

Santa Fe Board of County Commissioners

Special Meeting

Santa Fe County Fairgrounds
3229 Rodeo Rd, Santa Fe NM

September 23, 2014

6:00 PM

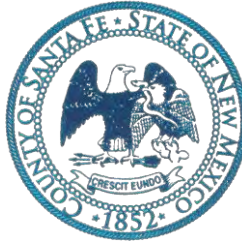
Please turn off Cellular Phones during the meeting

Special Meeting Agenda

- I. Call To Order.**
- II. Roll Call.**
- III. Pledge of Allegiance.**
- IV. State Pledge.**
- V. Approval of Agenda (Action Item).**
- VI. Public Meeting on An Ordinance Amending Ordinance 2013-6, The Sustainable Land Development Code (SLDC).**
- VII. Public Meeting on the Zoning Map of All Land in the Unincorporated Area of Santa Fe County to which the Santa Fe County Sustainable Land Development Code Applies.**
- VIII. Public Meeting on An Ordinance To Establish Development Permit and Review Fees for Projects in Santa Fe County, New Mexico.**
- IX. Adjourn.**

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Daniel “Danny” Mayfield
Commissioner, District 1
Miguel M. Chavez
Commissioner, District 2
Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4
Liz Stefanics
Commissioner, District 5
Katherine Miller
County Manager

DATE: September 19, 2014

TO: Board of County Commissioners

FROM: Penny Ellis-Green, Growth Management Director

VIA: Katherine Miller, County Manager

RE: Public Meeting on An Ordinance Amending Ordinance No. 2013-6, The Sustainable Land Development Code (SLDC).

Attached is the proposed Ordinance amending the Sustainable Land Development Code. Proposed new changes have been highlighted in yellow.

This is a public meeting; no action is required at this time.

**THE BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY**

ORDINANCE NO. 2014-_____

**AN ORDINANCE AMENDING ORDINANCE NO. 2013-6, THE SUSTAINABLE LAND
DEVELOPMENT CODE (SLDC).**

WHEREAS, on December 10, 2013, the Board of County Commissioners voted to adopt Ordinance 2013-6, the Sustainable Land Development Code ("SLDC");

WHEREAS, at the time of its December 10, 2013 vote to adopt the SLDC, the Board of County Commissioners directed County staff to review the SLDC and come back to Board with recommended changes and Section 1.13 of the SLDC provides that "The Board shall review the SLDC at the time of adoption of the Zoning Map...";

WHEREAS, staff did review the SLDC since the adoption vote;

WHEREAS, Ordinance 2013-6 stated that "The Board shall review the Sustainable Land Development Code at the time of adoption of the Zoning Map and six (6) months thereafter"; and

WHEREAS, Ordinance 2013-6 although adopted, by its own terms does not become effective until 30 days after the adoption and recording of a Zoning Map.

NOW THEREFORE, be it enacted by the Board of County Commissioners of Santa Fe County to adopt the following changes in amending Ordinance 2013-6, the County's Sustainable Land Development Code:

A new section with the following language shall be added as §1.11.8:

1.11.8. Development Approval for Applications in Process. Any application for a development approval, which has been deemed complete by the Administrator prior to the effective date of this SLDC may be approved in conformance with the 1996 Santa Fe County Land Development Code so long as the application is able to move through the process within a reasonable period of time not to exceed 12 months. Development of any subsequent phase or further application related to the same development shall be in compliance with this SLDC.

1. **The following change shall be made to § 1.15.6.2:**

1.15.6.2. Criteria.

3. Suitability as Presently Zoned. The Board shall consider the suitability or unsuitability of the tract, parcel or lot for its use as presently zoned. This factor shall however, be weighed in relation to proof of a clerical mistake in the text or map dimensions and uses of the zoning district, substantially changed conditions in the area surrounding the property, or to effectuate the important findings of § 1.15.7.2 § 1.15.6.2,

and is supported by the goals, policies, and strategies of the SLDC, the SGMP, Area, District or Community Plan.

2. **The following changes shall be made to § 4.4.5:**

4.4.5. Application.

* * *

4.4.5.3. Fees. Before an application will be deemed complete for consideration, all required application fees as set forth in the Board-approved Permit and Review Ordinance, shall be paid to the Administrator.

3. **The following new language shall be added to § 4.4.13:**

4.4.13. Findings of Fact, Conclusions of Law. Written notice of a final decision of the Planning Commission or the Board to approve, or approve with conditions, an application pursuant to NMSA 1978, Sec. 39-3-1.1, which can be in the form of a development order, shall constitute the issuance of the permit. Staff or the Hearing Officer where one is used as indicated in Table 4-1, shall prepare findings of fact and conclusions of law pursuant to NMSA 1978, Sec. 39-3-1.1 to document final action taken on each application. Such findings and conclusions shall be approved by the decision-making body and filed with the County Clerk.

4. **The following new language shall be added to § 5.7.11:**

5.7.11. Expiration of Preliminary Plat. An approved or conditionally approved preliminary plat shall expire unless the applicant obtains a development order granting approval of the final plat within twenty-four months (24) from the date of preliminary plat approval or conditional approval. Prior to the expiration of the approved or conditionally approved preliminary plat, the applicant may submit an application for extension, for approval by the Board, for a period of time not to exceed a total of thirty-six (36) months from the original approval date. No further extension shall be granted under any circumstances and the preliminary approval shall become null and void upon expiration of the preliminary plat. No application for final plat approval shall be allowed to be submitted after the preliminary plat has expired. The expiration of the approved or conditionally approved preliminary plat shall terminate all proceedings on the subdivision, and no final plat shall be filed without first processing a new preliminary plat.

5. **The following change shall be made to Table 6-1 (Required Studies, Reports and Assessments (SRAs)):**

The acronym “FIS” appearing as an SRA Type at the head of a column shall be deleted and replaced with “FIA” which stands for “fiscal impact assessment.”

6. **The following changes shall be made to § 6.2.1:**

6.2. PREPARATION AND FEES.

6.2.1. Applicant prepared. Except for DCIs, 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~~ be responsible for all of the County’s expenses in reviewing the SRA, including engaging consultants.

7. **The following new language shall be added to § 6.4.2.1:**

6.4.2.1. Roads. The APFA shall calculate the LOS for roads consistent with Table 12-1. The impact of the proposed development shall be measured by average daily trips and peak-hour trips based upon the Transportation Research Board's "Highway Capacity Manual 2000". The APFA shall describe the means by which the transportation capacity of the system will be expanded without destroying historic and traditional built environment. For purposes of the APFA, average daily traffic assumes 10 trips per day per dwelling unit or building lot.

8. **Table 7-9 shall be changed as follows:**

a. in the 101-300 row the number ~~8~~ shall be stricken and replaced with the number 7 in the Minimum number of spaces column.

b. In the 301-500 row the number ~~42~~ shall be stricken and replaced with the number 9 in the Minimum number of spaces column.

A complete version of Table 7-9 depicting all changes follows:

Table 7-9. Accessible Parking Spaces.

Total parking spaces provided	Minimum # of accessible spaces	Minimum # of van-accessible spaces
1-25	1	1
26-35	2	1
36-50	3	1
51-100	4	1
101-300	<u>7</u>	1
301-500	<u>9</u>	2
501-800	16	2
801-1000	20	3
Over 1000	20 + 1 per each 100 spaces, or fraction thereof, over 1,000	1 out of every 8 accessible spaces, or fraction thereof

9. **The following new language shall be added to § 7.11.11.3.2:**

7.11.11.3. Access to Subdivisions, Non-Residential Development and Multi-Family Development.

2. Major subdivisions of thirty-one (31) lots or more, those with 31 or more development units, or those non-residential developments consisting of 25,000 square feet or more, shall provide access to an existing County road, highway, state highway or federal highway and shall provide a minimum of two (2) access points to the referenced roadway. Such development shall also provide for connections to roads and highways

identified on the Official Map.

10. **Table 7-12 shall be changed as follows:**

a. The word Major shall be added before “Arterial or highway” in the far left column; the reference 2- shall be added before the number “6” under the “# of driving lanes” column; the number ~~100~~ shall be stricken and replaced with 150 under the “Minimum ROW (ft)” column.

b. In the “Minor arterial” row, the numbers ~~60 to 100~~ shall be stricken and replaced with 120 under the “Minimum ROW (ft)” column.

c. In the “Collector” row, the numbers ~~45 to 72~~ shall be stricken and replaced with 80 under the “Minimum ROW (ft)” column.

d. In the “Local” row, the numbers ~~34 to 48~~ shall be stricken and replaced with 50 under the “Minimum ROW (ft)” column.

e. In the “Cul-de-Sac” row, the number ~~20~~ shall be stricken and replaced with 38 under the “Minimum ROW (ft)” column.

f. In the driveway row, the number 6 shall be stricken and replaced with 10 in the Max % grade column.

A complete version of Table 7-12 depicting all technical changes follows:

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

	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 AASH TO
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 AASH TO
Collector	601 to 1999	2	11	Two 5'	Two 5 ft on-road	80	Level: 30+ Rolling: 30+ Mount.: 30+	8%	6"	4"	5%

							30+				
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
Alley	n/a	1	12	n/a	n/a	19	n/a	7%	6"	3"	n/a
Driveway	n/a	1	14	n/a	n/a	20	n/a	10%	n/a	n/a	n/a

11. **Table 7-13 shall be changed as follows:**

a. In the "Major arterial" row, the reference 2- shall be added before the number "4" under the "# of driving lanes" column.

b. In the "Minor arterial" row, the numbers ~~70 to 100~~ shall be stricken and replaced with 120 under the "Minimum ROW (ft)" column.

c. In the "Collector" row, the reference ~~60 to~~ shall be stricken under the "Minimum Row (ft)" column.

d. In the "Local" row, the reference ~~0 to 400~~ shall be stricken and replaced with 201-400 under the top half of the "Avg. daily traffic" column; in the same row, add the reference 0-200 under the bottom half of the "Avg. daily traffic" column.

e. In the "Local" row, the number ~~56~~ shall be stricken and replaced with 50 under the "Minimum ROW (ft)" column.

f. In the "Local" row, the number 6" shall be added as the value for both the top and bottom half of the "Min. agg. base course" column. In the same row, the number 4 shall be stricken and replaced with the number 3 on the top half of the "Min. bit. pavement" column.

g. In the “Cul-de-Sac” row, the number ~~20~~ shall be stricken and replaced with 38 under the “Minimum ROW (ft)” column; in the same row, the number ~~4~~ shall be stricken and replaced with 6 under the “Min. agg. Base course” column.

h. A new column entitled Double penetration chipseal with fog coat shall be added between the “Min. agg. Base course” and “Min. bit. pavement” columns; under the same new column, the reference n/a shall be added in each corresponding box except for the word yes which shall be added under the bottom half of the box in the corresponding “Local” row.

i. In the “Driveway” row the number 9 shall be stricken and replaced with the number 10 in the “Max % Grade” column. In the same row, the number ~~4~~ shall be stricken and replaced with the reference “n/a” in the “Min. agg. Base course” column.

A complete version of Table 7-13 depicting all technical changes follows:

Table 7-13: Rural Road Classification and Design Standards (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 chipseal 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								6"	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%	4"	n/a	n/a	n/a

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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12. **The following language shall be deleted from § 7.13.7.1:**

7.13.7. Self-Supplied Water Systems.

7.13.7.1. Community Water Systems.

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

13. **The following language shall be added to and deleted from § 7.13.10:**

7.13.10. Self-Supplied Wastewater Systems. As is the case with water supply and distribution systems, the type of wastewater system required of any development is dependent upon the nature of the development, the adopted Sustainable Development Area (SDA) in which the development is located, and the proximity of the development to the County's wastewater utility. See Table 7-17 and proximity of the development to any public or publicly-regulated wastewater system; See Table 7-19.

7.13.10.1. General Requirements. Community Wastewater Systems.

1. A subdivision shall be required to create a community wastewater system or connect to an existing community water system if specified in Table 7-18.

2. A community wastewater 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.

3. A community wastewater system shall be capable of treating the volume of wastewater produced by the development at full build-out and shall be designed to treat a peak rate of flow.

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

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

6. Management of a community wastewater system shall be accomplished by a competent, professional manager or management consultant. A qualified and certified operator shall be employed or contracted to operate the community wastewater system. The management structure of a community wastewater system shall be capable of ensuring that all required reporting is completed and submitted on a timely basis.

7. Financial guaranty shall be deposited pursuant to § 7.22 herein to secure the

construction of a new or expanded community wastewater system.

8. Regardless of whether the County's wastewater system is utilized, all development shall include wastewater systems built to standards established by the County wastewater utility and may be designed and constructed so that they may be connected to the County utility when available.

9. A wastewater system shall meet all applicable requirements of the Public Utility Act, Chapter 62, NMSA 1978.

~~**7.13.10.2. Required Connection to County Wastewater Utility.** Table 7-17 provides the requirements for connection to the County wastewater utility. In all cases, it is the responsibility of the owner/developer/applicant to provide wastewater infrastructure to the point of connection with the County wastewater utility.~~

7.13.10.32. Where Alternative Wastewater System Allowed.

1. Any wastewater system provided pursuant to this Section shall meet the requirements and standards of 20.7.3 NMAC and 20.6.2 NMAC and shall comply with regulations promulgated by the New Mexico Environment Department.

2. Where a development is not required to connect to the County's wastewater system or a public system pursuant to Tables 7-17 or 7-18, an alternative wastewater disposal system shall be used ~~when specified on Table 7-19~~ so long as the appropriate liquid waste permit is obtained from the New Mexico Environment Department and presented to the Administrator as a part of the application.

3. Any liquid wastewater treatment system that involves a surface discharge or land application of treated or untreated effluent, shall require presentation of the appropriate permit from the New Mexico Environment Department at the time of application.

14. **The following language shall be added to and deleted from § 7.13.11.2:**

7.13.11.2. Outdoor Conservation.

* * *

7. ~~Car and truck~~ Vehicle washing is only allowed with the use of a shut-off hose nozzle.

* * *

10. Swimming Pools of a permanent or temporary nature shall be prohibited on all newly created lots.

15. **7.14.2.5.** To demonstrate compliance with these requirements, a preliminary certification of energy performance, signed and/or stamped by the independent third party verifier, shall be documented on a form provided or approved by the County and included as a part of the application package submitted for development review. Similarly, compliance with the ventilation and thermal enclosure checklist requirements will be documented by submittal of forms signed by an independent third party verifier.

16. **The following edits shall be made and new language shall be added to §7.16.3.1:**

7.16.3.1. Development that proposes to remove, demolish or adversely affect a property listed on the new Mexico Register of Cultural Properties and/or the National ~~register~~ Register of historic Places is not permitted unless the applicant first obtains a beneficial use and value determination pursuant to subsection 14.9.8 of the SLDC, and provides a copy of an excavation permit issued pursuant to 4.10.14 New Mexico Administrative Code by the State Cultural Properties Review Committee with approvals from the State Archaeologist and the State Historic Preservation Officer.

17. **The following new language shall be added to §7.16.3.2:**

7.16.3.2. Development that affects in any way a Registered Cultural Property (including any removal or demolishing pursuant to the previous paragraph) is not permitted unless the applicant first submits a report concerning the proposed development for review of the Historic Preservation Office, Historic Preservation Officer. The report shall describe in detail the proposed changes to the Registered Cultural Property. Such a report shall be prepared by a professional qualified under § 7.16.8 of this subsection. The report shall include a complete treatment plan for protection and preservation of the Registered Cultural Property, and shall contain at least as much information as is listed in Section 4.10.16.14 New Mexico Administrative Code (“Preliminary Reports”). The treatment plan shall be reviewed by the New Mexico State Historic Preservation Office, Historic Preservation Officer and conditions on the development proposed by the State Historic Preservation Officer may, as appropriate, be incorporated into the development permit.

18. **Four new sections with the following language shall be added as §7.16.4.1, §7.16.4.2, §7.16.4.3, and §7.16.4.4.:**

7.16.4.1. On March 19, 2004, Congress enacted Public Law 108-208 as the Galisteo Basin Archaeological Sites Protection Act (“the Act”), Section 2 of which stated that its purpose was “to provide for the preservation, protection, and interpretation of the nationally significant archeological resources in the Galisteo Basin in New Mexico.” The Act found the Galisteo Basin to be “the location of many well preserved prehistoric and historic archeological resources of Native American and Spanish colonial cultures.” Further, that “these resources included the largest ruins of Pueblo Indian settlement in the United States, spectacular examples of Native American rock art, and ruins of Spanish colonial settlements...[all of which] are being threatened by natural causes, urban development, vandalism, and uncontrolled excavations.”

7.16.4.2. The Act designated some 24 specific sites, comprising 4,591 total acres, as constituting the Galisteo Basin Archaeological Protection Sites. Those sites consist of: Arroyo Hondo Pueblo, Burn Corn Pueblo, Chamisa Locita Pueblo, Comanche Gap Petroglyphs, Espinosa Ridge Site, La Cienega Pueblo & Petroglyphs, La Cienega Pithouse Village, La Cieneguilla Petroglyphs/Camino Real Site, La Cieneguilla Pueblo, Lamy Pueblo, Lamy Junction Site, Las Huertas, Pa’ako Pueblo, Petroglyph Hill, Pueblo Blanco, Pueblo Colorado, Pueblo Galisteo/Las Madres, Pueblo Largo, Pueblo She, Rote Chert Quarry, San Cristobal Pueblo, San Lazaro Pueblo, San Marcos Pueblo, and Upper Arroyo Hondo Pueblo. Section 3 of the Act permits any private property owner included within the boundary of the designated site upon written request to the Secretary of the Interior, to have their property immediately removed from within that boundary. Section 4 of the Act prohibits additions to or deletions from the listed sites except by an act of Congress.

7.16.4.3. Section 2 of the Act protects the archeological protection sites by restricting activity on any Federal lands within the sites including but not limited to disposal of lands, mining activity and mineral/geothermal leasing. The Act authorizes the Secretary of the Interior to enter into cooperative agreements with owners of non-Federal lands as to an archaeological protection site located on their property. Such an agreement would enable the Secretary to assist with the protection, preservation, maintenance, and administration of the archaeological resources and associated lands. Section 5 of the Act prohibits the Secretary from administering archaeological protection sites which are on non-Federal lands unless the landowner consents in a cooperative agreement.

7.16.4.4. The Act specifically prohibits the regulation of privately owned lands located within archeological protection sites and permits the Department of Interior to only acquire lands or interests within the protected sites with the consent of the owner. Similarly, Section 18-6-10 of the Cultural Properties Act deems it “an act of trespass and a misdemeanor for any person to remove, injure or destroy registered cultural properties situated on private lands or controlled by a private owner without the owner’s prior permission.” Also, under the state law, if a cultural property is on private land and the State Cultural Properties Review Committee determines that cultural property to be worthy of preservation and inclusion on the official register of cultural property, “the Committee may recommend the procedure best calculated to ensure preservation.” The procedures include providing technical assistance to the owner to preserve the cultural property, acquiring the property outright or acquiring an easement, advising the County to consider zoning the property as an historic area/district under the Historic District Act, advising the County of the tools available to obtain control of the cultural property under the Historic District Act, and acquiring the property for the State by use of eminent domain.

