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SANTA FE EXTRATERRITORIAL ZONING AUTHORITY

Ordinance No. 2000 - 03

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AN ORDINANCE AMENDING ORDINANCE 1997-4, THE SANTA FE EXTRATERRITORIAL ZONING
ORDINANCE AS AMENDED, AND ADDING A NEW SECTION 13 TO PROVIDE FOR LAND USE AND
ZONING REGULATIONS FOR THE COMMUNITY COLLEGE DISTRICT LOCATED WITHIN THE
EXTRATERRITORIAL ZONING DISTRICT

BE IT ORDAINED BY THE EXTRATERRITORIAL ZONING AUTHORITY OF THE CITY AND COUNTY
OF SANTA FE THAT, AFTER A RECOMMENDATION OF APPROVAL FROM THE EXTRATERRITORIAL
ZONING COMMISSION AND AFTER A PUBLIC HEARING ON December 11, 2000 THE
EXTRATERRITORIAL ZONING ORDINANCE (EZO) IS HEREBY AMENDED AS FOLLOWS:

SECTION 13 COMMUNITY COLLEGE DISTRICT LAND USE AND ZONING REGULATIONS
SECTION 13.1 REFERENCES, PURPOSE AND DEFINITIONS

- A. This EZA Ordinance 2000 - 03, as amended from time to time, may be cited as the
"Community College District Ordinance" or the "CCDO." A reference in this Ordinance
to the "Community College District Plan," the "CCD Plan," or the "Plan" means and
refers to the Community College District Plan, which amends the Santa Fe
Comprehensive Extraterritorial Plan. A reference in this Ordinance to the "Community
College District," the "CCD" or the "District" means and refers to the Community
College District established by the Community College District Plan and this Ordinance.
- B. Section 13 is adopted to implement the vision, goals and principles of the CCD Plan.
This Ordinance is adopted with the intent and effect of promoting and allowing "mixed-
use" developments.
- C. Section 13 shall govern and control all development within the CCD. Any contradiction,
inconsistency or ambiguity between the requirements of this Section 13 and any other
provision of the EZO shall be governed and controlled by the requirements of this

Section 13. If not specifically covered in Section 13, the provisions of the EZO shall apply.

D. Definitions:

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1. Distribution Facility means and refers to an establishment engaged in the receipt, storage, and distribution of goods, products, cargo and materials.
2. Floor Area Ratio (FAR) means the ratio of the building floor area to the land area within New Community Centers, Neighborhood Centers, Employment Center Zones or Institutional Campus Zones, exclusive of central plaza, public parks, and street rights-of-way.
3. Indoor Recreational Center means indoor recreational uses and structures including but not limited to game rooms, bowling alleys, pool rooms, or skating rinks.
4. Mixed-use means and refers to a land use pattern which provides for the integration of appropriate residential and non-residential uses.
5. Outdoor Market means an occasional or periodic market held in an open area or structure where groups of individual sellers offer goods for sale to the public.
6. Personal Services means establishments primarily engaged in providing services involving the care of a person or his or her personal goods or apparel. They include but are not limited to uses such as barbershops, beauty shops, dry cleaning, shoe repair shops, tanning salons, linen supply, diaper service, funeral services and domestic services.
7. Transportation Center means facilities including but not limited to bus, taxi, charter bus, and railroad stations or depots; maintenance facilities for these types of transit may be located at the Center or an alternate site.
8. Light Industry means enterprises engaged in the processing, manufacturing, compounding, assembly, packaging, treatment or fabrication of materials and products from processed or previously manufactured materials and may include retail sales on site of such products. Such uses are capable of operating in a manner to control the external effects of the manufacturing process.
9. Retail Center means a building or buildings planned and managed as a total entity with a total floor area of 30,000 square feet or larger with at least 80% of the floor area dedicated to combined individual retail sales uses.

**SECTION 13.2 ADOPTION OF LAND SYSTEMS MAP, LAND USE ZONING MAP AND
CIRCULATION MAP**

- A. Pursuant to EZO Section 1.4.B.2.j., the Community College District Land Systems Map (EZO Map 13), the Community College District Land Use Zoning Map (EZO Map 14) and the Community College District Circulation Map (EZO Map 15) attached to this Ordinance are hereby adopted and incorporated into the EZO. The zoning districts depicted and shown on EZO Maps 13, 14 and 15 are hereby created, established and adopted.
- B. The road and trail network shown on the Community College District Circulation Map shall be used as a guide for the establishment of the road and trail alignments and transit corridors in the CCD.

SECTION 13.3 COMMUNITY COLLEGE DISTRICT ZONES

- A. The following zones are hereby created in the CCD:
1. Village Zones (New Community Centers, Neighborhood Centers and Neighborhoods may be established within the Village Zones);
 2. Fringe Zones;
 3. Institutional Campus Zones;
 4. Employment Center Zones;
 5. Rural Zones; and
 6. Existing Neighborhood Zones.
- B. A description of the above zones and the land use and zoning regulations in the CCD are set forth in the Zoning Matrix, Exhibit 1, which is hereby adopted and incorporated into the EZO. The location of the zones is based on the landscape types shown on the Land Systems Map and a description of the purpose of each is set forth in the Santa Fe Community College District Plan.

1 C. ZONE BOUNDARY DEFINITION

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2 The zone boundaries in the Community College District have been established on the
3 Land Use Zoning Map (EZO Map 14). Those zone boundaries shall be refined during the
4 Master Plan, Preliminary Development Plan and Final Development Plan approval
5 process. The exact location of the boundaries shall be described by metes and bounds,
6 indicated on a digital aerial photography; a boundary survey is not required.

7 SECTION 13.4 REVIEW PROCEDURES AND SUBMITTALS

8 All development within this Community College District is required to submit a Master Plan,
9 Preliminary Development Plan and Final Development Plan. In addition, the requirements of the
10 Extraterritorial Subdivision Regulations shall apply. Specific review process requirements are as
11 follows:

12 A. Administrative Procedures and Submittals

13 1. Procedures

14 Section 3.4 shall apply.

15 2. Submittals

16 Sections 3.3 and 3.4 and the Design Standards set forth in this Section 13 shall
17 apply. In addition, the applicant shall submit a land system map derived from a
18 slope analysis map that defines the boundaries of the landscape types, at a scale of
19 1" = 100" or at scale as determined by the Code Administrator, prepared, signed
20 and sealed by a registered New Mexico Professional Engineer, a New Mexico
21 licensed surveyor, architect, landscape architect, or other qualified person as
22 determined by the Code Administrator, which is based upon contour intervals no
23 greater than five feet (5').

24 B. Master Plan

25 1. Procedures

26 The eligible, special and prohibited uses for each zone within the CCD are set
27 forth in the Land Use Table, Exhibit 2, which is hereby adopted and incorporated
28 into the EZO. All uses, including eligible, and special uses shall comply with all
29 applicable design standards.

- 30 a) Master Plans will require public hearings as set forth in Section 3.5.C.
31 b) All lands within the Community College District are zoned for the uses
32 allowed in the Land Use Table. The purpose of the Master Plan is to

establish the extent and scope of the project, including without limitation, the uses for the project, the site specific information to determine the relationship between the landscape types, the zones and the project, and the relationship of its phases and multiple components with the adjacent environment and with its overall needs for services and infrastructure.

2. Submittals

Section 3.6 and the Design Standards set forth in this Section 13 shall apply to all submittals. In addition, the following submittals are required:

- a) The minimum area which must be included within a master plan shall be an entire Village Zone, Employment Center Zone or Institutional Campus Zone, or that portion of such zone owned by the applicant. If an applicant does not own adequate land to include a New Community Center or a Neighborhood Center or if the submittal does not include a Center, then the submittal must provide a map of the area that shows the Master Plan's relationship to an existing or future Center. The submittal shall also show the road, walking and open space connections that will ultimately connect to the Center. The applicant shall be required to address off-site infrastructure improvements necessary to support the development being proposed.
- b) The Master Plan shall:
 - i. Define the boundaries of the landscape types and the resulting configuration of Village, Employment Center, Institutional Campus, and Fringe Zones and Open Space;
 - ii. Calculate the zoning allowances and requirements including the minimum and maximum number of residential units, the minimum and maximum range of commercial square footage, FAR and the open space and park requirements;
 - iii. Establish categories of land uses with sufficient specificity to allow for an analysis of the traffic and other impacts of the proposed uses within each category;
 - iv. Identify the location and general configuration of New Community Centers, Neighborhood Centers, Neighborhoods,

Employment Center Zones and Institutional Campus Zones that are included in the Master Plan area. A digitized aerial photograph containing metes and bounds description may be used to establish zone locations;

- v. Identify the proposed categories of land uses to be developed to demonstrate the mixed-use nature of the development;
- vi. Establish the general road layout and classification of road segments as living-priority, mixed-priority and traffic-priority roads;
- vii. Establish the general trail network and classification as district, village, local or any separate equestrian trails;
- viii. Establish a phasing schedule which details the timing for the proposed development which shall include a general description of each phase of the development with projected sales and buildout; an explanation of how each development phase promotes the mixed-use intent of this Section 13; a description of the phased development of the on-site infrastructure and the manner in which it is coordinated with development of needed off-site infrastructure to ensure that the standards of the zones and densities of the development required by this Section 13 are achieved;
- ix. In an Employment Center Zone, an applicant may propose a phase which is not mixed use if
 - 1) the phase following the non-mixed use is a mixed use phase, and
 - 2) the proposed use is for a major employer, is not retail, creates a significant number of new jobs and all infrastructure is adequate; and
 - 3) the EZA finds, in their discretion, that (a) the proposed non-mixed use phase bear a sufficient connection to the approved, proposed or built residential uses in the same Zone or any adjacent or contiguous Zone such that the overall mixed use intention of this Ordinance will be

achieved; and (b) the uses in the non-mixed use phase promote and advance the County regional goals for employment and economic development and are compatible and appropriate with principles of the CCD and meet the requirements of the Land Use Table.

- x. Include a land system map that defines the boundaries of the landscape types, as described on the Zoning Matrix and the Land Systems Map 13, with the following slope ranges identified: 0-5%, 5-10%, 10-15%, and 15% and over;
 - xi. Establish preliminary restrictive covenants proposed for the development. Restrictive covenants shall comply with and support the intents and purpose of this Section 13 and of the approved Santa Fe Community College District Plan;
 - xii. Provide a school impact report. EZO Map 14 designates proposed school sites, including elementary schools, middle schools and high schools. The designations on EZO Map 14 are advisory and not mandatory, and are indications of the estimate of the number and type of public sites which will be needed. The report shall assess the need and specific plans for location of school sites;
 - xiii. Provide a grading and drainage plan that demonstrates compliance with Section 13.6.D, Terrain Management; and
 - xiv. Provide an Affordable Housing Plan.
- c) Master Plans for development in Fringe Zones will include site specific grading, drainage and vegetation protection plans and standards to demonstrate the techniques to be utilized to blend development into Fringe Zones.
 - d) To the extent required by this Ordinance, applicants who have received Master Plan approval prior to the adoption of the Community College District Ordinance, shall show the location of open space, required parks, plazas and trails on subsequent development plans and subdivision plats.

3. Criteria for Approval

The criteria for approval of master plan applications in the CCD are as follows:

- a) Conformance to the Comprehensive Extraterritorial Plan as amended by the Community College District Plan;
- b) Viability of the proposed phases of the project to function as completed developments in the case that subsequent phases of the project are not approved or completed;
- c) Conformance to the Community College District Ordinance and other applicable law and ordinances in effect at the time of consideration, including required improvements, proposed roads and trails, community facilities, design and or construction standards, and open space standards; and
- d) Impacts to schools, adjacent lands or the County in general.

4. Master Plan Denial

If a master plan is denied, the applicant shall be apprised of the reasons for denial.

C. Preliminary Development Plan

1. Procedures

Section 3.5.E. shall apply.

2. Submittals

Section 3.6.B. and the Design Standards as set forth in this Section 13 shall apply to all submittals. In addition, the following submittals are required:

- a) A Stormwater Management Plan which demonstrates the standards set forth in Section 12.1 and Section 13;
- b) A trail construction and maintenance plan; and
- c) A survey prepared by a licensed New Mexico Surveyor which, at a minimum provides a metes and bounds description of the development, including zone and landscape type boundaries.

3. Criteria for Approval

The criteria for approval of Preliminary Plan applications are as follows:

- a) The development has sufficient water availability to sustain the phase of the project for which the application is made;
- b) The necessary infrastructure including roads and utilities are designed for viability of the phase of the project for which the application is made; and
- c) All standards set forth in the CCDO have been met.

1 D. Final Development Plans

2 1. Procedures

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3 Section 3.4.D. shall apply. Special Uses (see Exhibit "2", Land Use Table) shall
4 be subject to review and recommendation by the EZC and review and approval by
5 the EZA at public hearings.

