

Santa Fe County Preliminary Draft Zoning Map October 2013

Legend

-  Santa Fe County
-  Community Zoning Districts
-  Municipality
-  Municipal Annexation Areas
-  Tribal Lands
-  Federal and State Public Lands
-  Hydrologic Zones (informational only)

Rural Commercial Overlay Zone



Airport Noise Overlay Zone - O-AN



Non-Residential Mixed Use Eligible Areas, Pursuant to Future Land Use Map *



Proposed Zoning Districts, 9-6-13 **

-  Community Districts
-  Ag / Ranch (1 dwelling per 160 acres)
-  Rural (1 dwelling per 40 acres)
-  Rural Fringe (1 dwelling per 20 acres)
-  Rural Residential (1 dwelling per 10 acres)
-  Residential Fringe (1 dwelling per 5 acres)
-  Residential Estate (1 dwelling per 2.5 acres)
-  Residential Community (1 dwelling per acre)
-  Traditional Community (1 dwelling per 0.75 acres, and up to 3 dwellings per acre on central water and sewer)
-  Commercial Neighborhood
-  Commercial
-  Industrial
-  Public/Institutional
-  Mixed Use (2 to 5 dwellings per acre, or 2 to 12 dwellings per acre - with commercial)
-  Planned Development Districts

* Eligible for mixed-use non-residential development in accordance with the Future Land Use Map and Figure 2-8 in the Sustainable Growth Management Plan, if approved as a Planned Development District.

** For mixed use, mixed density, and cluster development projects, where the overall density of development projects that were approved prior to the effective date of the SLDC conforms to the minimum lot area per dwelling specified for the zoning district, all residential lots in the development project shall be considered to be conforming with respect to the minimum lot area per dwelling required in the zoning district. Setbacks, building heights, and lot coverage shall be governed by previously-approved development plans, if established by same, or by the dimensional standards of the the zoning district that the size of each individual approved lot most closely conforms to.

Any land or water which is subject to Santa Fe County's zoning jurisdiction, but is not depicted on this map within a County zoning district and is not depicted within a zoning district in a community district ordinance referenced on this map, shall be construed by default to be located in the Ag / Ranch zoning district, unless otherwise specifically provided for in the Santa Fe County Land Development Code.



Santa Fe County
Growth Management
Department
Planning Division

October 1, 2013
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