

SANTA FE COUNTY

Ordinance No. 2006-11

AN ORDINANCE AMENDING ARTICLE XIV, ORDINANCE 2000-8, OF THE SANTA FE COUNTY LAND DEVELOPMENT CODE, ORDINANCE 1996-10, TO INCLUDE THE LOS CERRILLOS TRADITIONAL COMMUNITY ZONING DISTRICT MAP AND TO CLARIFY DENSITY WITHIN THE LOS CERRILLOS TRADITIONAL COMMUNITY ZONING DISTRICT

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY THAT THE SANTA FE COUNTY LAND DEVELOPMENT CODE, ORDINANCE 1996-10, AS AMENDED, IS HEREBY AMENDED AS FOLLOWS:

ARTICLE XIV- TRADITIONAL AND CONTEMPORARY COMMUNITY ZONING DISTRICTS

SECTION 1- LOS CERRILLOS TRADITIONAL COMMUNITY ZONING DISTRICT PURPOSE AND INTENT

- 1.1 The standards and regulations set forth for the Los Cerrillos Traditional Community Zoning District are intended to implement the purposes and intent of the Los Cerrillos Community Plan as adopted and approved by the Board of County Commissioners on October 12, 1999 via Resolution 1999-129.
- 1.2 It is the intent of this article to establish the zoning regulations for the Los Cerrillos Traditional Community Zoning District approved by the Board of County Commissioners on June 13, 2000.

SECTION 2- LOS CERRILLOS TRADITIONAL COMMUNITY ZONING DISTRICT

- 2.1 Location of District and Subdistricts
All requirements of Section 2 shall apply to the Los Cerrillos Traditional Community Zoning District identified on the Los Cerrillos Traditional Community Zoning District Map, which is adopted and incorporated into this Ordinance as Exhibit 1. The Los Cerrillos Traditional Community Zoning District and Subdistricts are described in Exhibit 2, Written Description of Los Cerrillos Traditional Community Zoning District Boundary and Subdistrict Boundaries.

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2.2 Density within the Los Cerrillos Traditional Community Zoning District

All lots created after the effective date of this Ordinance shall meet the following minimum lot sizes within designated zones as identified in the Los Cerrillos Traditional Community Zoning District Map defined herein:

- 2.2.1 Townsite Zone: Minimum lot size shall be .75 acres per dwelling unit.
- 2.2.2 Village Zone: Minimum lot size shall be 2 acres per dwelling unit.
- 2.2.3 Traditional Community Zone: Minimum lot size shall be 10 acres per dwelling unit.
- 2.2.4 Commercial District: Minimum lot size shall be .75 acres per dwelling unit or commercial development.

2.3 Legal Lots of Record

- 2.3.1 Legal Lots of Record with lot sizes smaller than the minimum lot sizes set forth in Section 2.2 shall be recognized.

2.4 Performance Standards for Residential Development

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

- 2.4.1 A water resource plan, permit from the State Engineer's Office or a community water system water meter membership shall be submitted as part of the development permit process to establish a water source.
- 2.4.2 The dwelling unit shall have a maximum roofed area lot coverage of fifty percent (50%).
- 2.4.3. All land surveys and plats shall be tied to monuments delineating the Community District, established and recorded as the Boundary Survey Plat of the Los Cerrillos Traditional Community Boundaries, Book 427 and Page 29.
- 2.4.4. Pitched roofs and windows shall have a 'Light Reflective Value' of 40 or less.
- 2.4.5. Owner-occupied businesses are permitted in residential areas.

2.5 Commercial District

- 2.5.1 Residential and other uses shall be allowed within the Commercial District and shall meet all requirements as set forth in subsections 2.2 and 2.3.
- 2.5.2 Commercial uses and non owner-occupied businesses are only allowed within the Commercial District. All requirements of subsection 2.6, Performance Standards for Commercial Development, shall apply to commercial uses located within the Commercial District.
- 2.5.3 The Los Cerrillos Commercial District is identified in the Los Cerrillos Traditional Community Zoning District Map of this Ordinance.