6 2. Submittals

7 All submittals required in Sections 3.4.D. and 3.4.E. shall apply.

8 3. Criteria for Approval

9 a) The criteria for approval of final plan applications are as follows:

- 10 i. All conditions of Preliminary approval have been met;
11 ii. Financial guarantees have been provided;
12 iii. All preliminary reports are made final and are in compliance with
13 conditions of approval, staff recommendations and all applicable
14 County Standards; and
15 iv. All other submittal requirements have been met and approved.

16 b) In approving a Special Use the EZA shall consider the following:

- 17 i. Whether the proposed use is appropriate in the specific location;
18 ii. Environmental impacts including, without limitation, noise,
19 lighting, traffic and visibility effects generated as a result of the
20 development are mitigated so that its effects on the adjoining
21 properties are minimized; and
22 iii. The intent and principals of the CCD Plan are implemented by the
23 approval of the proposed use at the proposed location.

24 SECTION 13.5 LAND USE AND ZONING REGULATIONS

25 A. Eligible, Special and Prohibited Uses

26 The eligible, special, and prohibited uses for each zoning district or development type
27 within the CCD are set forth in the Land Use Table. The Land Use Table shall be
28 reviewed by the EZA no later than nine (9) months from the effective date of the
29 Ordinance.

30 1. Eligible Uses

31 Eligible uses may be proposed anywhere within a zone in which they are allowed
32 pursuant to the Land Use Table.

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2. Special Uses

- a) Special Uses require a more detailed study prior to approval. The Code Administrator may require additional submittals in order to evaluate the potential effects of the development.
 - b) In approving a Special Use, the EZA shall consider the following:
 - i. The proposed use is appropriate and compatible in the specific location. Environmental impacts, including without limitation, noise, lighting, traffic and visibility effects generated as a result of the development are mitigated so that the effects on the adjoining properties are minimized; and
 - ii. The intent and principles of the Santa Fe Community College District Plan are implemented by the approval of the proposed use at the proposed location.
 - c) In approving a Special Use the EZA shall find in its discretion, that the proposed Special Use fulfills the concerns and criteria set forth in b) i and ii above.
3. Notwithstanding any other provision of this Ordinance, a landowner may develop land for residential uses on the basis of one dwelling unit for 160 acres of land on domestic wells and septic tanks.

4. Prohibited Uses

Prohibited Uses are not allowed anywhere in the CCD.

5. Uses Not Listed

When a proposed use is not listed by this Ordinance, it shall be evaluated by the Code Administrator pursuant to Section 8.3 of the Extraterritorial Zoning Ordinance.

SECTION 13.6 DESIGN AND DEVELOPMENT STANDARDS

- A. Design and development standards are set forth in this Section 13.6 and in the Zoning Matrix.
- B. Water and Liquid Waste Disposal Requirements
 1. Except as noted in paragraph B.2. below, community water and community sewer systems are required for all developments in the CCD except for Existing Neighborhood Zones and Rural Zones. However, if the property line of a

development within a Rural Zone is within 200 feet of an existing community water system and/or community sewer system and such service is available, such development shall hook up to the community system(s) provided that easements are available for the connection and the terrain is suitable for the connection.

2. If community water supply service and/or community sewer supply service is not available within 200 feet of the property boundary, schools and other public buildings may be developed utilizing private water supply wells and/or private wastewater treatment systems. Provided, however, that any such private water supply wells shall demonstrate water availability pursuant to Section 10 and any such private wastewater treatment systems shall conform to the requirements of Section 10.

Notwithstanding the foregoing, within one(1) year of community water and/or sewer service becoming available within 200 feet of the property boundary, the facility shall connect to the community system(s) and decommission the private system(s) and cap any on-site water wells. Such decommissioning and capping shall conform to NMED and NMOSE regulations and guidelines.

3. Except as identified in the preceding two paragraphs, the requirements for community water and community sewer systems set forth in the County Land Development Code Article VII, Section 2 and Article VII, Section 6, respectively, shall apply for all developments within the CCD.
4. Developers are encouraged to develop technically proven alternative sustainable approaches that are consistent with District principles of water use efficiency and treated effluent reuse and recharge. The Code Administrator shall be authorized to develop criteria that will permit a reduced per dwelling unit water use requirement, and for determining the efficacy of alternative liquid waste systems and their integration with the District water management plan.

C. Parking Requirements

1. Unless otherwise approved in accordance with Subsection C.3 below, the minimum parking for all non-residential uses shall be 1 space for every 250 square feet of building, exclusive of storage.
2. Unless otherwise approved in accordance with Subsection C.3 below, the minimum parking for residential uses shall be as follows:

- a) For each detached dwelling unit, there shall be at least two off-street spaces; and
- b) For each attached dwelling unit, there shall be provided one assigned and 1/4 unassigned off-street spaces.

3. To reduce the amount of land dedicated to parking lots, an applicant may propose a parking budget using shared parking, differential time use, one-stop multiple use, and on street parking. Diagonal on-street parking may also be approved consistent with pedestrian safety. The Code Administrator shall have the authority to approve such a parking budget with different parking requirements than are set forth above, after determining that adequate parking is provided for the proposed uses. The uses upon which the parking budget is approved shall not be changed without the Code Administrator's approval.

4. Each parking space shall be at least 9 feet wide by 19 feet long.

D. Terrain Management

1. The provisions set forth in Section 12.1 shall apply. In addition, it is the intent of the CCD to provide opportunities for water harvesting, recharge, recycling and reuse of runoff and wastewater flows.

2. Terrain Management Standards: In addition to the requirements set forth in Section 12.1, the following standards are applicable to all development in the CCD:

- a) Approved silt control measures shall be in place prior to the start of construction;
- b) Grading shall be kept to within fifteen (15) feet of development except as approved on the development plan;
- c) Areas disturbed by construction shall be revegetated within one year of completion of construction; and
- d) Temporary silt control measures erected during construction shall remain until landscaping and revegetation is in place.

3. Stormwater Management: In addition to the requirements set forth in Section 12.1, the following post development standards are applicable to all development in the CCD:

- a) Stormwater conveyance systems shall use methods that maximize

infiltration and do not erode soil. The maximum flow rate from the developed area shall not exceed the historic pre-development flow rates. Conveyance systems that meet this requirement include, without limitation, shallow-sloped, gravel filled trenches and grass swales with in-line check dams or other such systems as may be determined by the Code Administrator for the flow rate being managed. Retention and detention ponds or other proposed drainage structures shall be located downstream from the stormwater source to allow for positive drainage and erosion control;

- b) The entire length of the stormwater management system (including conveyance and detention) shall be used for infiltration;
- c) Stormwater control devices shall be located as close to the stormwater source as possible, except where impractical due to lot size and density. Control devices should include, without limitation, stormwater harvesting and irrigation to limit stormwater velocity and volume;
- d) Stormwater control devices shall be designed to detain stormwater to maximize infiltration while accommodating a possible stormwater event the next day. Such design shall make allowance for the accumulation of silt;
- e) Drop inlets, catch basins, and piped systems shall be avoided when practical. Where used, such facilities shall have down stream stilling basins or energy dissipaters to slow stormwater velocity and minimize erosion;
- f) National Pollution Discharge Elimination System permit shall be provided, if applicable; and
- g) Retention/ Detention ponds or other proposed drainage structures are to be located downstream of the stormwater source for positive drainage and erosion control.

E. Road Circulation, Design And Construction Standards

- 1. Subject to the provisions set forth in Section 3.5.1 B of the Extraterritorial Subdivision Regulations, the standards set forth in this Subsection E, shall modify those standards set forth in Section 3.5 of the Extraterritorial Subdivision

1 Regulations. These standards shall apply to all roadways, including those
2 publicly and privately maintained, and the development of the roads in the CCD.
3 These standards shall be binding on the developer unless modifications are
4 justified by sound engineering principles and approved by the Code Administrator
5 and the Board of County Commissioners.

- 6 2. If the Code Administrator determines that a fair and substantial showing is made
7 that a proposed development will increase the burden on existing inadequate
8 public roadways or generate traffic which will exceed the capacity of an existing
9 or proposed public roadway, the developer shall make such improvements or
10 contribute a fair share of improvements required to increase the capacity of the
11 public roadway to the acceptable level of service. The required traffic analysis
12 report shall address all proposed improvements necessary.

13 3. Road Circulation and Design Standards

14 The following standards are applicable to all development in the CCD:

- 15 a) Roadway circulation within the Community College District shall provide
16 a network of roads that will integrate automobile traffic, pedestrians and
17 other modes of transportation in a safe and controlled manner. Road
18 networks shall be designed in such a way as to discourage high speed
19 traffic;
- 20 b) Within each development, roadway circulation shall be interconnected as
21 shown on the Circulation Map (EZO Map 15). The developer shall be
22 required to construct any portion of the roadway necessary to maintain
23 connectivity throughout the CCD;
- 24 c) No-outlet roadways shall be used only to preserve open space contiguity
25 or in cases that terrain does not allow connectivity. No-outlet roadways
26 shall not exceed three hundred feet (300') in length and shall have a
27 minimum fifty foot (50') turn around; and
- 28 d) Roadways shall be laid out to intersect as nearly as possible at right
29 angles; and
- 30 e) Roadway networks shall be laid out to have the minimum number of
31 intersections with state highways, arterials and traffic priority roads,
32 consistent with sound engineering practice and the access needs for

emergency and service vehicles; and

- f) When two roadway categories intersect, the intersection design shall be for the largest road category and shall be consistent with pedestrian safety; and
- g) Intersections and driveways shall be designed to meet the most current AASHTO (American Association of State Highway Transportation Officials, *Policy on Geometric Design of Highways and Streets*, latest edition) standards for sight distance. Clear sight triangles required by AASHTO shall be maintained; and
- h) Minimum distance required between road intersections and recommended between driveways are as follows:
- | | |
|--------------------|--|
| Living Priority - | No less than seventy five feet (75') |
| Mixed Priority - | No less than one hundred twenty five feet (125') |
| Traffic Priority - | No less than two hundred feet (200'); and |
- i) The design standards for each class of roadway are the minimum standards. Increased pavement thickness, subgrade or base material, turning lanes, extra width at medians or other improvements may be necessary where projected traffic loads, type of traffic (trucks or heavy equipment, etc.) or soil conditions require a higher standard pursuant to AASHTO standards and the MUTCD (Manual on Uniform Traffic Control Devices).
- j) When reviewing road designs and circulation plans, the Code Administrator shall consider whether the development's proposed circulation plan provides adequate overall capacity to meet the intent of the Community College District Plan. Design details shall comply with the Institute of Traffic Engineer's *Traditional Neighborhood Development: Street Design Guidelines* for living priority and mixed priority roads and AASHTO or the Institute of Traffic Engineer's (ITE) *Guidelines for Major Urban Street Design* for traffic priority roads. Modification to these standards may be considered and approved administratively by the Code Administrator if sound technical evidence demonstrating effective alternatives is provided. Such evidence shall include but is not limited to

1 engineering designs, drawings, studies and/or specifications.

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2 4. Road Classifications

3 Roadways within the Community College District are classified in a hierarchy by
4 function and are designed to accommodate the traffic integration and purpose for
5 which the roadway is intended.

- 6 a) Living Priority Roads are slow-speed roads that will comprise the majority of
7 roads in the Community College District, even when high traffic volumes are
8 present. The design priority is for the non-motorist. These roads have low
9 design speeds, tight curb radii and narrow travel lanes to slow traffic speeds.
10 Living priority roads vary greatly in character and are similar to or match
11 "traditional neighborhood" engineering designs as defined by the Institute of
12 Traffic Engineers. Living priority roads are found in New Community
13 Centers, Neighborhood Centers, Neighborhoods, Existing Neighborhoods and
14 Fringe, Institutional Campus, Employment Center, and Rural Zones;
- 15 b) Mixed Priority Roads are moderate-speed roads that serve as transition areas
16 between living priority and traffic priority roads, and as internal links from
17 one area to another within each Village Zone. Design for mixed priority roads
18 shall consider the safety and efficiency of non-motorists and motorists
19 equally. These roads are usually found in Village Separators, but may be used
20 in portions of Employment Center, Institutional Campus, and Rural Zones to
21 transition between density clusters. Since mixed priority roads are used as
22 transitions, their length does not generally exceed 2,500 feet; and
- 23 c) Traffic Priority Roads are higher speed, long-distance through roads primarily
24 for efficient movement of motorists, but non-motorists shall also be safely
25 accommodated. Traffic priority roads link Village Zones and external
26 regional roadways such as State Highway 14. Buildings do not generally front
27 on traffic priority roads. These roads are usually found in Open Space Zones
28 and Village Separators.

29 Note that the various portions of a given road may be more than one type, in order
30 to respond to the surrounding development, topographic and land use context.

