

SANTA FE COUNTY

Ordinance No. 2007- 10

An Ordinance Amending Ordinance Nos. 1996-10, As Amended, and 2000-12, The Santa Fe County Land Development Code, Article XV, to Create a Media District Zone Within the Santa Fe County Community College District

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY THAT ARTICLE XV OF THE SANTA FE COUNTY LAND DEVELOPMENT CODE, ORDINANCE NOS. 1996-10 AND 2000-12, AS AMENDED, ARE HEREBY AMENDED AS FOLLOWS:

Section 1.

Article XV, Community College District Land Use and Zoning Regulations, and the Community College District Land Use Zoning Map identified in Section 2 of Ordinance No. 2000-12, is hereby amended to include an additional map called the Media District Zone Map, attached hereto as Attachment 1.

Section 2.

Article XV, Community College District Land Use and Zoning Regulations, Section 3(A), CCD Zones, of Ordinance No. 2000-12, as amended, is hereby amended to add a new District Zone as follows:

“7. Media District Zone”

Section 3.

Article XV, Community College District Land Use and Zoning Regulations, Section 5, Land Use and Zoning Regulations, of Ordinance No. 2000-12, is amended to add a new subsection (B) as follows:

“B. Media District

Eligible, Special, and Prohibited uses in the Media District Zone shall be as described in the Employment Center Zone, and the following uses shall also be Eligible uses within the Media District Zone:

- 1) Publishing facilities;
- 2) Computer software production facilities;
- 3) Graphic design facilities;

- 4) Outdoor or enclosed entertainment-production facilities including, without limitation, movie studios and production facilities, distribution facilities, set construction facilities, sound studios, special effects facilities and other entertainment-related production operations;
- 5) All uses customary or incidental to the production or distribution of motion pictures and other forms of audio/visual products, including, but not limited to, education and entertainment media;
- 6) Broadcasting communications, sound recording and telecommunications facilities, and ancillary facilities customarily associated with and incidental to such production facilities, including, without limitation, facilities for broadcasting, transmitting, distributing, recording, receiving, editing, and creating broadcasting communications and telecommunications;
- 7) Studio Backlots;
- 8) Mobile living and dressing quarters if sited in an area screened from public view and from adjacent residential uses; and
- 9) Uses which are determined by the Land Use Administrator to be ancillary or similar to those listed above and which are consistent with, and not more disturbing or disruptive than permitted uses."

Section 4.

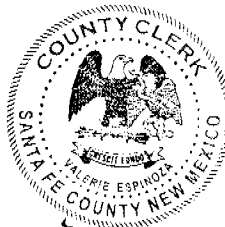
Article XV, Community College District Land Use and Zoning Regulations, Section 6, Design and Development Standards, of Ordinance No. 2000-12, as amended, is hereby amended to add the Media District Zone as described in Attachment 2.

PASSED, ADOPTED AND APPROVED this **11th** day of **September, 2007**, by the Santa Fe County Board of County Commissioners.

Board of County Commissioners

[Signature]
Regina Vigil, Chairwoman

[Signature]
Valerie Espinoza, County Clerk



APPROVED AS TO FORM

[Signature] for Stephen C. Ross
Stephen C. Ross, County Attorney

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

BCC ORDINANCE
PAGES: 6

I Hereby Certify That This Instrument Was Filed for Record On The 18TH Day Of September, A.D., 2007 at 15:33 And Was Duly Recorded as Instrument # **1499944** Of The Records Of Santa Fe County

