requirements prohibit development of a parcel the Administrator may approve setback requirements in accordance with Section 7.3 of this SLDC.

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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.

iii. In cases where setback requirements prohibit development of a parcel the Administrator may approve setback requirements in accordance with Section 7.3 of this SLDC.

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

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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.

iii. In cases where setback requirements prohibit development of a parcel the Administrator may approve setback requirements in accordance with Section 7.3 of this SLDC.

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.

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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.

iii. In cases where setback requirements prohibit development of a parcel the Administrator may approve setback requirements in accordance with Section 7.3 of this SLDC.

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.

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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.

iii. In cases where setback requirements prohibit development of a parcel the Administrator may approve setback requirements in accordance with Section 7.3 of this SLDC.

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

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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.

ii. In cases where setback requirements prohibit development of a parcel the Administrator may approve setback requirements in accordance with Section 7.3 of this SLDC.

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.

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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.

iii. In cases where setback requirements prohibit development of a parcel the Administrator may approve setback requirements in accordance with Section 7.3 of this SLDC.

9.12 VILLAGE OF AGUA FRIA COMMUNITY DISTRICT OVERLAY.

9.12.3.2. Base Zoning Districts. Base zoning districts approved for use in the Community District are listed in Table: 9.12.1.

1. VAFCD Residential Estate (VAFCD RES-E); Purpose. The purpose of this district is to designate areas suitable for a combination of large-lot and suburban-type residential development, ranchettes and other compatible uses. The VAFCD RES-E district supports single-family homes on medium sized lots consistent with the Village of Agua Fria's development north of the river. 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 shall be permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code, with exceptions identified on the VAFCD Use Table.

b. Dimensional Standards. As regulated in Chapter 8 of this Code except as prescribed below in Table 9-12-2.

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Table 9-12-2: Dimensional Standards VAFCD RES-E (Residential Estate).

Zoning District	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

i. Non-residential uses. As regulated in Chapter 8 of this Code and Appendix B of this Code with the following exceptions:

(a) Setbacks. New development shall be set back no less than 25 feet from the front property line.

(b) If a parcel does not have 100 feet on one or more sides the setback may be ~~0~~5 feet from that property line.

ii. Residential uses. As regulated in Chapter 8 of this Code and Appendix B of this Code with the following exceptions:

(a) Setbacks. New development shall be set back no less than 5 feet from the front, rear and side property lines.

(b) If a property does not have 100 feet on one or more sides the setback may be ~~0~~5 feet from that property line.

9.14 SAN MARCOS COMMUNITY DISTRICT OVERLAY.

3. SMCD Rural Fringe (SMCD 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. This zone also serves to protect agricultural and environmental areas that are inappropriate for more intense development due to their sensitivity. The SMCD RUR-F zone accommodates primarily large lot residential, retreats, ecotourism, equestrian uses and renewable resource-based activities, seeking a balance between conservation, environmental protection and reasonable opportunity for development.

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

i. Commercial greenhouses:

(a) There shall be a minimum 500 foot setback from property lines for commercial greenhouses.

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b. Dimensional Standards. As regulated in Chapter 8 of this Code, except as prescribed in Dimensional Standards Table 9-14-3.

Table 9-14-3: Dimensional Standards SMCD RUR-F (Rural Fringe).

Zoning District	SMCD RUR-F
Density (# of acres per dwelling unit)	20
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24
Height (maximum, feet), hay or animal barn, silo	36
Lot Coverage (maximum)	20%
Setbacks from front, rear and side property lines	100 feet

4. SMCD Rural Residential (SMCD 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, and farmers markets.

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

i. Water wells, well fields, and bulk water transmission pipelines:

(a) This does not prohibit private wells.

ii. Movie Ranch

(a) This use must be on a parcel over 65 acres in size.

(b) This property must be accessed from a County or State Road.

(c) Maximum individual building size of new permanent structures is 5,000 square feet.

(d) Maximum aggregate building size for new permanent structures is 15,000 square feet.

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Table 9.14.8 : SMCD Use Table.

Use	Function	Structure	Activity	SMD RUR	SMD RUR-F	SMD RUR-R	SMD CN	Special Conditions
Movie Ranch				X	X	~~X~~P	C	

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Chapter 10

10.6. HOME OCCUPATIONS.

Table 10-1: Home Occupation Requirements.

	No Impact	Low Impact	Medium Impact
Permit type	Business Registration	Development Permit	Conditional Use Permit
Non-resident employees (max)	1	3	5
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~~ 7.9.8.3	see §~~7.9.4.3~~ 7.9.8.3
Parking and access	Resident and employee only	see §10.6.5	see §10.6.5
Heavy Equipment	None	Up to 2	3-6

10.6.6. Noticing Requirements for Home Occupations. Low and Medium Impact Home Occupations shall comply with the noticing requirements of Section 4.4.6. Noticing is not required for No Impact Home Occupations.

10.18. SATELLITE DISH ANTENNAS.

10.18.1 Applicability. This section applies to any satellite dish antenna use except:

10.18.1.1. An antenna that is one meter (3.28 feet) or less in diameter and is used to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite;

10.18.1.2. An antenna that is one meter (3.28 feet) or less in diameter or diagonal measurement and is used to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services, or to

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receive or transmit fixed wireless signals other than via satellite;

10.18.1.3. An antenna of any size that is used for residential purposes to receive television broadcast signals and high speed internet; and

10.18.1.4. A mast no higher than 24 feet in height supporting an antenna described in ~~the~~ subsections ~~.1 - .3~~ 1 through 3 above.

10.22. LAND USE RESTRICTIONS ON MEDICAL USE OF CANNABIS.

10.22.1. The sale, cultivation, licensing, certification, and regulation of the medical use of cannabis is governed by the Lynn and Erin Compassionate Use Act ("Act") [NMSA 1978, §§ 26-2B-1 to 26-2B-7].

10.22.2. The Act is implemented by the New Mexico Department of Health, which has enacted ~~through its adoption of three (3) rules codified in the New Mexico Administrative Code that~~ governing ~~all aspects of~~ the facility certification and placement, regulation, licensing, authorized sales, and production of medical cannabis and its lawful uses. *See* 7.34.2 NMAC, 7.34.3 NMAC, and 7.34.4 NMAC (02/27/2015, as amended through 02/29/2016).