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2.6. Performance Standards for Commercial Development

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

- 2.6.1 Maximum roofed area lot coverage, not including setbacks, septic and onsite parking shall be no more than seventy percent (70%).
- 2.6.2 Pitched roofs and windows shall have a 'Light Reflective Value' of 40 or less.
- 2.6.3 Side setbacks shall be a minimum of 5 feet from property line.
- 2.6.4 Rear setback shall be a minimum of 10 feet from property line.
- 2.6.5 No front setback shall be required.
- 2.6.6 No side yard setback is required if fire resistive construction between commercial buildings is used and is approved by the County Fire Marshal.
- 2.6.7 All businesses within the commercial district shall be eligible for on street parking. A maximum of sixty-six percent (66%) of customer parking shall be allowed on the County right-of-way within the commercial district. All designated on street parking shall be parallel parking.
- 2.6.8 All land surveys and plats shall be tied to monuments delineating the Community District, established and recorded as the Boundary Survey Plat of the Los Cerrillos Traditional Community Boundaries, Book 427 and Page 29.

2.7 Home Occupations

- 2.7.1 Home Occupations identified in the County Land Development Code, as amended, are allowed throughout the Los Cerrillos Traditional Community Zoning District.
- 2.7.2 Home Occupations may fulfill partial parking requirements in front of and on the same side of the street as the home occupation. All designated on street parking shall be parallel parking.

2.8 Commercial Uses

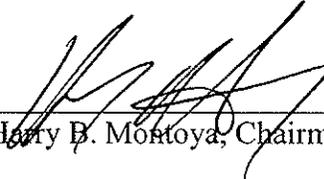
- 2.8.1 All commercial uses shall meet the criteria as set forth in Article III, Subsection 4.3.2, Guidelines for Types of Permitted Uses and Structures on Local or Small Scale Districts.
- 2.8.2 The following commercial uses shall not be allowed within the Community District:
 - a. Mini-storage units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

2.9 Buses

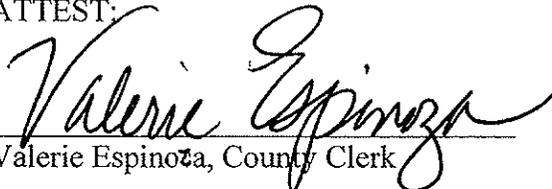
- 2.9.1 Buses capable of carrying more than 15 passengers shall be restricted from River Street.

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PASSED, ADOPTED AND APPROVED this 12th day of December 2006, by the Santa Fe County Board of County Commissioners.

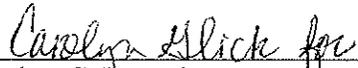

Harry B. Montoya, Chairman

ATTEST:


Valerie Espinoza, County Clerk



APPROVED AS TO FORM


Stephen C. Ross, County Attorney

CERTIFICATE OF FILING



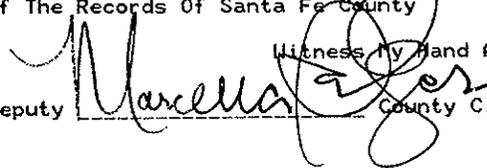
COUNTY OF SANTA FE) BCC ORDINANCE
STATE OF NEW MEXICO) ss PAGES: 9
I Hereby Certify That This Instrument Was Filed for
Record On The 5TH Day Of January, A.D., 2007 at 11:49
And Was Duly Recorded as Instrument # **1465849**
Of The Records Of Santa Fe County
Witness My Hand And Seal Of Office
 Valerie Espinoza
Deputy County Clerk, Santa Fe, NM