19. **The following changes shall be made to §7.16.5.10.**

7.16.5.10. For those resources determined to be significant under the previous paragraph and for which a treatment plan is recommended, a sample of surface artifacts shall be collected and documented, and if there is any reason to believe that subsurface resources exist, excavations shall be conducted according to the most current standards of the Historic Preservation Officer set forth in Section 4.10.16.12 NMAC (“~~standards for~~ “Excavation Standards” and Test Excavation”).:-

20. **The following changes shall be made to §7.16.5.12.**

7.16.5.12. The total cost of treatment shall not exceed ten percent (10%) of the total cost of development of the applied-for development, including all future phases. If future phases are not planned sufficiently to determine ~~development~~ total development costs, then development of future phases consistent with the applied-for development shall be assumed. ~~To the extent that~~ Where the cost of treatment exceeds ten percent of development costs, treatment shall be completed up to the ten percent limit. ~~extent that funds do not exceed ten percent of the costs of development.~~ If treatment is incomplete, the applicant shall contact the State Historic Preservation Officer and the County’s Open Space and Trails Division for additional funds to complete the treatment. Only if such requests are denied may the treatment plan be terminated and a development permit issued.

21. A new section with the following language shall be added as §7.16.12:

7.16.12. Excavating an Archaeological Site on Private Land. Pursuant to Section 18-6-11 of the Cultural Properties Act, no person shall excavate an archaeological site located on private land in the State unless the person obtains a permit issued by the State Cultural Properties Review Committee with approvals from the State Archaeologist and the State Historic Preservation Officer. This requirement shall not apply to the private landowner unless the landowner transfers the property with the intent to excavate an archaeological site.

22. The following new language shall be added at the end of the sentence at § 7.17.5.2.1:

7.17.5.2. All Other Development. Subdivision, multi family, non-residential and single family residential development shall comply with the following standards:

1. Drainage structures shall be designed and sized to detain or safely retain storm water on site.
2. Storm drainage facilities shall have the sufficient carrying capacity to accept peak discharge runoff from the development;
3. The peak discharge of storm water resulting from the development shall not exceed the peak discharge calculated prior to the development and differences between pre- and post-development discharge shall be detained or retained on site. Calculation of the design peak discharge of storm water shall be based on a one hundred (100) year frequency, twenty-four (24) hour duration rainstorm;
4. No development shall disturb any existing watercourse or other natural drainage system, in a manner which causes a change in watercourse capacity or time to peak, time of concentration or lag time or other natural drainage system or increase of the pre-development stormwater discharge.
5. All natural drainage ways and arroyos which traverse or affect one or more lots or development sites shall be identified on the plan and/or plat.
6. Erosion setbacks shall be provided for structures adjacent to natural arroyos, channels, or streams such that: (a) a minimum setback of 25' shall be provided from all arroyos with flow rates of 100 cubic feet per second (100 cfs); or (b) a minimum setback of 75' shall be provided from all FEMA designated 100 year Floodplains. Setbacks from FEMA designated Floodplains may be reduced if bank stabilization or stream bed and bank stability is designed or provided by a professional engineer. In no case shall the setback be reduced to less than 25'.
7. For single-family residences, where a proposed development site is located outside of a regulated one hundred (100) year flood plain and on slopes less than ten percent (10%) and the proposed development site, including patios, garages, accessory structures, driveways and other development that decreases the permeability of infiltration of pre-development surfaces is no more than six thousand (6,000) square feet and total impermeable surfaces (roofs, paved areas, patios, etc.) do not exceed twenty-five hundred (2,500) square feet, a retention/detention pond(s) or checkdams(s) with a minimum volume of six

hundred (600) cubic feet shall be installed at a location to be approved by the Code Administrator. Such ponds shall be integrated with the landscaping or revegetation on the lot.

23. **The following changes shall be made to the Table 7-19 heading:**

Table 7-19: Community Water and Wastewater System Requirement for Developments Subdivisions in SDA-2 and SDA-3.

24. **The following new subsections shall be added at the end of § 8.4:**

8.4.3. Default Zoning. Any property to which the SLDC applies that is not depicted on the zoning map within a zoning district established in Chapter 8 of the SLDC, shall be deemed to be located in the A/R Zoning District unless otherwise specifically provided for herein.

8.4.4. Interpretation of Zoning District Densities. Maximum densities that are specified for zoning districts in this chapter are maximum gross densities that apply to the entire area within a development project or subdivision and are not necessarily minimum lot sizes for individual lots.

25. **The following changes shall be made to § 8.8.5:**

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~~ outlined in Table 8-16 ~~below~~ above.

26. **The following new subsection shall be added as § 8.10.9.1:**

8.10.9.1. Existing Neighborhood Zones. Existing Neighborhood Zones established in the Santa Fe Community College District shall have a minimum lot size of 2.5 acres per dwelling unit.

27. **The following new subsection shall be added as § 8.10.11:**

8.10.11. Existing Master Plans Identified as PDDs. In order to recognize existing approvals, PDDs identified on the initial zoning map may be built out in accordance with their approved master plans which were approved prior to the effective date of this SLDC.

8.10.11.1. Expansion of existing PDDs. Non-residential structures within an existing PDD may expand up to twenty-five (25%) under a conditional use permit.

28. **Table 8-13 shall be changed as follows:**

a. In the “Density” row, add “(# acres per dwelling Unit)” after the word “Density”; in the same row strike ~~n/a~~ and replace with 2.5**.

b. Under the first footnote marked by a single asterisk, add the following new footnote, ** 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.

A complete version of Table 8-13 depicting all technical changes follows:

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

CG Zoning District	CG
Density (# acres per dwelling Unit)	2.5**
Multifamily Density*	Up to 20
Frontage (minimum, feet)	50
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	48
Lot coverage (maximum, percent)	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.

29. **Table 8-14 shall be changed as follows:**

a. In the “Density” row, add (# acres per dwelling Unit) after the word “Density”; in the same row strike n/a and replace with 2.5***.

b. Under the second footnote marked by a double asterisk, add the following new footnote, *** 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.

A complete version of Table 8-14 depicting all technical changes follows:

Table 8-14: Dimensional Standards – CN (Commercial Neighborhood).

CN Zoning District	CN
Density (# acres per dwelling Unit)	2.5***
Frontage (minimum, feet)	50
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24
Lot coverage (maximum, percent)	80
Maximum building size (aggregate)	50,000*
Maximum size of individual establishments (sq.ft.)	15,000**

*Building size may be increased up to 100,000 square feet with the issuance of a conditional use permit.

**Establishment size may be increased up to 30,000 square feet with the issuance of a conditional use permit.

*** 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.

30. **Table 8-15 shall be changed as follows:**

a. In the “Density” row, strike ~~maximum, dwelling units/acre~~ and replace with # acres per dwelling Unit; in the same row replace “n/a” with “2.5*.”

b. Below Table 8-15, add a footnote with the following language, *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.

A complete version of Table 8-15 depicting all technical changes follows:

Table 8-15: Dimensional Standards – I (Industrial).

Zoning District	I
Density (# acres per dwelling Unit)	2.5*
Frontage (minimum, feet)	50
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	50
Lot coverage (maximum, percent)	70%

*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.

31. **Table 8-16 shall be changed as follows:**

a. In the “Density” row, add # acres per dwelling Unit after the word “Density”; in the same row strike ~~n/a~~ and replace with 2.5*.

b. Below Table 8-16, add a footnote with the following language, *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.

A complete version of Table 8-16 depicting all technical changes follows:

Table 8-16 Dimensional Standards – PI (Public/Institutional)

PI Zoning District	CN
Density (# acres per dwelling Unit)	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.

32. The following deletions and additions shall be made to § 10.15:

~~10.15. COMMUNITY SERVICE FACILITIES.~~

~~10.15.1. General Requirements. Community service facilities are facilities which provide service to a local community organization. These may include governmental services such as police and fire stations, elementary and secondary day care centers, schools and community centers, and churches.~~

~~10.15.2. Standards. Community service facilities are allowed anywhere in the County, provided all requirements of the Code are met, if it is determined that:~~

~~10.15.2.1. The proposed facilities are necessary in order that community services may be provided for in the County;~~

~~10.15.2.2. The use is compatible with existing development in the area and is compatible with development permitted under the Code; and~~

~~10.15.2.3. A master plan and preliminary and final development plan for the proposed development are approved.~~

10.15. TRADE CONTRACTOR.

10.15.1. Applicability. This section shall apply to all trade contractor businesses.

10.15.2. Standards. Trade contractor businesses located within a Residential Base Zoning District shall meet design standards within this SLDC in addition to the following standards:

10.15.2.1. No more than five (5) large commercial vehicles shall be permitted in a trade contractor business;

10.15.2.2. Outside storage shall not exceed 1500 square feet, including vehicle storage, and shall be screened by a six-foot high solid wall or fence. All other storage shall be within a building.

33. The following new language shall be added to § 10.15.2.3:

~~10.15.2.3. A master plan and preliminary and final~~ site development plan for the proposed development ~~are~~ is approved.

34. The following new section shall be added directly after § 10.22:

10.23. AUTOMOTIVE PAINT AND BODY BUSINESS.

10.23.1. Applicability. This section shall apply to all automotive paint and body businesses.

10.23.2. Standards. Automotive paint and body businesses shall meet design standards within this SLDC in addition to the following standards:

10.23.2.1. All automotive paint and body work shall be conducted within an insulated building with appropriate air filters to minimize both noise and odors;

10.23.2.2. Stored vehicles shall be located behind a six-foot high solid wall or fence;

10.23.2.3. Structures related to a paint and body business shall be set back a minimum of 75 feet from residential property boundaries.

35. **The following change shall be made to § 11.2.4:**

11.2. DESIGNATION. On account of their potential impact on the County as a whole, the following activities are deemed DCIs subject to the requirements of this chapter:

11.2.1. oil and gas drilling and production;

11.2.2. mining and resource extraction;

11.2.3. substantial land alteration;

11.2.4. sanitary landfills;

11.2.5. junkyards;

11.2.6. large-scale feedlots and factory farms; and

11.2.7. sand and gravel extraction that is of a scope and scale, as determined by subsequent amendment to the SLDC, that it merits regulation as a DCI pursuant to subsection 11.3.6. of the SLDC.

36. **The following changes shall be made to § 13.7.1:**

13.7. ALTERNATIVE MEANS OF COMPLIANCE.

13.7.1. A Project may alternatively meet all or a portion of its obligation to provide Affordable Housing by:

13.7.1.1. providing Affordable Units outside the Project but within central and northern Santa Fe County, as shown on Map 14-1;

13.7.1.2. making a cash payment ~~that is equal to or greater value than would have been required if the Project had been constructed or created Affordable Units as provided in this Chapter,~~ calculated by applying the methodology set forth in the Affordable Housing Regulations;

13.7.1.3. dedicating property suitable for construction of Affordable Units outside the Project but within central and northern Santa Fe County, as shown on Map 14-1, whose

value is equal to or greater than ~~that which would have been required if the Project had been constructed or created Affordable Units as provided in this Chapter, the required minimum value calculated by~~ applying the methodology set forth in the Affordable Housing Regulations; or

13.7.1.4. otherwise providing Affordable Units in a manner that is consistent with the goals and objectives of this Chapter including providing rental ~~homes~~ affordable units in lieu of ~~homes~~ affordable units for purchase, so long as ~~the initial market value rental payments do not exceed that which an affordable buyer would have to pay to purchase a home in the maximum target monthly rents of the affordable units are at or below what is the income ranges specified in the aAffordable hHousing rRegulations.~~

37. **The following changes shall be made to § 13.7.5.4:**

13.7.5.4. a cash payment or property provides a greater overall public benefit than if the Affordable Units were constructed within the ~~Project or~~ Project or Minor Project that would have otherwise provided for mixed-income development; and

38. **The following changes shall be made to § 13.9:**

13.9. LONG-TERM AFFORDABILITY.

13.9.1. Each Affordable Housing Agreement shall include a form of lien, mortgage or other instrument (herein after referred to as "the Affordability Mortgage or Lien") that shall be executed and recorded along with the deed conveying the Affordable Unit to the first buyer, and that instrument shall create a mortgage or lien in favor of the County in the amount of the difference between the Maximum Target Housing Price and ninety-five percent of the unrestricted fair market value of the Affordable Unit at the time of initial sale, as determined by an appraisal approved by the County, ~~which specifies that the value of the mortgage or lien is calculated at any given point by multiplying the number of full years that have elapsed from the date of first sale of the Affordable Unit by 0.10 and then multiplying that result by the difference between the Maximum Target Housing Price and ninety five percent of the unrestricted fair market value of the Affordable Unit at the time of initial sale.~~ The liens, mortgages or other instruments shall include a formula for reduction of the principal amount as set forth in the Affordable Housing Regulations. The liens, mortgages or other instruments shall be ~~dilly~~ duly executed and recorded in the Office of the County Clerk.

* * *

13.9.3. ~~The lien, mortgage or other instrument shall also provide that, when the Affordable Unit is sold or refinanced, the County shall share in the appreciation in the same percentage as the proportion of the county's initial lien to the initial market value of the home.~~

13.9.4. 13.9.3. The form of the instrument described above, and the methodology for determining the initial market value of the Affordable Unit shall be specified in the Affordable Housing Regulations.

39. **The following changes shall be made to the title at § 14.9.9.7:**

14.9.9.7. Changes in-Nonconforming Uses.

40. The following new definition of “Commercial Solar Energy Production Facility” shall be added to Appendix A.

Commercial Solar Energy Production Facility: is a renewable energy production facility that uses sunlight to generate energy for sale or profit.

41. The following new definition of “Community Service Facility” shall be added to Appendix A.

Community Service Facility: is a facility which provides service to a local community organization. Such facilities may include governmental services such as police and fire stations; elementary and secondary day care centers; schools and community centers; and churches and other places of worship.

42. The following changes shall be made to the definition of “Community Water System” found in Appendix A.

Community Water System: a water supply system or community well that is under central or common ownership and/or management that serves ~~five (5)~~ fifteen (15) or more service connections used by year-round residents or regularly serves at least twenty-five (25) year-round residents dwelling units or commercial units, including a Water and Sanitation District, that uses permitted water rights rather than domestic wells licensed by the State Engineer under § 72-12-1.1 NMSA 1978.

43. The following new definition of “Retreat” shall be added to Appendix A.

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.

44. The following change shall be made to the definition of “Zoning Map” in Appendix A.
The reference to “§ 8.5” shall be stricken and replaced with “§ 8.4”.

45. The following changes shall be made to Appendix B, Use Table (attached), where new language is underlined and deleted language is stricken through:

On Page Appendix B: 1

a. Rows for “Single family detached units,” “Single family attached units,” “Duplex” and “Retirement” under the “Commercial General” column, shall change from an ~~X~~ which indicates “Prohibited” and shall be stricken to P indicating “Permitted.”

b. A new row shall be added for Retreats.

c. Retreats shall include a P indicating “Permitted” in the columns “Agriculture/Ranching,” “Rural,” “Rural Fringe Commercial Neighborhood,” “Mixed Use, Commercial General,” “Public Institutional” and Planned Development.” Retreats shall include a C indicating “Conditional” in the columns “Rural Residential,” “Residential Fringe,” “Residential Estate,” “Residential Community” and “Traditional Community.” Retreats shall include an X indicating “Prohibited” in the column “Industrial.”

d. Change row entitled “Parts, accessories, or tires” to add Automotive such that the row shall read “Automotive parts, accessories, or tires.”

On Page Appendix B: 2

- a. Strike row entitled ~~Camps, camping, and related establishments~~.
- b. Change row for "Special Trade Contractor" by removing the word ~~Special~~ and replacing it with plumbing, electrical, roofing, painting, landscaping such that the row shall read Trade contractor, plumbing, electrical, roofing, painting, landscaping. This row shall include a C indicating "Conditional" for "Traditional Community." This row shall include a P indicating "Permitted" for the columns "Commercial Neighborhood," "Mixed Use" and "Commercial General."
- c. Add new row entitled Automotive paint and body. Include an X indicating "Prohibited Use" in the following columns "Agriculture/Ranching," "Rural," "Rural Fringe," "Rural Residential," "Residential Fringe," "Residential Estate," "Residential Community," "Traditional Community," "Public Institutional," and "Planned Development." This row shall include a C indicating a "Conditional Use" in the columns "Commercial Neighborhood" and "Mixed Use." This row shall include a P indicating "Permitted Use" in the columns "Commercial General" and "Industrial." Add Section 10 to the "Special Conditions" column.
- d. Change the columns entitled "Agriculture/Ranching," "Rural, Rural Fringe," "Rural Residential," "Residential Fringe," "Residential Estate," "Residential Community," "Traditional Community," "Commercial Neighborhood," "Mixed Use," "Commercial General," "Industrial," "Public Institutional," and "Planned Development" to DCI and strike all ~~Es~~, ~~Xs~~ and ~~Ps~~ in the row entitled "Automotive, wrecking and graveyards, salvage yards, and junkyards."
- e. Change row entitled "Demolition business" to add building and structures such that the row shall read Demolition, building and structure business. The columns entitled "Commercial General" and "Planned Development" shall be changed to a C indicating "Conditional Use."
- f. Strike the ~~Recycling business~~ row.

On Page Appendix B: 3

- a. Add mini-storage units to "Mini-warehouse" row such that row shall read "Mini-warehouse, mini-storage units." Columns shall change to a C indicating a "Conditional Use" in the following columns "Commercial Neighborhood" and "Mixed Use." Column shall change to a P indicating a "Permitted Use" for the following column "Commercial Neighborhood."
- b. Add a new row "Movie Ranch." Include a P which indicates a "Permitted Use" in the following columns "Agriculture/Ranching," "Rural," "Rural Fringe," "Rural Residential," "Residential Fringe," "Commercial Neighborhood," "Mixed Use," "Commercial General," "Industrial," "Public Institutional," and "Planned Development." This row shall include a C indicating a "Conditional Use" in the following columns "Residential Estate," "Residential Community," and "Traditional Community."

On Page Appendix B: 4

- a. Rows for "Camps," "camping," and "related establishments" shall change to C indicating a "Conditional Use" in the following columns "Rural Residential," "Residential Fringe," "Residential Estate," "Residential Community," and "Traditional Community." Change to a P indicating a "Permitted Use" in and "Planned Development."
- b. Add a new row Community Center. Include a P indicating a "Permitted Use" in the following columns "Agriculture/Ranching," "Rural," "Rural Fringe," "Commercial Neighborhood,"

“Mixed Use,” “Commercial General,” “Public Institutional” and “Planned Development.” This row shall include a C indicating a “Conditional Use” in the following columns “Rural Residential,” “Residential Fringe,” “Residential Estate,” “Residential Community,” and “Traditional Community.” This row shall include an X indicating a “Prohibited Use” in the column entitled “Industrial.”

c. Change the row for “Funeral Homes” to include a P indicating “Permitted” in the “Industrial” column.