10.22.3. ~~Any restrictions governing the sale and distribution of medical cannabis shall be governed by~~ For the purposes of the Use Matrix attached as Appendix B to this Code~~.~~ and determining where the sale, distribution, cultivation, and growing of medicinal cannabis is allowed:

10.22.3.1. the distribution or dispensing of medical cannabis shall be considered a Store or Shop;

10.22.3.2. the cultivation and growing of medical cannablis shall be considered a Commercial Greenhouse;

10.22.3.3. the manufacturers shall be considered Food, Textiles, and Related Products;

10.22.3.4. the laboratories shall be considered a Research and Development Services (scientific, medical, and technology); and

10.22.3.5. cultivation and growing, manufacturers, and laboratories, if applicable, may apply as a Home Occupation.

10.22.4. Production of medical cannabis by a qualified patient holding a personal production license issued by the Depertment of Health for that patient's personal use is allowed anywhere in the County.

10. 22. 5. Any licensed non-profit producer who sells, distributes, cultivates medical cannabis shall obtain a business license.

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10.24. TAP ROOM OR TASTING ROOM.

10.24.1. Applicability. This section shall apply to all tap rooms or tasting rooms.

10.24.2. Standards. Tap rooms or tasting rooms shall meet design standards within this SLDC in addition to the following standards:

10.24.2.1. Tap rooms and tasting rooms may sell for consumption on and off premises but shall not be permitted to sell for resale.

10.24.2.2. Hours of operation shall be limited to 9 p.m. within a residential zone.

10.24.2.3. The tap room or tasting room may only sell products produced by the winegrower, distillery, or brewery and must hold a Winegrower's, Craft Distiller's, or Small Brewer's License issued through the State of New Mexico.

10.24.2.4. The tap room or tasting room may sell products from multiple winegrowers or breweries but may not also serve products from a distillery.

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Staff Proposed SLDC Changes

Chapter 11

11.4.4. Application for a DCI Overlay Zoning District. An applicant who submits an application for approval of a DCI Overlay Zoning District shall submit a concept plan that includes:

11.4.4.4. All Studies, Reports and Assessments (SRAs) required in Chapter 6 of the SLDC, ~~which~~ shall be prepared and submitted by the applicant. The County may hire outside consultants to review the SRAs at the expense of the applicant. ~~(see Appendix A).~~

11.5. REVIEW CRITERIA.

11.5.1. The Hearing Officer, ~~County Development Review Committee~~ Planning Commission and Board of County Commissioners shall consider the following criteria when making recommendations and determinations for approval, conditional approval or denial of a DCI Overlay Zoning District:

11.5.2. The Hearing Officer and ~~County Development Review Committee~~ Planning Commission shall consider the following criteria when making recommendations and determinations for approval, conditional approval or denial of a DCI Conditional Use Permit:

11.5.2.1. consistency with the Sustainable Growth Management Plan and any applicable Area, District and Community Plan;

11.5.2.2. consistency with the DCI Overlay Zoning District approval; and

11.5.2.3. to determine the operator's compliance with federal, state and local laws pertaining to the DCI during the development of previous phases of the DCI.

11.10.4. This Section 11.7.7 does not apply to:

11.10.4.1. Excavation related to basements and footings of a building, or retaining walls.

11.10.4.2. Sand and gravel operations that are less than 10 acres in size and extract less than 20,000 tons of earth materials and which do not utilize blasting, are regulated by Section 10.19 of this SLDC.

11.10.4.3. Mineral Exploration and Extraction regulated by County Ordinance 1996-10, Article III, Section 5 ~~of this Ordinance~~.

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Staff Proposed SLDC Changes

Chapter 12

Table 12-1: Adopted Levels of Service (LOS).

(A) Public Facility -Type or Location		(B) Level of Service	(C) Impact Area
Roads	SDA-1 and SDA-2	D	within ½ mile of development
	SDA-3	C	within ½ mile of development
Emergency Response	Fire Vehicles and Facilities	Must achieve ISO 7/9	countywide
	Sheriff Vehicles	2.4/1,000 residents	countywide
	Sheriff Facilities	111 sf/1,000 residents	countywide
Water Supply and Liquid Waste	Water	0.25 acre ft/year (residential)*	per residence
		To be determined by the Administrator based upon water budget approval	per 10,000 sf nonresidential
	Sewer	Must be created in accordance with § 7.13.10.	county utility, local treatment facility, or project site
Parks, Trails and Open Space	Parks	~~1.25~~2.35 acres/1,000 residents	countywide
	Trails	~~0.5~~ 0.88 miles/1,000 residents	countywide
	Trailheads	1 each at the ends of the trail, and a trailhead every 5 miles	countywide
	Open Space	~~85~~ 138 acres/1,000 residents	countywide

*Subject to reduction pursuant to Section 7.13.6.1.

12.14. TRANSFER OF DEVELOPMENT RIGHTS.

12.14.3. General Standards.

12.14.3.1. Development Rights may be sent:

1. from sending sites identified by a Community Overlay District;

2. from sites designated as an environmental and resource protection overlay, historic preservation overlay or agriculture overlay;

3. from sensitive environment lands; e. g. riparian habitats, endangered or threatened species habitat, archeological sites;

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4. from ~~traditional~~ agricultural land;

5. from lands providing open space and preserving scenic vistas, natural features and areas of special character; and

6. through a transfer of development rights as part of a development order granting BUD relief.

12.14.3.2 Development Rights may not be sent:

1. from areas of required open space within a development;

2. from areas of required setbacks; ~~and~~

3. from MU and PD districts within SDA-1~~.~~; and

4. from CG, I and IL districts.

12.14.3.3 MU and PD districts shall not be both a sending and a receiving site.

12.14.3.4. Development rights may be used on receiving sites to provide additional density.

12.14.4. Allocation of development rights.

12.14.4.1. A development right shall be transferred only by a Development Right Certificate to which Santa Fe County is party. A deed restriction accompanied by either an easement restricting development or a conservation easement shall be placed on the sending area limiting future construction to the total number of development rights established by the zoning of the property minus:

1. all development rights transferred in accordance with this Chapter;

2. any development rights previously extinguished or limited as a result of a recorded covenant and plat against the property;

3. the number of development rights to be transferred by the proposed transaction;

4. the number of existing single-family dwellings or square footage of development allowed on the sending site.

12.14.4.2 The easement restricting development or the conservation easement shall be created and identified on a survey plat clearly noting the development rights being sent from the parcel and the development restriction on the property. The plat shall be approved in accordance with Chapter 4.

