

1 **SANTA FE COUNTY**
2 ***Ordinance No. 2002 - 1***
3

4 **AN ORDINANCE AMENDING ARTICLE XIII, TRADITIONAL AND CONTEMPORARY**
5 **COMMUNITY ZONING DISTRICTS, OF THE SANTA FE COUNTY LAND DEVELOPMENT**
6 **CODE TO ADD A NEW SECTION 4, MADRID COMMUNITY PLANNING DISTRICT**
7

8
9 **BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE**
10 **COUNTY THAT THE SANTA FE COUNTY LAND DEVELOPMENT CODE, ARTICLE XIII,**
11 **TRADITIONAL AND CONTEMPORARY COMMUNITY ZONING DISTRICTS, IS AMENDED**
12 **TO ADD A NEW SECTION 4 AS FOLLOWS:**
13

14 **Section 4 – MADRID COMMUNITY PLANNING DISTRICT**

15 4.1 Applicability of Ordinances and the Land Development Code

16 All regulations, policies and conditions established via the Santa Fe County Land
17 Development Code (herein referred to as the “Code”) shall be applicable to property
18 within the Madrid Traditional Community Planning Area and the Madrid Traditional
19 Community Zoning District except those specifically documented by this Ordinance.

20 4.2 Location of District and Boundaries

21 4.2.1 The Madrid Community Planning Area and the Madrid Traditional Community
22 Zoning District consist of all lands designated by County Resolution 2000-119.
23 The following maps are hereby adopted and incorporated into this Section:

- 24 a. Madrid Traditional Community Zoning District Map
25 b. Madrid Traditional Community Planning Area Map
26 c. Madrid Traditional Community Zoning District Plat Survey (recorded in
27 Santa Fe County Plat Book 492, Page 023) and *Attachment 1: Description of*
28 *the Madrid Traditional Community Zoning District Boundary*, which amends
29 the Traditional Community Zoning District as adopted as part of the Santa Fe
30 County General Plan (1980).
31 d. Madrid Greenbelt Map

32 4.3 Purpose and Intent of the Madrid Community Plan and Madrid Traditional Community
33 Zoning District

34 4.3.1 The standards and regulations set forth for this Planning Area are intended to
35 implement the purposes, intent, planned land use goals and strategies of the
36 Madrid Community Plan, Resolution 2000-119, adopted and approved by the
37 Board of County Commissioners on September 12th, 2000, pursuant to the
38 Community Planning Process set forth in Article XIII of the Code (Ordinance
39 1998-5). This Ordinance shall apply to all development arising after the adoption
40 thereof and development not legally in existence at the time of adoption of this
41 Ordinance. Any development that does not have master plan approval at the time
42 of adoption of this Ordinance shall comply with this ordinance. This Ordinance
43 may be amended from time to time.

1 4.3.2 Vision Statement of the Madrid Community Plan

2 The following statement has been adopted by the residents of Madrid to serve as
3 the guiding vision for the creation of the Town of Madrid Community Plan.

4 “Our vision for our community is one of a peaceful and rural
5 nature, one that respects diversity and is governed through
6 unity. We resolve to protect our natural environment and
7 unique character by honoring our traditional cultures and the
8 area’s historical, agricultural, livestock and residential
9 traditions. We wish to maintain the community’s self-
10 sufficient character and protect our small village from urban
11 sprawl. We wish to live in a community where people of all
12 cultures and incomes share in decision making, a community
13 in which changes, improvements, and decisions are dictated
14 by realistic consideration of available resources along with
15 residents’ vision of our relaxed and open quality of life.”

16 The Madrid Community Plan additionally states,

17 “The intent of the Plan is to protect the existing
18 grandfathered businesses and maintain the town’s traditional
19 and unique small business atmosphere. The Plan seeks to
20 discourage chain store and franchise type development while
21 promoting new business uses that match the existing
22 character and intensity of commercial development in
23 Madrid as well as those that will both protect and not put
24 additional demands on limited water resources. The Plan
25 defines a higher intensity use as increasing one or more of
26 the following: commercial floor space, water use, need for
27 fire protection, or number of required parking spaces.”

28 4.4 Zoning Density

29 4.4.1 The zoning density for properties lying within the Traditional Community
30 Zoning District is three-quarters of an acre (.75) per dwelling unit as per Article
31 III, Section 10 of the Code.

32 4.4.2 The zoning density for properties lying within the Madrid Community Planning
33 Area, except in the Traditional Community Zoning District, is 160 acres per
34 dwelling unit as per the County’s Homestead Hydrologic Zone and all relevant
35 conditions, as per Article III, Section 10 of the Code.