On Page Appendix B: 5

a. The row for “Towing and other road service facilities, excluding automobile salvage, wrecking, or permanent vehicle storage” shall change to a P indicating “Permitted” in the column “Commercial General.” This row shall change to an X which is a “Prohibited Use” in the column “Traditional Community.” This row shall change to a C indicating a “Conditional Use” in the columns “Commercial Neighborhood” and “Planned Development.”

On Page Appendix B: 6

a. The row for “Composting facility” shall change to a P indicating a “Permitted Use” in the columns “Agriculture/Ranching,” “Rural,” “Rural Fringe,” “Commercial Neighborhood,” “Mixed Use,” “Commercial General,” “Industrial,” “Public Institutional.” This row shall change to a C indicating a “Conditional Use” in the columns “Rural Residential,” “Residential Fringe,” “Residential Estate,” and “Residential Community.”

b. A new row shall be added entitled Recycling transfer station. This row shall include a P indicating “Permitted” in the columns “Agriculture/Ranching,” “Rural,” “Rural Fringe,” “Commercial Neighborhood,” “Mixed Use,” “Commercial General,” “Industrial,” “Public Institutional” and “Planned Development.” This row shall include a C indicating a “Conditional Use” in the columns “Rural Residential,” “Residential Fringe,” “Residential Estate,” “Residential Community,” “Traditional Community.”

c. A new row shall be added entitled Solid waste collection transfer station (Governmental). This row shall include a P indicating “Permitted” in the columns “Agriculture/Ranching,” “Rural,” “Rural Fringe,” “Commercial Neighborhood,” “Mixed Use,” “Commercial General,” “Industrial,” “Public Institutional” and “Planned Development.” This row shall include a C indicating a “Conditional Use” in the columns “Rural Residential,” “Residential Fringe,” “Residential Estate,” “Residential Community” and “Traditional Community.”

d. The word (Private) shall be added to the row “Solid waste collection transfer station” such that the row shall read Solid waste collection transfer station (Private).

e. The row ~~Communication tower~~ shall be stricken.

f. A new row shall be added entitled Wireless Communication Facilities, co-location, surface mounted, new tower up to 49 feet. This row shall include a P indicating “Permitted” in the columns “Agriculture/Ranching,” “Rural,” “Rural Fringe,” “Rural Residential,” “Residential Fringe,” “Residential Estate,” “Residential Community,” “Traditional Community,” “Commercial Neighborhood,” “Mixed Use,” “Commercial General,” “Industrial,” “Public Institutional” and “Planned Development.”

g. A new row shall be added entitled Wireless Communication Facilities, new tower 50-74 feet. This row shall include a C indicating a "Conditional Use" in the columns "Agriculture/Ranching," "Rural," "Rural Fringe," "Rural Residential," "Residential Fringe," "Residential Estate," "Residential Community," "Traditional Community" and "Planned Development." This row shall include a P indicating "Permitted" in the columns "Commercial Neighborhood," "Mixed Use," "Commercial General," "Industrial, Public Institutional."

h. A new row shall be added entitled Wireless Communication Facilities, new tower 75-99 feet. This row shall include a C indicating a "Conditional Use" in the columns "Agriculture/Ranching," "Rural," "Rural Fringe," "Rural Residential," "Residential Fringe," "Residential Estate," "Residential Community," "Traditional Community," "Commercial Neighborhood," "Mixed Use," "Commercial General," "Industrial," "Public Institutional" and "Planned Development."

i. A new row shall be added entitled Wireless Communication Facilities, new tower 100 plus feet. This row shall include a C indicating a "Conditional Use" in the columns "Agriculture/Ranching," "Rural," "Rural Fringe" and "Rural Residential." This row shall change to an X indicating a "Prohibited Use" in the columns "Residential Fringe," "Residential Estate," "Residential Community," "Traditional Community" and "Planned Development."

j. The row entitled "Telecommunications and Broadcasting station" shall be changed to strike the words ~~Telecommunications and~~ such that the row shall then read "Broadcasting station."

THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY

By: _____
Daniel W. Mayfield, Chair

ATTESTED:

Geraldine Salazar, County Clerk

APPROVED AS TO FORM:

Gregory S. Shaffer, County Attorney

Appendix B: Use Table

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	Public Institutional	Planned Development	Special Conditions
Residential																		
Single family detached units		1110		P	P	P	P	P	P	P	P	P	P	P-X	X	A	P	
Single-family attached units		1120		P	P	P	P	P	P	P	P	P	P	P-X	X	A	P	
Duplex		1121		P	P	P	C	C	C	C	C	P	P	P-X	X	A	P	
Accessory dwelling units		1130		A	A	A	A	A	A	A	A	A	A	A	A	A	P	Chapter 10
Townhouses				P	P	P	P	P	P	P	P	P	P	P	X	A	P	
Multifamily dwellings		1202-99		C	C	C	C	C	C	C	C	P	P	C	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	P	P	
Life care or continuing care facilities	1240			P	P	P	C	C	C	C	C	P	P	P	X	P	P	
Skilled nursing facilities	1250			P	P	P	C	C	C	C	C	P	P	P	X	P	P	
Community Home, NAICS 623210				P	P	P	C	C	C	C	C	P	P	P	X	P	P	
Barracks		1310		A	A	A	X	X	X	X	X	X	A	A	A	P	P	
Dormitories		1320		A	A	A	X	X	X	X	X	C	A	A	X	P	P	
Single room occupancy units		1340		A	A	A	X	X	X	X	X	C	C	A	X	P	P	Chapter 10
Temporary structures, tents etc. for shelter		1350		P	P	P	A	A	A	A	A	C	A	P	P	P	P	
Hotels, motels, or other accomodation services																		
Bed and Breakfast inn	1310			P	P	P	C	C	C	C	P	P	C	C	X	X	P	Chapter 10
Rooming and boarding housing	1320			C	C	C	C	C	C	C	C	P	P	P	X	C	P	
Resorts				C	C	C	X	X	X	X	C	C	P	P	X	X	P	
<u>Retreats</u>				P	P	P	C	C	C	C	C	P	P		X	P	P	
Hotels, motels, and tourist courts	1330			C	C	C	X	X	X	X	X	X	P	P	X	X	P	
Commercial																		
Shop or restauarant with drive-through facility		2210		X	X	X	X	X	X	X	X	C	X	C	C	X	P	
Restaurant, with incidental consumption of alcoholic beverages		2220		X	X	X	X	X	X	X	C	P	C	P	X	X	P	
Restaurant, with no consumption of alcoholic beverages permitted		2220		X	X	X	X	X	X	X	C	P	P	P	C	X	P	
Stand-alone store or shop		2230		X	X	X	X	X	X	X	C	P	P	P	C	X	P	
Department store		2240		X	X	X	X	X	X	X	X	X	C	P	X	X	P	
Warehouse discount store/superstore	2124	2250		X	X	X	X	X	X	X	X	X	C	P	C	X	P	
Market shops, including open markets		2260		A	A	A	X	X	X	X	C	P	P	P	C	X	P	
Gasoline station		2270		C	C	C	X	X	X	X	C	C	C	P	P	X	P	
Automobile repair and service		2280		C	C	C	X	X	X	X	C	P	P	P	P	X	P	
Car dealer	2111			C	C	C	X	X	X	X	X	X	C	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	X	P	
Bicycle, motorcycle, allterrain vehicle dealers	2113			C	C	C	X	X	X	X	X	X	C	P	P	X	P	
Boat or marine craft dealer	2114			C	C	C	X	X	X	X	X	X	X	P	P	X	P	

Appendix B: Use Table

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	Public Institutional	Planned Development	Special Conditions
Automotive Parts, accessories, or tires	2115			C	C	C	X	X	X	X	C	P	P	P	P	X	P	
Gasoline service	2116			C	C	C	X	X	X	X	C	X	X	P	P	X	P	
Lumberyard and materials	2126			C	C	C	X	X	X	X	C	X	C	P	P	X	P	
Outdoor resale business	2145			C	C	X	X	X	X	X	X	X	X	C	P	X	P	
Pawnshops	NAICS 522298			X	X	X	X	X	X	X	C	P	P	P	C	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	P	
Shopping center	2510-2580			X	X	X	X	X	X	X	X	P	C	P	X	X	P	
Convenience stores or centers		2591		X	X	X	X	X	X	X	P	P	P	P	P	X	P	
Car care center		2593		X	X	X	X	X	X	X	C	P	P	P	P	X	P	
Car washes	NAICS 811192			X	X	X	X	X	X	X	X	C	X	P	P	X	P	
Office or bank (without drive-through facility)		2100		A	A	A	X	X	X	X	C	P	P	P	X	X	P	
Office (with drive-through facility)		2110		X	X	X	X	X	X	X	X	C	C	P	X	X	P	
Office or store with residence on top		2300		X	X	X	X	X	X	X	C	P	P	C	X	X	P	
Office-over storefront structure		2400		X	X	X	X	X	X	X	C	P	P	P	X	X	P	
Research and development services (scientific, medical, and technology)	2416			C	C	C	X	X	X	X	C	P	P	P	P	X	P	
Car rental and leasing	2331			C	C	C	X	X	X	X	C	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	X	P	
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	X	P	
Bars, taverns and nightclubs				X	X	X	X	X	X	X	C	C	P	P	C	X	P	
Camps, camping, and related establishments	5400			P	P	P	X	X	X	X	C	X	X		X	C	P	
Sexually oriented business				X	X	X	X	X	X	X	X	X	X	C	C	X	X	Sec. 10.20
Tattoo parlors				X	X	X	X	X	X	X	C	P	P	P	C	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	X	P	
Loft		2611		C	C	X	X	X	X	X	X	X	X	X	P	X	P	
Mill-type factory structures		2612		C	C	X	X	X	X	X	X	X	X	X	P	X	P	
Manufacturing plants		2613		X	X	X	X	X	X	X	X	X	X	X	P	X	P	
Industrial parks		2614		X	X	X	X	X	X	X	X	X	X	X	P	X	P	
Laboratory or specialized industrial facility		2615		X	X	X	X	X	X	X	X	X	X	X	P	X	P	
Assembly and construction-type plants	3000	2621		X	X	X	X	X	X	X	X	X	X	X	P	X	P	
Process plants (metals, chemicals asphalt, concrete, etc.)	3000	2622		X	X	X	X	X	X	X	X	X	X	X	P	X	P	
Construction-related businesses	7000			C	C	C	X	X	X	X	C	X	X	X	P	X	P	
Heavy construction	7400			X	X	X	X	X	X	X	X	X	X	X	P	X	P	
Machinery related	7200			X	X	X	X	X	X	X	X	X	X	X	P	X	P	
Special Trade contractor, <u>plumbing, electrical, roofing, painting, landscaping</u>	7300			C	C	C	X	X	X	X	C X	P X	P X	P X	P	C X	P	Section 10
Automotive paint and body				X	X	X	X	X	X	X	X	C	C	P	P	X	X	Section 10
Automotive wrecking and graveyards, salvage yards, and junkyards				DCI C	DCI C	DCI X	DCI X	DCI X	DCI X	DCI X	DCI X	DCI X	DCI X	DCI X	DCI P	DCI X	DCI P	
Vehicle storage for towing or related business				X	X	X	X	X	X	X	X	X	X	C	P	C	C	

Appendix B: Use Table

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	Public Institutional	Planned Development	Special Conditions
Demolition, <u>building and structure</u> business				C	C	X	X	X	X	X	X	X	X	C X	P	X	C P	
Recycling business				C	C	C	X	X	X	X	X	X	X	X	P	X	P	
Warehouse or storage facility Structure		2700		C	C	C	X	X	X	X	X	X	X	X	P	X	P	
Mini-warehouse, <u>mini-storage units</u>		2710		C	C	C	X	X	X	X	X	C X	C X	P X	P	X	P	
High-rise mini-warehouse		2720		X	X	X	X	X	X	X	X	X	X	X	P	X	P	
Warehouse structure		2730		C	C	C	X	X	X	X	X	X	X	X	P	X	P	
Produce warehouse		2740		P	P	P	X	X	X	X	X	X	X	X	P	X	P	
Refrigerated warehouse or cold storage		2750		P	P	P	X	X	X	X	X	X	X	X	P	X	P	
Large area distribution or transit warehouse		2760		C	C	X	X	X	X	X	X	X	X	X	P	X	P	
Wholesale trade— durable goods	3510			X	X	X	X	X	X	X	X	X	X	X	P	X	P	
Wholesale trade nondurable goods	3520			X	X	X	X	X	X	X	X	X	X	X	P	X	P	
Food, textiles, and related products				C	C	C	X	X	X	X	X	X	X	X	P	X	P	
Wood, paper, and printing products				C	C	C	X	X	X	X	X	X	X	X	P	X	P	
Tank farms		2780		C	C	C	X	X	X	X	X	X	X	X	P	X	P	
Public assembly structures																		
Performance theater			3110	C	C	X	X	X	C	C	C	P	P	P	P	P	P	
Movie theater			3120	X	X	X	X	X	X	X	X	P	C	P	P	P	P	
Amphitheater			3130	C	C	C	X	X	X	X	X	X	C	P	P	P	P	
Drive-in theaters			3140	C	C	X	X	X	X	X	X	X	C	P	P	X	P	
Indoor games facility		3200		X	X	X	X	X	X	X	X	C	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	P	
Amusement or theme park	5310			C	X	X	X	X	X	X	X	X	X	C	P	X	P	
Arcade	5320			X	X	X	X	X	X	X	X	X	C	P	P	X	P	
Miniature golf establishment	5340			C	C	C	X	X	X	X	C	X	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	
Bowling, billiards, pool, etc.	5380			X	X	X	X	X	X	X	C	P	P	P	P	C	P	
Skating rinks	5390			P	P	P	X	X	X	X	C	X	P	P	P	P	P	
Sports stadium or arena		3300		C	X	X	X	X	X	X	X	X	X	C	C	C	P	
Racetrack or raceway	5130			C	X	X	X	X	X	X	X	X	X	C	C	X	P	
Exhibition, convention or conference structure		3400		A	A	A	X	X	X	X	X	X	X	P	C	P	P	
Churches, temples, synagogues, mosques, and other religious facilities		3500		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	
Passenger terminal, mixed mode		3810		P	P	P	P	P	P	P	P	X	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	*
Passive open space	6340			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	P	P	
Movie Ranch				P	P	P	P	P	C	C	C	P	P		P	P	P	

Appendix B: Use Table

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	Public Institutional	Planned Development	Special Conditions
Camps, camping, and related establishments	5400			P	P	P	C X	C X	C X	C X	C X	P X	P X	P X	C X	P	P	
Exhibitions and art galleries		4410		X	X	X	X	X	X	X	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	
Theater, dance, or music establishment	5101			C	C	C	X	X	X	X	P	P	P	P	C	P	P	
Institutional or community facilities																		
Community center				P	P	P	C	C	C	C	C	P	P	P	X	P	P	
Hospitals		4110		X	X	X	X	X	X	X	X	X	X	P	X	P	P	
Medical clinics		4120		P	P	P	P	P	P	P	P	P	P	P	C	P	P	
Social assistance, welfare, and charitable services (not otherwise enumerated)	6560			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	
Child care institution (basic)	6562			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	
Community food services	6563			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	
Other family services	6565			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	
Animal hospitals	6730			P	P	P	P	C	C	C	P	C	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	
Grade school (privately owned)		4210		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	
Technical, trade, and other specialty schools	6140	4230		P	P	P	C	C	C	C	C	C	P	P	P	P	P	
Library		4300		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	
Exhibitions and art galleries			4410	P	P	P	X	X	X	X	P	P	P	P	P	P	P	
Planetarium		4420		P	P	C	X	X	X	X	P	C	P	P	P	P	P	
Aquarium		4430		P	P	C	X	X	X	X	C	C	P	P	P	P	P	
Outdoor facility, no major structure			4440	P	P	P	C	C	C	C	C	P	C	P	P	P	P	
Zoological parks		4450		P	P	P	X	X	X	X	X	X	X	P	P	P	P	
Public safety related facility			4500	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	
Police station			4520	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	*
Correctional or rehabilitation facility			4600	C	C	C	X	X	X	X	X	X	X	X	C	P	P	*
Cemetery, monument, tombstone, or mausoleum			4700	P	P	P	C	C	C	C	C	X	C	C	P	P	P	
Funeral homes			4800	P	P	P	X	X	X	X	P	P	P	P	P	P	P	
Cremation facilities			4800	P	P	P	X	X	X	X	X	X	X	X	P	P	P	
Public administration		6200		P	P	P	X	X	X	X	P	P	P	P	P	P	P	

Appendix B: Use Table

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	Public Institutional	Planned Development	Special Conditions
Post offices		6310		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	*
Clubs or lodges				C	C	C	C	C	C	C	C	C	C	C	C	C	C	*
Tranportation-related facilities																		
Commercial automobile parking lots		5200		X	X	X	X	X	X	X	C	X	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	P	
Surface parking, covered		5220		A	A	A	A	A	A	A	A	A	A	A	A	A	P	
Multistoried parking structure with ramps		5230		X	X	X	X	X	X	X	C	X	P	P	P	A	P	
Underground parking structure with ramps		5240		X	X	X	X	X	X	X	P	X	P	P	P	A	P	
Rooftop parking facility		5250		X	X	X	X	X	X	X	C	X	P	P	P	A	P	
Bus terminal		3830		X	X	X	X	X	X	X	C	X	P	P	P	P	P	
Bus stop shelter		5300		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	X	P	
Truck freight transportation facilities	4140			X	X	X	X	X	X	X	X	X	C	C	P	X	P	
Light rail transit lines and stops	4151			P	P	P	P	P	P	P	P	X	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	X	P	
Taxi and limousine service maintance and storage facilities	4155			X	X	X	X	X	X	X	C	X	P	P	P	X	P	
Taxi and limousine service dispatch facilities				X	X	X	X	X	X	X	C	C	P	P	P	X	P	
Bus transportation storage and maintenance facilities	4156			X	X	X	X	X	X	X	c	X	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 X	C	P C	P	C	C P	
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	X	P	
Courier and messenger service facilities	4190			X	X	X	X	X	X	X	C	X	P	P	P	X	P	
Commercial airports		5600		C	C	C	X	X	X	X	X	X	X	X	C	C	P	
Private airplane runways and landing strips		5610		C	C	C	C	C	C	X	C	X	C	C	C	X	P	
Airport maintenance and hangar facilities		5620		C	C	C	X	X	X	X	X	X	X	X	C	C	P	
Heliport facility		5640		C	C	C	X	X	X	X	X	X	C	C	C	C	P	
Helistops				C	C	C	X	X	X	X	C	X	C	C	C	C	P	
Glideport, stolport, ultralight airplane, or balloonport facility		5650		C	C	C	X	X	X	X	X	X	C	C	C	C	P	
Railroad tracks, spurs, and sidings				P	P	P	P	P	P	P	P	X	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	P	
Railroad passenger station		5701		P	P	P	P	P	P	P	P	X	P	P	P	P	P	
Railroad freight facility		5702		C	C	X	X	X	X	X	X	X	C	C	P	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	
Telecommunications lines				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	P	
High-voltage electric power transmission lines				C	C	C	C	C	C	C	C	C	C	C	C	C	P	