31 5. Construction Standards

32 Any and all road construction shall conform to and comply with AASHTO

standards, ITE guidelines, New Mexico State Highway and Transportation Department specifications and all applicable National codes. Construction standards shall be according to sound engineering practice as follows:

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- a) Vertical and horizontal curves and the super-elevation of the horizontal curves shall conform to the requirements set forth in the AASHTO Standards;
- b) Vertical grade percentages shall not exceed eight percent (8%) for any roadway type. In order to minimize cuts and fills and the cutting of trees on steep and mountainous terrain which can lead to erosion problems and visual scars, the Code Administrator may allow a maximum driveway of fifteen percent (15%) with consideration for emergency access and maintenance and consistent with sound engineering practices for difficult terrain;
- c) Grades at the approach of intersections shall not exceed five percent (5%) for one hundred lineal feet (100') from the radius return of the intersection, excluding vertical curve distance;
- d) No horizontal road grade shall be less than one percent (1%); and
- e) Soil classification and subgrade conditions shall determine the base course thickness required. A minimum of six inches (6") of base course shall be required in all cases and more than six inches (6") may be required if soil conditions so indicate. Base course shall be compacted to no less than ninety five percent (95%) of maximum density, according to methods specified by the AASHTO, T-180 modified moisture density test;
- f) Base course and sub-base aggregate shall meet the gradation requirements specified in Table 304, Class I, II or III, NMSHTD "Standard Specifications for Road and Bridge Construction";
- g) All mixed priority and traffic priority roads shall be paved. All living priority roads, except lanes, closes and alleys shall be paved. Closes and alleys shall be, at a minimum, base course. All roadways that require asphalt paving shall be paved to a minimum of four inches (4") in depth.
- h) There shall be a minimum of three percent (3%) crown in the driving

surface for water runoff;

- i) Adequate provisions for drainage shall be installed at all waterway crossings. Culverts shall also be sized to accommodate a twenty five year (25 yr.) storm, with provisions to safely pass a one hundred year (100 yr.) storm. Culverts shall also be of sufficient gauge or thickness and length, and placed appropriately deep to withstand projected traffic loading and storm runoff. Where necessary to accommodate roadside drainage, driveways entering roads shall have eighteen inch (18") minimum diameter culverts installed so as not to impede flowing water. Driveways shall also be designed and constructed so as to prevent flowing water from entering onto or crossing the roadway;
- j) Adequate road drainage shall be provided as shown in this Subsection E;
- k) Pedestrian sidewalks are required as shown on the road cross-sections in this Subsection E. All sidewalks shall conform to the Americans With Disabilities Act (ADA) Compliance Guide. Notwithstanding other requirements of this Section, the Code Administrator may require sidewalks wherever needed to protect the safety of pedestrians due to the particular characteristics or location of the site. Sidewalks shall be constructed of four inch (4") thick concrete. Other hard surface materials may be used if evidence is shown that the design is coordinated with streetscape and project design. Sidewalks shall not be located on the roadway surface or in a storm drainage;
- l) All wet utilities shall be located under the roadway surface. All dry utilities shall be located in the prescribed utility easement or Right-Of-Way, in a shared trench;
- m) Pavement striping is required as shown in the road cross-sections in this Subsection E and in accordance with the MUTCD;
- n) On-street parking is allowed as shown on the road cross-sections in this Subsection E; and
- o) Curb radii minimum standards are shown on the road cross-sections in this Subsection E. Where necessary, the County Fire Marshal may require that on-street parking, street trees, vertical curbs and other obstructions be

1 restricted from being located on or near intersections with curb return
2 radii of less than 20 feet, in order to allow emergency vehicles to drive
3 over the curb return.

4 6. Road Ownership and Maintenance

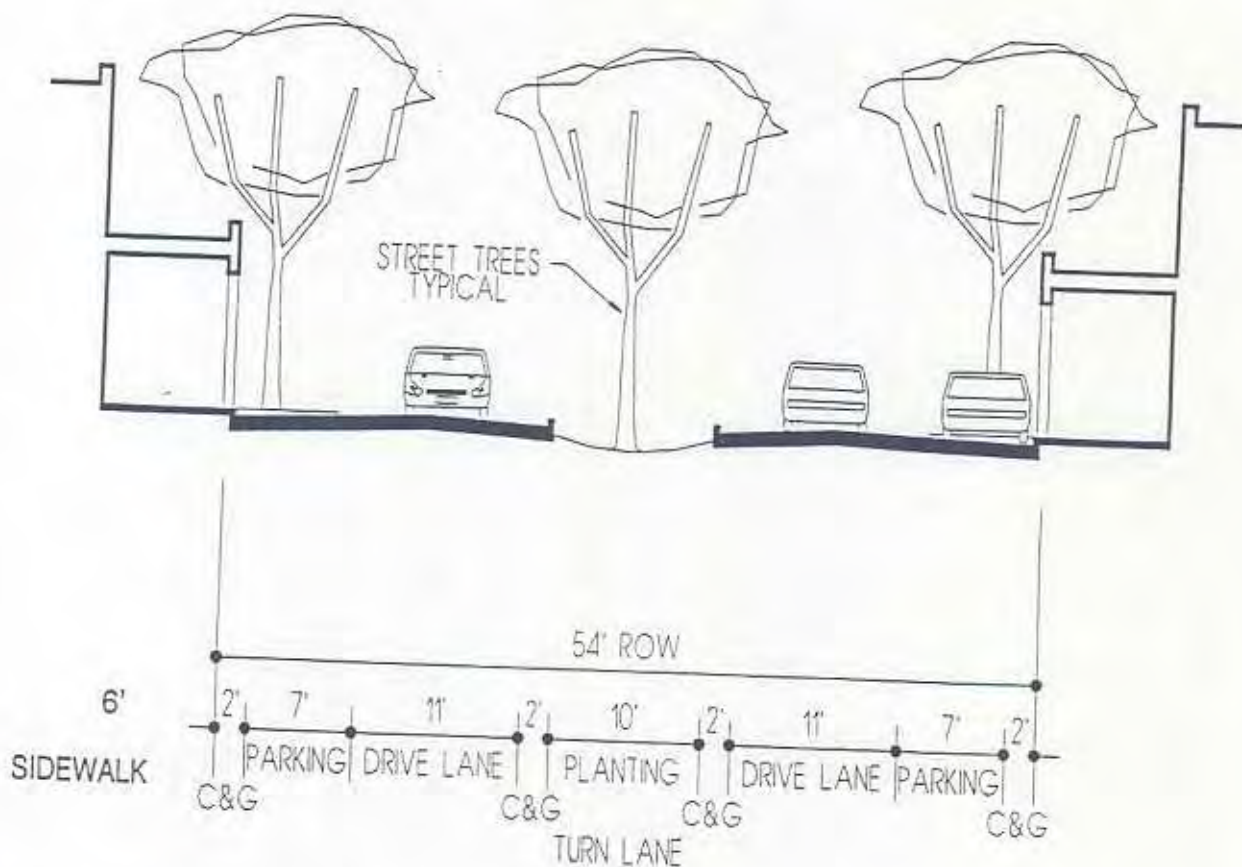
5 Ownership and maintenance of all roads is to remain the responsibility of the developer
6 or designated owner or civic league association. All roads designated as primary roads on
7 the Circulation Map are to be conditionally dedicated to Santa Fe County
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7. Road Sections

Note that other road design options than those illustrated may be proposed as long as the minimum standards for this CCD Ordinance and the intent of the Community College District Plan are met.

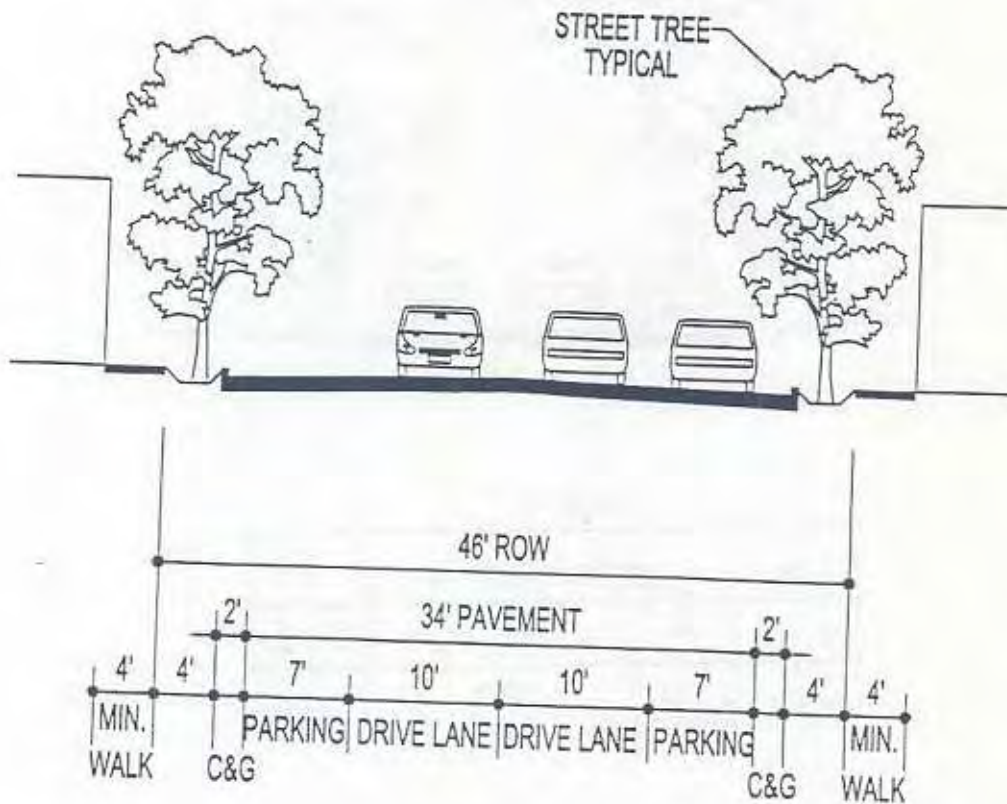
a) Living Priority Roads Cross Sections

- i. Main Street: this design is urban in character and may be used for roads that traverse the center of a New Community Center.



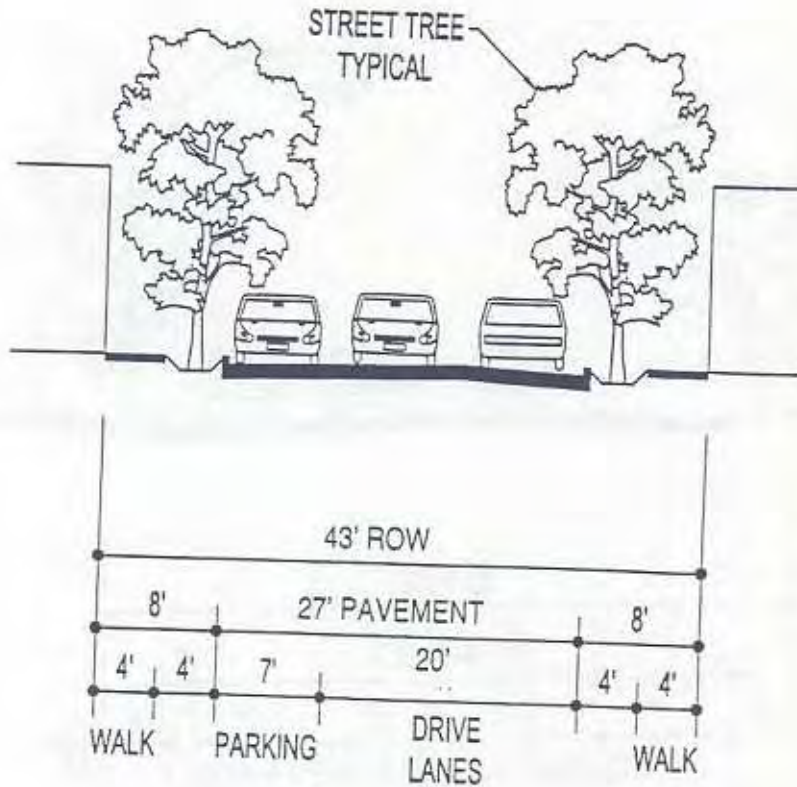
Name:	Main Street	Striping:	Centerline & turn lanes only
Category:	Living	Sidewalks:	Both sides, minimum 6 feet wide
Design Speed:	30 mph	Bike lanes:	No
Travel lanes:	2, with center turn lane	Median:	10 foot minimum
Curb Radii:	15 feet	Drainage:	Curb and gutter
		On-street parking:	Both sides, parallel

- ii. Village Street: this design is urban in character and may be used throughout a New Community Center, Neighborhood Center, Employment Center or Institutional Campus.