12.14.4.3. Each transferor shall have the right to sever all or a portion of the rights to develop from the parcel in a sending site and to sell, trade, or barter all or a portion of those rights to a transferee.

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12.14.4.4. Any transfer of development rights pursuant to this Chapter authorizes only an increase in maximum density and shall not alter or waive the development standards of the receiving site, nor shall it allow a use otherwise prohibited in the receiving zoning district, unless otherwise provided in the regulations applicable to the receiving site.

12.14.4.5. Transfer of development rights shall not be available for land restricted from development by covenant, easement or deed restriction.

12.14.4.6. Any transfer of development rights shall be recorded in the land records of Santa Fe County, New Mexico.

12.14.4.7. Value of Transferable Development Rights. The monetary value of transferred development rights is completely determined between the seller and buyer.

12.14.5. Sending Sites.

12.14.5.1. Calculation of development rights. ~~The size of the sending areas shall be the size of the allowable base density of the zoning district. Sending areas must not be occupied by a habitable structure. The number of development rights associated with a sending property shall be the larger of:~~ Calculation of development rights shall be based on the base density of the parcel and the size of the sending areas. Sending Areas may not include any residential dwelling. The number of development rights associated with a sending area shall be determined based on the following:

1. One development right for each primary residential dwelling that could potentially be constructed on the sending property.

2. Sending areas shall meet the criteria for a sending site established by this Chapter 12.

3. Sending sites with valid irrigation water rights ~~appurtenant to 90% or more of the sending site and~~ with a consumptive use right of 1.5 acre-feet per acre or more, shall receive an additional unit of density for each area of irrigated land equivalent to the base density. This additional unit shall be made available only if the owner agrees to an enforceable restriction on the transfer of water rights acceptable to the County. The party sending the development rights shall bear the burden of demonstrating to the County's satisfaction the validity, amount and other elements of the water right.

4. If the parcel with the sending areas contains any residential dwelling units then ~~the sending site already has development on it, then~~ the calculation of development rights pursuant to the subsections ~~1 and 2~~ above shall be reduced to reflect such existing development, so that the resulting calculation reflects only additional potential primary residential development available on the property.

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12.14.8. Development Approval Procedure. The procedures for review and approval of an application including the use of transferred development rights shall be the same as those procedures that would apply if no transferred development rights were being used. A rezoning of the receiving site shall not be required for use of development rights consistent with the provisions of this Chapter unless it is part of a rezoning to a qualifying district. If the County approves the proposed development, the documentation of the approval shall include the numbers of the development right certificates necessary to support the number of residential dwelling units or nonresidential square footage in the development.

12.14.8.1. Development Right Certificates shall be acquired prior to recordation of a final plat.

12.14.8.2. The Development Rights Certificates will be extinguished at the time of the plat recordation.

12.14.8.3. A ~~c~~Conceptual ~~p~~Plan shall establish the number of TDRs required for the development. A receiving site may be established by a conceptual plan, including location, size and general development parameters. The normal subdivision and rezoning processes, if needed, will be required ~~following~~ in addition to the ~~c~~Conceptual ~~p~~Plan approval.

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Staff Proposed SLDC Changes

Chapter 14

14.9.6. Conditional Use Permits (CUP). For approval of certain conditional uses as set forth in the Use Matrix and elsewhere in the SLDC, pursuant to this subsection.

14.9.6.1. Purpose and Findings. This section provides for certain uses that, because of unique characteristics or potential impacts on adjacent land uses, are not permitted in zoning districts as a matter of right but which may, under appropriate standards and factors set forth herein, be approved. These uses shall be permitted through the issuance of a conditional use permit (CUP).

14.9.6.2. Applicability. The provisions of this section apply to any application for approval of a CUP as required by the Use Matrix. Conditional uses are those uses that are generally compatible with the land uses permitted by right in a zoning district but that require individual review of their location, design and configuration, and the imposition of conditions or mitigations in order to ensure the appropriateness of the use at a particular location within a given zoning district. Only those uses that are enumerated as conditional uses in a zoning district, as set forth in the use matrix may be authorized by the Planning Commission. No inherent right exists to receive a CUP. Concurrent with approval of a CUP, additional standards, conditions and mitigating requirements may be attached to the development order. Additionally, every CUP application shall be required to comply with all applicable requirements contained in the SLDC. ~~Additionally, every CUP application shall be required to comply with all applicable requirements contained in the SLDC.~~

14.9.6.3. Application. An applicant may apply for a CUP by filing an application for discretionary development approval with the Administrator. A site development plan is required for a CUP and shall include any SRAs required pursuant to Table 6-1 in Chapter 6.

14.9.6.4. Review. The application shall be referred to the Hearing Officer and Planning Commission for the holding of a quasi-judicial public hearing.

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14.9.6.6. Conditions. In approving any CUP, the Planning Commission may:

1. Impose such reasonable standards, conditions, or mitigation requirements, in addition to any general standard specified in the SLDC or the SGMP, as the Planning Commission may deem necessary. Such additional standards, conditions, or mitigation requirements may include, but are not be limited to:

a. financing and availability of adequate public facilities or services;

b. reservations and dedications;

c. payment of development fees;

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d. establishment of assessment and public improvement districts;

e. adoption of restrictive covenants or easements;

f. special buffers or setbacks, yard requirements, increased screening or landscaping requirements;

~~**g.** area requirements;~~

~~**h**~~**g.** development phasing;

~~**i**~~**h.** standards pertaining to traffic, circulation, noise, lighting, hours of operation, protection of environmentally sensitive areas, or preservation of archaeological, cultural and historic resources; and

~~**j**~~**i.** provision of sustainable design and improvement features, solar, wind or other renewable energy source, rainwater capture, storage and treatment or other sustainability requirements.

2. Require that a payment and performance guaranty be delivered by the owner/applicant to the Administrator to ensure compliance with all conditions and mitigation measures as are set forth in the development order; and

3. Encourage that a voluntary development agreement be entered into between the owner/applicant and the County to carry out all requirements, conditions and mitigation measures.

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4. Recording Procedures. A certified copy of the approved CUP site development plan shall be recorded at the expense of the applicant in the office of the County Clerk, and another certified copy filed in the office of the Administrator.

14.9.7. Variances.

14.9.7.1. Purpose. The purpose of this section is to provide a mechanism in the form of a variance that grants a landowner relief from certain standards in this code where, due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner. The granting of an area variance shall allow a deviation from the dimensional requirements and standards of the Code, but in no way shall it authorize a use of land that is otherwise prohibited in the relevant zoning district.