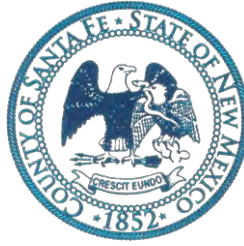
Appendix B: Use Table

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	Public Institutional	Planned Development	Special Conditions
Dam		6220		C	C	C	C	C	C	C	C	X	C	C	C	C	P	
Livestock watering tank or impoundment				P	P	P	P	P	P	P	P	A	P	P	P	P	P	
Levee		6230		C	C	C	C	C	C	C	C	A	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	
Water wells, wellfields, and bulk water transmission pipelines		6260		P	P	P	P	P	P	P	P	A	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	
Water reservoir		6280		C	C	C	C	C	C	C	C	X	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	
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	
Solid waste landfill facility	4345	6320		C	C	C	X	X	X	X	X	X	X	X	C	C	P	
Composting facility		6330		P	P	P	C	C	C	C	C	P	P	P	P	X	X	
Recycling transfer center		6331		P	P	P	C	C	C	C	C	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	
Solid waste collection transfer station (Private)	4343		3210	C	C	C	C	C	C	C	C	X	C	C	P	C	C	
Solid waste combustor or incinerator	4344			X	X	X	X	X	X	X	X	X	X	C	P	X	X	
Septic tank service, repair, and installation business	4346			X	X	X	X	X	X	X	C	C	C	P	P	X	P	
Household hazardous waste collection facility				C	C	C	X	X	X	X	C	X	C	C	P	X	P	
Hazardous waste storage facility		6340		C	C	X	X	X	X	X	X	X	X	X	C	X	P	
Hazardous waste treatment and disposal facility				C	C	X	X	X	X	X	X	X	X	X	C	X	P	
Sewage treatment plant and disposal facilities		6350		C	C	C	C	C	C	C	C	X	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	P	
Communication towers		6500		P	P	C	C	C	C	C	C	A	C	C	C	C	P	
Wireless Communication Facilities, co-location, surface mounted, new tower up to 49 feet		6500		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Wireless Communication Facilities, new tower 50-74 feet		6500		C	C	C	C	C	C	C	C	P	P	P	P	P	C	
Wireless Communication Facilities, new tower 75-99 feet		6500		C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Wireless Communication Facilities, new tower 100 plus feet		6500		C	C	C	C	X	X	X	X	X	X	X	X	X	X	
Radio, television, or wireless transmitter		6510		P	P	C	X	X	X	X	C	A	C	C	P	P	P	
Weather stations or transmitters		6520		P	P	P	C	X	X	X	C	A	P	P	P	P	P	
Environmental monitoring station (air, soil, etc.)		6600		P	P	P	P	P	P	P	P	A	P	P	P	P	P	
Commercial solar energy production facility				C	C	C	X	X	X	X	C	C	C	C	P	X	P	
Geothermal production facility		6450		C	C	C	X	X	X	X	X	X	C	C	P	C	P	
Large scale wind facility				C	C	C	C	X	X	X	X	X	C	C	P	X	C	Sec. 10.16
Telecommunications and Broadcasting station	4230			P	P	P	X	X	X	X	C	X	P	P	P	C	P	
Highway rest stops and welcome centers		6930		P	P	P	P	P	P	P	P	X	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	
Permanent outdoor stage, bandstand, or similar structure		6960		X	X	X	X	X	X	X	C	P	C	C	X	P	P	

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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	Public Institutional	Planned Development	Special Conditions
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	C	P	
Animal production that includes slaughter	9300			C	C	C	X	X	X	X	X	X	X	X	X	X	X	
Livestock pens or hog houses		8200		P	P	C	X	X	X	X	C	X	X	X	X	X	X	
Commercial greenhouses		8500		P	P	P	C	C	C	C	C	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	
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	
Stables and other equine-related facilities - Commercial over 12 horses				P	P	P	P	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	
Apiary and other related structures		8700		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	
Crop production greenhouse		8500		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	
Forestry and logging operations	9300			P	P	P	P	P	P	P	P	X	P	P	P	P	P	
Game preserves and retreats	9400			P	P	P	C	C	C	C	C	X	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	
Parks, open space areas, conservation areas, and preservation areas				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	
Concentrated animal feeding operation		8310		DCI	DCI	DCI	X	X	X	X	X	X	X	X	X	X	X	
Cattle ranching, and the grazing or cattle or other livestock		8230		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Dairy farms		8210		P	P	C	X	X	X	X	X	X	X	X	X	X	X	
Other farm and farming-related structures		8900		P	P	P	A	A	A	A	P	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	
Sheds, or other agricultural facilities		8000		P	P	P	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	
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	
Metallic minerals mining	8200			DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	
Coal mining	8300			DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	
Nonmetallic minerals mining	8400			DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	
Quarrying and stone cutting	8500			C	C	C	X	X	X	X	X	X	X	X	C	X	X	
Sand and gravel Mining				C	C	C	C	C	X	X	X	X	C	C	C	X	X	
Sand and gravel mining with blasting (as specified in Section 11.2.7)				DCI	DCI	DCI	DCI	DCI	X	X	X	X	X	DCI	DCI	X	X	

Daniel “Danny” Mayfield
Commissioner, District 1
Miguel M. Chavez
Commissioner, District 2
Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4
Liz Stefanics
Commissioner, District 5
Katherine Miller
County Manager

DATE: September 17, 2014

TO: Board of County Commissioners

FROM: Robert Griego, Planning Manager

VIA: Penny Ellis-Green, Growth Management Director
Katherine Miller, County Manager

RE: Public Meeting on Santa Fe County Zoning Map Adoption Draft for the El Centro and Galisteo Growth Management Areas (GMA)

BACKGROUND:

The Board of County Commissioners adopted the Sustainable Land Development Code (SLDC) in December 2013 by Ordinance 2013-6. The Effective Date of the Ordinance is identified in Section 1.3 of the SLDC which states “The SLDC shall become effective thirty (30) days after recordation of the SLDC and the accompanying zoning map.” The Zoning Map Adoption Process was initiated in March/April of 2014 with the release of the Zoning Map Adoption Draft. Letters were sent out to all property owners identifying the Zoning Map Adoption process and establishing a public review process. The Board of County Commissioners held a Special Meeting on May 28th regarding the Zoning Map Adoption Draft and determined that further public review was needed before adoption hearings would be held.

The Board directed staff to schedule Special Board Meetings throughout the County to get further public input. The Board has held two Special Meetings in the County, the first was held on August 27th in Edgewood which focused on the Estancia Growth Management Area (GMA) and the second meeting was held September 23rd in Pojoaque which focused on the El Norte GMA. The Board Public Meeting scheduled for September 23rd will be held at the County Fairgrounds and will focus on the El Centro and Galisteo GMAs.

SUMMARY

Staff has previously provided the Board with the Zoning Map Background Report, the general criteria used to assign the zoning districts on the Zoning Map Adoption Draft dated March 2014 and the Public Comment Report dated May 2014.

Specific issues pertaining to the Zoning Map Adoption Draft for the Galisteo and El Centro GMAs have been identified through the staff analysis and public review process. The following is a summary of major issues regarding the Zoning Map Adoption Process.

- 1) Zoning District Assignments for Existing Community Districts and effect of SLDC on existing Community Districts in accordance with Section 9.3 of the SLDC. Existing Community District Ordinances in the El Centro and Galisteo GMAs:
 1. Los Cerrillos Community District (Ordinance 2008-8, 2006-11)
 2. Madrid Community Planning District (Ordinance 2002-1)
 3. San Pedro Community District (Ordinance 2002-2)
 4. U.S. 285 South Highway Corridor District (Ordinance 2005-08)
 5. Tres Arroyos del Poniente District (Ordinance 2006-10)
 6. Village of Agua Fria Planning District (Ordinance 2007-2)
 7. San Marcos Community District (Resolution 2003-83)
 8. Galisteo Community District (Resolution 2012-36)
 9. Santa Fe Community College District (Ordinance 2000-12)
 10. Media District (Ordinance 2007-12)
- 2) Process for Individual Petitions for changes to the Zoning Map Adoption Draft. The majority of the public comments pertaining to single properties have been submitted by the property owner or their representatives. These comments are very informative and staff has provided an analysis of the issue areas in accordance with the Zoning Map criteria.
- 3) Concerns regarding property tax assessments related to the Zoning District Assignments.
- 4) Major issues identified in the Galisteo GMA:
 - a. Mixed Use Zoning District Assignment for areas adjacent to SR 14
- 5) Major issues identified in the El Centro GMA:
 - a. Commercial General assignment for 330 Acre Parcel adjacent to NM 599
- 6) Planned Development Districts: Areas with previously approved Master Plans.

Based on a review of the Public Comments for the El Centro and Galisteo GMAs, staff has identified issue areas and developed a series of maps along with an analysis and preliminary recommendations for presentation to the Board.

RECOMMENDATION

This is a Public Meeting and there is no Action required at this meeting.

Attachments:

Exhibit A: Zoning Map Adoption Draft for Galisteo Growth Management Area and Series of Map Sheets and Issue Areas Spreadsheet, Analysis and Preliminary Recommendations

Exhibit B: Zoning Map Adoption Draft for El Centro Growth Management Area and Series of Map Sheets and Issue Areas Spreadsheet, Analysis and Preliminary Recommendations

SLDC ZONING MAP ADOPTION DRAFT PUBLIC REVIEW PROCESS-- ISSUE AREAS AND PRELIMINARY STAFF RECOMMENDATIONS, GALISTEO GROWTH MANAGEMENT AREA

Map Sheet	Issue Area	Number of Acres	General Location	Zoning Map Adoption Draft Zoning District Assignment	Public Comment Proposed Zoning District	Staff Analysis	Preliminary Staff Recommendations
16	GA - 1	2,190.00	Galisteo and El Centro GMAs, NM 14 corridor, between SFCCD and San Marcos	MU - Mixed Use (1,790 acres) and I-Industrial (400 acres).	RUR-R - Rural Residential; CG - General Commercial , requested by owner on 1,257 acres on east side of N.M. 14 (Rancho Viejo).	This area is in both the El Centro and Galisteo GMAs. This area includes two large property owners one on the west side of State Road 14 and the other on the east side of the SR 14. This area is shown as "Mixed Use Non-Residential" on the SGMP Future Land Use Map, and is within "SDA-1" on the Official Map series. By virtue of these FLUM and SDA designations, this area has been targeted for fairly intensive mixed use and industrial development, based on its proximity to the NM State Pen, the County Detention Center and the Media District of the Community College District. The County might want to consider transitions between industrial, commercial and residential uses. The County might also want to consider zoning options for areas between the Industrial and Mixed Use zones such as a "Light Industrial" or Commercial General for high-visibility or land use compatibility-sensitive locations so long as buffers and transitions are required between commercial development and lower density residential zones that are adjacent to the Mixed Use zone.	Consider options for buffer transitions and Commercial adjacent to Industrial Area.
16	GA - 2	267.90	Galisteo GMA, Bonanza Creek Ranch area	RUR-F, Rural Fringe	MU - Mixed Use	This area consists of unsubdivided ranch land, in Bonanza Creek Ranch, and is located in SDA-2. It is recommended that this area remain in the "Rural Residential" zone, since it is located in SDA-2 and there is significant "Mixed Use" area designated to the east, along N.M. 14 (which is in SDA-1). The area in question should only be considered for "Mixed Use" zoning if the SDA 1 boundary is expanded.	No change
16	GA - 3	645.4	Galisteo GMA, Bonanza Creek Ranch area	RUR-F, Rural Fringe and R-Rural	CG-Commercial General, to accommodate permanent existing movie set that occupies a portion of the area	This area is in SDA-2. There are existing movie ranches in this area. The existing movie ranch should be considered a use that is allowed for this property since it has been in existence prior to the Land Development Code. Proposed Text amendments to the SLDC identify that "Movie Ranches" are proposed to be added as permitted uses in the RUR-F - Rural Fringe, and RUR-Rural zoning district, in the revised zoning use table that has been drafted. Commercial General zoning throughout this entire area is not warranted, based on the overall supply and anticipated demand for commercial zoning that is already provided by the proposed SLDC zoning map, and extensive Commercial General zones should be located in more central locations with good transportation access, which is not the case for the area in question. The northern portion of this area is located in SDA-2 ; the southern portion of this area is in SDA-3. The area in question should only be considered for Commercial General zoning, if the SDA 1 boundary is expanded.	No change
16	GA - 4	1,469.10	Galisteo GMA, Bonanza Creek Ranch area	RUR-F, Rural Fringe	RUR-R, Rural Residential	This area largely of unsubdivided ranch land. in SDA-2 and SDA-3 The northern 382 acres of this area lie within the SDA-2; the southern 1,186 acres are in SDA-3. It is recommended that higher densities than those shown on the proposed SLDC zoning map not be allowed in this area, unless these higher densities are conditioned on substantial open space protection and unless adequate public facilities and services are provided.	No change
16	GA - 5	1,601.20	Galisteo GMA, Bonanza Creek Ranch area	RUR - Rural	RUR-R, Rural Residential	This area consists of unsubdivided ranch land that lies within SDA-3. It is recommended that higher densities than those shown on the proposed SLDC zoning map not be allowed in this area, unless these higher densities are conditioned on substantial open space protection and adequate public facilities and services.	No change
16	GA - 6	1,610.67	Galisteo GMA, Bonanza Creek Ranch area	RUR- Rural	RUR-F, Rural Fringe	This area consists of unsubdivided ranch land that lies within SDA-3. It is recommended that higher densities than those shown on the proposed SLDC zoning map (up to 1 du/20 ac) not be allowed in this area, unless these higher densities are conditioned on substantial open space protection and adequate public facilities and services.	No change
16	GA - 7	700.75	Galisteo GMA, Bonanza Creek Ranch area	Ag/Ranch (on western portion), and Rural (on eastern portion)	RUR-F, Rural Fringe	This area consists of unsubdivided ranch land that lies within SDA-3, and does not lie within a major water system service area. It is recommended that higher densities than those shown on the proposed SLDC zoning map not be allowed in the "Ag/Ranch" portion of this area, unless these higher densities are conditioned on substantial open space protection, and that these higher densities not exceed 1 du/40 acres, since this area is located in the current "Homestead" hydrologic zone.	No change
17	GA - 8	9,785.82	Galisteo GMA and El Centro GMA, La Bajada Mesa	A/R - Ag/Ranch	Rural and Rural Residential (from one of the property owners); other comments from the public advocate exclusion of mining in this area	This area is located in SDA-3. This is a fairly remote area (La Bajada Mesa) that consists primarily of large ranching parcels, is located in the current 'Homestead' hydrologic zone, is located within a significant habitat area, and is shown as 'Ag/Ranch' on the SGMP FLUM. This is also a highly visible and scenic gateway. Higher densities (up to 1 du/40 ac) are not recommended, unless substantial open space protection is required. With respect to mining, regulation of major mining operations will be addressed in the Development of County-wide Impact (DCI) regulations. Protection of scenic road corridors could be accomplished, through the adoption of regulations that specifically identify scenic roads to be protected and standards for their protection.	No change
18	GA - 9	170,750.00	Galisteo GMA and El Centro GMA, N.M. Highway 14 (Turquoise Trail) corridor	Various zoning districts, mainly Ag/Ranch, Rural, Rural Fringe, Rural Residential, and Mixed-Use	Scenic Protection Overlay District (within 5-Mile buffer of Turquoise Trail)	A scenic road overlay district for Turquoise Trail (N.M. 14) would need to be established as part of general scenic corridor provisions section in SLDC.	No change
19	GA - 10	39.21	Galisteo GMA, San Marcos	RUR-R, Rural Residential	CN - Commercial Neighborhood	These parcels are shown as 'Mixed Use' in the final adopted San Marcos District Community Plan; however, these parcels were identified only as potential future "mixed use" zoning. Only existing commercial uses in San Marcos were proposed to be immediately placed in a mixed use zoning district. It is recommended that parcels that were identified only as potential future "mixed use" zoning in the San Marcos Community Plan remain in the "Rural Residential" zoning district until each one is individually rezoned or an overlay zoning district for the entire San Marcos District is adopted and at which time the communities can consider and review. This area is located in SDA-2 and is not located in a major water system service area.	No change
19	GA - 11	380.34	Galisteo GMA, Silverado area	RES-F - Residential Fringe	RES-E Residential Estate	This property is in the SDA-2 and is not located in a major water system service area. Parcels in this area are predominately in the 5- to 10-acre range, although parcels to the north are smaller (in the 1.25- to 2.5-acre range). This area is located in the 'Basin Fringe' hydrologic zone (max. 1 du/12.5 ac.) which indicates that densities of only 1 du/12.5 ac. to 1 du/50 ac. can be supported on local groundwater in this area.	No Change