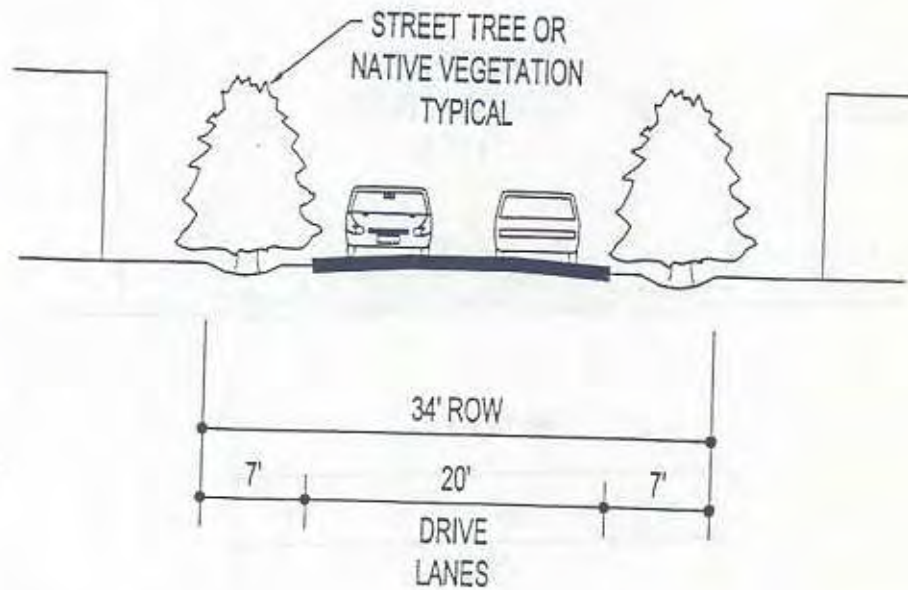
Name:	Village Street	Striping:	Centerline only
Category:	Living	Sidewalks:	Yes, both sides
Design Speed:	30 mph	Bike lanes:	No
Travel lanes:	2	Median:	No
Curb Radii:	15 feet	Drainage:	Curb and gutter
		On-street parking:	Yes, both sides

- iii. Neighborhood Street: this design is typical for Neighborhoods or Neighborhood Centers; it may be urban or rural in character.



Name:	Neighborhood Street	Striping:	No
Category:	Living	Sidewalks:	One or both sides
Design Speed:	25	Bike lanes:	No
Travel lanes:	2	Median:	No
Curb radii:	15 feet	Drainage:	Curb and gutter or swale
		On-street parking:	Yes, on one or both sides

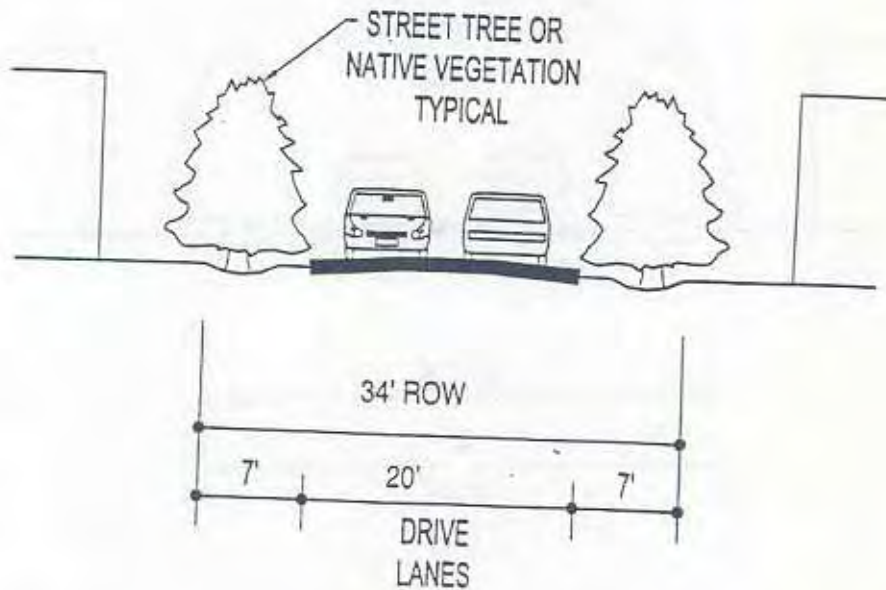
- iv. Lane: this Section is suitable for low-density Neighborhood, Fringe and Rural areas.



Name:	Lane	Striping:	Centerline only
Category:	Living	Sidewalks:	Optional, may be "shared street"
Design Speed:	25 mph	Bike lanes:	No
Travel lanes:	2	Median:	No
Curb Radii:	10 feet	Drainage:	Swales
		On-street parking :	No

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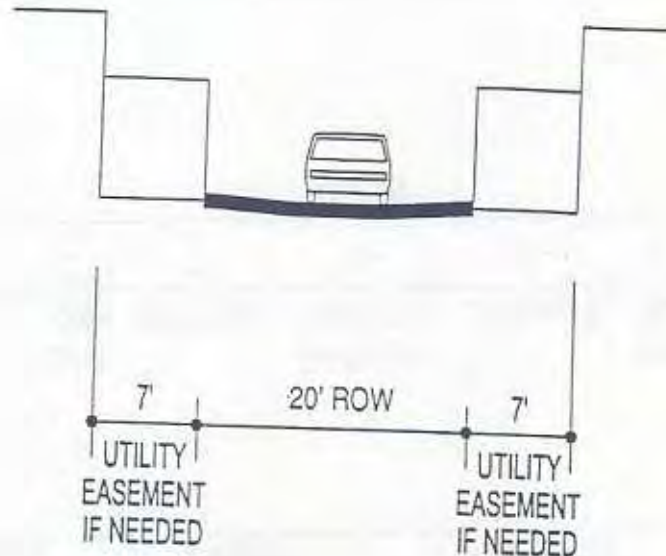
- v. Close: This section is designed to be used in Village areas. A close is a road loop, used in place of two parallel dead-end roads. A close is typically less than 1,000 feet in total length.



Name:	Close	Striping:	No
Category:	Living	Sidewalks:	No
Design Speed:	20 mph	Bike lanes:	No
Travel lanes:	2	Median:	No
Curb Radii:	10 feet	Drainage:	Curb and gutter, swales or inverted crown
		On-street parking:	No

- vi. Alley: provides rear access for residential and commercial uses in high-density areas such as New Community Centers, Neighborhood Centers, Neighborhoods, and Employment Centers. Alleys must bisect an entire block - "L" type or dead-end alleys are not permitted.

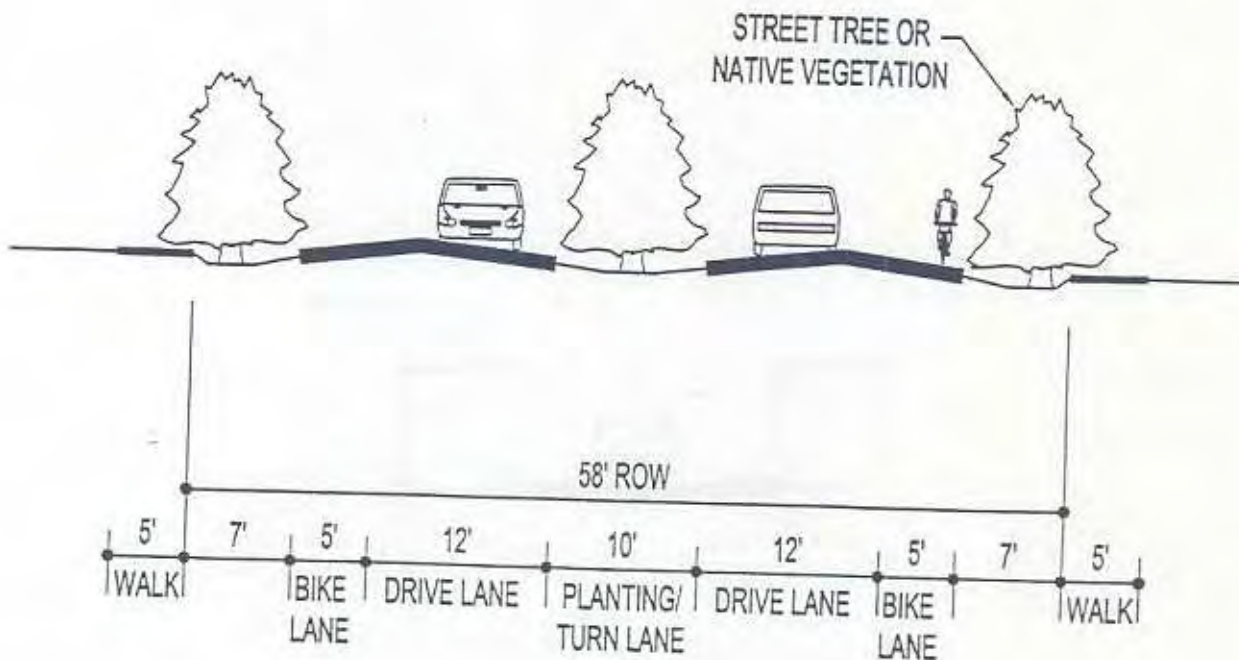
Note: a two way alley is illustrated below; one way alleys are also allowed.



Name:	Alley	Striping:	No
Category:	Living	Sidewalks:	No
Design Speed:	10 mph	Bike lanes:	No
Travel lanes:	2	Median:	No
Curb Radii:	10 feet	Drainage:	Inverted crown
		On-street parking:	No

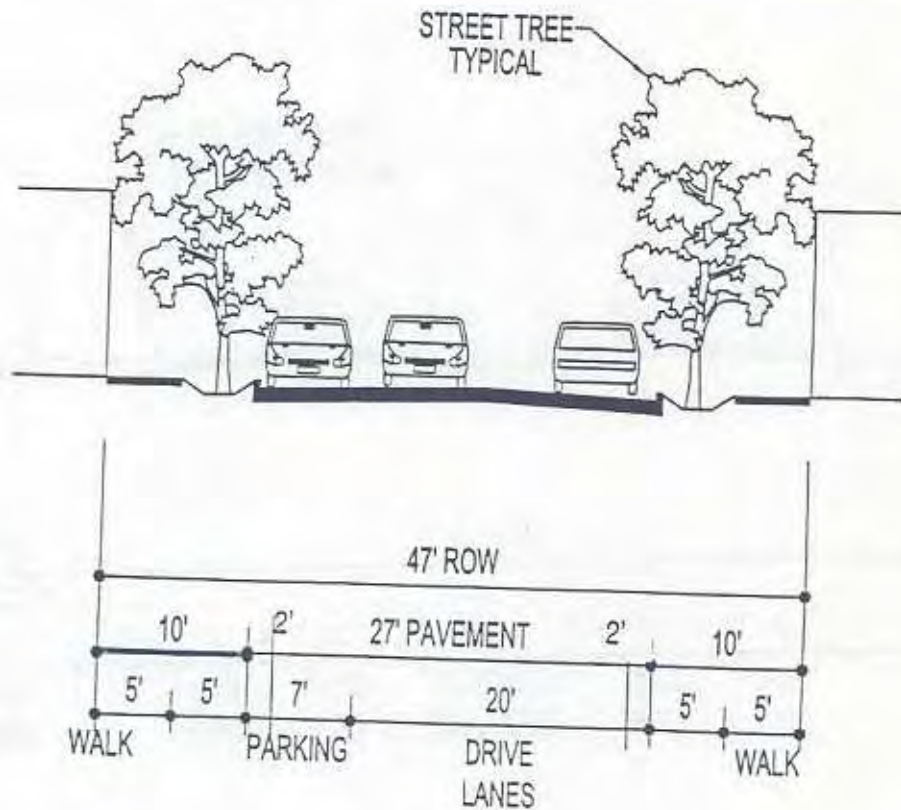
b) . Mixed Priority Road Cross Sections (Two Types):

- i. Split Rural Connector: used in Village Separators, these roads typically provide views of open space on one or both sides,



Name:	Split Rural Connector	Striping:	Edgeline both sides
Category:	Mixed	Sidewalk:	Yes, both sides
Design Speed:	30	Bike lanes:	Yes, both sides
Travel lanes:	2 w/center turn lane	Median:	10 foot minimum
Curb Radii:	20	Drainage:	Swales
		On-street Parking:	No

