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BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY THAT THE SANTA FE COUNTY LAND DEVELOPMENT CODE, ARTICLE XIII, TRADITIONAL AND CONTEMPORARY COMMUNITY ZONING DISTRICTS, IS AMENDED TO ADD A NEW SECTION 4 AS FOLLOWS:

4.1 Applicability of Ordinances and the Land Development Code

4.2 Location of District and Boundaries

a. Madrid Traditional Community Zoning District Map

b. Madrid Traditional Community Planning Area Map

d. Madrid Greenbelt Map

4.3.1 The standards and regulations set forth for this Planning Area are intended to implement the purposes, intent, planned land use goals and strategies of the Madrid Community Plan, Resolution 2000-119, adopted and approved by the Board of County Commissioners on September 12th, 2000, pursuant to the Community Planning Process set forth in Article XIII of the Code (Ordinance 1998-5). This Ordinance shall apply to all development arising after the adoption thereof and development not legally in existence at the time of adoption of this Ordinance. Any development that does not have master plan approval at the time of adoption of this Ordinance shall comply with this ordinance. This Ordinance may be amended from time to time.

1 4.3.2 Vision Statement of the Madrid Community Plan

2 The following statement has been adopted by the residents of Madrid to serve as
3 the guiding vision for the creation of the Town of Madrid Community Plan.

4 “Our vision for our community is one of a peaceful and rural
5 nature, one that respects diversity and is governed through
6 unity. We resolve to protect our natural environment and
7 unique character by honoring our traditional cultures and the
8 area’s historical, agricultural, livestock and residential
9 traditions. We wish to maintain the community’s self-
10 sufficient character and protect our small village from urban
11 sprawl. We wish to live in a community where people of all
12 cultures and incomes share in decision making, a community
13 in which changes, improvements, and decisions are dictated
14 by realistic consideration of available resources along with
15 residents’ vision of our relaxed and open quality of life.”

16 The Madrid Community Plan additionally states,

17 “The intent of the Plan is to protect the existing
18 grandfathered businesses and maintain the town’s traditional
19 and unique small business atmosphere. The Plan seeks to
20 discourage chain store and franchise type development while
21 promoting new business uses that match the existing
22 character and intensity of commercial development in
23 Madrid as well as those that will both protect and not put
24 additional demands on limited water resources. The Plan
25 defines a higher intensity use as increasing one or more of
26 the following: commercial floor space, water use, need for
27 fire protection, or number of required parking spaces.”

28 4.4 Zoning Density

29 4.4.1 The zoning density for properties lying within the Traditional Community
30 Zoning District is three-quarters of an acre (.75) per dwelling unit as per Article
31 III, Section 10 of the Code.

32 4.4.2 The zoning density for properties lying within the Madrid Community Planning
33 Area, except in the Traditional Community Zoning District, is 160 acres per
34 dwelling unit as per the County’s Homestead Hydrologic Zone and all relevant
35 conditions, as per Article III, Section 10 of the Code.

36 4.5 Residential Uses

37 4.5.1 Residential uses shall be permitted in the entire planning area. Residential
38 development shall conform to Article III, Section 2 of the Code and all
39 requirements of this ordinance.

40 4.6 Home Occupations

41 4.6.1 Home occupations are appropriate throughout the Planning Area and shall
42 conform to Article III, Section 3 of the Code and all requirements of this
43 ordinance.

1 4.7 Commercial Uses

2 4.7.1 Mixed-use businesses and commercial uses within the planning area shall be
3 permitted only on property that is directly adjacent to New Mexico State
4 Highway 14 and within the Planning Area. Commercial development shall
5 conform to Article III, Section 4 of the Code and all requirements of this
6 ordinance.

7 4.8 Performance Standards

8 4.8.1 Setbacks:

9 4.8.1.1 Minimum front setback for residential and commercial properties shall
10 be 8 feet.

11 4.8.1.2 Minimum side and back setbacks for residential and commercial
12 properties shall be 10 feet.

13 4.8.2 Building Height:

14 4.8.2.1 Maximum height for any structures shall be 25 feet.

15 4.8.3 Building on Slopes and Ridgetops:

16 4.8.3.1 In order to preserve the unobstructed horizons surrounding Madrid, no
17 portion of a residential, commercial, or any other structure shall be
18 visible above the ridge top when viewed from the centerline of Highway
19 14 at the nearest spot on the highway with a direct view of the proposed
20 structure. Along with this ridgetop building restriction, all other County
21 Code requirements regarding building on slopes and hillsides are
22 applicable.