14.9.7.2. Process. All applications for variances will be processed in accordance with this chapter of the Code. A letter addressing Section 14.9.7.4. review criteria must accompany the application explaining the need for a variance.

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14.9.7.6. Administrative minor deviations. The Administrator is authorized to administratively approve minor deviations upon a finding that the deviation is required, that the result is consistent with the intent and purpose of this SLDC, and that the deviation is not detrimental to adjacent or surrounding properties as follows:

1. minor deviations from the dimensional requirements of Chapter 7 of the SLDC not to exceed ten percent (10%) of the required dimension.

2. minor deviations from the density ~~requirements~~ dimensional standards of Chapter 8 of the SLDC not to exceed five tenths of a percent (0.5%) of the gross acreage allowed in the zoning district.

14.10.9. Nonconforming (Legal) Lots of Record.

14.10.9.1. Any lot that does not conform to a dimension established in Chapter 8 for the relevant zoning district but that is shown on the initial zoning map as being within that zone, shall not be deemed nonconforming.

14.10.9.2. The owner/applicant shall submit evidence demonstrating ~~the lawful existence of the lot on the effective date of the Santa Fe County Land Development Code [January 1, 1981]~~ that the lot was either legally created prior to January 1, 1981, or that it was part of a subdivision or land devision approved by the Administrator or the Board after January 1, 1981.

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Staff Proposed SLDC Changes

APPENDIX A – RULES OF INTERPRETATION, DEFINITIONS AND ACRONYMS

Appeal: an appeal is an administrative challenge, where permitted by Chapter Four or elsewhere in this Code, to the Board or Planning Commission, that alleges there is an error of law or erroneous finding of fact in any development order, ~~requirement decision,~~ or final determination on an application made by the Administrator, Hearing Officer, or Planning Commission. [Note**:** this definition should not be interpreted as creating nor does it create a right of appeal.]

Church: a use that is defined as a place of worship, which includes any church, synagogue, temple, mosque, or other building or facility, primarily engaged in religious worship or practice. ~~The term "church" includes ancillary uses, such as schools, recreational facilities, day care or child care facilities, kindergartens, dormitories, or other facilities, for temporary or permanent residences.~~

Development: any man-made change to improved or unimproved real estate, including, but not limited to, the construction of buildings, structures or accessory structures; the construction of additions or substantial improvements to building, structures or accessory structures; the placement of buildings or structures; mining, dredging, filling, grading, paving, excavation or drilling operations; ~~and~~ the storage, deposit or extraction of materials, public or private sewage disposal systems or water supply facilities; any change of use; the division, reconfiguration or platting of a parcel of land.

Dwelling or Dwelling Unit: a structure or portion of a structure that is designed, occupied or intended to be occupied, or has been previously used, as living quarters for a family and includes facilities for cooking, sleeping and sanitation; but not including recreational vehicles, travel trailers, hotels, motels, boardinghouses. Dwelling or dwelling unit includes single-family, two-family, and multi-family dwellings; manufactured homes, ~~and~~ mobile homes, and tiny houses.

~~**Floor Area Ratio (FAR):** the ratio of the total building floor area in square feet to the total land area in square feet.~~

Hearing Officer: the person appointed by the Board for a term not exceed four (4) years to conduct certain public hearings as assigned by Chapter ~~3~~4 of the SLDC.

Multi-Family Dwellings: a building or structure that is designed to house several different families in separate housing units. The entire building or structure may be owned by an individual, entity, or, in the case of condominiums, by individuals who have purchased units.

Religious Facilities: a property or facility primarily used for religious worship or practice, including but not limited to, churches, synagogues, temples, and mosques.

Resort: a building or group of buildings containing guest rooms, with a majority of the property devoted to recreational activies, for example, tennis, horseback riding, yoga, a spa, swimming, and/or golf, which may or may not provide meals.

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Retreat: ~~a property or facility used for professional, educational, health-related or religious meetings, conferences, or seminars and which may provide meals, overnight accommodations, and/or recreation for participants.~~ a facility or property used for professional, educational or religious conclaves, meetings, conferences, or seminars and which may provide meals, housing, and recreation for participants during the period of the retreat or program only. A retreat may not be utilized by the general public for meals or overnight accommodations.

Tap Room or Tasting Room: a place where a business or person who holds either a Winegrower's License pursuant to NMSA 1978, § 60-6A-11; a Craft Distiller's License pursuant to NMSA 1978, §60-6A-6.1; or a Small Brewer's License pursuant to NMSA 1978, §60-6A-26.1 may sell both for consumption on or off premises, but not for resale, the product that the business or person has produced and bottled.

PART 3: ACRONYMS AND ABBREVIATIONS.

EIR: Environmental Impact Report

FIA: Fiscal Impact Assessment

SRAs: Studies, Reports, and Assessments

TAC: Technical Advisory Committee

WSAR: Water Service Availability Report

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Appendix B: Use Matrix

Use Matrix. Uses permitted in each zoning districts are shown in the Use matrix in Appendix B. All uses are designated as permitted, accessory, or conditional, or prohibited as further explained in Table 8-4. Accessory uses may be subject to specific regulations as provided in Chapter 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 8-4: Use Matrix 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 district.

Uses not specifically enumerated. When a proposed use is not specifically listed in the use matrix, the Administrator may determine that the use is materially similar to an allowed use if:

The use is listed as within the same structure or function classification as the use specifically enumerated in the use matrix as determined by the Land-Based Classification Standards (LBCS) of the American Planning Association (APA).

If the use cannot be located within one of the LBCS classifications, the Administrator shall refer to the most recent manual of the North American Industry Classification System (NAICS). The proposed use shall be considered materially similar if it falls within the same industry classification of the NAICS manual.

The Use Matrix also includes Function, Activity and Structure Codes in accordance with the Land Based Classification System.