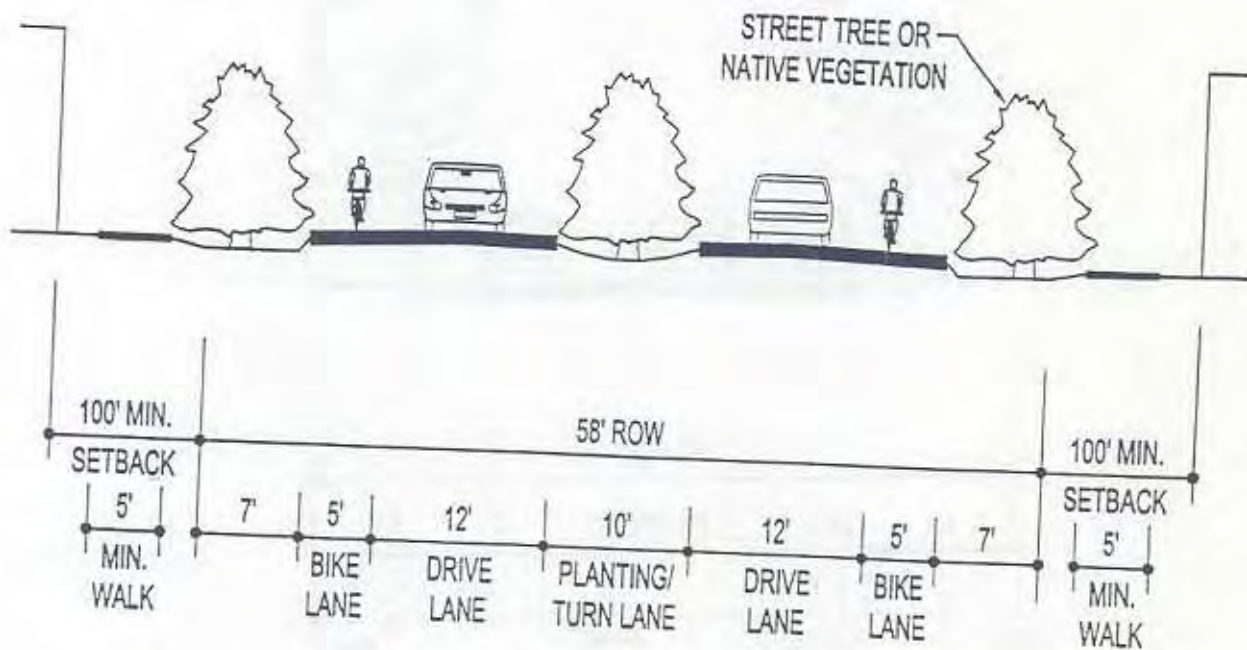
- ii. Community Road: this section may be used to transition between density clusters, in Institutional Campuses and Employment Centers. It may also be used to connect one neighborhood to another.



Name:	Community Road	Striping:	Centerline
Category:	Mixed	Sidewalk:	Yes, both sides
Design Speed:	25 mph	Bike lanes:	Optional
Travel lanes:	2	Median:	Optional
Curb radii:	15 feet	Drainage:	Curb and gutter or swales
		On-street parking:	Yes, one or both sides

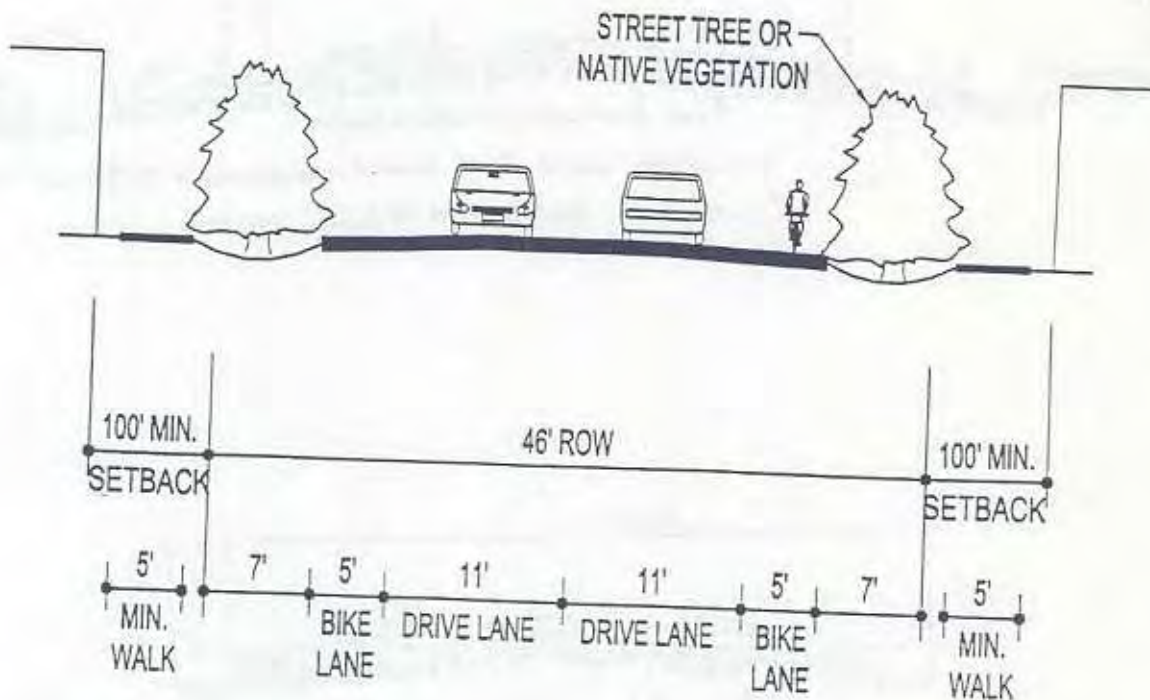
c) Traffic Priority Road Cross Sections (Two Examples):

- i. Split Lane Rural Highway: the preferred design for traffic priority roads, it provides views of open space on both sides of the road.



Name:	Split Lane Rural Highway	Striping:	Edgeline both sides
Category:	Traffic	Sidewalk:	Trail, on 1 or 2 sides
Design Speed:	40 mph	Bike lanes:	Yes
Travel lanes:	2 w/center turn lane	Median:	10 foot minimum
Curb Radii:	30	Drainage:	Swale
		On-street parking:	No

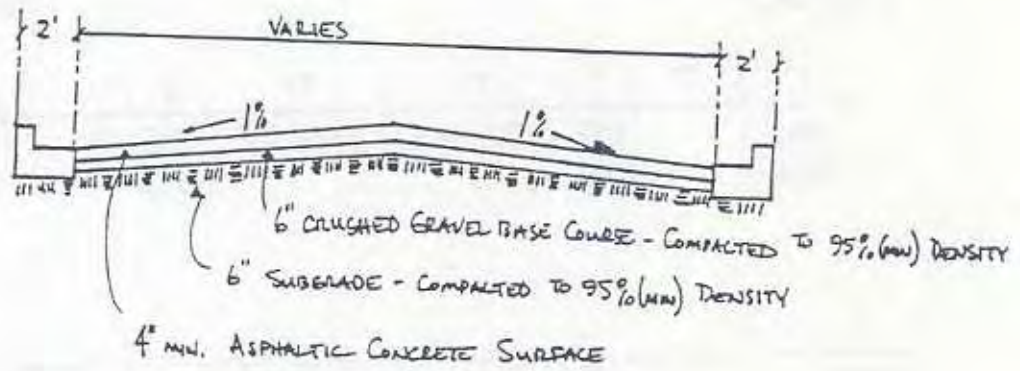
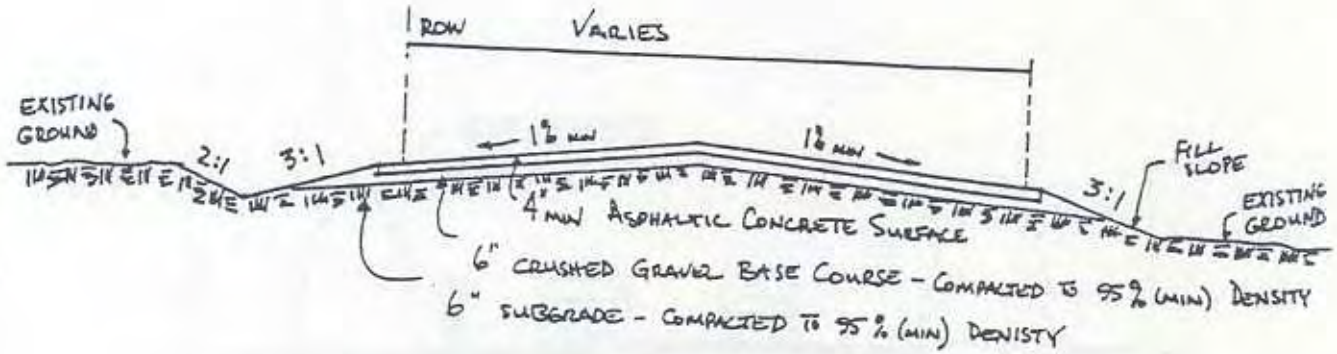
- ii. Village Connector Highway: used in areas when a split lane rural highway may not be possible due to steep terrain or the presence of mature vegetation.



Name:	Village Connector Highway	Striping:	Yes
Category:	Traffic	Sidewalk:	Trail, on one or both sides
Design Speed:	35	Bike lanes:	Yes
Travel lanes:	2	Median:	No
Curb Radii:	25	Drainage:	Swale
		On-street parking:	No

d) Road Typical Minimums

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F. Lighting and Signage Standards

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All lighting in the CCD shall be shielded. All other Lighting and Signage standards set forth in Sections 11.7 and 11.8, shall apply.

G. Landscaping Standards

1. Except as specifically set forth in the CCD, the provision of Section 11.10 shall apply. In addition, it is the intent of the CCD to promote the use of xeriscape designs for landscaping and the use of stormwater and treated wastewater effluent for irrigation to minimize water consumption.
2. Buffers and Landscaping for Road Frontages
Setbacks and width of landscape buffers from major and minor arterial roads, highways, or limited access highway rights-of-ways as set forth in Section 3.5.10 of the Extraterritorial Subdivision Regulations and Section 11.10 of the Extraterritorial Zoning Ordinance EZA Ordinance 1997-4 as amended, shall not apply to highways to roads or rights-of-way within the Community College District. Buffers and landscaping for road frontages shall be provided as shown on the Land Use Zoning Map or on the Road Cross Sections.
3. Residential yards shall be required to use xeriscape designs incorporating drought-tolerant and native vegetation to the maximum extent possible. Non-native turf will not be permitted. Areas to be used for recreation, parks, playfields, and plazas shall be excluded from this requirement. See Section 13.6 (I), Park Plazas and Trail Standards.
4. Irrigation Systems:
 - a) Irrigation systems shall maximize the use of drip or storm flow capture systems, using the best available technology for conservation.
 - b) Parks, playfields, plazas, other developed open space areas and all commercial and industrial areas shall have installed effluent reuse lines for irrigation of community and commercial landscapes. Subject to acquisition of applicable State and Federal permits, irrigation of such areas shall be converted to non-potable water when a reliable source is available from the District wastewater treatment facility that meets all applicable standards and requirements.

H. Open Space Standards

1. Applicability

All development within the CCD, except within Existing Neighborhood Zones, shall meet the open space standards as set forth below.

2. Standards and Procedures

A master plan submitted shall show a minimum of 50% of the property to be dedicated or reserved as open space.

3. Criteria

a) The following property may be considered open space for the purpose of meeting the 50% requirement:

- i. Open space mapped on the Land Use Zoning Map shall be common or public open space;
- ii. Common or Public Parks and Plazas;
- iii. Trails allowing public access and connecting the District Trail system;
- iv. Public trailheads;
- v. Archaeological easements;
- vi. Setbacks required by the Highway Corridor Standards or other Ordinances; and Private Open Space shall be counted if it is physically contiguous or separated only by road or trail features from adjacent open space and is not enclosed by fences, walls or other structures.

- b) Open space shall be dedicated or reserved on the final development plan or plat. Open space may be dedicated on property not contiguous to the zone for which the applicant is seeking master plan approval if
- 1) open space adjacent to or within the proposed development is not feasible or has already been dedicated as part of another development phase
 - 2) the contiguous property is within property designated as open space on the Land Use Zoning Map, and
 - 3) the proposed open space dedication is contiguous to other lands dedicated as open space and meets the intent of the CCD Plan to form a continuous open space system.

I. Park, Plaza and Trail Standards

1. Purpose

- a) Parks and plazas are intended to provide a variety of recreational facilities and improvements.
- b) Trails are intended to provide an equestrian, bicycle, and pedestrian transportation system.

2. Applicability and Procedures

- a) The park, plaza, and trail standards apply to all development within the CCD, except for Existing Neighborhood Zones.
- b) Parks, plazas or trails must be dedicated or reserved on the final development plan or plat.
- c) Submittal of plans or plats showing the location of parks, plazas, and trails shall be accompanied by the following:
 - i. Improvement plan showing trail sections, building materials, and trailhead improvements, and required improvements as set forth in the park/plaza Table in this subsection below;
 - ii. Landscaping and irrigation plan; and
 - iii. Maintenance plan.

3. Park Categories

- a) Plaza: Plazas are developed community gathering areas, including seating, walks, shade trees and landscaping.
- b) Community Park: Community Parks are developed active recreational areas including open play fields, seating or picnic facilities, walks, and trees. Public-accessible school play fields meeting minimum size requirements may be used to meet this requirement. No night lighting will be allowed. Land area from 3 to 5 acres. One park is needed for each neighborhood or Village Zone of up to 1000 dwellings; a larger community park might serve an entire Village Zone of up to 1500 dwellings.
- c) Neighborhood Park: Neighborhood Parks are to be developed as quiet activity parks, including toddler play facilities, seating, walks, and trees.