23 4.8.3.1.1 A ridge or ridgetop shall be defined as a long, narrow land
24 form with slope less than fifteen percent (15%) that includes
25 the prominently visible portion of a hill or mountain, as
26 viewed from a major arterial (such as New Mexico State
27 Highway 14) and that sits above an area having an average
28 slope greater than twenty percent (20%) on one or more
29 sides. Where a ridgetop measures more than two hundred
30 feet (200') from shoulder to shoulder (a mesa), the ridge top
31 standards and requirements for the architecture and buffers
32 shall apply within two hundred feet (200') of the shoulder of
33 the ridge and setbacks will be directed away from the portion
34 of property most visible from the major roadway as
35 described above. County standards to be applied include but
36 are not limited to Article III, Section 2.3.8 – *Architectural*
37 *Appearance Standards* and Article III, Section 2.3.10 b) –
38 *Preservation and Revegetation of Native Vegetation* and
39 Article III, Section 2.3.10 c) – *Buffering and Revegetation*
40 *for Ridgetops with Development Sites with a Natural Slope*
41 *of 15% or greater.*

42 4.8.4 Fire Protection:

43 4.8.4.1 Commercial and mixed-use businesses shall meet fire protection
44 requirements as per Article VII, Section 6.7 of the Code.

1 4.8.5 Temporary Uses:

2 4.8.5.1 Temporary, portable or wheeled structures, such as mobile homes, tents,
3 campers, and trailers shall not be allowed on properties for more than
4 thirty days.

5 4.8.6 Residential Lot Coverage:

6 4.8.6.1 Maximum lot coverage for a residential structure shall be 25% of the lot.

7 4.8.7 Signs:

8 4.8.7.1 Backlit, plastic, and neon signs are prohibited. See Article VIII of the
9 Code for details on sign regulations.

10 4.9 Water restrictions

11 4.9.1 New commercial establishments shall submit a water resources plan as part of the
12 development review process at the master plan phase. The water resources plan
13 must demonstrate secured access to a supply of water to meet all current and
14 projected demands for the business operation and shall meet all standards
15 established by the Office of the State Engineer demonstrating that the well will
16 have no adverse impacts on surrounding wells.

17 4.9.2 New commercial establishments will be required to hook-up to the community
18 water system or if this is not feasible, will be required to limit water consumption
19 to .25 acre feet of water per year. See Article VII, Section 6 of the Code for
20 description of community water system requirements.

21 4.9.3 Development on new lots created in the area that was added to the Madrid
22 Traditional Community Zoning District by this Ordinance, see Map A, shall
23 require connection to, and use of, the Madrid Water Cooperative water system or
24 any other legal community water system as defined by the Code, before a
25 development permit will be issued by the County. If connection to a water system
26 is not practicable within a reasonable period of time, the landowner may request
27 development approval with the condition that the property owner agrees to
28 connect to a community water system as soon as a system is capable of providing
29 service to the development. This applies to new residential or commercial
30 development on vacant land or expansion of intensity of existing uses.

31 4.9.4 No dry commercial establishments shall be permitted.

32 4.10 Wastewater Restrictions

33 4.10.1 New businesses must provide proof of adequate restroom facilities before
34 business licenses will be granted. The intent is to ensure that commercial
35 establishments have adequate restroom facilities to serve demand generated by
36 their business activities. Facilities may include on-site restroom(s), portable
37 facilities, shared facilities with another establishment or other types of facilities
38 which meet applicable public restroom facility standards.

39 4.11 Legal Non-conforming Uses

40 4.11.1 Non-conforming, legal commercial establishments (Grandfathered uses) and
41 mixed-use establishments in operation at the date of adoption of this ordinance
42 shall be allowed to continue operations with both existing and or new owners so
43 long as the establishment maintains a similar intensity of use.

44 4.12 Greenbelt Traffic Restrictions

1 4.12.1 All motorized vehicular traffic in the greenbelt area as identified on attached Map
2 D shall be prohibited with the exception of traffic on existing road easements and
3 uses such as emergency purposes and water cooperative maintenance.

4 Severability

5 If any part of this Ordinance or the application thereof to any person or circumstance is held
6 invalid, the remainder of the Ordinance and its application to other persons or circumstances shall
7 not be affected thereby.

8
9 **PASSED, ADOPTED AND APPROVED** this ____ day of _____, 2002, by the Santa Fe County
10 Board of County Commissioners.

11
12 _____
13 Paul Duran, Chairman

14 ATTEST:

15 _____
16 REBECCA BUSTAMANTE
17 COUNTY CLERK

18
19 APPROVED AS TO LEGAL FORM AND SUFFICIENCY:

20 _____
21 COUNTY ATTORNEY

22 **CERTIFICATE OF FILING**

23 I, Rebecca Bustamante, County Clerk, do hereby certify that the foregoing ordinance, designated as
24 Ordinance, No. 2002 -1 , was filed in my office on the ____ day of _____, 2002, in book Number
25 ____ at Page _____.

26
27 SANTA FE COUNTY CLERK

28 _____
29 REBECCA BUSTAMANTE