Use	Function	Structure	Activity	Agriculture/Ranching	Rural	Rural Fringe	Rural Residential	Residential Fringe	Residential Estate	Residential Community	Traditional Community	Commercial Neighborhood	Mixed Use	Commercial General	Industrial General	Industrial Light	Public Institutional	Planned Development	Special Conditions
Residential																			
Single family		1110		P	P	P	P	P	P	P	P	P	P	P	X	X	A	P	
Accessory dwelling units		1130		A	A	A	A	A	A	A	A	A	A	A	A	A	A	P	Ch. 10
Townhouses				P	P	P	P	P	P	P	P	P	P	P	X	X	A	P	
Multifamily dwellings	1202-99			C	C	C	C	C	C	C	C	P	P	C	X	X	A	P	
Retirement Housing	1210			P	P	P	P	P	P	P	P	P	P	P	X	X	P	P	
Assisted living facility	1230			P	P	P	C	C	C	C	C	P	P	P	X	X	P	P	
Life care or continuing care facilities	1240			P	P	P	C	C	C	C	C	P	P	P	X	X	P	P	
Nursing facilities	1250			P	P	P	C	C	C	C	C	P	P	P	X	X	P	P	
Community Home, NAICS 623210				P	P	P	C	C	C	C	C	P	P	P	X	X	P	P	
Barracks		1310		A	A	A	X	X	X	X	X	X	A	A	A	X	P	P	
Dormitories		1320		A	A	A	X	X	X	X	X	C	A	A	X	X	P	P	
Temporary structures, tents etc. for shelter		1350		P	P	P	A	A	A	A	A	C	A	P	P	A	P	P	
Hotels, motels, or other accommodation services																			
Bed and Breakfast inn	1310			P	P	P	C	C	C	C	P	P	C	C	X	X	X	P	Ch. 10
Rooming and boarding housing	1320			C	C	C	C	C	C	C	C	P	P	P	X	X	C	P	
Resorts				C	C	C	X	X	X	X	C	C	P	P	X	X	X	P	
Retreats				P	P	P	C	C	C	C	C	P	P	P	X	X	P	P	
Hotels, motels, and tourist courts	1330			C	C	C	X	X	X	X	X	X	P	P	X	P	X	P	

Use	Function	Structure	Activity	Agriculture/Ranching	Rural	Rural Fringe	Rural Residential	Residential Fringe	Residential Estate	Residential Community	Traditional Community	Commercial Neighborhood	Mixed Use	Commercial General	Industrial General	Industrial Light	Public Institutional	Planned Development	Special Conditions
Commercial																			
Shop or store with drive-through facility		2210		X	X	X	X	X	X	X	X	C	X	C	C	C	X	P	
Restaurant, with incidental consumption of alcoholic beverages		2220		X	X	X	X	X	X	X	C	P	C	P	X	P	X	P	
Restaurant, with no consumption of alcoholic beverages permitted		2220		X	X	X	X	X	X	X	C	P	P	P	C	P	X	P	
~~Stand-alone~~ Store or shop no drive through facility		2230		X	X	X	X	X	X	X	C	P	P	P	C	P	X	P	
Department store		2240		X	X	X	X	X	X	X	X	X	C	P	X	C	X	P	
Warehouse discount store/superstore	2124	2250		X	X	X	X	X	X	X	X	X	C	P	C	P	X	P	
Market shops, including open markets		2260		A	A	A	X	X	X	X	C	P	P	P	C	P	X	P	
Gasoline station		2270		C	C	C	X	X	X	X	C	C	C	P	P	P	X	P	
Automobile repair and service		2280		C	C	C	X	X	X	X	C	P	P	P	P	P	X	P	
Car dealer	2111			C	C	C	X	X	X	X	X	X	C	P	P	P	X	P	
Bus, truck, mobile home, or large vehicle dealers	2112			C	C	C	X	X	X	X	X	X	X	P	P	P	X	P	
Bicycle, motorcycle, all terrain vehicle dealers	2113			C	C	C	X	X	X	X	X	X	C	P	P	P	X	P	
Boat or marine craft dealer	2114			C	C	C	X	X	X	X	X	X	X	P	P	P	X	P	
Automotive Parts, accessories, or tires	2115			C	C	C	X	X	X	X	C	P	P	P	P	P	X	P	

Use	Function	Structure	Activity	Agriculture/Ranching	Rural	Rural Fringe	Rural Residential	Residential Fringe	Residential Estate	Residential Community	Traditional Community	Commercial Neighborhood	Mixed Use	Commercial General	Industrial General	Industrial Light	Public Institutional	Planned Development	Special Conditions
Gasoline service	2116			C	C	C	X	X	X	X	C	X	X	P	P	P	X	P	
Lumberyard and materials	2126			C	C	C	X	X	X	X	C	X	C	P	P	C	X	P	
Outdoor resale business	2145			C	C	X	X	X	X	X	X	X	X	C	P	P	X	P	
Pawnshops	NAICS 522298			X	X	X	X	X	X	X	C	P	P	P	C	P	X	P	
Tap or Tasting Room				C	C	C	C	C	X	X	C	P	P	P	P	P	X	P	
Beer, wine, and liquor store (off-premises consumption of alcohol)	2155			C	C	C	X	X	X	X	C	P	C	C	X	X	X	P	
Shopping center	2510-2580			X	X	X	X	X	X	X	X	P	C	P	X	C	X	P	
Convenience stores or centers		2591		X	X	X	X	X	X	X	P	P	P	P	P	P	X	P	
Car care center		2593		X	X	X	X	X	X	X	C	P	P	P	P	P	X	P	
Car washes	NAICS 811192			X	X	X	X	X	X	X	X	C	X	P	P	P	X	P	
Office or bank (without drive-through facility)		2100		A	A	A	X	X	X	X	C	P	P	P	X	P	X	P	
Office (with drive-through facility)		2110		X	X	X	X	X	X	X	X	C	C	P	X	P	X	P	
Office or store with residence on top		2300		X	X	X	X	X	X	X	C	P	P	C	X	X	X	P	
Office-over storefront structure		2400		X	X	X	X	X	X	X	C	P	P	P	X	P	X	P	
Research and development services (scientific, medical, and technology)	2416			C	C	C	X	X	X	X	C	P	P	P	P	P	X	P	
Car rental and leasing	2331			C	C	C	X	X	X	X	C	P	P	P	P	P	X	P	
Leasing trucks, trailers, recreational vehicles, etc.	2332			C	C	C	X	X	X	X	X	C	X	P	P	P	X	P	