Map Sheet	Issue Area	Number of Acres	General Location	Zoning Map Adoption Draft Zoning District Assignment	Public Comment Proposed Zoning District	Staff Analysis	Preliminary Staff Recommendations
19	GA - 12	143.41	Galisteo GMA, Silverado area	RES -F, Residential Fringe	RES-E, Residential Estate	This area is located in SDA-2 and is not located in a major water system service area, consists of lots that are predominately in the 5- to 10-acre size range, and is currently located in the 'Basin Fringe' hydrologic zone (min. lot size = 12.5 acres). The existing hydrologic zone ('Basin Fringe') indicates that densities of only 1 du/12.5 ac. to 1 du/50 ac. can be supported on local groundwater in this area.	No change
19	GA - 13	108.94	Galisteo GMA, San Marcos area	RUR-R, Rural Residential	RES-E, Residential Estate	This area is located in the San Marcos Community District, is located in SDA-2 and is not located in a major water system service area. The existing hydrologic zone ('Homestead') indicates that densities of only about 1 du/40 ac can be supported on local groundwater in this area. The adopted San Marcos District community plan recommends a density of 1 du/15 acres in this area, largely based on groundwater constraints. Existing lots in this area are in the 2.5- to 15-acre range.	No change
19	GA - 14	431.20	Galisteo GMA, San Marcos area	RUR -Rural	A/R -Ag/Ranch	This area is located in the San Marcos Community District, is located in SDA-2. This is a County open Space property and County open space parcels are recommended to be in the "Public/Institutional" zoning district, and those which are planned to consist of primarily of natural open space are proposed to be place in the "Environmental and Resource Protection Overlay" district.	Change to Public/Institutional
20	GA - 15	0.96	Galisteo GMA Cerrillos	TC- Traditional Community.	CN - Commercial Neighborhood	This area is within the Los Cerrillos Community Zoning District. Changes to the Los Cerrillos community plan and community zoning district ordinance should be completed through the a comprehensive revision of the plan and the Community Overlay District. Part of this property is currently identified as Comercial Neighborhood. This parcel is located in SDA-2 and is not in a major water system service area.	No change
21	GA - 16	2,004.00	Galisteo GMA, Madrid Plateau	R- Rural	RUR-F, Rural Fringe	This area is located in SDA-3 and is in the 'Homestead' hydrologic zone, which can support densities of up to about 1 dwelling per 40 acres on local groundwater. Parcels in this area that are under 40 acres would be pre-existing "grandfathered" parcels, which could be developed as of right for a single dwelling. Parcels in this area are generally in the 10- to 60-acre range. Establishing zoning that would allow 20-acre lots in this area could establish a precedent for increasing densities in adjacent areas, which is not desirable, due to groundwater constraints, remoteness, and generally poor road access.	No change
21	GA - 17	1,450.00	Galisteo GMA, Madrid Plateau	RUR - Rural	RUR-R - Rural Residential	This area is located in SDA-3 and is in the 'Homestead' hydrologic zone, which can support densities of up to 1 dwelling per 40 acres on local groundwater. Parcels in this area are generally in the 10- to 40-acre range. Parcels in this area that are under 40 acres would be a pre-existing "grandfathered" parcel, which could be developed as of right for a single dwelling. Establishing zoning that would allow 20-acre lots in this area could establish a precedent for increasing densities in adjacent areas, which is not desirable, due to groundwater constraints, remoteness, and generally poor road access.	No change
21	GA - 18	1,066.00	Galisteo GMA, Madrid Plateau	RUR - Rural	RUR-F - Rural Fringe	This area is located in SDA-3 and is in the 'Homestead' hydrologic zone, which can support densities of up to 1 dwelling per 40 acres on local groundwater. Parcels in this area are generally in the 10- to 40-acre range. Parcels in this area that are under 40 acres would be a pre-existing "grandfathered" parcel, which could be developed as of right for a single dwelling. Establishing zoning that would allow 20-acre lots in this area could establish a precedent for increasing densities in adjacent areas, which is not desirable, due to groundwater constraints, remoteness, and generally poor road access.	No change
22	GA - 19	14,110.80	Galisteo GMA, Galisteo Basin Preserve	Planned Development District (PDD) and multiple other zoning designations, primarily Ag/Ranch and Rural	PDD - (Planned Development District) and Rural	This area is within the Galisteo Community Planning Area and is within SDA-2 and SDA-3. The far eastern portion of the Galisteo Basin Preserve "Trenza" is in SDA-2 and the remainder of the project is in SDA-3. The entire Galisteo Basin Preserve project that was subject to master plan approval should be within a single Planned Development District (PDD) in accordance with the zoning map criteria and the approved master plan. Trenza has also submitted a Master Plan Amendment which may be considered as part of the zoning map adoption process if the Master Plan Amendment is approved.	Change to PDD - Planned Development District in accordance with approved Master Plan. To be reevaluated if Master Plan Amendment is approved.
23	GA - 20	300.70	Galisteo GMA, Galisteo area	A/R - Ag/Ranch	RUR - Rural	This area is within the Galisteo Community Planning Area. The total size of the parcel in question is about 301 acres; however the parcel is split by the proposed zoning map, with the northern 126 +/- acres placed in the "Ag/Ranch" zoning district, and the southern 175 +/- acres placed in the "Rural" zoning district. The boundary between the "Ag/Ranch" and "Rural" zoning at this location reflects the boundary of the "Rural" land use category in the adopted Galisteo Community Plan. The parcel in question has an irregular shape, which partially accounts for its being split into two different zoning districts; however, there are a number of smaller parcels in the vicinity (generally, 5 to 30 acres in size). Placing the entire parcel in the "Rural" zoning district would not create a substantial encroachment into areas that are predominately rural ranch land, and the boundary between the "Rural" and "Ag/Ranch" zoning districts would be reasonably compact and regular. Therefore, it is recommended that the entire parcel be placed in the "Rural" zoning district.	Change to RUR - Rural
23	GA - 21	4,180.00	Galisteo GMA, 5 miles southwest of the Village of Galisteo	A/R - Ag/Ranch	RUR - Rural	This area is located in SDA-3 and is In the "Homestead" hydrologic zone. This area in the Galisteo Basin consists of lots that are predominately in the 100- to 200-acre range, although there are a few parcels that are in the 40-acre range. Densities higher than 1 dwelling per 160 acres are not recommended in this area, unless substantial open space protection is also required in the subdivision or development project.	No change
23	GA - 22	1,766.33	Galisteo GMA, 6 miles south of the Village of Galisteo	Ag/Ranch	R - Rural	This area is located in SDA-3 and is withIn the"Homestead" hydrologic zone. This area is located in the Galisteo Basin, and consists of lots that are predominately in the 40- to 160-acre range, although there is a large ranch (Cerro Pelon Ranch) located to the north. Further subdivision in this area is not generally desirable, mainly due to the remote location.	No change

Map Sheet	Issue Area	Number of Acres	General Location	Zoning Map Adoption Draft Zoning District Assignment	Public Comment Proposed Zoning District	Staff Analysis	Preliminary Staff Recommendations
24	GA - 23	6,275.00	Galisteo GMA, Eldorado	RES-E- Residential Estate	RES-C- Residential Community	This area is within SDA-2, and also lies within the Eldorado Water and Sanitation District. Proposed 'RES-E' zoning corresponds to overall gross density of the Eldorado subdivision (1 dwelling per 2.5 acres), which includes the open space and wilderness areas that are part of the Eldorado project. Densities in both the current and proposed Santa Fe County land development codes are gross densities that apply to the entire area within a development project or subdivision and are not necessarily minimum lot sizes for individual lots.	No change
24	GA - 24	5.43	Galisteo GMA, Eldorado	RES-E- Residential Estate	CN - Commercial Neighborhood	This area is within SDA-2, and also lies within the Eldorado Water and Sanitation District. The property is occupied by the Eldorado water system storage tank and associated office/maintenance facilities. A master plan for a utilities storage and maintenance compound has been approved for this site.	Change to P/I - Public/Institutional
24	GA - 25	301.46	Galisteo GMA, Eldorado area	RES-F, Residential Fringe	RES-E, Residential Estate	This area is within SDA-2 and is served by the Eldorado water system. A property owner requested "Residential Estate" zoning district in order to be able to subdivide an existing lot of approximately 7.5 acres. However, most of this area has already been subdivided into lots ranging from 5 to 10 acres. In order to reflect the existing predominant lot size, it is recommended that the proposed "Residential Fringe" (1 du/5 ac) not be changed to "Residential Estate" (1 du/2.5 acres).	No change
25	GA - 26	3,690.00	Galisteo GMA US 285 South corridor	CN - Commercial Neighborhood, and various residential districts	U.S. 285 South Highway Corridor Zoning District	This area is within the US 285 Highway Corridor District. This area lies within SDA-2, and also lies within the Eldorado Water and Sanitation District. The property was not identified as commercial in the 285 South Corridor Ordinance and any change to that ordinance should be approved through a plan and corresponding zoning through the Community Overlay District.	No change
25	GA - 27	6.57	El Centro GMA, US. 285 South Corridor	RES-E, Residential Estate	CN-Commercial Neighborhood	This area is within the US 285 Highway Corridor District. The property was not identified as commercial in the 285 South Corridor Ordinance and any change to that ordinance should be approved through a plan and corresponding zoning through the Community Overlay District.	No change
25	GA - 28	2.52	Galisteo GMA, U.S. 285 South Corridor	RES-E, Residential Estate	CN - Commercial Neighborhood	This area is within the US 285 Highway Corridor District. This parcel was not designated for commercial or potential commercial use in the U.S. 285 South Corridor Plan. Additional commercial zoning in the U.S. 285 South Corridor Plan area should only be undertake as a part of comprehensive revisions to the U.S. 285 South Corridor Plan and zoning ordinance.	No change
25	GA - 29	37.44	Galisteo GMA U.S. 285/ Eldorado	CN - Commercial Neighborhood	RES-E - Residential Estate, or other residential zoning district adjacent to potential commercial parcels	This area is within the US 285 Highway Corridor District. The U.S. 285 South Corridor zoning ordinance indicated that these parcels are "Neighborhood Mixed-Use Eligible" . The parcels that have not yet received master plan approval for commercial use and should not assigned the Commercial Neighborhood zoning district. These parcels should only be approved for commercial zoning on a case-by-case basis, or as part of a comprehensive community overlay zoning district for the entire U.S. 285 South Corridor district.	Change to RES-E - Residential Estate for parcel west of 285
25	GA - 30	54.32	Galisteo GMA, Eldorado area	RES-E, Residential Estate	RUR, Rural Residential	This area is in SDA-2 and lies within the Eldorado Water and Sanitation District. To the north is a fire station and a County solid waste transfer station; further to the north is a subdivision that has been approved for a density of 1 du/2.5 acres. To the south is an existing subdivision with parcels in the 3- to 7-acre range. There is a large parcel to the east, however, the proximity of this parcel to U.S. 285, the parcels size of existing subdivisions to the north and south, and the availability and requirement for connecting to the Eldorado water system support placing the subject parcel in the "Residential Estate" (1 du/2.5 ac) zoning district.	No change
25	GA - 31	133.58	Galisteo GMA, Eldorado area	RES-E, Residential Estate	RUR-Rural	This area lies within SDA-2 and lies within the Eldorado Water and Sanitation District, and there is and existing water line in U.S. 285. To the north and east are existing subdivided areas with parcels in the 3- to 15-acre range. A master plan with a density of about 1 du/2.5 acres has been approved for this site, and the project would be served by the Eldorado water system.	No change
26	GA - 32	2,704.17	Galisteo GMA, Eldorado/ Lamy area	RUR-Rural	RUR-R, Rural Residential	This area is within SDA-2, and also lies within the Eldorado Water and Sanitation District. This area largely consists of ranch land that has been previously subdivided into parcels of approximately 160 acres each. It is recommended that higher densities than those shown on the SLDC zoning map adoption draft (i.e., "Rural" - 1 du/40 ac) not be allowed in this area, unless these higher densities are conditioned on substantial open space protection and also, connection to the Eldorado water system. A substantial portion of this area consists of steep slopes and high-visibility areas, and this area is also located in one of the more significant habitat areas of the County.	No change
26	GA - 33	240.00	Galisteo GMA/Lamy area	RUR-Rural	Zoning that would allow existing sand and gravel mining operation to continue	This area is within SDA-2. There is an existing sand and gravel mining operation on the site. This would be a conditional use in the proposed "Rural" zoning district, and would be a "Development of Countywide Impact", if blasting were to be employed. The existing mining use could be continued to the extent previously allowed by the County.	No change
27	GA - 34	49.10	Galisteo GMA, Eldorado area	RUR-R, Rural Residential	RES-E, Residential Estate	This area lies within SDA-2.The main 40-acre parcel in this area has master plan approval for a 16-lot subdivision (1 du/2.5 ac) on a community water system, and is adjacent to I-25 and other areas that are proposed for the "Residential Estate" zoning district.	Change to Residential Estate
27	GA - 35	288.67	Galisteo GMA, Canoncito area	RUR-R - Rural Residential	RES-F - Residential Fringe	The average parcel size in this area is about 10 acres, although individual parcels range in size from 4 to 40 acres. The proposed "Rural Residential" zoning reflects the average parcel size in this (approximately 10 acres), which is served by private wells. This area is located in the 'Homestead' hydrologic zone, which can support densities of up to about 1 dwelling per 40 acres on local groundwater. This area lies within SDA-2, and is located in the Santa Fe County utility service area.	No change
27	GA - 36	3.33	Galisteo GMA, Old Las Vegas Hwy./ Canoncito	RES-E- Residential Estate	CN - Commercial Neighborhood	This parcel lies within SDA-2. This property has an approved master plan with an existing plumbing contractor shop. Existing MP should be reflected on the revisions to Zoning Map.	Change to CN - Commercial Neighborhood
27	GA - 37	78.24	Galisteo GMA, Canoncito area	RUR-R, Rural Residential	RES-E, Residential Estate	This area is located in SDA-2 and is in the current Homestead hydrologic zone. This area contains substantial steep slope areas and is between the Residential Estate and Residential Fringe Districts. The average lot size for this area is about 5 acres.	Change to Residential Fringe

Map Sheet	Issue Area	Number of Acres	General Location	Zoning Map Adoption Draft Zoning District Assignment	Public Comment Proposed Zoning District	Staff Analysis	Preliminary Staff Recommendations
27	GA - 38	65.17	Galisteo GMA Canoncito	RES-E- Residential Estate	RES-C - Residential Community	This area is located in SDA-2 and is in the current Homestead hydrologic zone. Placing the entire area in the Residential Community zoning district would allow 1-acre lots, which would substantially change the character from the prevailing 2.5-acre lot size.	No Change
27	GA - 39	38.99	Galisteo GMA Canoncito	RF-Rural Fringe	RES- F - Residential Fringe	This area is located in SDA-2 and is in the current Homestead hydrologic zone. This area contains some steep slopes. This area currently consists of two parcels of about 19.5 acres each.	No Change
27	GA - 40	274.86	Galisteo GMA, Canoncito area	RUR-R, Rural Residential	RUR-F, Rural Fringe	This area is located in SDA-2 and is located in the "Mountain" hydrologic zone, which can support densities up to about 1 du/20 ac on local groundwater. This area mainly consists of lots that are in the 5- to 20-acre range. Due to the groundwater constraints, the prevailing lot size in the vicinity, the somewhat rugged and remote location, and relatively poor road access, it is recommended that densities of greater than 1 du/10 acres not be permitted by the zoning in this area.	No change
28	GA - 41	20,136.00	Galisteo GMA, Glorieta Mesa	A/R - Ag/Ranch	"Rural"	This area is located in SDA-3 and is is located in the current 'Homestead' hydrologic zone. This is a remote area (Glorieta Mesa) that consists primarily of parcels of 20- to 160-acre or larger size, and generally has poor road access. This area is located within a highly significant habitat area, and is shown as 'Ag/Ranch' on the SGMP FLUM. Much or this area is in close proximity to Santa Fe National Forest lands. Higher densities (up to 1 du/40 ac) are not recommended, unless substantial open space protection is required.	No change
29	GA - 42	18.52	Galisteo GMA, Glorieta/N.M. 50	RUR-R - Rural Residential	TC - Traditional Community	This area consists of 3 small parcels that are close to the boundary of the existing Glorieta Traditional Community zoning district. Based on the proximity to the Traditional Community and the lot sizes and adjacent larger parcels , it would be reasonable to place these threee properties into the Residential Fringe Zoning District to transition from TC to Rural Residential.	Change to Residential Fringe

Santa Fe County
Sustainable Land Development Code
Official Zoning Map
Adoption Draft March 21, 2014
Galisteo Growth Management Area,
Zoning Map Issue Areas

Legend

- Santa Fe County
- Growth Management Areas
- Sustainable Development Areas**
 - SDA-1
 - SDA-2
- Community Districts
- Current Hydrologic Zones (information only)
- Zoning Map Issue Areas
- Not Under Santa Fe County Zoning Jurisdiction**
 - Municipality
 - Municipal Annexation Area
 - Tribal Lands
 - Federal and State Public Lands
- Proposed 3/21/14 SLDC Official Zoning Map Map**
 - 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, to 3 dwellings per acre - with central water and sewer)
 - Commercial Neighborhood
 - Commercial General
 - Industrial
 - Public / Institutional
 - Mixed Use
 - Planned Development District
- Rural Commercial Overlay Zone**
 - Rural Commercial Overlay Zone
- Airport Noise Overlay Zone**
 - 55 DNL Subzone
 - 60 DNL Subzone
 - 65 DNL Subzone

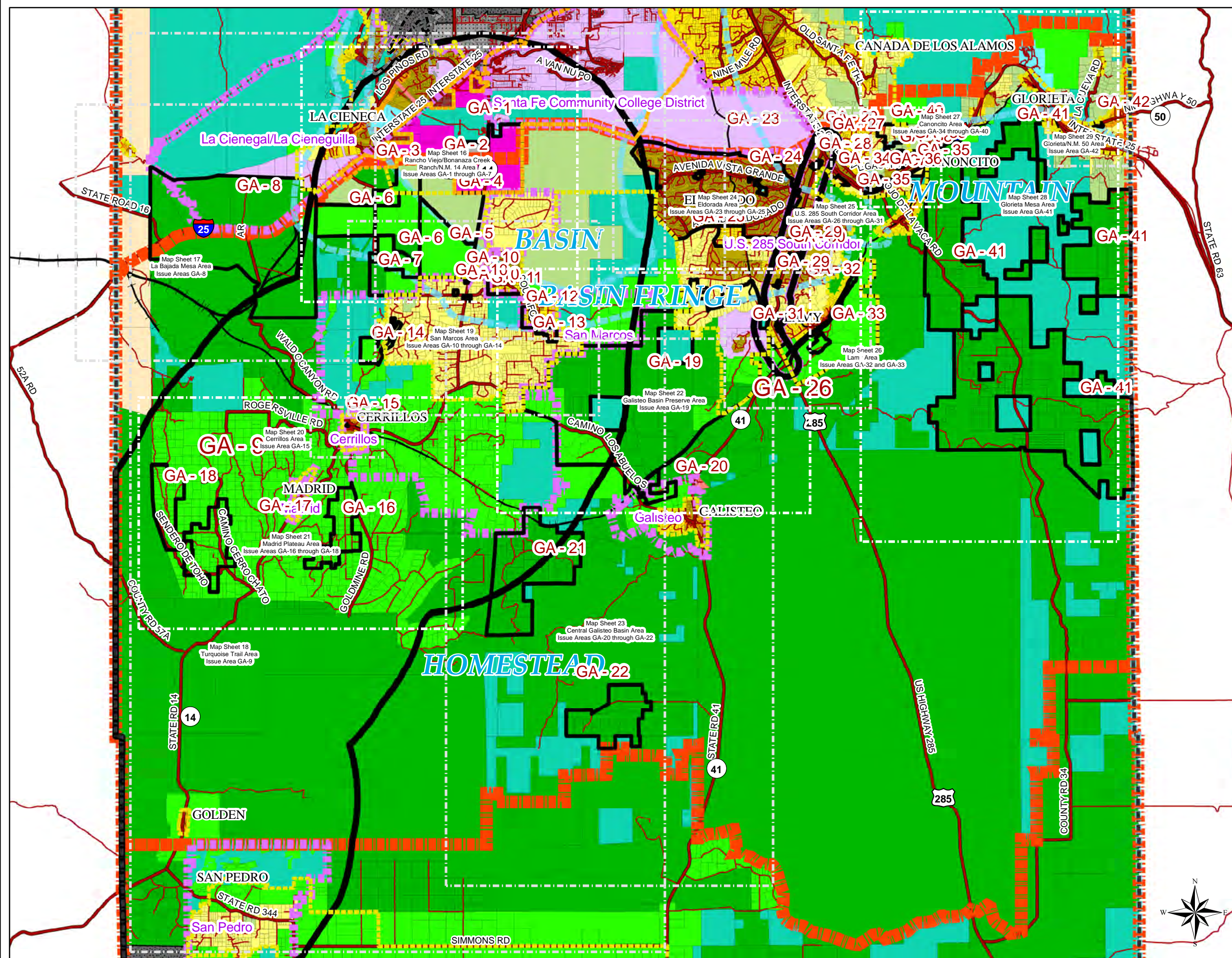
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This information is for reference only.
Santa Fe County assumes no liability for
errors associated with the use of these data.
Users are solely responsible for confirming
data accuracy when necessary.