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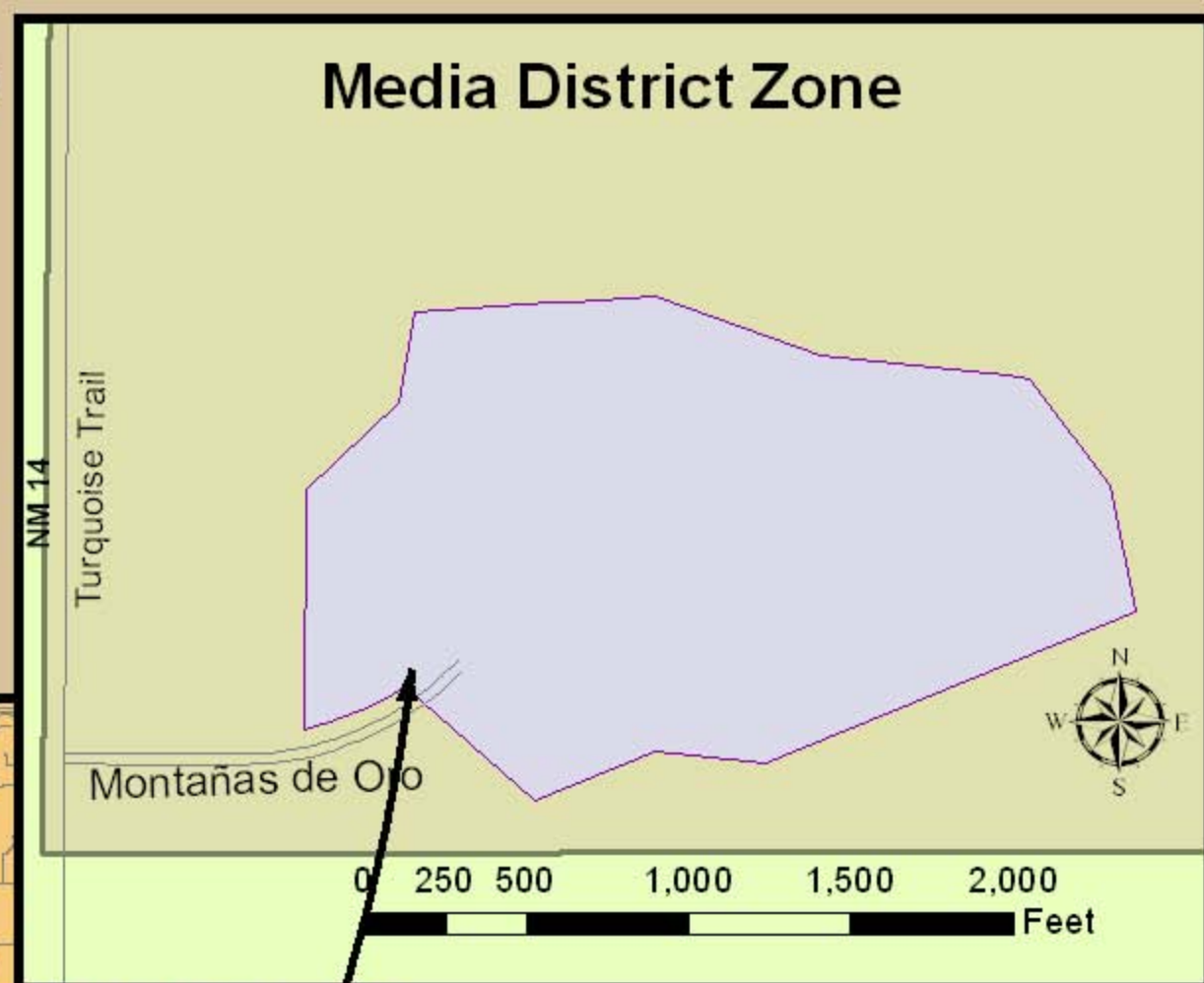
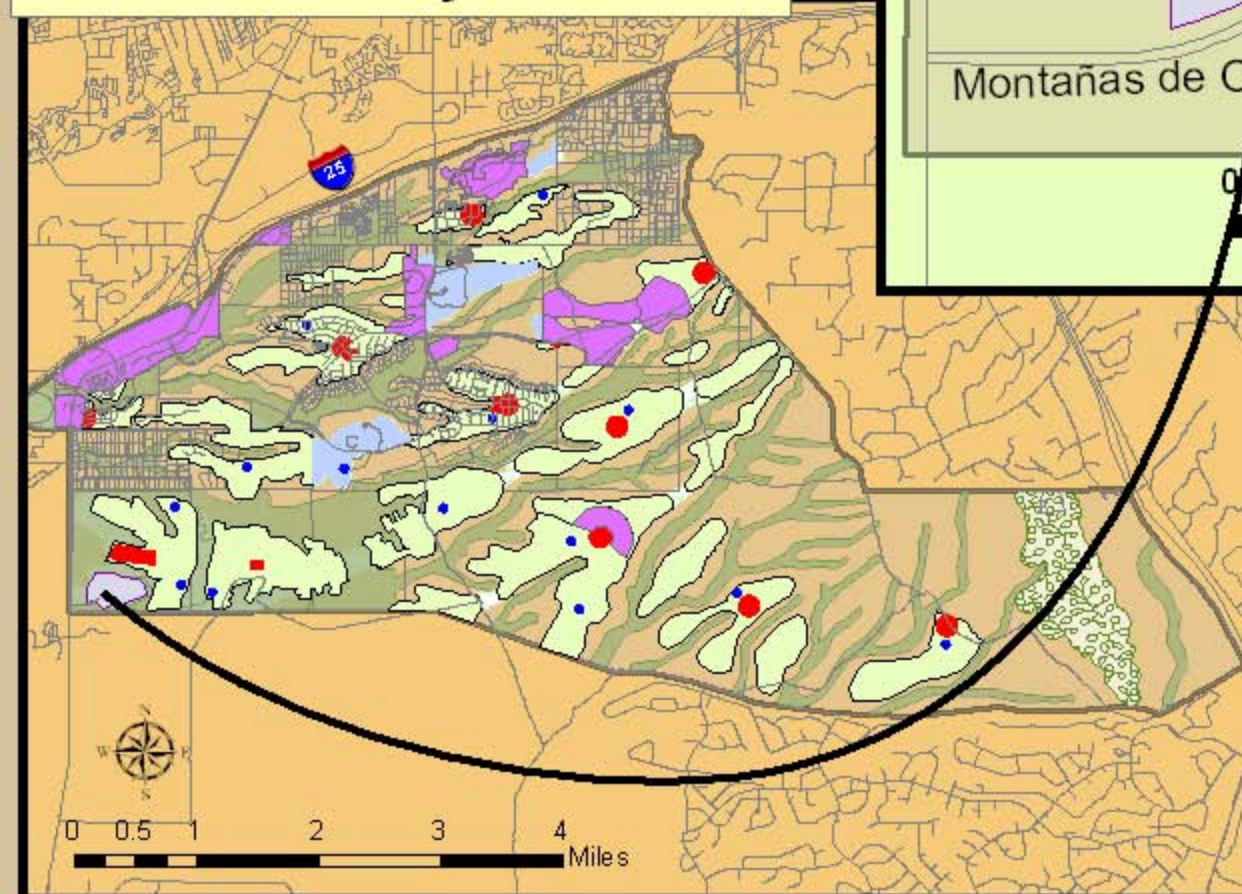
Witness My Hand And Seal Of Office
[Signature] Valerie Espinoza
Deputy County Clerk, Santa Fe, NM

