

Chapter 8 – Zoning

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CHAPTER 8 – ZONING

8.1. PURPOSE. This Chapter is adopted to promote and protect the public health, safety and general welfare through orderly zoning regulation of land uses throughout the unincorporated area of the County. In addition to the other purposes of the SLDC as described in Chapter 1 and succeeding chapters, the following additional specific purposes are hereby adopted:

8.1.1. Provide for consistency with the SGMP, and any applicable area, district and community plans, and internally with the SLDC;

8.1.2. Divide the County into base, planned development and overlay zoning districts of a number, size and location deemed necessary to carry out the purposes of the SGMP and the SLDC;

8.1.3. Provide for a system of Sustainable Development Areas (SDAs) that are established by the SGMP to guide orderly development when infrastructure and services become available and time and sequence development so that infrastructure and services are available when needed;

8.1.4. Promote and incentivize infill into SDA-1 and SDA-2 areas where adequate public facilities and services presently exist;

8.1.5. Balance residential development with economic development where appropriate to assure County fiscal integrity;

8.1.6. Promote and incentivize flexible planned mixed-use buildings, centers and neighborhoods;

8.1.7. Protect environmentally sensitive lands, and the preservation of natural, archaeological, cultural and historical resources pursuant to the Land Development Suitability Analysis contained in the SGMP;

8.1.8. Promote sustainable design and improvement standards;

8.1.9. Provide adequate light and air; and

8.1.10. Determine the location, density, height, mass, minimum lot size and use of buildings, structures and land for residential, commercial, industrial and other purposes.

8.2. GENERAL REQUIREMENTS.

8.2.1. No land shall be used or occupied and no structures shall be designed, erected, altered, used or occupied, including all lands, lots, parcels or tracts created through an exemption to the parcel division and subdivision process, except in conformity with all of the zoning regulations, standards and procedures, compliance with all sustainable design and improvement standards, and upon performance of all conditions attached to any zoning map or text amendment, conditional use permit, variance, beneficial use determination statement, development approval, voluntary development agreement, and/or site development plan approved pursuant to the SLDC, or otherwise.

8.2.2. No person, firm, or corporation and no officer or employee (either as owner or as participating principal, agent, servant, or employee of such owner) shall sell, rent, lease, or offer to sell, rent, or lease any land or structure upon the representation, falsely made and known to be false, that such land or structure may be used or occupied in a manner or for a use prohibited by this Chapter or by the SLDC.

8.3. ESTABLISHMENT OF ZONING DISTRICTS. This Chapter establishes base zoning districts, planned development districts and overlay zones and describes use and design requirements that apply to each. All land in the unincorporated area of the County to which this SLDC applies is located within a base zoning district or a planned development district, and may be additionally subject to an overlay zoning designation.

8.3.1. Base Zoning Districts. Base zoning districts divide the County into agricultural, residential, commercial, industrial and mixed use zones with established boundaries and specified development uses. Base zoning districts approved for use in the County are listed in Table 8-1.

Table 8-1: Base Zoning Districts.

Residential:	
A/R	Agriculture/ranching
RUR	Rural
RUR-F	Rural Fringe
RUR-R	Rural Residential
RES-F	Residential Fringe
RES-E	Residential Estate
RES-C	Residential Community
TC	Traditional Community
Non-Residential:	
CG	Commercial General
CN	Commercial Neighborhood
I	Industrial General
IL	Industrial Light
P/I	Public/Institutional
Mixed Use:	
MU	Mixed Use

8.3.2. Planned Development Districts. Planned Development Districts may be established in appropriate areas in lieu of the base district zoning in accordance with Section 8.10. Planned development districts approved for use in the County are listed in Table 8-2.

Table 8-2: Planned Development Districts.

PD	Planned Development
PD-NC	Planned - Neighborhood Center
PD-TND	Planned - Traditional Neighborhood District
PD-RC	Planned - Regional Center
PD-CS	Planned - Conservation Subdivision
PD-C/O	Planned - Campus/Opportunity Center
PD-TOD	Planned - Transit Oriented Development

8.3.3. Overlay Zones. Overlay zones may be established over existing base zoning districts and planned development districts, as appropriate. Within an overlay zone, the standards of the

underlying district shall apply, but as modified by the additional requirements and standards of the overlay zone. Overlay zones may be used to address special situations related to: providing commercial uses in rural areas; preserving community development and use patterns; preserving historic areas and buildings, preserving environmentally sensitive lands and cultural resources; or regulating developments of countywide impact to protect public health, safety and welfare. Overlay zones approved for use are listed in Table 8-3.