Santa Fe County
Growth Management
Department
Planning Division

March 21, 2014
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issue_areas_map_sheet_index2_tabloid.mx



Santa Fe County
Sustainable Land Development Code
Official Zoning Map
Adoption Draft, March 21, 2014
Galisteo GMA, Map Sheet 16 -
Rancho Viejo/Bonanaz Creek Ranch/
N.M. 14 Area
(Issue Areas GA-1 through GA-7)

Legend

Santa Fe County



Growth Management Areas



Sustainable Development Areas

SDA-1

SDA-2

Community Districts



Current Hydrologic Zones (information only)



Zoning Map Issue Areas



Not Under Santa Fe County Zoning Jurisdiction

Municipality

Municipal Annexation Area

Tribal Lands

Federal and State Public Lands

Proposed 3/21/14 SLDC Official Zoning Map

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, to 3 dwellings per acre - with central water and sewer)

Commercial Neighborhood

Commercial General

Industrial

Public / Institutional

Mixed Use

Planned Development District

Rural Commercial Overlay Zone



Airport Noise Overlay Zone

55 DNL

60 DNL

65 DNL

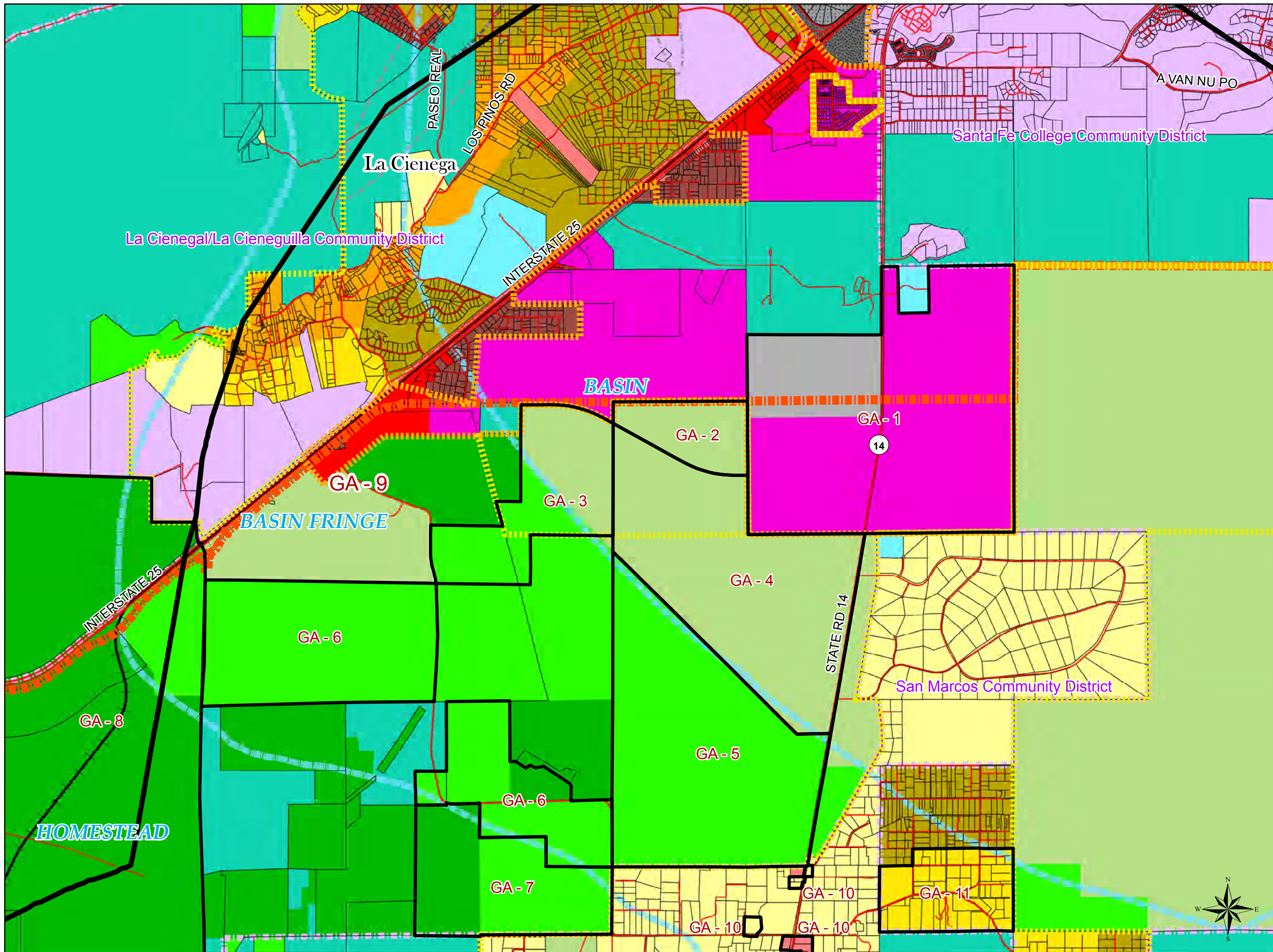
Any land or which is subject to Santa Fe County's zoning jurisdiction, but is not depicted on this map within a County zoning district and is not depicted within a zoning district in a community district ordinance referenced on this map, shall be construed by default to be located in the Ag / Ranch zoning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

0.5 0.25 0 0.5 Miles



Santa Fe County
Growth Management
Department
Planning Division

March 21, 2014
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Santa Fe County
Sustainable Land Development Code
Official Zoning Map
Adoption Draft, March 21, 2014
Galisteo GMA, Map Sheet 17 -
La Bajada Mesa Area
(Issue Area GA-8)

Legend

Santa Fe County



Growth Management Areas



Sustainable Development Areas

LABEL

SDA-1

SDA-2

Community Districts



Current Hydrologic Zones (information only)



Zoning Map Issue Areas



Not Under Santa Fe County Zoning Jurisdiction

Municipality

Municipal Annexation Area

Tribal Lands

Federal and State Public Lands

Proposed 3/21/14 SLDC Official Zoning Map

Ag / Ranch (1 dwelling per 160 acres)

Rural (1 dwelling per 40 acres)

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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, to 3 dwellings per acre - with central water and sewer)

Commercial Neighborhood

Commercial General

Industrial

Public / Institutional

Mixed Use

Planned Development District

Rural Commercial Overlay Zone



Airport Noise Overlay Zone

55 DNL

60 DNL

65 DNL

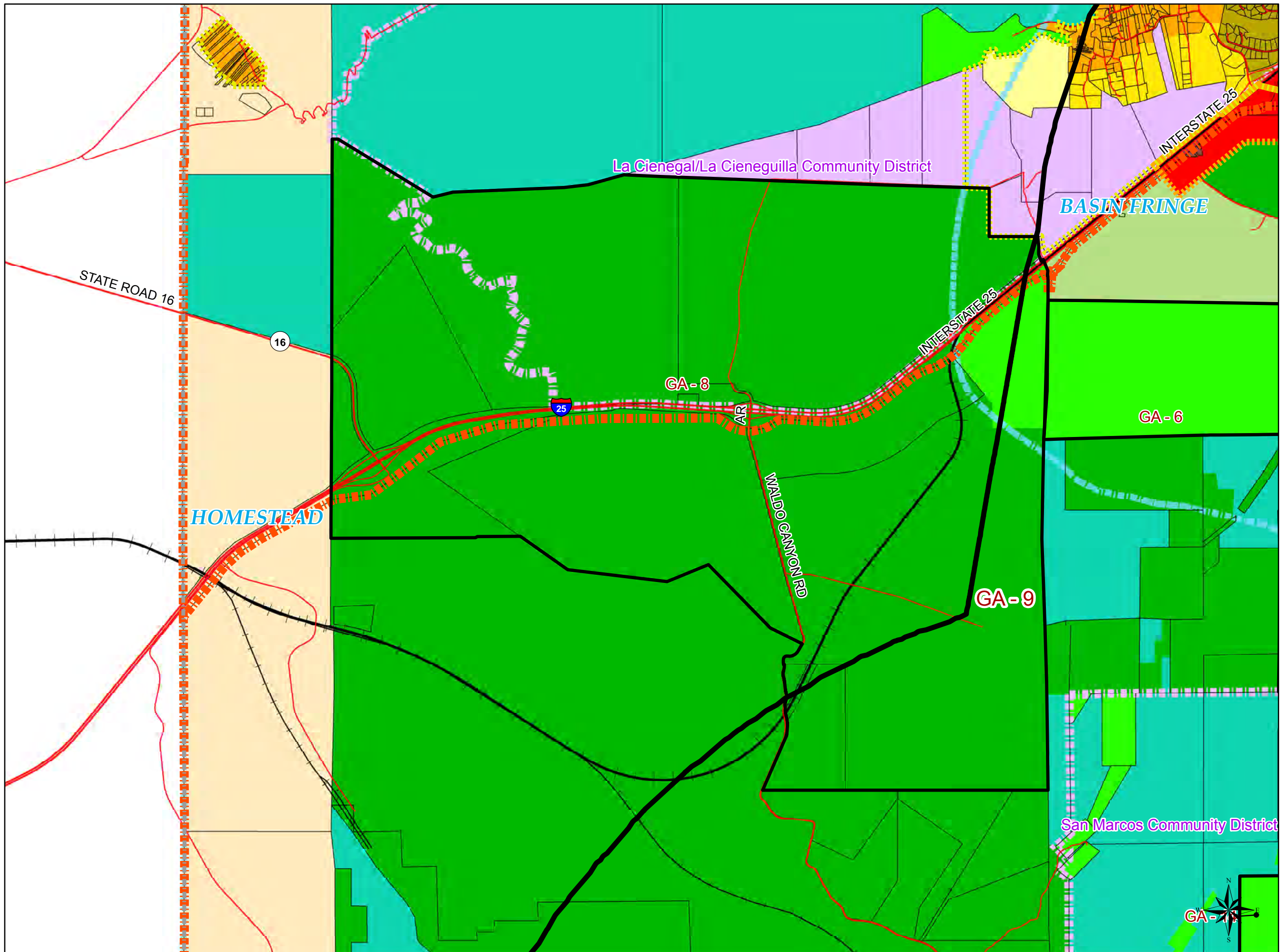
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0.4 0.2 0 0.4 Miles



Santa Fe County
Growth Management
Department
Planning Division

March 21, 2014
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Santa Fe County
Sustainable Land Development Code
Official Zoning Map
Adoption Draft, March 21, 2014
Galisteo GMA, Map Sheet 19 -
San Marcos Area
(Issue Areas GA-10 through GA-14)

Legend

Santa Fe County



Growth Management Areas



Sustainable Development Areas

SDA-1

SDA-2

Community Districts



Current Hydrologic Zones (information only)



Zoning Map Issue Areas



Not Under Santa Fe County Zoning Jurisdiction

Municipality

Municipal Annexation Area

Tribal Lands

Federal and State Public Lands

Proposed 3/21/14 SLDC Official Zoning Map

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, to

3 dwellings per acre - with central water and sewer)

Commercial Neighborhood

Commercial General

Industrial

Public / Institutional

Mixed Use

Planned Development District

Rural Commercial Overlay Zone



Airport Noise Overlay Zone

55 DNL

60 DNL

65 DNL

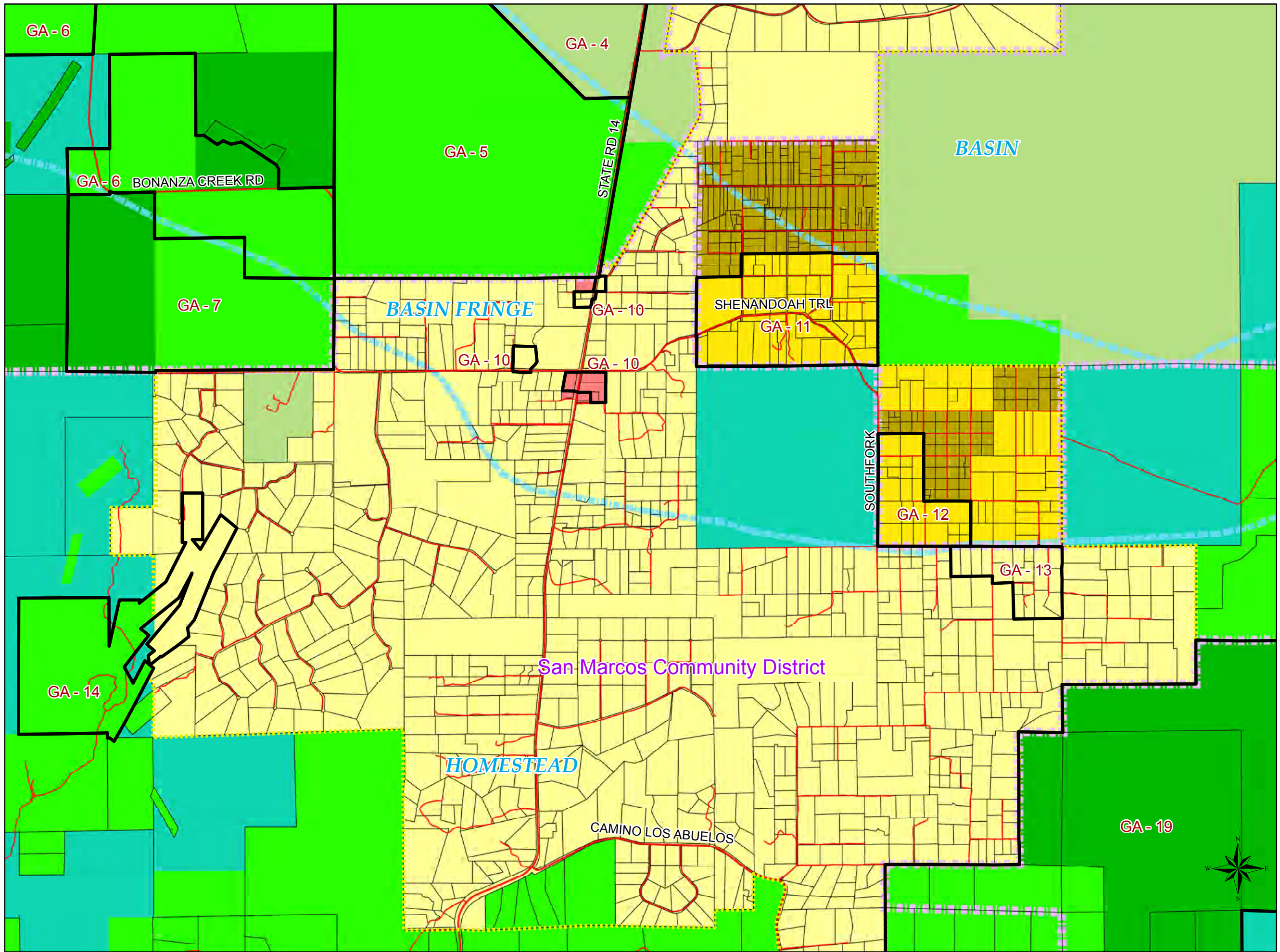
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0.5 0.25 0 0.5 Miles



Santa Fe County
Growth Management
Department
Planning Division

March 21, 2014
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Santa Fe County
Sustainable Land Development Code
Official Zoning Map
Adoption Draft, March 21, 2014
Galisteo GMA, Map Sheet 20 -
Cerrillos Area
(Issue Area GA-15)

Legend

Santa Fe County



Growth Management Areas



Sustainable Development Areas

SDA-1

SDA-2

Community Districts



Current Hydrologic Zones (information only)



Zoning Map Issue Areas



Not Under Santa Fe County Zoning Jurisdiction

Municipality

Municipal Annexation Area

Tribal Lands

Federal and State Public Lands

Proposed 3/21/14 SLDC Official Zoning Map

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, to 3 dwellings per acre - with central water and sewer)

Commercial Neighborhood

Commercial General

Industrial

Public / Institutional

Mixed Use

Planned Development District

Rural Commercial Overlay Zone



Airport Noise Overlay Zone

55 DNL

60 DNL

65 DNL

Any land or 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.