Land area from .25 to 1.0 acres minimum.

- d) **Passive Park:** Alternate to Community Park. Land area must be minimum of 10 acres, with 10% of park developed with seating or picnic facilities, walks and shade trees. Developed portion of park can be an aggregate of several developed areas within the park. Trails are not considered development.
- e) **District Park:** District Parks may include, but are not limited to, multi-use play fields, soccer fields, ball fields, parking, and hard courts. Night lighting is allowed. Large scale recreational fields on Educational Campuses may fulfill this requirement if accessible for public use.

4. Park and Plaza Standards

- a) Standards for parks and plazas are set forth in the following Table:

Parks/Plaza Table Allowable locations	Employment Center Zone	Institutional Campus Zone	New Comm. Center	Neighborhood Center	Neighborhood	Fringe Zones	Village Separators	Rural Zones
Plaza	Required .33-1.0 ac.	Required .33-1.0 ac.	Required .75-1.0 ac.	Required .33-1.0 ac.				x
Community Park (1)	x	x	Alternate location	Alternate location	Required 3-6 ac.	Alternate location	Alternate location	
Neighborhood Park (2)	x	x	x	x	Required .25 -1.0 ac			x
Passive Park (3)	x	x			x	x	x	x
District Park (4)	x	x			x SU			

ations:

(1) Required one (1) per neighborhood can be placed adjacent alternate locations as noted on matrix.

(2) Required one (1) within 1000 ft. of each residence in neighborhood.

(3) Alternate to Community Park.

(4) Recommended (1) per 5000 dwelling units.

Required = Required minimum one (1) per zone

Alternate = Alternate location for required park

X = Option per development

SU = Special Use in this zone shall follow the same procedures for Special Uses set forth in the Land Use Table.

b) Substitution for Acreage Requirements

- i. Active recreation areas on school sites and on other institutional

sites may be counted as parks if accessible to the public.

ii. Land for trails does not count towards the acreage required for parks. Land for trailheads does count toward the acreage required for parks and plaza.

iii. Community gardens and recreational facilities count toward the required acreage for parks.

c) General Landscaping Requirements

i. No more than 50% of the trees shall be evergreen with the remainder being low water use deciduous shade trees. Evergreen trees shall be a minimum of eight feet tall.

ii. Deciduous trees shall be a minimum of 1 ½ inch (1.5") caliper and 6 ft. tall at the time of planting.

iii. Unpaved areas of parks and plazas shall be re-vegetated with native grasses or native wildflowers (turf grasses may be required for active recreation or high traffic areas only), and planted with shrubs at an average of one shrub per 30 square feet, or a combination thereof.

iv. All non-native plant materials in parks and plazas shall be irrigated by a permanent automated irrigation system. All native plant materials shall be irrigated for a three year period or planted with permaculture methods to minimize irrigation.

5. Trail Categories

a) District Trails: District Trails are the district-wide connective trail systems. District trails are an alternative transportation system. They connect the Village Zones, Employment Center Zones and Institutional Campus Zones. The District Trails are shown on the Circulation Map, EZO Map 15, and are to be included in Master Plan and Preliminary Development Plan submittals. District Trails shall be designed for pedestrian, bicycle and equestrian use. Master Plans and development plans and plats shall show District Trails in the approximate locations shown on the Circulation Map, EZO Map 15.

b) Village Trails: Village Trails are the main trails connecting the centers

of the Village Zones, Employment Center Zones and Institutional Campus Zones to the District Trail system. These are to be identified at the Preliminary Development Plan submittal. At a minimum, Village Trails shall be designed for pedestrian and bicycle use.

- c) Local Trails: Local Trails are the secondary trails connecting Neighborhoods, Neighborhood Centers, Fringe Areas, and Rural Zones to the Village and District Trails network. These are to be identified at the Preliminary Development Plan submittal. At a minimum, Local Trails shall be designed for pedestrian and bicycle use.

- d) Equestrian Trails: If additional equestrian trails are provided they shall be identified at the Preliminary Development Plan submittal.

6. Trail Standards

Standards for trails are set forth in the following table:

Trail Category (1)	Minimum Trail Width	Min. Easement Width	Min. Surface Req.
District Trail	8	20	Natural Soil
Village Trail	6	20	4"Base course or 3"Paved
Local Trail	5	15	4"Base course
Equestrian Trail (2)	5	15	Natural Soil

Notes:

- (1) Trails shall be established as public easements and shall be subject to reasonable notes and regulation. Trails may be located within the 100-year flood plain.
- (2) Except for District Trails, Equestrian Trails should be separate from other trails.
- (3) Subgrade surfaces for proposed trails shall be treated for weed control.

J. Other Infrastructure Improvements

The County shall have the right to require developers, as a condition of approval, to enter into a development agreement pursuant to which the developer shall be required to pay a pro-rata share of future off-site improvements.

K. Affordable Housing

1. Applicability

- a) This Section applies to development of Village Zones, Fringe Zones, Rural Zones and Employment Center Zones within the CCD. Every application for master plan approval in those zones shall contain an

Affordable Housing Plan which, when implemented, will meet the requirements of this Ordinance and the compliance with which must be a condition of any approval of the master plan.

- b) If any development in the CCD which has a recorded plat as of the effective date of this Ordinance which is subject to the requirements of this Ordinance, then such development will be permitted to include any shortfall in the number of Affordable Housing Units in future phases of the development or on any undeveloped tract or lots in any previously recorded phase of the development.
- c) Within the Community College District, the provisions of this Ordinance supersede all prior County ordinances dealing with affordable housing, and any and all development agreements or affordable housing requirements for projects within the Community College District shall be null and void, and no density bonuses, credits or other benefits to the owner of such projects shall be allowed under any previous County ordinance. Any undeveloped residential tracts or lots in existing developments with final plat approval may, at the option of the owner thereof, be used to meet the requirements for affordable housing under this ordinance in future project phases.

2. Definitions

For purposes of this Section, the following definitions shall apply:

- a) Affordable Housing Plan means a written plan which describes the plan which the applicant intends to implement to comply with the requirements of this Section and which includes the number and types of Affordable Housing Units which must be built with the project proposed by the Applicant.
- b) Affordable Housing means "Eligible Housing Types or Units" sold at or below the "Maximum Base Price" to any "Eligible Buyer." Any real estate sales transaction in which an "Eligible Buyer" purchases any "Eligible Housing Type or Unit" meets the Affordable Housing criteria of this Ordinance. The Eligible Housing Unit must be occupied by the Eligible Buyer as a primary residence.

- 1 c) Eligible Buyer means a buyer of an Eligible Housing Unit as a primary
2 residence whose "Annual Gross Income" is below 100% of the Area
3 Median Income.
- 4 d) Area median income is the median income for the Santa Fe Metropolitan
5 Statistical Area as adjusted for various household sizes and published and
6 revised periodically by the United States Department of Housing and
7 Urban Development. The Santa Fe Metropolitan Statistical Area includes
8 Santa Fe and Los Alamos Counties. Changes to the Area Median Income
9 published by the Department of Housing and Urban Development of the
10 United States of America shall be updated once annually by the Code
11 Administrator.
- 12 e) Eligible Housing Type or Unit – any housing unit, attached or detached,
13 that is built in compliance with applicable codes on a fee simple lot
14 meeting the following specifications:
- 15 Type A – 2 bedrooms, 1 bathroom of at least 1,000 sq. ft. of heated
16 space
- 17 Type B – 3 bedrooms, 2 bathrooms of at least 1,300 sq. ft. of
18 heated space
- 19 Type C – 4 bedrooms, 2 bathrooms of at least 1,500 sq. ft. of
20 heated space
- 21 f) Income Ranges means the income ranges used in the formula for
22 determining "Maximum Base Price" for each Eligible Housing Type, and
23 under this Ordinance the three Income Ranges are:
- 24 Income Range 1: 0% to 60% of the Area Median Income;
25 Income Range 2: 61% to 80% of the Area Median Income; and
26 Income Range 3: 81% to 100% of the Area Median Income.
- 27 g) Maximum Base Price means the highest price at which an Eligible
28 Housing Type or Unit may be sold. On the effective date of this
29 Ordinance, the Maximum Base Prices for each eligible housing type and
30 Income Range are found in the table below. The Maximum Base Price
31 shall be adjusted annually by the Code Administrator in accordance with
32 the provisions and procedures set forth in this Ordinance.

Eligible Housing Types	Maximum Base Price for Income Range 1: 0-60%	Maximum Base Price for Income Range 2: 61-80%	Maximum Base Price for Income Range 3: 81-100%
Type A: 2 Bedrooms 1 Bath	\$88,733	\$121,000	133,000
Type B: 3 Bedrooms 2 Bath	\$98,537	\$134,369	\$147,805
Type C: 4 Bedrooms 2 Bath	\$106,347	\$145,019	\$159,520

The Maximum Base Price for an Affordable Housing Unit does not include any options, lot premiums, and upgrades chosen by the Eligible Buyers; provided, however, all "options," "lot premiums," and "upgrades" must be published in advance as part of the marketing of the Affordable Housing, and must be reasonably comparable to those offered to other non-Eligible Buyers for the same housing type, and cannot exceed \$2,000.00. Increases in the sales price not exceeding \$2,000.00 for an Affordable Housing Unit which are based upon "options," "lot premiums" or "upgrades" shall not disqualify a sale or transaction as meeting the requirements of providing Affordable Housing.

- h) Affordable Housing Regulations – regulations duly adopted and published by the Code Administrator pursuant to this Section used to implement the Affordable Housing Plan.

3. Affordable Housing Requirements:

All applications for master plan approval within the CCD shall submit an Affordable Housing Plan and meet the following requirements:

- a) Percentage of Affordable Housing: Fifteen percent (15%) (or Adjusted Percentage defined in sub-paragraph B below) of the total housing approved in the Master Plan shall be Affordable Housing. The Affordable Housing requirement must be in the following proportions or as provided for the Adjusted Percentage:

1. Five percent (5%) of the total housing shall be sold at or below the

- 1 Maximum Base Price for Income Range 1;
2
3 2. Five percent (5%) of the total housing shall be sold at or below the
4 Maximum Base Price for Income Range 2;
5 3. Five percent (5%) of the total housing shall be sold at or below the
6 Maximum Base Price for Income Range 3.
7
8 b) If an applicant exceeds the percentage in Income Range 1 or 2 set forth
9 above, the requirement in any higher Income Range shall be reduced by
10 the same percentage (the "Adjusted Percentage"). By way of example, if
11 an applicant sells 6% of the total housing in a Village at or below the
12 Maximum Base Price for Income Range 1, then his total requirement for
13 sales at Maximum Base Prices for Income Range 2 or 3 shall be reduced
14 by 1%.
15
16 c) "Total housing" means and includes all for-sale houses on fee simple lots
17 within the Village Zone, Fringe Zones, Rural Zone, and Employment
18 Center Zone; provided, however, the Affordable Housing is not required
19 to be located within Fringe Zones, Rural Zones, or Employment Center
20 Zones.
21
22 d) Integration of Affordable Housing: Affordable Housing Units shall be
23 provided as part of the development and shall be integrated into the overall
24 design and lay-out of the project. The general location of the Affordable
25 Housing shall be identified in the Affordable Housing Plan and the exact
26 location shall be identified in the Affordable Housing Agreement, which
27 must be executed prior to recordation of final plats and plans for any phase
28 of the Master Plan.
29
30 e) Phasing Requirements: The Affordable Housing may be phased. Phasing
31 must comply with the following requirements:
32
33 i. Prior to final plat and plan approval for more than 25% of the Total
34 Housing, at least 25% of the Affordable Housing shall be offered for
35 sale;
36
37 ii. Prior to final plat and plan approval for more than 50% of the Total
38 Housing, at least 50% of the Affordable Housing shall be offered for
39 sale; and

iii. Prior to final plat and plan approval for more than 75% of the Total Housing, at least 75% of the Affordable Housing shall be offered for sale.

f) Affordable Housing Agreement: The final plat shall not be recorded until the applicant has entered into an Affordable Housing Agreement with the County. The purpose of this agreement is to further establish the terms and conditions for the provision of Affordable Housing within the development and to ensure compliance with the terms of this Ordinance. The Affordable Housing Agreement will describe how Affordable Units will be marketed and sold to eligible buyers.