Table 8-3: Overlay Zones.

O-RC	Rural Commercial
O-CD	Community District
O-ERP	Environmental and Resource Protection
O-HP	Historic Preservation
O-DCI	Development of Countywide Impact
O-AN	Airport Noise Overlay

8.4. ZONING MAP.

8.4.1. Adoption of Zoning Map. All land in the unincorporated area of the County to which this SLDC applies shall be set forth on the County's zoning map, which will designate base zoning districts, planned development districts and, as applicable, overlay zones. All lands shall be zoned as set forth on the zoning map.

8.4.2. Zoning District Boundaries. Where uncertainty exists as to the boundaries of any zoning district shown on the zoning map, the following rules shall apply:

8.4.2.1. Where zoning district boundaries are indicated as approximately following road, highway, railroad or lot lines, such lines shall be construed as extending to the centerline of such road or highway, or lot line.

8.4.2.2. In property that has not been subdivided or where a zoning district boundary divides a lot, the location of the zoning district boundary, unless specified by dimensions, shall be determined by use of the scale appearing on the map.

8.4.2.3. Where a public road is officially vacated or abandoned, the regulations applicable to abutting property shall apply to the vacated or abandoned road.

8.4.2.4. Where any private right of way or easement of any railroad, acequia or public utility company is vacated or abandoned, the rules applicable to abutting properties shall apply to the vacated right of way or easement.

8.4.2.5. In case uncertainty exists after application of these rules, the Administrator shall determine the location of district boundaries, subject to appeal to the planning commission.

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.

8.5. USE REGULATIONS.

8.5.1. Use Matrix. Uses permitted in the base zones and planned development zoning districts are shown in the use matrix in Appendix B. All uses are designated as permitted, accessory, or conditional, as further explained in Table 8-4. Accessory uses may be subject to specific regulations as provided in Chapter 10, and conditional uses are subject to the conditional use permit standards provided in Chapter 4. In addition, uses may be subject to modification by the overlay zoning regulations included in this Chapter.

Table 8-4: Use Matrix Labels.

P	Permitted Use: The letter "P" indicates that the listed use is permitted by right within the zoning district. Permitted uses are subject to all other applicable standards of the SLDC.
A	Accessory Use: The letter "A" indicates that the listed use is permitted only where it is accessory to a use that is permitted or conditionally approved for that district. Accessory uses shall be clearly incidental and subordinate to the principal use and located on the same tract or lot as the principal use.
C	Conditional Use: The letter "C" indicates that the listed use is permitted within the zoning district only after review and approval of a Conditional Use Permit in accordance with Chapter 4.
DCI	Development of Countywide Impact: The letters "DCI" indicate that the listed use is permitted within the zoning district only after review and approval as a Development of Countywide Impact.
X	Prohibited Use: The letter "X" indicates that the use is not permitted within the district.

8.5.2. Agriculture, Grazing and Ranching Uses. Agriculture, grazing and ranching of livestock shall be allowed anywhere in the County. A development permit is not required for this use, however, a development permit is required for any structure(s) related to this use in accordance with the siting and design standards of this SLDC.

8.5.3. Uses not specifically enumerated. When a proposed use is not specifically listed in the use matrix, the Administrator may determine that the use is materially similar to an allowed use if:

8.5.2.1. The use is listed as within the same structure or function classification as the use specifically enumerated in the use matrix as determined by the Land-Based Classification Standards (LBCS) of the American Planning Association (APA). See <http://www.planning.org/lbcs/standards/>.

8.5.2.2. If the use cannot be located within one of the LBCS classifications, the Administrator shall refer to the most recent manual of the North American Industry Classification System (NAICS). If the use cannot be located within the NAICS, the Administrator shall make a determination whether the proposed use is materially similar to a use within the same industry classification of the NAICS manual; if so, the Administrator shall approve the use. If not, the Administrator shall deny the use. See <http://www.census.gov/cgi-bin/sssd/naics/naicsrch>.

8.8.3. Dimensional Standards. The dimensional standards within the PI district are outlined in Table 8-17 below.

8.8.4. Review/approval procedures. All PI developments must meet the design standards of this Section in addition to the applicable standards of Chapter 7. A conceptual plan shall be required for all phased development in accordance with procedures outlined in Chapter 4.

Table 8-17: Dimensional Standards – PI (Public/Institutional).