0.1 0.05 0 0.1 Miles



Santa Fe County
Growth Management
Department
Planning Division

March 21, 2014
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Santa Fe County
Sustainable Land Development Code
Official Zoning Map
Adoption Draft, March 21, 2014
Galisteo GMA, Map Sheet 21 -
Madrid Plateau Area
(Issue Areas GA-16 through GA-18)

Legend

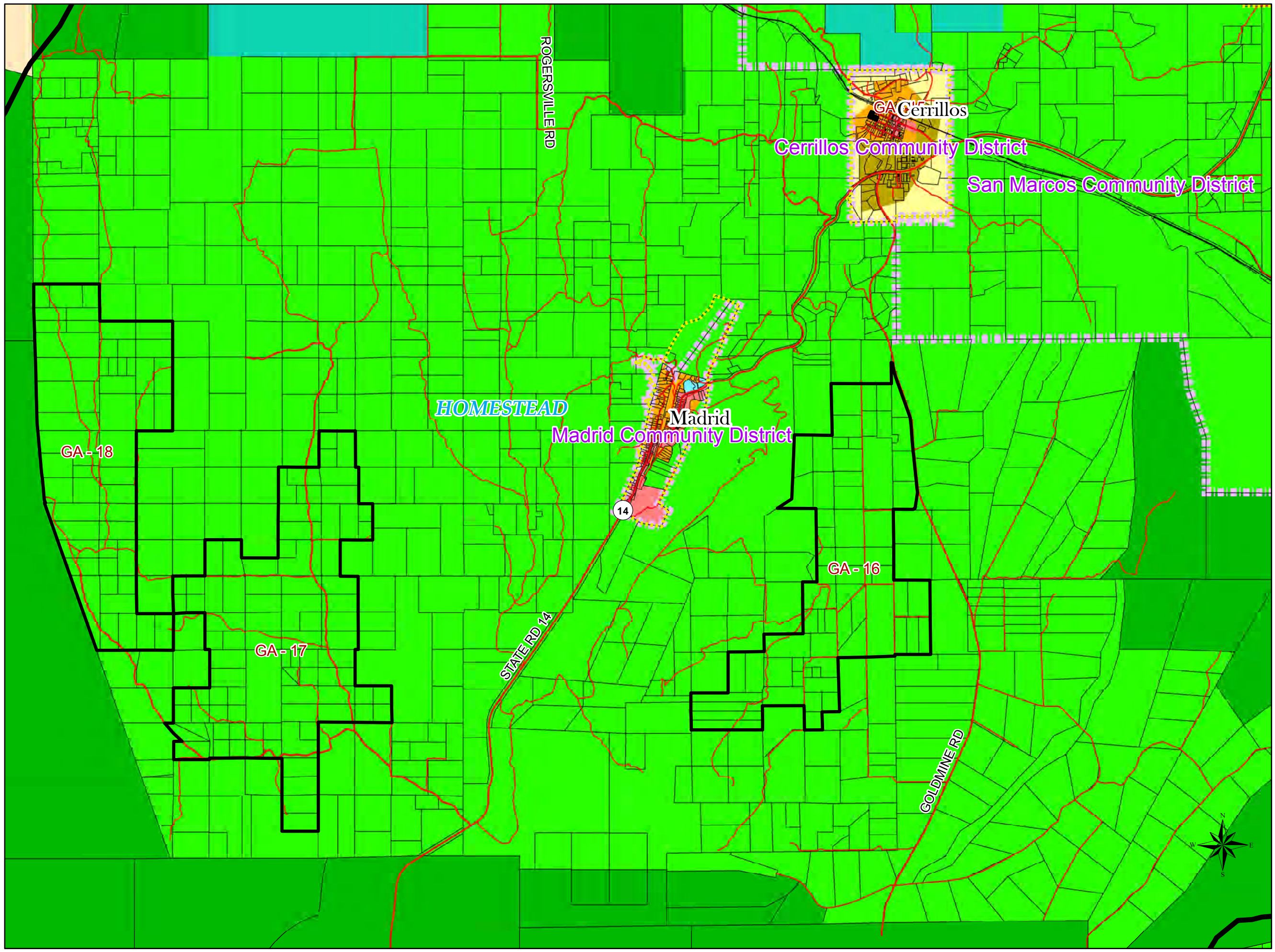
- Santa Fe County
- Growth Management Areas
- Sustainable Development Areas
- SDA-1
 - SDA-2
- Community Districts
- Current Hydrologic Zones (information only)
- Zoning Map Issue Areas
- Not Under Santa Fe County Zoning Jurisdiction
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 - Residential 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, to 3 dwellings per acre - with central water and sewer)
 - Commercial Neighborhood
 - Commercial General
 - Industrial
 - Public / Institutional
 - Mixed Use
 - Planned Development District
- Rural Commercial Overlay Zone
- Airport Noise Overlay Zone
- 55 DNL
 - 60 DNL
 - 65 DNL

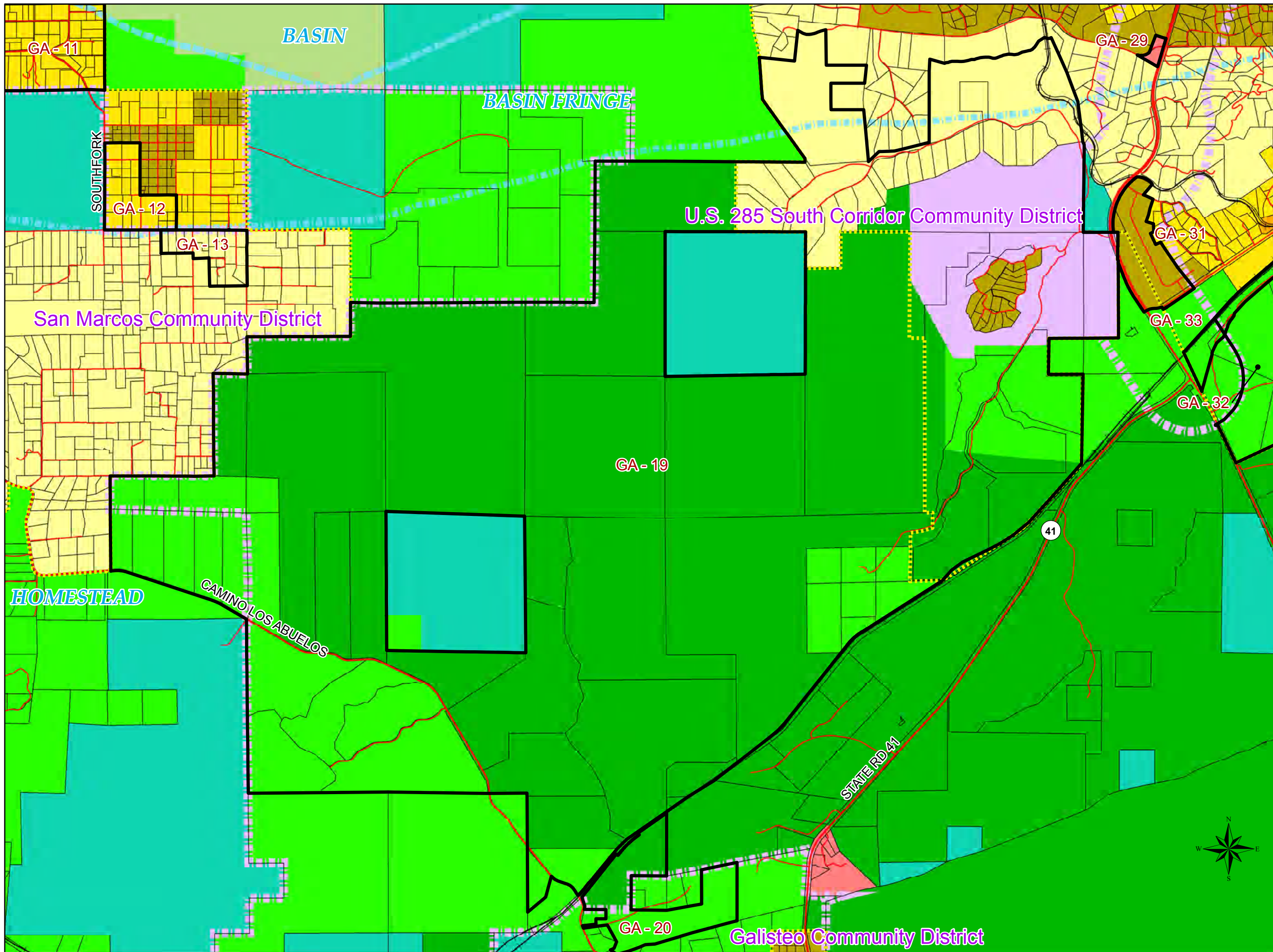
Any land or which is subject to Santa Fe County's zoning jurisdiction, but is not depicted on this map within a County zoning district and is not depicted within a zoning district in a community district ordinance referenced on this map, shall be construed by default to be located in the Ag / Ranch zoning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



Santa Fe County
Growth Management
Department
Planning Division

March 21, 2014
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Santa Fe County
Sustainable Land Development Code
Official Zoning Map
Adoption Draft, March 21, 2014
Galisteo GMA, Map Sheet 22 -
Galisteo Basin Preserve Area
(Issue Area GA-19)

Legend

Santa Fe County

Growth Management Areas

Sustainable Development Areas

SDA-1

SDA-2

Community Districts

Hydrologic Zones (information only)

Zoning Map Issue Areas

Not Under Santa Fe County Zoning Jurisdiction

Municipality

Municipal Annexation Area

Tribal Lands

Federal and State Public Lands

Proposed 3/21/14 SLDC Official Zoning Map

Ag / Ranch (1 dwelling per 160 acres)

Rural (1 dwelling per 40 acres)

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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, to
3 dwellings per acre - with central water and sewer)

Commercial Neighborhood

Commercial General

Industrial

Public / Institutional

Mixed Use

Planned Development District

Rural Commercial Overlay Zone

Airport Noise Overlay Zone

55 DNL

60 DNL

65 DNL

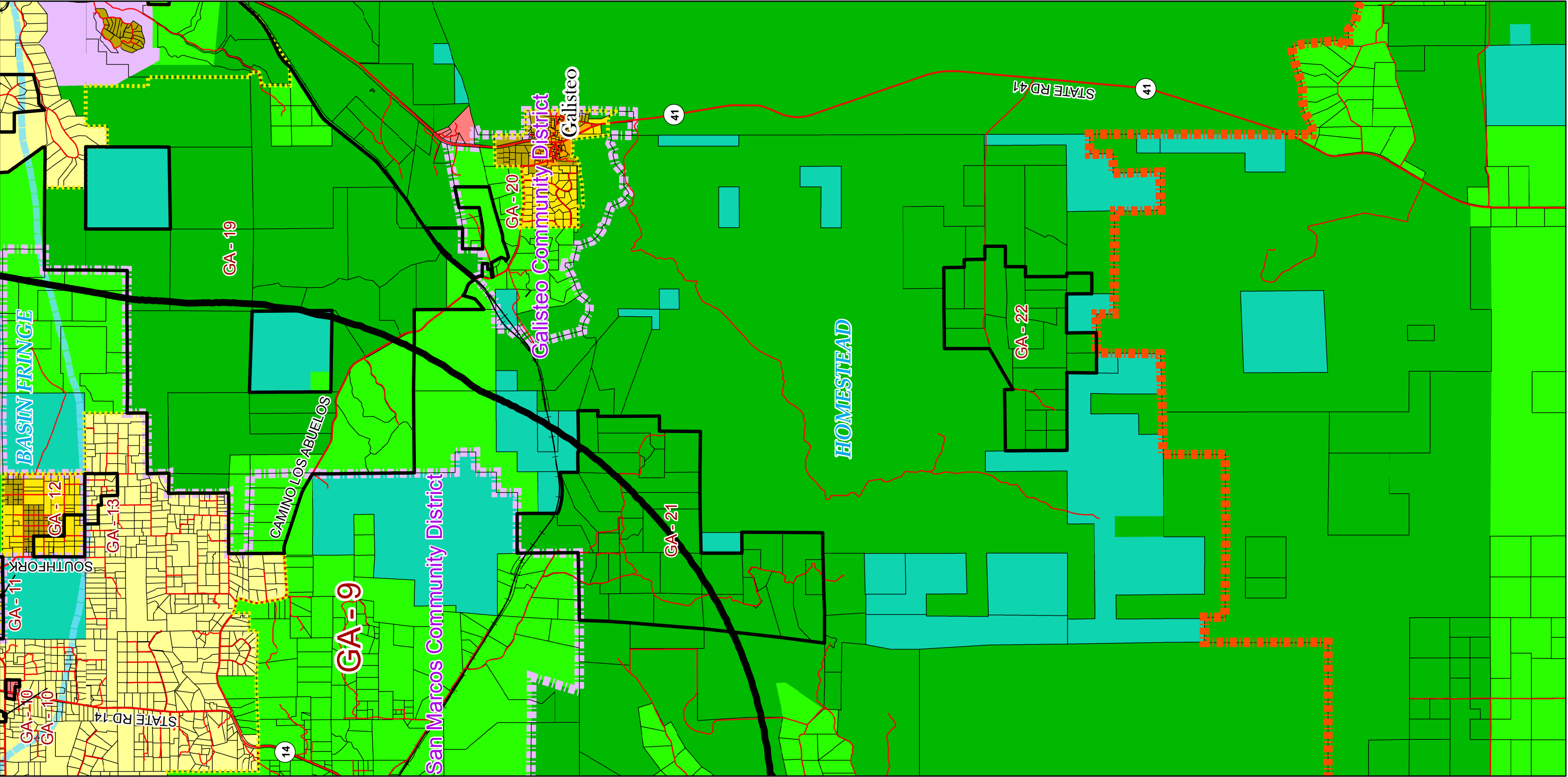
Any land or which is subject to Santa Fe County's zoning
jurisdiction, but is not depicted on this map within a County zoning
district and is not depicted within a zoning district in a community
district ordinance referenced on this map, shall be construed by
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otherwise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

0.5 0.25 0 0.5 Miles



Santa Fe County
Growth Management
Department
Planning Division

March 21, 2014
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Santa Fe County
Sustainable Land Development Code
Official Zoning Map
Adoption Draft, March 21, 2014
Galisteo GMA, Map Sheet 23 -
Central Galisteo Basin Area
(Issue Areas GA-20 through GA-22)

Legend

- Santa Fe County
- Growth Management Areas
- Sustainable Development Areas
- Community Districts
- Current Hydrologic Zones (information only)
- Zoning Map Issue Areas
- Not Under Santa Fe County Zoning Jurisdiction
- Municipality
- Municipal Annexation Area
- Tribal Lands
- Federal and State Public Lands
- Proposed 3/21/14 SLDC Official Zoning Map
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- 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, to 3 dwellings per acre - with central water and sewer)
- Commercial Neighborhood
- Commercial General
- Industrial
- Public / Institutional
- Mixed Use
- Planned Development District
- Rural Commercial Overlay Zone
- Airport Noise Overlay Zone
- 55 DNL
- 60 DNL
- 65 DNL

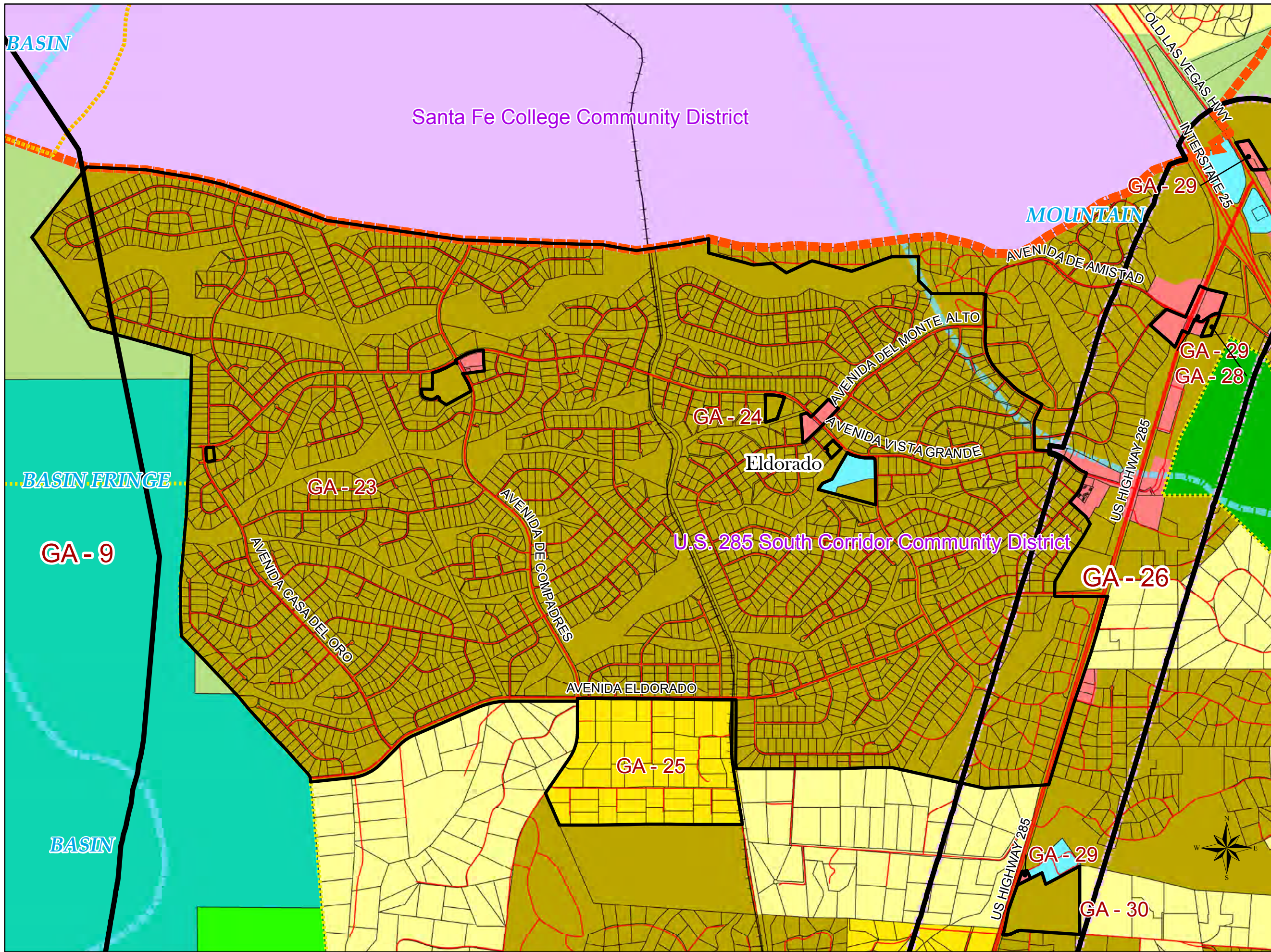
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Santa Fe County
Growth Management
Department
Planning Division



March 21, 2014
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Santa Fe County
Sustainable Land Development Code
Official Zoning Map
Adoption Draft, March 21, 2014
Galisteo GMA, Map Sheet 24 -
Eldorado Area
(Issue Areas GA-23 through GA-25)

Legend

Santa Fe County



Growth Management Areas



Sustainable Development Areas

SDA-1

SDA-2

Community Districts



Current Hydrologic Zones (information only)



Zoning Map Issue Areas



Not Under Santa Fe County Zoning Jurisdiction

Municipality

Municipal Annexation Area

Tribal Lands

Federal and State Public Lands

Proposed 3/21/14 SLDC Official Zoning Map

Ag / Ranch (1 dwelling per 160 acres)

Rural (1 dwelling per 40 acres)

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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, to 3 dwellings per acre - with central water and sewer)