Use	Function	Structure	Activity	Agriculture/Ranching	Rural	Rural Fringe	Rural Residential	Residential Fringe	Residential Estate	Residential Community	Traditional Community	Commercial Neighborhood	Mixed Use	Commercial General	Industrial General	Industrial Light	Public Institutional	Planned Development	Special Conditions
Services including pest control, janitorial, landscaping, carpet upholstery, cleaning and other services	2450			C	C	C	X	X	X	X	C	P	X	P	P	P	X	P	
Bars, taverns and nightclubs				X	X	X	X	X	X	X	C	C	P	P	C	C	X	P	
Sexually oriented business				X	X	X	X	X	X	X	X	X	X	C	C	C	X	X	Sec. 10.20
Tattoo parlors				X	X	X	X	X	X	X	C	P	P	P	C	P	X	P	
Industrial , manufacturing and wholesale trade																			
Light industrial structures and facilities (not enumerated in Codes 2611-2615, below)		2610		C	C	C	X	X	X	X	X	X	X	X	P	P	X	P	
Loft		2611		C	C	X	X	X	X	X	X	X	X	X	P	P	X	P	
Mill-type factory structures		2612		C	C	X	X	X	X	X	X	X	X	X	P	X	X	P	
Manufacturing plants		2613		X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	
Industrial parks		2614		X	X	X	X	X	X	X	X	X	X	X	P	C	X	P	
Laboratory or specialized industrial facility		2615		X	X	X	X	X	X	X	X	X	X	X	P	C	X	P	
Assembly and construction-type plants	3000	2621		X	X	X	X	X	X	X	X	X	X	X	P	C	X	P	
Process plants (metals, chemicals asphalt, concrete, etc.)	3000	2622		X	X	X	X	X	X	X	X	X	X	X	P	C	X	P	
Construction-related businesses	7000			C	C	C	X	X	X	X	C	X	X	X	P	P	X	P	
Heavy construction	7400			X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	
Machinery related	7200			X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	

Use	Function	Structure	Activity	Agriculture/Ranching	Rural	Rural Fringe	Rural Residential	Residential Fringe	Residential Estate	Residential Community	Traditional Community	Commercial Neighborhood	Mixed Use	Commercial General	Industrial General	Industrial Light	Public Institutional	Planned Development	Special Conditions
Trade contractor, plumbing, electrical, roofing, painting, landscaping	7300			C	C	C	X	X	X	X	C	P	P	P	P	P	C	P	
Automotive paint and body				X	X	X	X	X	X	X	X	C	C	P	P	P	X	X	Sec. 10
Automotive wrecking and graveyards, salvage yards, and junkyards				DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	
Vehicle storage for towing or related business				X	X	X	X	X	X	X	X	X	X	C	P	P	C	C	
Demolition, building and structure business				C	C	X	X	X	X	X	X	X	X	X	P	C	C	P	
Warehouse or storage facility structure		2700		C	C	C	X	X	X	X	X	X	X	X	P	P	X	P	
Mini-warehouse, mini-storage units		2710		C	C	C	X	X	X	X	X	C	C	P	P	P	X	P	
High-rise mini-warehouse		2720		X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	
Warehouse structure		2730		C	C	C	X	X	X	X	X	X	X	X	P	P	X	P	
Produce warehouse		2740		P	P	P	X	X	X	X	X	X	X	X	P	P	X	P	
Refrigerated warehouse or cold storage		2750		P	P	P	X	X	X	X	X	X	X	X	P	P	X	P	
Large area distribution or transit warehouse		2760		C	C	X	X	X	X	X	X	X	X	X	P	P	X	P	
Wholesale trade— durable goods	3510			X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	
Wholesale trade nondurable goods	3520			X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	

Use	Function	Structure	Activity	Agriculture/Ranching	Rural	Rural Fringe	Rural Residential	Residential Fringe	Residential Estate	Residential Community	Traditional Community	Commercial Neighborhood	Mixed Use	Commercial General	Industrial General	Industrial Light	Public Institutional	Planned Development	Special Conditions
Food, textiles, and related products				C	C	C	X	X	X	X	X	X	X	X	P	P	X	P	
Wood, paper, and printing products				C	C	C	X	X	X	X	X	X	X	X	P	C	X	P	
Tank farms		2780		C	C	C	X	X	X	X	X	X	X	X	P	C	X	P	
Public assembly structures																			
Performance theater			3110	C	C	X	X	X	C	C	C	P	P	P	P	P	P	P	
Movie theater			3120	X	X	X	X	X	X	X	X	P	C	P	P	P	P	P	
Amphitheater			3130	C	C	C	X	X	X	X	X	X	C	P	P	P	P	P	
Drive-in theaters			3140	C	C	X	X	X	X	X	X	X	C	P	P	P	X	P	
Indoor games facility		3200		X	X	X	X	X	X	X	X	C	P	P	P	P	P	P	
Amusement, sports, or recreation establishment not specifically enumerated	5300			C	X	X	X	X	X	X	X	X	X	C	P	C	C	P	
Amusement or theme park	5310			C	X	X	X	X	X	X	X	X	X	C	P	C	X	P	
Arcade	5320			X	X	X	X	X	X	X	X	X	C	P	P	P	X	P	
Miniature golf establishment	5340			C	C	C	X	X	X	X	C	X	P	P	P	P	X	P	
Fitness, recreational sports, gym, or athletic club	5370			P	P	P	C	C	C	C	C	P	P	P	P	P	P	P	
Bowling, billiards, pool, etc.	5380			X	X	X	X	X	X	X	C	P	P	P	P	P	C	P	
Skating rinks	5390			P	P	P	X	X	X	X	C	X	P	P	P	P	P	P	
Sports stadium or arena		3300		C	X	X	X	X	X	X	X	X	X	C	C	C	C	P	
Racetrack or raceway	5130			C	X	X	X	X	X	X	X	X	X	C	C	C	X	P	
Exhibition, convention or conference structure		3400		A	A	A	X	X	X	X	X	X	X	P	C	C	P	P	

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~~Churches, temples, synagogues, mosques, and other r~~Religious facilities		3500		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*
Covered or partially covered atriums and public enclosure		3700		A	A	A	X	X	X	X	X	C	C	P	P	P	P	P	
Passenger terminal, mixed mode		3810		P	P	P	P	P	P	P	P	X	P	P	P	P	P	P	*
Active open space/ athletic fields/golf courses	6340			P	P	P	C	C	C	C	C	X	C	X	P	P	P	P	*
Passive open space	6340			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Arts, entertainment, and recreation																			
Active leisure sports and related activities			7100	P	P	P	C	C	C	C	C	C	C	P	C	C	P	P	
Movie Ranch				P	P	P	P	P	C	C	C	P	P	P	P	P	P	P	
Camps, camping, and related establishments	5400			P	P	P	C	C	C	C	C	P	P	P	X	C	P	P	
Exhibitions and art galleries		4410		X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	
Performing arts or supporting establishment	5100			C	C	C	X	X	X	X	P	P	P	P	P	P	P	P	
Theater, dance, or music establishment	5101			C	C	C	X	X	X	X	P	P	P	P	C	P	P	P	
Institutional or community facilities																			
Community center		2200		P	P	P	C	C	C	C	C	P	P	P	X	C	P	P	
Hospitals		4110		X	X	X	X	X	X	X	X	X	X	P	X	P	P	P	
Medical clinics		4120		P	P	P	P	P	P	P	P	P	P	P	C	P	P	P	