P/I Zoning District	P/I
Density	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.

8.9. MIXED USE ZONING DISTRICT (MU).

8.9.1. Purpose. The Mixed Use (MU) district provides for areas of compact development with primarily residential and some commercial uses. The MU district provides a full range of housing choices and promotes a sense of community, vitality, and adequate facilities and services. The purpose of the MU designation is to accommodate compact communities, which typically have public gathering places or community facilities with a mix of associated land use such as residential and neighborhood-scale retail, small businesses, and local commercial uses. Community facilities may include schools, post offices, community centers, and recreational facilities, multi-modal transportation facilities that promote bicycling, equestrian activities, park and ride, and transit.

8.9.2. Applicability. The MU district requires residential uses and allows commercial, retail, recreational, community and employment uses. A variety of housing types are allowed in this district, including duplexes, multi-family and single family. A housing density is given (as shown in Table 8-18) if at least 10% of the developed square footage within the MU district is allocated to commercial/retail use intended to serve the local community.

8.9.3. Permitted Uses. Appendix B contains a list of all permitted, accessory and conditional uses allowed within the MU district.

8.9.4. Base Density. The base density permitted in the MU zone is one (1) dwelling unit per acre for residential use. A minimum of ten percent (10%) nonresidential development is required with a maximum of 15% non-residential development allowed. Development at densities above the base density requires the Transfer of Development Rights in accordance with 12.14 of this SLDC.

8.9.5. Dimensional Standards. The dimensional standards within the MU district are outlined in Table 8-18.

8.9.6. Review/approval procedures. All MU developments must meet the design standards of this Section in addition to the applicable standards of Chapter 7. A conceptual plan shall be required for all phased development in accordance with procedures outlined in Chapter 4.

Table 8-18: Dimensional Standards – MU (Mixed Use).

MU Zoning District	Base	With TDRs
Density (Number of dwelling units per acre)	1	20
Non-Residential (Min required, percent/Max permitted, percent)	10/15	5/50
Frontage (minimum, feet)	50	25
Lot width (minimum, feet)	50	25
Height (maximum, feet)	27	48
Lot coverage (maximum, percent)	40%	80%
Setback where existing residential uses adjoin property (ft)	50	50
Setback from edge of MU district where existing residential uses adjoin residential property (ft)	100	100
Setback from edge of MU district to adjoining community district (ft)	1000	1000

8.9.7. Design requirements. The following requirements apply to all development within an MU zone. Where the following standards are silent with respect to a particular criterion, the applicable section of the SLDC shall apply.

8.9.7.1. Site Planning. Mixed use developments shall adhere to all of the following site planning performance standards:

1. safe ingress and egress, and adequate pedestrian and vehicular circulation;
2. integrated circulation of roads, walkways and trails both within and external to the development;
3. adequate stacking or vehicle queuing room at driveways and road intersections may be required, based on engineered traffic studies and calculations;
4. shared access and circulation to minimize vehicular curb cuts or road approaches;
5. off-site traffic controls, devices, or improvements, including traffic lights, intersection improvements, and/or turning lanes;
6. outside storage shall be screened from view from public roads and neighboring properties;
7. service vehicle accesses and parking areas shall be separated from customer parking and circulation; and
8. duplex and multifamily structures shall be designed to orient to public or private roads and to provide pedestrian and vehicular connections to existing nearby amenities and neighborhoods. Each building shall be provided with direct pedestrian access from a road or drive fronting the building and from established parking areas.

8.9.7.2. Services. Mixed-use developments shall at a minimum include public water and wastewater, garbage and recycling pickup, walkways and parking area lighting. In addition, the following performance standards shall be met:

1. adequate safe pedestrian walkways shall be established within the development;
2. street lighting shall be provided along walkways adjacent to and within the development;
3. security lighting shall be provided in parking and designated outdoor recreation areas;
4. garbage, maintenance, and recycling facilities shall be screened; and
5. pedestrian connections to adjacent development shall be provided, in public rights-of-way, or along designated trail corridors.

8.9.7.3. Open Space. A minimum of 30% Open Space is required in a MU District. Developed parks shall be in accordance with Section 8.10.3.

1. The following property may be considered open space for the purpose of meeting the 30 percent requirement:

- a. open space identified on the Zoning Map shall be public open space;
- b. common or Public Parks and Plazas;
- c. trails allowing public access and connecting to County trails;
- d. public trailheads;
- e. archaeological easements;
- f. setbacks required by this Section or other Ordinances; or
- g. open space shall be dedicated or reserved on the final plat.