4. Affordable Housing Regulations

a) Within ninety (90) days of the effective date of this Ordinance, the County Code Administrator shall adopt and post in the County Clerk's office Affordable Housing Regulations which shall establish and include:

- i. The form of Affordable Housing Agreement, which shall provide for the method and documentation necessary to verify that the applicant has met the Affordable Housing requirements of this Ordinance;
- ii. The process of certification of Eligible Buyers by the County, which process shall not exceed fifteen (15) business days from the date a Buyer applies for certification, and the fees to be charged to the developer for the certification; and
- iii. The form of certificate of compliance to be issued to applicants upon compliance with the terms of this ordinance, which shall be issued not later than fifteen (15) business days of applicants submission of the required verification documentation.
- iv. The exact method of determining the Maximum Base Price, which must (1) be done in the same manner annually by the Code Administrator, (2) use a market analysis to determine a market price for the Eligible Housing Type, and then (3) discount the market price arrived at by the Code Administrator by the same percentages to determine the price for each category of Eligible

Housing Type and for each Income Range.

- b) The Affordable Housing Regulations, and any amendment thereto, shall only be effective once they have been adopted in writing by the Code Administrator and posted in the County Clerk's office for a period of not less than fifteen (15) business days. Thereafter, the adopted regulations shall be made available to the public.

SECTION 13.7 EFFECTIVE DATE

The Community College District Ordinance shall become effective on the 30th day after recording of this Ordinance in the offices of the County Clerk and the City Clerk.

SECTION 13.8 SEVERABILITY

THE PROVISIONS OF THIS ORDINANCE ARE SEVERABLE, AND IF ANY PROVISION, SENTENCE, CLAUSE, SECTION, OR ANY PART THEREOF, IS HELD ILLEGAL, INVALID, UNCONSTITUTIONAL, OR INAPPLICABLE, IT SHALL NOT AFFECT OR IMPAIR ANY OF THE REMAINING PROVISIONS, SENTENCES, CLAUSES, SECTIONS, OR PARTS OF THIS ORDINANCE OR THEIR APPLICATION TO OTHER PERSONS OR CIRCUMSTANCES.

SECTION 13.9 EFFECT ON APPROVED MASTER PLAN, AND PRELIMINARY AND FINAL PLANS

Upon the effective date of this Section 13, the following shall apply for properties that have received master plan, final or preliminary development plan but have not recorded a final development plan prior to its effective date:

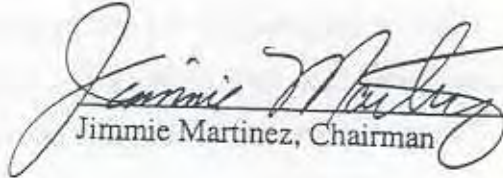
- A. For properties proposed for development which have approved master plans, the proposed plan for the property may be developed in accordance with approved master plan or development plan without amendment if there does not exist a substantial non-conformity between the approved master plan and the provisions of Section 13.
- B. If the Code Administrator determines that there exists a substantial nonconformity between the provisions of this Section 13 and the approved master or development plan, then the approved plan must be amended to obtain conformity with the requirements of this Section 13.
- C. For purpose of this Section 9 of this Ordinance a "substantial non-conformity" shall be determined by the Code Administrator finding that a development does not meet the following criteria:

- 1 1. For residential development:
 - 2 a) The plan relies upon community water and community sewer;
 - 3 b) The plan makes provision for connectivity with the open spaces and road
 - 4 networks planned within the CCD;
 - 5 c) The net densities (i.e. the density of dwelling units on land developed
 - 6 without open space tracts) are generally in accordance with this CCD plan; and
 - 7 d) The plan provides for adequate open space, trails, and a mix of housing
 - 8 types and prices.
- 9 2. For commercial development:
 - 10 a) The plan relies upon community water and community sewer system
 - 11 b) The property is part of a larger tract which will likely develop as part of an
 - 12 employment center planned within the CCD in such a way that the remainder of
 - 13 the property can be planned and developed in accordance with CCD plan; and
 - 14 c) The uses are generally in accordance with those shown on CCD plan for
 - 15 the property.
 - 16

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2 PASSED, ADOPTED AND APPROVED this 11th day of DEC, 2000, by the Santa Fe
3 Extraterritorial Zoning Authority.
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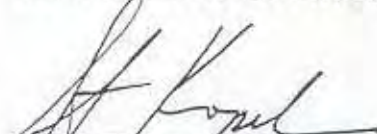
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Jimmie Martinez, Chairman

ATTEST

Rebecca Bustamante
County Clerk

APPROVED AS TO FORM:

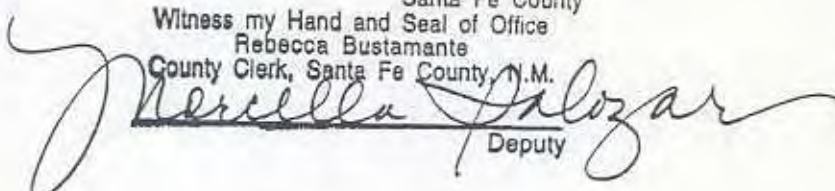

Steven Kopelman, County Attorney


Peter Dwyer, City Attorney



1141.778
COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO
I hereby certify that this instrument was filed
for record on the 11 day of Jan A.D.
20 01 at 12:08 o'clock P.m.
and was duly recorded in book 1845
page 728-796 of the records of

Santa Fe County
Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.


Mercedes Salazar
Deputy

CERTIFICATE OF FILING

I, Yolanda Y. Vigil, City Clerk, do hereby certify that the foregoing ordinance, designated as EZ Ordinance, No. 2000 - 03, was filed in my office on the ____ day of _____, 2001.

SANTA FE CITY CLERK

Yolanda Y. Vigil

CERTIFICATE OF FILING

I, Rebecca Bustamante, County Clerk, do hereby certify that the foregoing ordinance, designated as EZ Ordinance, No. 2000 - 03, was filed in my office on the 11 day of JAN., 2001, in Book Number 1845 at Page 728-726.

SANTA FE COUNTY CLERK

Rebecca Bustamante
Rebecca Bustamante



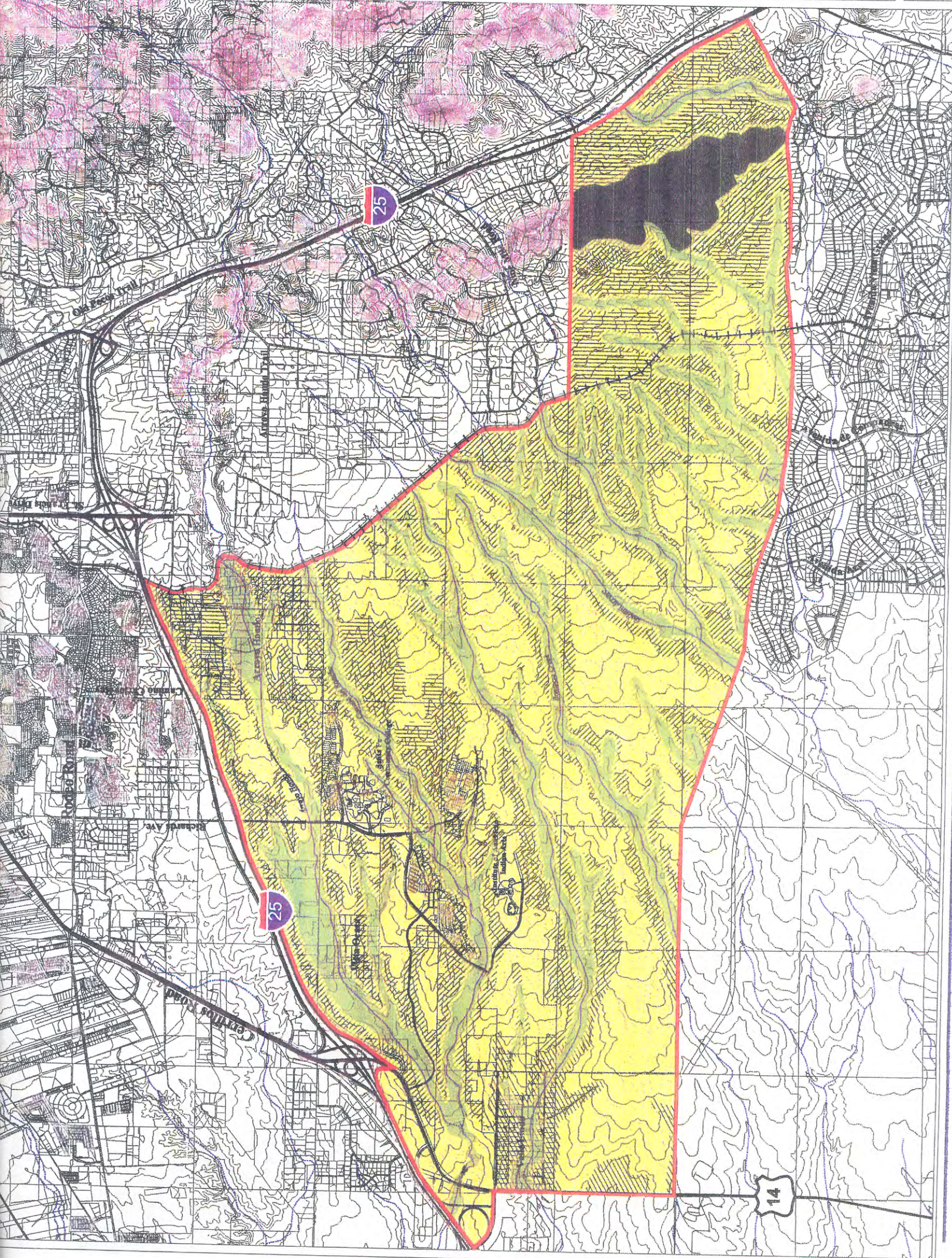
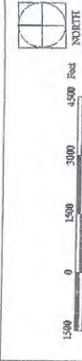
Land System Map

Legend

- Community College District Boundary
- Major Roads
- Major Drainages
- Existing Rail Road
- Mountains
- Hillside/ Pinon Juniper
- 6526 acres
- Hillside/ Grasslands
- 493 acres
- Flatland/ Pinon Juniper
- 1079 acres
- Flatland/ Grasslands
- 5354 acres
- Arroyo Corridors
- 3101 acres
- Total Area
- 17126 acres

EZO MAP 13

Approved by Board of County Commissioners October 31, 2000
 Approved by Extra-Territorial Zoning Authority November 1, 2000
 THIS INFORMATION IS FOR REFERENCE ONLY. SANTA FE COUNTY
 DOES NOT ASSUME ANY LIABILITY FOR THE USE
 OF THIS DATA. USERS ARE SOLELY RESPONSIBLE FOR CORRELATING
 DATA. ACTUARIAL WHEN NECESSARY.