Media District Zone Map

Santa Fe County

Ordinance 2007-10

Reference Map: Santa Fe Community College District Boundary



Legend

- SFCCD Boundary
- Media District Zone
- Employment Center Zone
- Institutional Campus Zone
- Roads

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



Santa Fe Community College District Zoning Matrix Amendment																	
				Development Standards						Uses							
A. Definitions	B. Zone	C. Principles	D. Land Type Location	E. Size	F. Density	G. Height	H. Lots	I. Buildings	J. Yard	K. Road Types, Parking	L. Open Space, Park, Trails	M. Buffers	N. Residential	O. Commercial, Industrial	P. Civic, Public	Q. Other	R. Phasing
6. Special Needs Structures: 6.a. Special Needs Structure- A Special Needs Structure is a facility such as a sound stage or recording studio that houses or supports a media use that requires additional height to accomplish the use based on industry standards. 6.b. Ancillary Special Needs Structures- Ancillary Special Needs Structure is a building incidental to and customarily associated with a Special Needs Structure. Ancillary Special Needs Structures are located on the same lot as the Special Needs Structure. 7. Perimeter Service Roads -means private roads which serve areas which are secured by a main gate and are only accessible by special permission. 8. Studio Backlot-means an area that is used as an outdoor production area.	Zone 11: Media District	11.a. The purpose of the media district is to create a specific district within the Santa Fe Community College District where a variety of media businesses, including the film industry, publishing industry and broadcast media, can be located to accommodate and support the special needs of such uses.	11.a. Flatlands/ Grasslands, Flatlands/ Pinon, juniper.	11.a. The size of the Media District is shown on the attached Media District Zone Map and amended Community College District Land Use Zoning Map.	11.a. Gross Residential Density: No requirement.	11.a. Maximum Building Height is thirty six feet (36').		11.a. Oriented to street or plaza.	11.a. No Minimum setbacks.	11.a. Perimeter Service Roads are permitted and shall be shown on final development plan.	11.a. No Minimum Public Open Space requirement.	11.a. Open Space Buffers along SR 14 as shown on the Community College District Land Use Zoning Map.	11.a. No Residential Requirements.	11.a. Concentrated, planned multi-use environment for media businesses, including the film industry, publishing industry, and broadcast media.	11.a. Institutional uses to support the Media District.	11.a. Special Use Regulations for Studio Backlot - Permanent facilities in the Studio Backlot must meet Noise and Lighting Standards.	Phasing to be established at project approval
		11.b. The Media District is intended to facilitate media uses and media-related uses in a functional and pedestrian friendly development.			11.b. Floor Area Ratio (FAR): No Minimum, 3.0 Maximum.	11.b. Special Needs Structures - Maximum Building Height for Special Needs Structures is eighty feet (80').		11.b. Feature buildings shall provide a focal point for the Center and adjacent neighborhoods.		11.b. Direct Primary District road connections to new Community Center with potential transit connections.	11.b. Trails shall be provided along primary District Road Connections to new Community Center and Village Zones.			11.b. Retail and other uses to support the Media District.		11.b. All temporary uses that do not comply with County noise and/or lighting standards shall require a Temporary Use Permit. The temporary use shall comply with the New Mexico Night Sky Protection Act, NMSA 1978, Sections 74-12-1, et seq.	
		11.c. Mixed Uses are allowed, but not required.				11.c. Maximum Building Height for Ancillary Special Needs Structures is forty eight feet (48') and up to sixty feet (60') for up to 40% of the building footprint.		11.c. Building massing should incorporate vertical and horizontal offsets as well as architectural detailing that provide articulation, as well as visual, and tactile relief.		11.c. Direct primary District roads, open space and walkways connect to surrounding Village Zone and Fringe.	11.c. Private Open Space to include Community Center walkways and Plaza within secured perimeter.						
		11.d. Buildings with special needs for access, buffering for visual, noise or other impacts, and/or technology can locate within the Media District.								11.d. Road Circulation, Design and Construction Standards: Road Circulation connections to the Community College District will be approved by the Land Use Administrator. 11.e. Parking: Parking requirements are 1 space per 500 square feet of building, exclusive of storage.	11.d. Private Open Space shall be shown on the final development plan.						