36 4.5 Residential Uses

37 4.5.1 Residential uses shall be permitted in the entire planning area. Residential
38 development shall conform to Article III, Section 2 of the Code and all
39 requirements of this ordinance.

40 4.6 Home Occupations

41 4.6.1 Home occupations are appropriate throughout the Planning Area and shall
42 conform to Article III, Section 3 of the Code and all requirements of this
43 ordinance.

- 1 4.8.5 Temporary Uses:
- 2 4.8.5.1 Temporary, portable or wheeled structures, such as mobile homes, tents,
- 3 campers, and trailers shall not be allowed on properties for more than
- 4 thirty days.
- 5 4.8.6 Residential Lot Coverage:
- 6 4.8.6.1 Maximum lot coverage for a residential structure shall be 25% of the lot.
- 7 4.8.7 Signs:
- 8 4.8.7.1 Backlit, plastic, and neon signs are prohibited. See Article VIII of the
- 9 Code for details on sign regulations.
- 10 4.9 Water restrictions
- 11 4.9.1 New commercial establishments shall submit a water resources plan as part of the
- 12 development review process at the master plan phase. The water resources plan
- 13 must demonstrate secured access to a supply of water to meet all current and
- 14 projected demands for the business operation and shall meet all standards
- 15 established by the Office of the State Engineer demonstrating that the well will
- 16 have no adverse impacts on surrounding wells.
- 17 4.9.2 New commercial establishments will be required to hook-up to the community
- 18 water system or if this is not feasible, will be required to limit water consumption
- 19 to .25 acre feet of water per year. See Article VII, Section 6 of the Code for
- 20 description of community water system requirements.
- 21 4.9.3 Development on new lots created in the area that was added to the Madrid
- 22 Traditional Community Zoning District by this Ordinance, see Map A, shall
- 23 require connection to, and use of, the Madrid Water Cooperative water system or
- 24 any other legal community water system as defined by the Code, before a
- 25 development permit will be issued by the County. If connection to a water system
- 26 is not practicable within a reasonable period of time, the landowner may request
- 27 development approval with the condition that the property owner agrees to
- 28 connect to a community water system as soon as a system is capable of providing
- 29 service to the development. This applies to new residential or commercial
- 30 development on vacant land or expansion of intensity of existing uses.
- 31 4.9.4 No dry commercial establishments shall be permitted.
- 32 4.10 Wastewater Restrictions
- 33 4.10.1 New businesses must provide proof of adequate restroom facilities before
- 34 business licenses will be granted. The intent is to ensure that commercial
- 35 establishments have adequate restroom facilities to serve demand generated by
- 36 their business activities. Facilities may include on-site restroom(s), portable
- 37 facilities, shared facilities with another establishment or other types of facilities
- 38 which meet applicable public restroom facility standards.
- 39 4.11 Legal Non-conforming Uses
- 40 4.11.1 Non-conforming, legal commercial establishments (Grandfathered uses) and
- 41 mixed-use establishments in operation at the date of adoption of this ordinance
- 42 shall be allowed to continue operations with both existing and or new owners so
- 43 long as the establishment maintains a similar intensity of use.
- 44 4.12 Greenbelt Traffic Restrictions

1 4.12.1 All motorized vehicular traffic in the greenbelt area as identified on attached Map
2 D shall be prohibited with the exception of traffic on existing road easements and
3 uses such as emergency purposes and water cooperative maintenance.

4 Severability

5 If any part of this Ordinance or the application thereof to any person or circumstance is held
6 invalid, the remainder of the Ordinance and its application to other persons or circumstances shall
7 not be affected thereby.

8
9 **PASSED, ADOPTED AND APPROVED** this ____ day of _____, 2002, by the Santa Fe County
10 Board of County Commissioners.

11
12 _____
13 Paul Duran, Chairman

14 ATTEST:

15 _____
16 REBECCA BUSTAMANTE
17 COUNTY CLERK

18
19 APPROVED AS TO LEGAL FORM AND SUFFICIENCY:

20 _____
21 COUNTY ATTORNEY

22 **CERTIFICATE OF FILING**

23 I, Rebecca Bustamante, County Clerk, do hereby certify that the foregoing ordinance, designated as
24 Ordinance, No. 2002 -1 , was filed in my office on the ____ day of _____, 2002, in book Number
25 ____ at Page _____.

26
27 SANTA FE COUNTY CLERK

28 _____
29 REBECCA BUSTAMANTE