2. Open space may be dedicated on property not contiguous to the area for which the applicant is seeking subdivision approval where all of the following circumstances exist:

- a. open space adjacent to or within the proposed development is not feasible or has already been dedicated as part of another development phase;
- b. the continuous property is within property designated as open space on the Zoning Map; and
- c. the proposed open space dedication is contiguous to other lands dedicated as open space

3. Required open space may not be used for a density bonus or as a sending area for TDRs.

8.9.7.4. Play Space. Usable open space and recreation areas shall be required within duplex and multifamily residential developments, as follows:

1. Duplex and multifamily residential projects comprised of five (5) or more dwelling units that are anticipated by their unit type and design to accommodate families shall provide a safe play space for children. Projects that are established solely for the occupancy of adults shall not be required to establish play spaces.
2. The provision of usable open space, play spaces, and/or recreational spaces within duplex or multifamily developments of five (5) or more units may be phased concurrent with an approved phasing plan; provided, that each phase shall include usable open space and play spaces (if required) established in proportion to the size and impacts of each phase.

8.9.7.5. Landscaping. Landscaping shall demonstrate compliance with the following performance standards:

1. landscaping areas between public roads and parking shall be provided;
2. outside storage areas shall be screened from view from public roads and neighboring properties; and
3. landscaping areas shall be provided as a buffer to adjacent residential uses or neighborhoods.

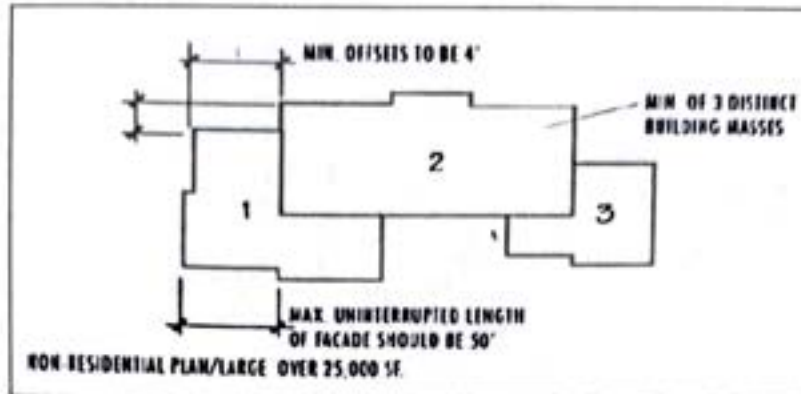
8.9.7.6. Off-road Parking. Off-road parking shall comply with the following performance standards:

1. The number of access points from parking areas to public roads shall be minimized or shall be shared (where possible) within a development.
2. Parking areas shall include landscaping, fencing and/or berming when abutting residential zoning districts.

8.9.7.7. Architectural Design Requirements.

1. Buildings 25,000 square feet or less shall be designed with two distinct masses to be defined by four (4) feet change in both vertical and horizontal direction.
2. Buildings over 25,000 square feet shall be designed with a minimum of 3 distinct masses to be defined by four (4) feet change in both vertical and horizontal direction. The maximum uninterrupted length of any façade shall be 50 feet.

Figure 8-1 Architectural Design Example.



8.10. PLANNED DEVELOPMENT DISTRICTS.

8.10.1. Generally. A planned development district is a flexible zoning tool intended to provide for efficient land uses, buildings, circulation systems, and infrastructure in order to: promote a sense of place and aesthetic design; increase walkability; allow for a mixing of uses; reduce the cost of infrastructure and services; reduce vehicle miles traveled; and reduce air pollution and greenhouse gas emissions. A planned development district may be generic in nature and intent, or it may be of a special type that incentivizes certain kinds of development (e.g., neighborhood, regional commercial, transit-oriented, office) or protection of valuable natural resources. This Section provides the processes and procedures for establishment of a standard Planned Development (PD), and includes additional standards and modifications for establishing special types of planned developments including Planned Traditional Neighborhood Developments, Planned Neighborhood Centers, Planned Regional Centers, Planned Campus/Opportunity Centers, Planned Transit Oriented Developments, and Planned Conservation Subdivisions.