Exhibit 1: LOS CERRILLOS TRADITIONAL COMMUNITY ZONING DISTRICT

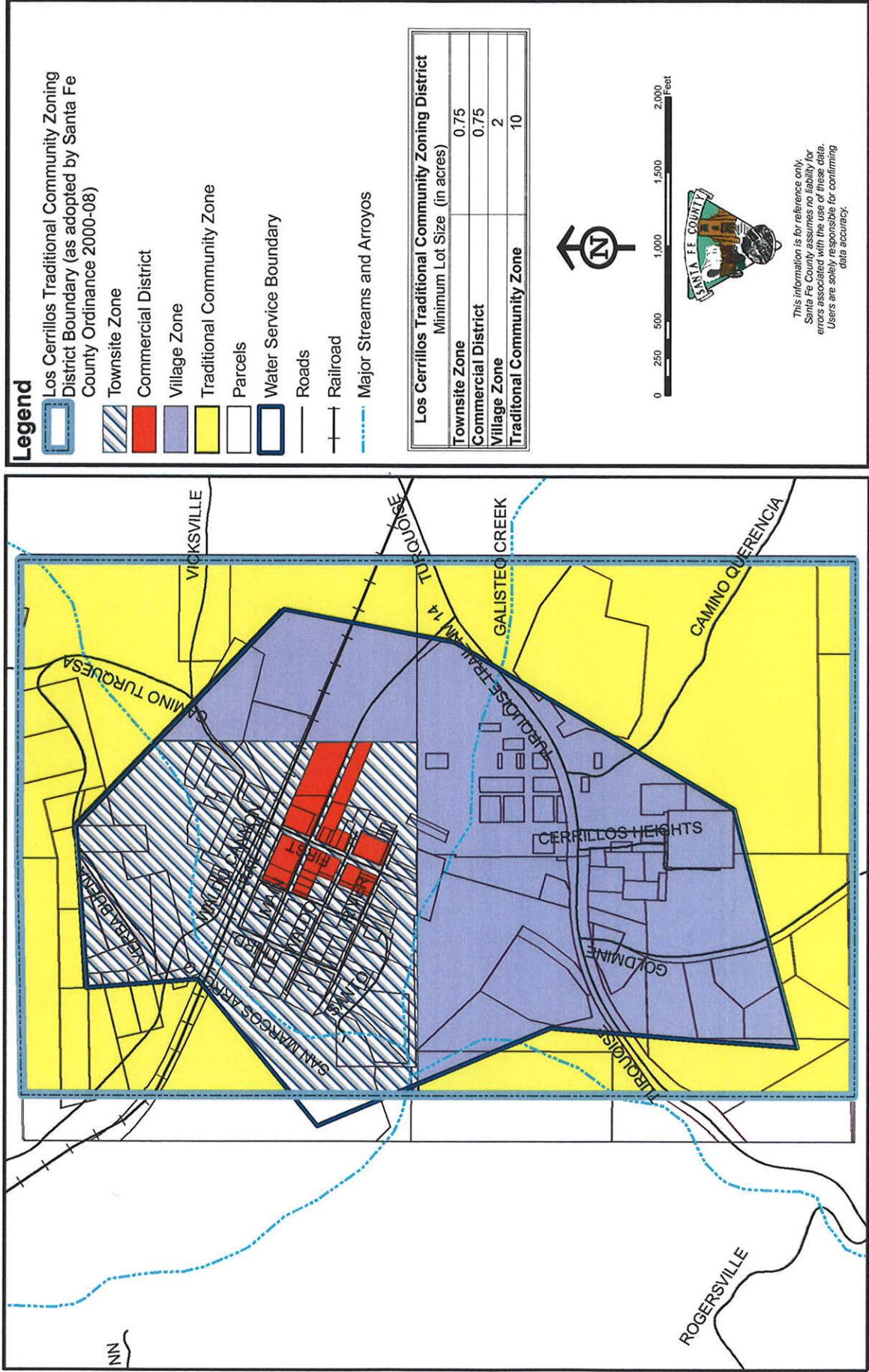


Exhibit 2:
Written Description of Los Cerrillos
Traditional Community Zoning District and Subdistrict Boundaries

1 The Los Cerrillos Traditional Community Zoning District Boundary is identified in the records of the Santa Fe
2 County Clerk, Book 427 and Page 29, described as the Los Cerrillos Traditional Community Boundary. The
3 Los Cerrillos Traditional Community Boundary Survey Plat, herein described as "Boundary Map" is described
4 as follows:

5
6 Los Cerrillos Traditional Community Zoning District Boundary Written Description:

7 A parcel of land located within Sections 17, 18, 19 & 20, T.14N., R.8E., N.M.P.M., known as the "1999 Los
8 Cerrillos Traditional Community Boundary", within the Vicinity of Los Cerrillos in the County of Santa Fe,
9 New Mexico, being more particularly described as follows:

10 Beginning at a point being the southeast corner of the herein described tract or parcel of land, being a
11 3" aluminum cap, stamped "CB-5", from which point the U.S.G.L.O. marked stone, W ¼ corner of
12 section 20, T.14N., R.8E., N.M.P.M., bears NW 81°39'56"W a distance of 1993.67 feet; Thence
13 N90°00'00" W, a distance of 3576.37 feet to a point, being the southwest corner, also being a 3"
14 , aluminum cap, stamped "CB-6"; Thence N00°00'00" E a distance of 2920.44 feet to a point, being a
15 3" aluminum cap, stamped "CB-2"; Thence N00°00'00" E a distance of 2638.89 feet to a point, being
16 the northwest parcel corner, also being a 3" aluminum cap, stamped "CB-7"; from which point a 2"
17 aluminum cap, second order control monument, stamped "PP-188", bears N42°33'38"E a distance of
18 3118.62 feet; Thence from "CB-7", N89°07'10"E a distance of 1588.84 feet to a point, being the W ¼
19 corner of section 17, T.14N., R.8E., N.M.P.M.; Thence N89°59'36"E a distance of 1987.72 feet to a
20 point, being the northeast parcel corner, also being a 3" aluminum cap, stamped "CB-8"; Thence
21 S00°00'00"E a distance of 5583.97 feet to the point and place of beginning "POB".

22
23 The Los Cerrillos Traditional Community Zoning District Subdistricts are described as follows:

24
25 Traditional Community Zone:

26 Beginning at the Northwest point of the Boundary Map at a point surveyed in the Boundary Map and
27 identified as "CB-7".
28 West along the Boundary Map approximately 3,577 feet to a point surveyed in the Boundary Map and
29 identified as "CB-8",
30 South along Boundary Map approximately 5,584 feet to a point surveyed in the Boundary Map and
31 identified as "CB-5",
32 West along Boundary Map approximately 3,576 feet to a point surveyed in the Boundary Map and
33 identified as "CB-6",
34 North along Boundary map approximately 2,920 feet to a point surveyed in the Boundary Map and
35 identified as "CB-2",
36 East along 1980 Traditional Community boundary line approximately 100 feet to the El Vadito de Los
37 Cerrillos Water Association Boundary, herein described as "WAB",
38 Southeast approximately 955 feet along WAB to corner "E" described in Boundary Map,
39 South approximately 1655 feet along WAB to corner "D" described in Boundary Map,
40 Northeast approximately 1542 feet along WAB to corner "C" described in Boundary Map,
41 Northeast approximately 2181 feet along WAB to corner "B" described in Boundary Map,
42 Northeast approximately 1158 feet along WAB to corner "A" described in Boundary Map,
43 Northwest approximately 1114 feet along WAB to corner "I" described in Boundary Map,
44 West approximately 1085 feet along WAB to corner "H" described in Boundary Map,

1 South approximately 742 feet along WAB to corner "G" described in Boundary Map,
2 Southwest approximately 1006 feet along WAB to a point surveyed in the Boundary Map and
3 identified as "CB-3",
4 North along Boundary Map approximately 2,639 feet to a point surveyed in the Boundary Map and
5 identified as "CB-7", POB.
6

7 Townsite Zone:

8 Beginning at Corner H, the Northwest point of the WAB,
9 East approximately 1085 feet along WAB to corner "I" described in Boundary Map,
10 Southeast approximately 783 feet along WAB to a point surveyed in the Boundary Map and identified
11 as "CB-4",
12 South approximately 1731 feet along area identified in Boundary Map as 1980 Traditional Community
13 Boundary to a point surveyed in the Boundary Map and identified as "CB-1",
14 West along 1980 Traditional Community Boundary approximately 1596 feet to a point surveyed in the
15 Boundary Map and identified as "CB-2",
16 North along Boundary Map approximately 834 feet to a point surveyed in the Boundary Map and
17 identified as "CB-3",
18 Northeast along WAB approximately 1,006 feet to corner "G" identified in the Boundary Map,
19 North approximately 742 along WAB feet to POB.
20

21 Village Zone:

22 Beginning at a point identified as "CB-4" on Boundary Map, at corner of Townsite Zone and WAB,
23 Southeast approximately 1114 feet along WAB to corner "A" described in Boundary Map,
24 Southwest approximately 1158 feet along WAB to corner "B" described in Boundary Map,
25 Southwest approximately 2181 feet along WAB to corner "C" described in Boundary Map,
26 Southwest approximately 1542 feet along WAB to corner "D" described in Boundary Map,
27 North approximately 1655 feet along WAB to corner "E" described in Boundary Map,
28 North approximately 955 feet along WAB to be adjacent to Townsite Zone,
29 East approximately 1500 feet along Townsite Zone Boundary to at a point identified as "CB-1" of
30 Boundary Map,
31 North Boundary approximately 1731 feet along Townsite Zone to a point identified as "CB-4" of
32 Boundary Map and POB.
33

34 Commercial District:

35 Subsection 2.5.3 of the Ordinance shall apply.