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Social assistance, welfare, and charitable services (not otherwise enumerated)	6560			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Child and youth services	6561			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Child care institution ~~(basic)~~	6562			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
~~Child care institution (specialized)~~	~~6562~~	-	-	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	-
Day care center	6562			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Community food services	6563			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Emergency and relief services	6564			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Other family services	6565			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Services for elderly and disabled	6566			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Animal hospitals	6730			P	P	P	P	C	C	C	P	C	P	P	P	P	P	P	
School or university (privately owned)		4200		P	P	P	C	C	C	C	P	C	P	P	P	P	P	P	
Grade school (privately owned)		4210		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
College or university facility (privately owned)		4220		P	P	P	C	C	C	C	C	C	P	P	P	P	P	P	
Technical, trade, and other specialty schools	6140	4230		P	P	P	C	C	C	C	C	C	P	P	P	P	P	P	
Library		4300		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Museum, exhibition, or similar facility	5200	4400		P	P	P	C	C	C	C	P	P	P	P	P	P	P	P	
Planetarium		4420		P	P	C	X	X	X	X	P	C	P	P	P	P	P	P	
Aquarium		4430		P	P	C	X	X	X	X	C	C	P	P	P	P	P	P	

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Zoological parks		4450		P	P	P	X	X	X	X	X	X	X	P	P	P	P	P	
Public safety related facility			4500	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Fire and rescue station			4510	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Police station			4520	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Emergency operation center			4530	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*
Correctional or rehabilitation facility			4600	C	C	C	X	X	X	X	X	X	X	X	C	X	P	P	*
Cemetery, monument, tombstone, or mausoleum			4700	P	P	P	C	C	C	C	C	X	C	C	P	P	P	P	
Funeral homes			4800	P	P	P	X	X	X	X	P	P	P	P	P	P	P	P	
Cremation facilities			4800	P	P	P	X	X	X	X	X	X	X	X	P	P	P	P	
Public administration		6200		P	P	P	X	X	X	X	P	P	P	P	P	P	P	P	
Post offices		6310		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Space research and technology		6330		P	P	P	X	X	X	X	C	P	C	P	P	P	P	P	*
Clubs or lodges				C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	
Transportation-related facilities																			
Commercial automobile parking lots or garages		5200		X	X	X	X	X	X	X	C	X	P	P	P	P	X	P	
~~Commercial automobile parking garages~~	-	-	-	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~C~~	~~X~~	~~P~~		~~P~~	~~P~~	~~X~~	~~P~~	-
Surface parking, open		5210		A	A	A	A	A	A	A	A	A	A	A	A	A	A	P	
Surface parking, covered		5220		A	A	A	A	A	A	A	A	A	A	A	A	A	A	P	
Underground parking structure with ramps		5240		X	X	X	X	X	X	X	P	X	P	P	P	P	A	P	
Rooftop parking facility		5250		X	X	X	X	X	X	X	C	X	P	P	P	P	A	P	

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Bus terminal		3830		X	X	X	X	X	X	X	C	X	P	P	P	P	P	P	
Bus stop shelter		5300		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Truck storage and maintenance facilities		5400		X	X	X	X	X	X	X	C	X	C	C	P	P	X	P	
Truck freight transportation facilities	4140			X	X	X	X	X	X	X	X	X	C	C	P	P	X	P	
Light rail transit lines and stops	4151			P	P	P	P	P	P	P	P	X	P	P	P	P	P	P	
Local rail transit storage and maintenance facilities	4153			X	X	X	X	X	X	X	X	X	C	C	P	P	X	P	
Taxi and limousine service maintenance and storage facilities	4155			X	X	X	X	X	X	X	C	X	P	P	P	P	X	P	
Taxi and limousine service dispatch facilities				X	X	X	X	X	X	X	C	C	P	P	P	P	X	P	
Bus transportation storage and maintenance facilities	4156			X	X	X	X	X	X	X	c	X	P	P	P	P	C	P	
Towing and other road service facilities, excluding automobile salvage, wrecking, or permanent vehicle storage	4157			X	X	X	X	X	X	X	X	C	C	P	P	P	C	C	
Long-distance or bulk pipelines for petroleum products, natural gas, or mineral slurry	4170			C	C	C	C	C	C	C	C	X	C	C	C	C	X	P	
Courier and messenger service facilities	4190			X	X	X	X	X	X	X	C	X	P	P	P	P	X	P	
Commercial airports		5600		C	C	C	X	X	X	X	X	X	X	X	C	X	C	P	

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Private airplane runways and landing strips		5610		C	C	C	C	C	C	X	C	X	C	C	C	C	X	P	
Airport maintenance and hangar facilities		5620		C	C	C	X	X	X	X	X	X	X	X	C	C	C	P	
Heliport facility		5640		C	C	C	X	X	X	X	X	X	C	C	C	C	C	P	
Helistops				C	C	C	X	X	X	X	C	X	C	C	C	C	C	P	
Glide port, stolport, ultralight airplane, or balloon port facility		5650		C	C	C	X	X	X	X	X	X	C	C	C	C	C	P	
Railroad tracks, spurs, and sidings				P	P	P	P	P	P	P	P	~~X~~ P	P	P	P	P	P	P	
Railroad switching, maintenance, and storage facility		5700		C	C	X	X	X	X	X	X	X	X	X	P	C	C	P	
Railroad passenger station		5701		P	P	P	P	P	P	P	P	~~X~~ P	P	P	P	P	P	P	
Railroad freight facility		5702		C	C	X	X	X	X	X	X	X	C	C	P	C	X	P	
Utility																			
Local distribution facilities for water, natural gas, and electric power		6100		P	P	P	P	P	P	P	P	A	P	P	P	P	P	P	
Telecommunications lines				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Electric power substations				C	C	C	C	C	C	C	C	C	C	C	P	C	C	P	
High-voltage electric power transmission lines				C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	
Dam		6220		C	C	C	C	C	C	C	C	X	C	C	C	C	C	P	
Livestock watering tank or				P	P	P	P	P	P	P	P	A	P	P	P	P	P	P	