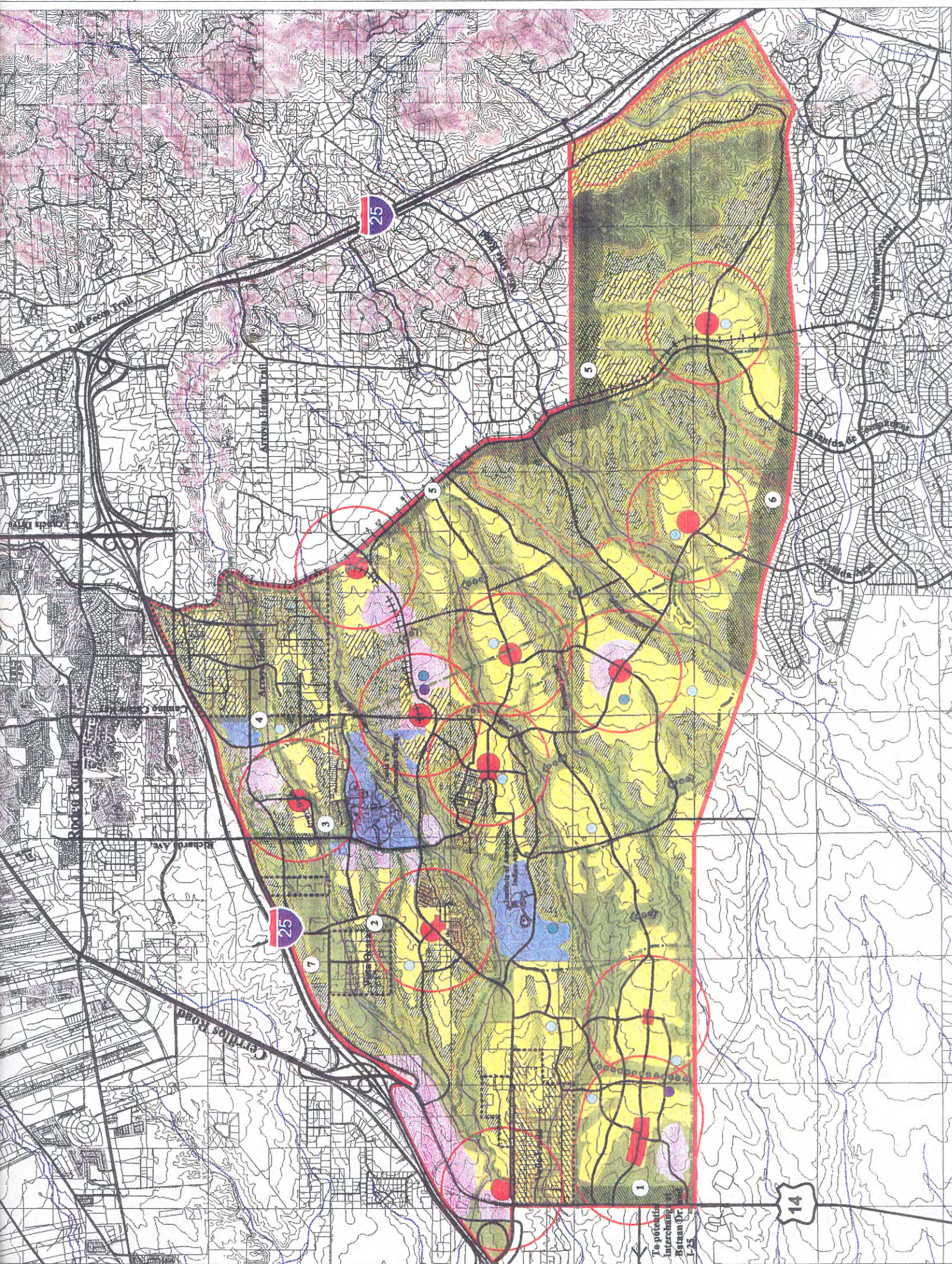
Land Use Zoning Map

Legend

- Community College
- District Boundary
- Major Drainages
- Existing Rail Road
- Proposed Rail Road
- Village Zones
- Flatland/ Pinon Juniper
- Employment Campuses and Centers
- Institutional Campuses
- Arroyo Corridors and Open Space
- Roads - Proposed & Existing
- Village Separators
- District Trails
- Proposed Alignments
- Rural Zones
- Existing Neighborhood Zones
- New Community Centers & Walking Radii
- Fringe Zones:
- Hillside/ Pinon Juniper
- Hillside/ Grasslands
- Buffer Areas:
- 1 Highway 14 buffer
- 2 Vista Ocas buffer
- 3 Richard's Ave. / 200 ft. both sides
- 4 Arroyo Bando West buffer
- 5 Nine Mile buffer
- 6 El Dorado buffer
- 7 150'-350' Highway Corridor Refer to Highway Corridor Plan
- Elementary Schools
- Middle Schools
- High Schools

EZO MAP 14

Approved by Board of County Commissioners October 31, 2000
 Approved by Etna-Territorial Zoning Authority November 1, 2000
 As amended by B/C/TEZA on December 11, 2000
 THIS INFORMATION IS FOR REFERENCE ONLY. SANTA FE COUNTY
 OF THESE DATA ASSUMES ARE SOLELY RESPONSIBLE FOR OBTAINING
 DATA. ACTUALITY WHEN NECESSARY.



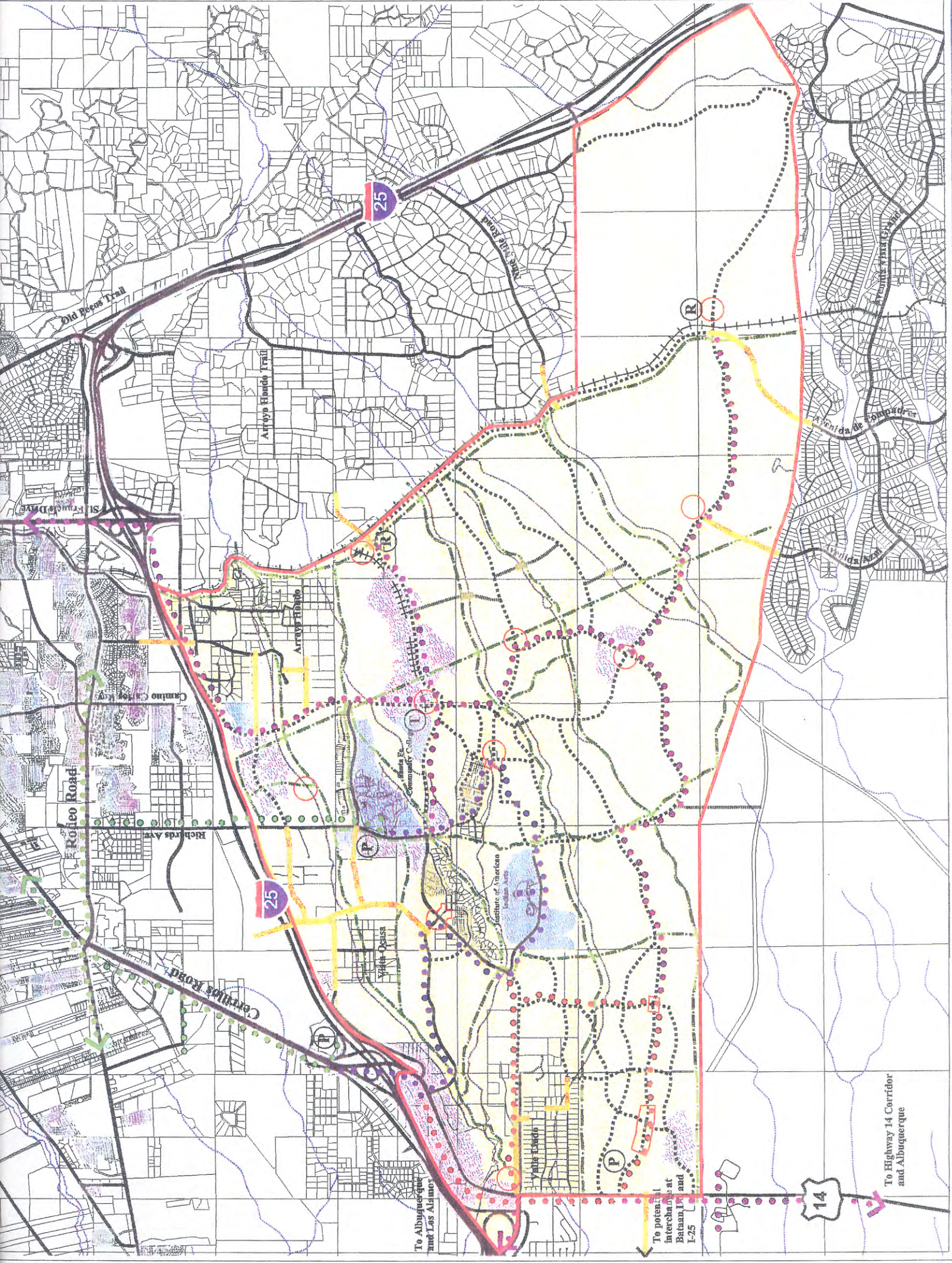
Circulation Map

Legend

- Community College District Boundary
- Major Drainages
- Existing Rail Road
- Proposed Rail Road
- Employment Campuses and Centers
- Institutional Campuses
- Existing Primary Roads
- Proposed Primary Roads
- Proposed Secondary Roads
- District Trails
- Proposed Alignments
- Existing Transit Route
- Phase I Transit
- Phase II Transit
- Future Transit
- Roads requiring future study
- Railroad Station
- Park and Ride
- Transportation Center
- Low Water Crossings
- New Community Centers

EZO MAP 15

Approved by Board of County Commissioners October 31, 2000
 Approved by Board of County Commissioners November 1, 2000
 THIS INFORMATION IS FOR REFERENCE ONLY. SANTA FE COUNTY
 ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER
 ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. FOR COORDINATING
 DATA, CONTACT THE DATA PROVIDER.



To potential
 Interchange at
 Batan 14 and
 I-25

To Albuquerque
 and Las Alamos

To Highway 14 Corridor
 and Albuquerque

LAND USE TABLE

USE CATEGORY	VILLAGE ZONES				OTHER ZONES				
	New Community Center	Neighborhood Center	Neighborhoods (optional)**	Fringe Zone	Rural Zone	Employment Center Zone	Institutional Campus Zone	Open Space *	Village Separators *
ELIGIBLE USES									
Residential and Residential Accessory									
Bed and Breakfast (6 units max.)	x	x	x	x	x				
Group Homes and Shelters	x	x	x		x	x	x		
Guest Houses and secondary dwellings	x	x	x	x	x	x	x		
Home Day Care (12 or fewer children)	x	x	x	x	x	x	x		
Home Occupations	x	x	x	x	x	x	x		
Live / Work Dwellings	x	x	x	x	x	x	x		
Residential, dormitories	x	x			x				
Residential, limited Multifamily (4units max.)	x	x	x	x	x	x	x		
Residential, Multifamily (over 4 units)	x	x	x		x	x	x		
Residential, Single family	x	x	x	x	x	x	x		
Retirement Homes/Assisted Living	x	x		S			x		
Studios	x	x	x	x	x	x	x		
Civic/Public/Institutional									
Auditoria, Community Theatres, Museums	x	x				S			
Cemeteries			x	x	x		x		
Churches/Religious Institutions	x	x	x	x	x	x	x	S	S
Day Care (more than 12 children)	x	x	S	x	x	x	x		
Hospitals						S	S		
Nursing Homes	x	x		S			x		
Private Club/Lodges	x	x		S			x		
Public Buildings	x	x		S			S		
Recreational areas, play fields & facilities, including school fields	x	x	x		x	x	x	S	S
Recreational buildings, public indoor	x	x	S	S			x		
Schools: Colleges, Universities, Vocational	x	x					x		
Schools: K-6, Public	x	x	x	S			x		
Schools: Middle or High, Public ***	x	x	S				x		
Schools: Private	x	x	x	S	S	S	x		
Commercial/Industrial									
Automotive sales/Auto, truck or RV dealerships	S					S			
Automotive services/ Car Washes	S	S				S			
Automotive services/ Gas stations	S	S				S			
Automotive services/ repair shops	S	S				S			
Banks/Financial institutions	x	x				x	x		
Business & Personal Services	x	x				x	x		
Campgrounds, RV parks				x	x	x			
Construction supplies & yards	x	x							
Distribution facilities	S					S			
Greenhouses/Plant nurseries		x		x	x				
Guest Ranches, Resorts	x	x		S	x	x			
Health Clubs	x	x							
Hotel, motel, inns, Bed & Breakfast (over 6 units)	x	S				x	x		
Indoor Recreational Centers	x	S				x			
Industrial, Light & crafts manufacture	S	S			S	x	S		

x= uses eligible
in zone

S= special use

1845776

LAND USE TABLE

USE CATEGORY	VILLAGE ZONES				OTHER ZONES				
	New Community Center	Neighborhood Center	Neighborhoods (optional)**	Fringe Zone	Rural Zone	Employment Center Zone	Institutional Campus Zone	Open Space *	Village Separators *
Industrial, Heavy									
Laundromat/dry cleaning	x	x	x			S			
Liquor stores, bars, lounges and pubs	S	S	S			x	x		
Medical: drug & alcohol treatment	S					S	S		
Medical: Offices, Clinic/Laboratory	x	x	x				S		
Mobile home sales & services						S	x		
Movie Theaters	x	S					S		
Office, Limited (1000 s.f. max., first fl. only)	x	x	x	x	x	x			
Office: Professional or Business	x	x				x	x		
Outdoor markets	S			S		S			S
Parking Garages	x	x				x	x		
Recycling centers	x	x	x	x	x	x	x		
Research laboratories & associated medical facilities	S					x	x		
Restaurant (more than 40 seats)	x	x				x	x		
Restaurant, Limited (40 seats max.)	x	x	x			x	x		
Retail Sales (single uses 5000 s.f. max.)	x	x		x		x			
Retail Sales (single uses over 5000 s.f.)	x	x				x			
Retail Centers	x	x				S			
Solid Waste Transfer Station				S	S	S			
Storage, outdoor	S					S			
Storage, Self storage	S	S				S			
Storage, warehouse						S			
Transportation Center: maintenance & storage						x			
Transportation Center: depots	x	x	x			S	S		
Truck terminals						x	x		
Utilities: substations	S	S				S			
Utilities: well fields, water & waste water treatment facility	S	S	S	S	S	S	S	S	
Veterinary hospitals, kennels & shelters (Large animal)					S				
Veterinary hospitals, kennels & shelters (Small animal)	S	S			S		S		
Agricultural and Assesory Uses									
Agriculture and ranching ****	x	x	x	x	x	x	x	x	x
Community Gardens	x	x	x	x	x		x	S	x
Stables, riding academies		S		S	x		x	S	S
Prohibited Uses									
Airports, scrap yards, slaughterhouses, adult entertainment									

* Accessory buildings only allowed; principal buildings and structures shall be located in adjacent zones

** Neighborhoods are optional development types. Permitted uses in neighborhoods may be individually defined by each development, but may not be less restrictive than the uses allowed for Neighborhood Center zone.

*** Locate at edge of Village Area or Institutional Campus

**** Allowed unless superseded by other development

Uses not marked as eligible are not permitted in the particular zone.

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