Commercial Neighborhood

Commercial General

Industrial

Public / Institutional

Mixed Use

Planned Development District

Rural Commercial Overlay Zone



Airport Noise Overlay Zone

55 DNL

60 DNL

65 DNL

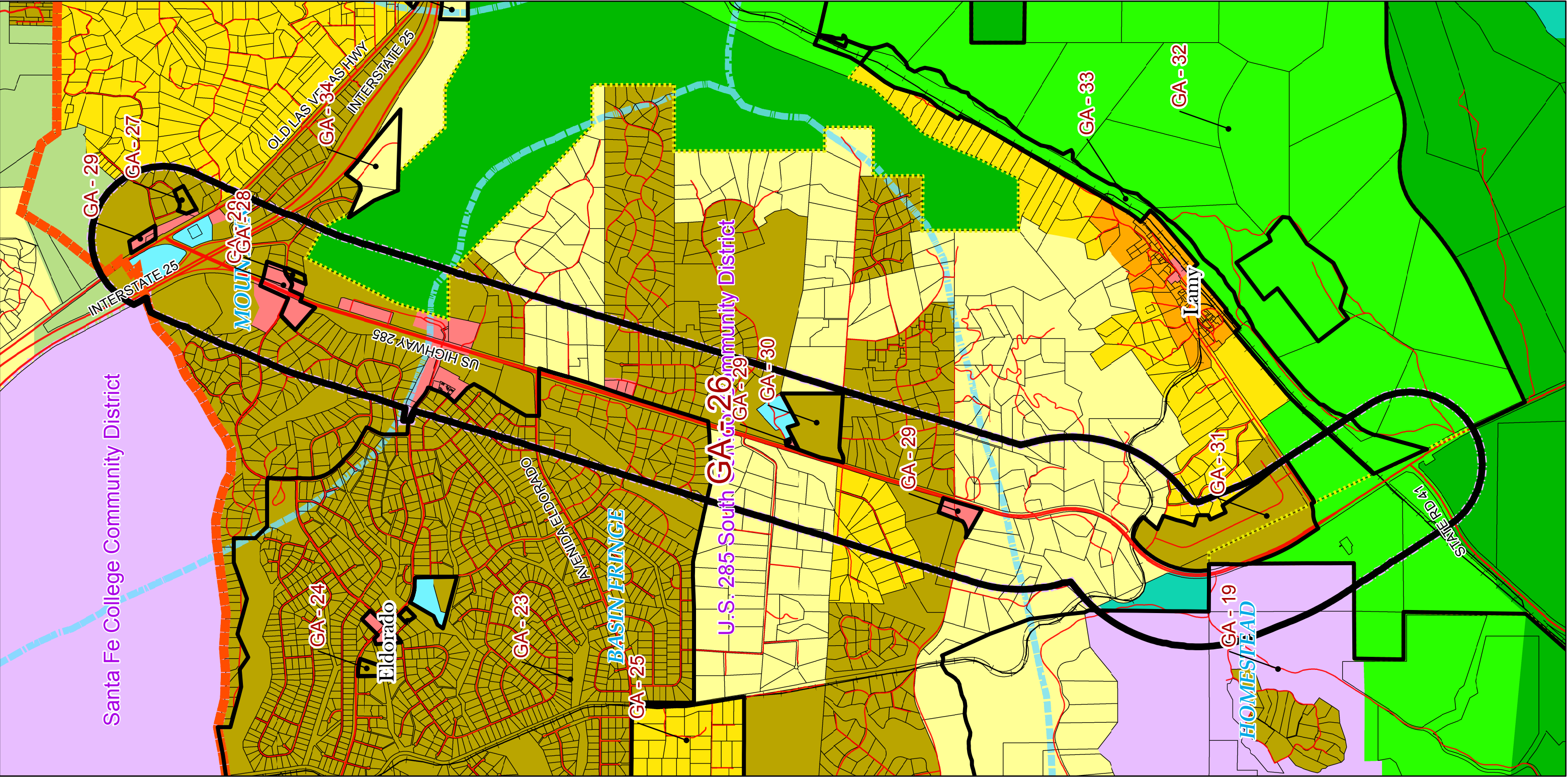
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0.3 0.15 0 0.3 Miles



Santa Fe County
Growth Management
Department
Planning Division

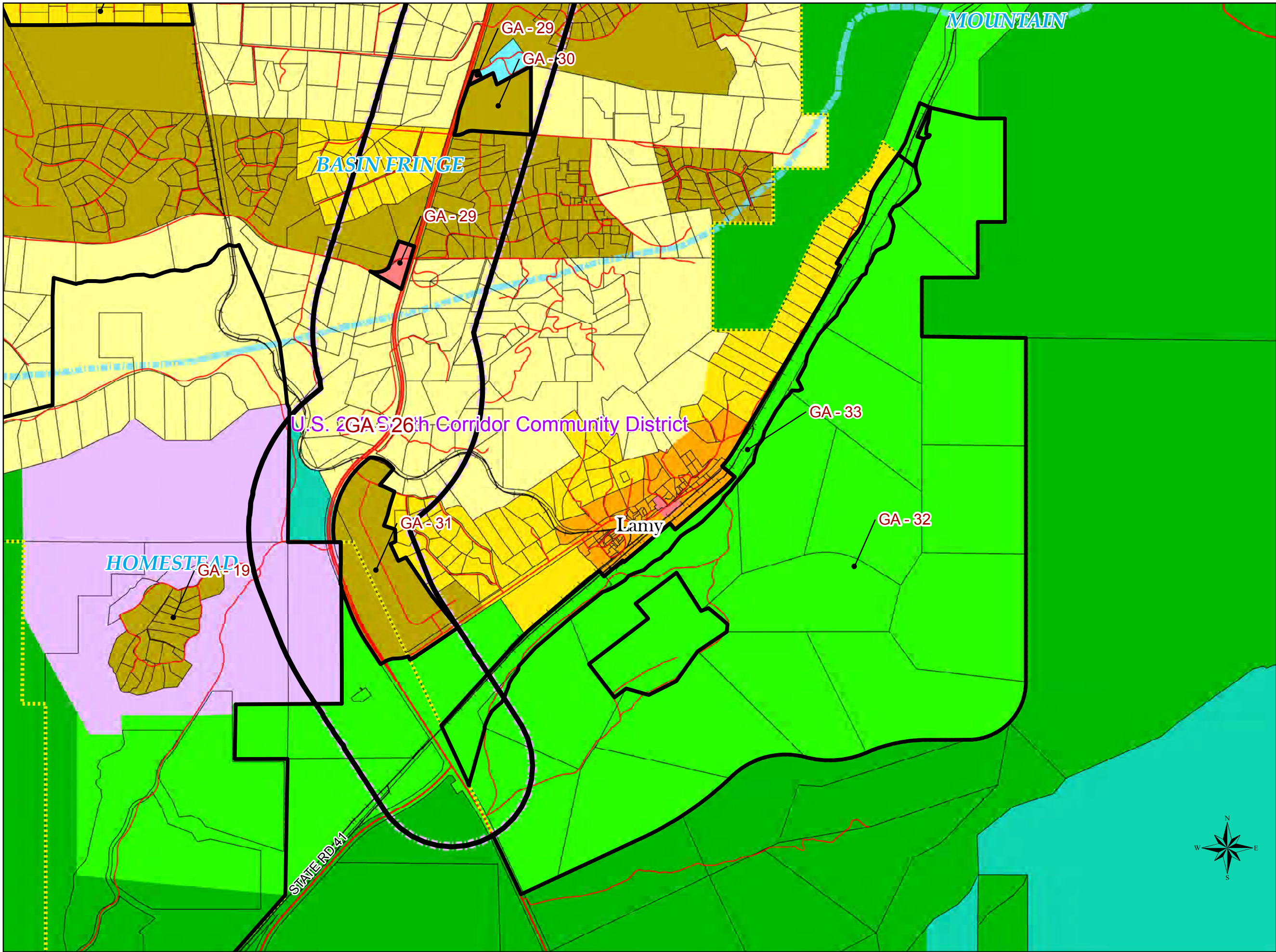
March 21, 2014
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Santa Fe County
Sustainable Land Development Code
Official Zoning Map
Adoption Draft, March 21, 2014
Galisteo GMA, Map Sheet 25 -
U.S. 285 South Corridor Area
(Issue Areas GA-26 through GA-31)

Legend

- Santa Fe County
- Growth Management Areas
- Sustainable Development Areas
- Community Districts
- Current Hydrologic Zones (information only)
- Zoning Map Issue Areas
- Not Under Santa Fe County Zoning Jurisdiction
- Proposed 3/21/14 SLDC Official Zoning Map
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- Scale: 0.3 0.15 0 0.3 Miles
- Santa Fe County
Growth Management
Department
Planning Division
- March 21, 2014
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Santa Fe County
Sustainable Land Development Code
Official Zoning Map
Adoption Draft, March 21, 2014
Galisteo GMA, Map Sheet 26 -
Lamy Area
(Issue Areas GA-32 and GA-33)

Legend

Santa Fe County



Growth Management Areas



Sustainable Development Areas

SDA-1

SDA-2

Community Districts



Zoning Map Issue Areas



Current Hydrologic Zones (information only)



Not Under Santa Fe County Zoning Jurisdiction

Municipality

Municipal Annexation Area

Tribal Lands

Federal and State Public Lands

Proposed 3/21/14 SLDC Official Zoning Map

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, to

3 dwellings per acre - with central water and sewer)

Commercial Neighborhood

Commercial General

Industrial

Public / Institutional

Mixed Use

Planned Development District

Rural Commercial Overlay Zone

Airport Noise Overlay Zone

55 DNL

60 DNL

65 DNL

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0.3 0.15 0 0.3 Miles



Santa Fe County
Growth Management
Department
Planning Division

March 21, 2014
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Santa Fe County
Sustainable Land Development Code
Official Zoning Map
Adoption Draft, March 21, 2014
Galisteo GMA, Map Sheet 27 -
Canoncito Area
(Issue Areas GA-34 through GA-40)

Legend

Santa Fe County



Growth Management Areas



Sustainable Development Areas

SDA-1

SDA-2

Community Districts



Current Hydrologic Zones (information only)



Zoning Map Issue Areas



Not Under Santa Fe County Zoning Jurisdiction

Municipality

Municipal Annexation Area

Tribal Lands

Federal and State Public Lands

Proposed 3/21/14 SLDC Official Zoning Map

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)

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Residential Estate (1 dwelling per 2.5 acres)

Residential Community (1 dwelling per acre)

Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre - with central water and sewer)

Commercial Neighborhood

Commercial General

Industrial

Public / Institutional

Mixed Use

Planned Development District

Rural Commercial Overlay Zone



Airport Noise Overlay Zone

55 DNL

60 DNL

65 DNL

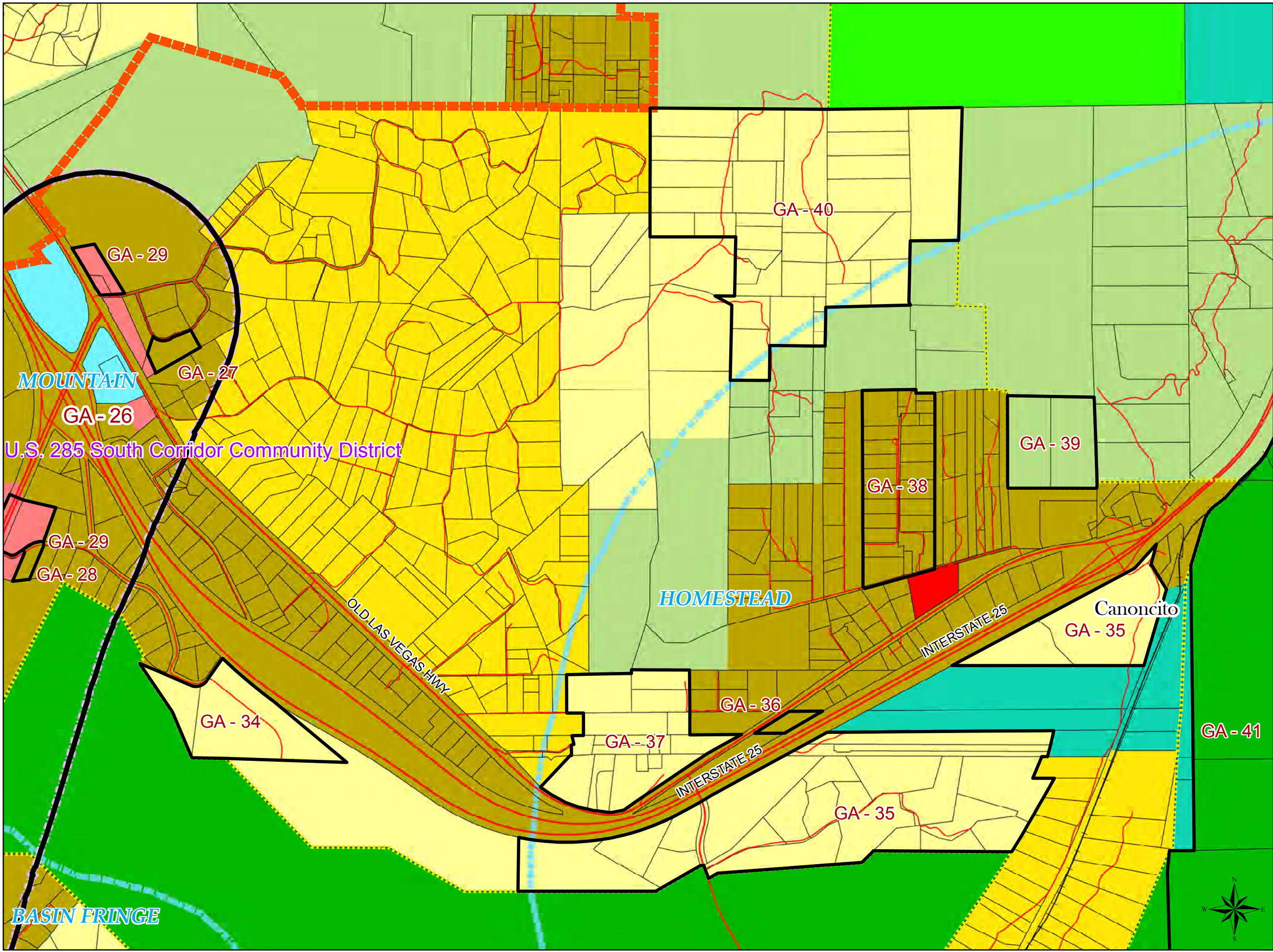
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0.25 0.125 0 0.25 Miles



Santa Fe County
Growth Management
Department
Planning Division

March 21, 2014
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Santa Fe County
Sustainable Land Development Code
Official Zoning Map
Adoption Draft, March 21, 2014
Galisteo GMA, Map Sheet 28 -
Glorieta Mesa Area
(Issue Area GA-41)

Legend



Sustainable Development Areas



Community Districts



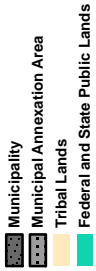
Current Hydrologic Zones (information only)



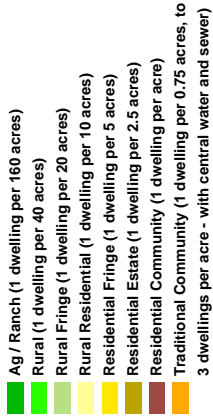
Zoning Map Issue Areas



Not Under Santa Fe County Zoning Jurisdiction



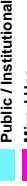
Proposed 3/21/14 SLDC Official Zoning Map



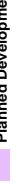
Commercial Neighborhood



Industrial



Public / Institutional



Mixed Use



Planned Development District



Rural Commercial Overlay Zone



Airport Noise Overlay Zone



55 DNL



60 DNL



65 DNL



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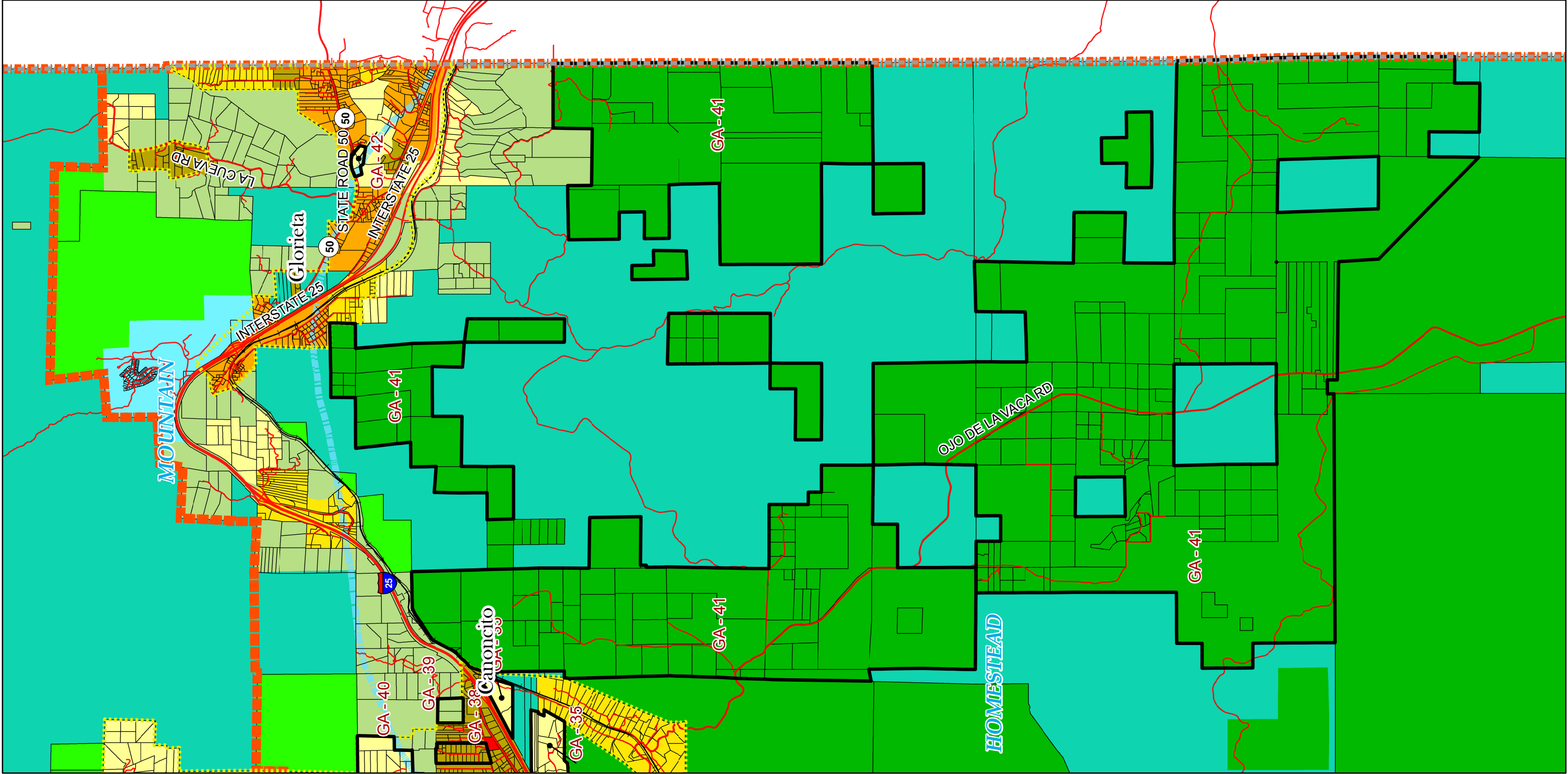


Santa Fe County
Growth Management
Department
Planning Division



March 21, 2014

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Santa Fe County
Sustainable Land Development Code
Official Zoning Map
Adoption Draft, March 21, 2014
Galisteo GMA, Map Sheet 29 -
Glorieta/N.M. 50 Area
(Issue Area GA-42)

Legend

Santa Fe County



Growth Management Areas



Sustainable Development Areas

SDA-1

SDA-2

Community Districts



Current Hydrologic Zones (information only)



Zoning Map Issue Areas



Not Under Santa Fe County Zoning Jurisdiction

Municipality

Municipal Annexation Area

Tribal Lands

Federal and State Public Lands

Proposed 3/21/14 SLDC Official Zoning Map

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)

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Residential Estate (1 dwelling per 2.5 acres)

Residential Community (1 dwelling per acre)

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Commercial Neighborhood

Commercial General

Industrial

Public / Institutional

Mixed Use

Planned Development District

Rural Commercial Overlay Zone



Airport Noise Overlay Zone

55 DNL

60 DNL

65 DNL

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0.1 0.05 0 0.1 Miles



Santa Fe County
Growth Management
Department
Planning Division

March 21, 2014
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