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impoundment																			
Levee		6230		C	C	C	C	C	C	C	C	A	C	C	C	C	C	P	
Water tank (elevated, at grade, or underground)		6250		P	P	P	P	P	P	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	P	A	P	P	P	P	P	P	
Water treatment and purification facility		6270		P	P	P	P	P	P	P	P	X	P	P	P	P	P	P	
Water reservoir		6280		C	C	C	C	C	C	C	C	X	C	C	C	C	P	P	
Irrigation facilities, including impoundments for on-site irrigation or acequia system irrigation		6290		P	P	P	P	P	P	P	P	A	P	P	P	P	P	P	
Wastewater storage or pumping station facility, lift stations, and collection lines		6310		P	P	P	P	P	P	P	P	A	P	P	P	P	P	P	
Solid waste landfill facility	4345	6320		DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	
Composting facility		6330		P	P	P	C	C	C	C	C	P	P	P	P	P	X	X	
Recycling transfer center		6331		P	P	P	C	C	C	C	C	P	P	P	P	P	P	P	
Solid waste collection transfer station (Governmental)	4343		3210	P	P	P	C	C	C	C	P	P	P	P	P	P	P	P	
Solid waste collection transfer station (Private)	4343		3210	C	C	C	C	C	C	C	C	X	C	C	P	C	C	C	
Solid waste combustor or	4344			C	C	C	X	X	X	X	X	X	X	X	C	X	X	C	

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incinerator																			
Septic tank service, repair, and installation business	4346			X	X	X	X	X	X	X	C	C	C	P	P	P	X	P	
Household hazardous waste collection facility				C	C	C	X	X	X	X	C	X	C	C	P	C	X	P	
Hazardous waste storage facility		6340		C	C	X	X	X	X	X	X	X	X	X	C	X	X	P	
Hazardous waste treatment and disposal facility				C	C	X	X	X	X	X	X	X	X	X	C	X	X	P	
Sewage treatment plant and disposal facilities		6350		C	C	C	C	C	C	C	C	X	C	C	C	C	C	P	
Gas or electric power generation facility		6400		C	C	X	X	X	X	X	X	X	X	X	C	C	C	P	
New Wireless Communication Facility/Modification of existing wireless communication facility with substantial changes		6500		C	C	C	C	X	X	X	X	X	C	C	C	C	C	C	
Modification of existing wireless communication facility with no substantial changes/Collocation		6500		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Roof Mounted/Surface Mounted/Stealth		6500		P	P	P	P	C	C	C	C	P	P	P	P	P	P	P	
Amateur radio antenna		6510		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Weather stations		6520		P	P	P	C	X	X	X	C	A	P	P	P	P	P	P	

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Environmental monitoring station (air, soil, etc.)		6600		P	P	P	P	P	P	P	P	A	P	P	P	P	P	P	
Commercial solar energy production facility				C	C	C	X	X	X	X	C	C	C	C	P	P	X	P	
Geothermal production facility		6450		C	C	C	X	X	X	X	X	X	C	C	P	P	C	P	
Large scale wind facility				C	C	C	C	X	X	X	X	X	C	C	P	C	X	C	Sec. 10.16
Highway rest stops and welcome centers		6930		P	P	P	P	P	P	P	P	X	P	P	P	P	P	P	
Fountain, sculpture, or other similar decorative structures		6950		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Permanent outdoor stage, bandstand, or similar structure		6960		X	X	X	X	X	X	X	C	P	C	C	X	C	P	P	
Agriculture, forestry, and conservation/open space																			
Grain silos and other storage structure for grains and agricultural products		8100		P	P	P	A	A	A	A	P	X	A	A	P	P	C	P	
Animal production that includes slaughter	9300			C	C	C	X	X	X	X	X	X	X	X	C	X	X	X	
Livestock pens or hog houses		8200		P	P	C	X	X	X	X	C	X	X	X	X	X	X	X	
Commercial greenhouses		8500		P	P	P	C	C	C	C	C	P	P	P	P	P	C	P	
Nurseries and other growing of ornamental plants				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Stables and other equine-related facilities - All personal use and commercial up to 12 horses.		8240		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

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Stables and other equine-related facilities - Commercial over 12 horses				P	P	P	P	C	C	C	C	C	C	C	C	C	C	C	
Kennels and commercial dog breeding facilities		8700		C	C	C	C	C	X	X	C	C	C	P	P	P	P	P	
Apiary and other related structures		8700		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Crop production outdoor	9100			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Crop production greenhouse		8500		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Display or sale of agricultural products raised on the same premises				P	P	P	A	A	A	A	A	P	P	P	P	P	P	P	
Forestry and logging operations	9300			P	P	P	P	P	P	P	P	X	P	P	P	P	P	P	
Game preserves and retreats	9400			P	P	P	C	C	C	C	C	X	C	C	C	C	P	P	
Support business and operations for agriculture and forestry				P	P	P	A	A	A	A	C	P	P	P	P	P	P	P	
Parks, open space areas, conservation areas, and preservation areas				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public or community outdoor recreation facilities				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Concentrated animal feeding operation		8310		DCI	DCI	DCI	X	X	X	X	X	X	X	X	X	X	X	X	Ch. 11
Grazing and ranching of livestock		8230		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	10.3
Dairy farms		8210		P	P	C	X	X	X	X	X	X	X	X	X	X	X	X	

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Other farm and farming-related structures		8900		P	P	P	A	A	A	A	P	A	A	A	A	A	A	P	
Poultry farms and poultry production facilities		8220		P	P	C	X	X	X	X	X	X	X	X	X	X	X	X	
Sheds, or other agricultural facilities		8000		P	P	P	A	A	A	A	A	A	A	A	A	A	A	P	
Animal waste lagoons		8420		DCI	DCI	DCI	X	X	X	X	X	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	DCI	DCI	DCI	DCI	DCI	DCI	Ch. 11
Hard rock mining	8200			DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	Ch. 11
Small Scale Sand and Gravel Extraction ~~Mining~~				C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Sand and Gravel Extraction ~~mining with blasting~~ (as specified in Section 11.10~~2.7~~)				DCI	DCI	DCI	DCI	DCI	DCI	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.**