THE SANTA FE
NEW MEXICAN
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Santa Fe County
Robert Griego
PO Box 276
Santa Fe, NM 87504

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AFFIDAVIT OF PUBLICATION

STATE OF NEW MEXICO
COUNTY OF SANTA FE

I, T. Valencia, being first duly sworn declare and say that I am Legal Advertising Representative of THE SANTA FE NEW MEXICAN, a daily newspaper published in the English language, and having a general circulation in the Counties of Santa Fe and Los Alamos, State of New Mexico and being a newspaper duly qualified to publish legal notices and advertisements under the provisions of Chapter 167 on Session Laws of 1937; that the publication # 81517 a copy of which is hereto attached was published in said newspaper 2 day(s) between 08/28/2007 and 09/04/2007 and that the notice was published in the newspaper proper and not in any supplement; the first date of publication being on the 28th day of August, 2007 and that the undersigned has personal knowledge of the matter and things set forth in this affidavit.

/S/

LEGAL ADVERTISEMENT REPRESENTATIVE

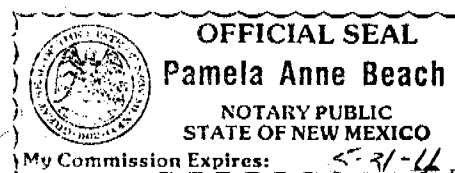
Subscribed and sworn to before me on this 4th day of September, 2007

Notary

Pamela Anne Beach

Commission Expires:

May 31, 2011



**NOTICE OF PUBLIC
HEARING**

Notice is hereby given that the Board of County Commissioners will hold the second of two Public Hearings to consider the adoption of Ordinance 2007 - _____, an Ordinance amending Article XV of the Santa Fe County Land Development Code (Ordinance No. 1996-10, as amended)

~~to amend the District Zone within the Santa Fe County Community College District.~~ The Public Hearing is scheduled to be held on Tuesday September 11th at 5:00 p.m.

The proposed Ordinance will amend the Employment Zone of the Community College District Ordinance and create a specific Media District Zone. The proposed CCD Ordinance amendment will create a new Media District Zone; and will amend the zoning matrix in the CCD for the Media District Zone.

The Public Hearing will be held in the County Commission Chambers of the Santa Fe County Courthouse, corner of Grant and Palace Avenues, Santa Fe, New Mexico.

~~Copies of the proposed Ordinance are available from the County Land Use Administration Office (986-6225), and from~~ www.santafecounty.org.

All interested parties will be heard at the Public Hearing. All comments, questions and objections to the proposal may be submitted to the County Land Use Administrator in writing to P.O. Box 276, Santa Fe, New Mexico 87504-0276; emailed to rgriego@co.santa-fe.nm.us or presented in person at the hearing.

Legal#81517

Pub. August 28, September 4, 2007