8.10.2. Planned Development District (PD).

8.10.2.1. Purpose and findings. Planned Development (PD) districts are established to:

1. provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties;
2. provide an environment within the layout of a site that contributes to a sense of community and a coherent living style;
3. encourage the preservation and enhancement of natural amenities and cultural resources; to protect the natural features of a site that relate to its topography, shape, and size; and to provide for a minimum amount of open space;
4. provide for a more efficient arrangement of land uses, buildings, circulation systems, and infrastructure;
5. encourage infill projects and the development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility, or topography; and

6. recognize approved master plans that are in effect upon the effective date of both the SLDC and the Zoning Map.

8.10.2.2. Application. Every application for creation of a PD zoning shall be accompanied by a conceptual plan, a rezoning request if applicable and any concurrent preliminary subdivision plat, where applicable.

8.10.2.3. Review/approval procedures. All PD developments must meet the design standards of this Section in addition to the applicable standards of Chapter 7. A conceptual plan shall be required for all phased development in accordance with procedures outlined in Chapter 4.

8.10.2.4. Criteria. In order to foster the attractiveness of a PD district and its surrounding neighborhoods, preserve property values, provide an efficient road and utility network, ensure the movement of traffic, implement comprehensive planning, and better serve the public health, safety, and general welfare, the following criteria shall apply to the required conceptual plan. These criteria shall neither be regarded as inflexible requirements nor are they intended to discourage creativity or innovation:

1. insofar as practicable, the landscape shall be preserved in its natural state by minimizing tree and soil removal;
2. proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings;
3. with respect to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public roads, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and the arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed structures and neighboring properties; and
4. private roads and gates may be approved as part of the application but are not required.

8.10.2.5. Minimum Size. The minimum size for a PD district is five acres.

Table 8-19: Dimensional Standards – PD (Planned Development).

PD District	Base	With TDRs
Density dwelling units/acre)	1	20
Non-residential (Min required, percent/Max permitted, percent)	5/15	0/50
Frontage (minimum, feet)	50	25
Lot width (minimum, feet)	50	25
Height (maximum, feet)	27	48
Lot coverage (maximum, percent)	40%	80%
Setback from outside property boundary – no existing residential uses adjoining property	50	50
Setback from outside property boundary – existing residential uses adjoining property	100	100

8.10.2.6. Permitted Uses and Density.

1. Uses. A PD district may include residential, commercial, and industrial uses; cluster housing; common areas; unusual arrangements of structures on site; or other combinations of structures and uses that depart from standard development. The uses permitted in a PD district are those designated in the approved conceptual plan. Density limits are used to determine the maximum number of permitted dwelling units.

2. Base Density. The base density permitted in the PD zone is one (1) dwelling unit per acre for residential use. A minimum of five percent (5%) nonresidential development is required with a maximum of 15% nonresidential development allowed. Development at densities above the base density requires the Transfer of Development Rights in accordance with 12.14 of this SLDC.

3. Dimensional Standards. The dimensional standards within the PD district are outlined in Table 8-19.

4. Lots. As shown on Table 8-19, there is no minimum area requirement for lots, and lots do not need to front onto a road. Lot boundaries may coincide with structure boundaries except where perimeter lot setbacks are required.

8.10.2.7. Height and Yard Requirements. Setbacks shall be governed by the PD conceptual plan and the Setback Table in Chapter 7. Lots located on the perimeter of a PD district shall adhere to the minimum and maximum setback requirements of the base zoning district set forth in the Setback Table in Chapter 7 unless a lesser setback is approved in the master site plan. There are no setbacks for interior lots, provided that the requirements of the New Mexico Building Code are met.

8.10.2.8. Infrastructure Requirements. Publicly owned and/or maintained utilities shall be placed in public roads or easements that are a minimum of 16 feet in width unless a narrower width is approved by the applicable utility. Dead-end easements shall not be permitted unless an approved vehicular turnaround is provided at the end of each such easement. New PD districts shall at a minimum include public water and wastewater services provided by County utility or public water and wastewater systems.

8.10.2.9. Open Space. A minimum of 30% Open Space is required in a PD District. Developed parks shall be in accordance with Section 8.10.3.

1. The following property may be considered open space for the purpose of meeting the 30 percent requirement:

- a.** open space identified on the Zoning Map shall be public open space;
- b.** common or Public Parks and Plazas;
- c.** trails allowing public access and connecting to County trails;
- d.** public trailheads;
- e.** archaeological easements;
- f.** setbacks required by this Section or other Ordinances; or

g. open space shall be dedicated or reserved on the final plat.

2. Open space may be dedicated on property not contiguous to the area for which the applicant is seeking subdivision approval where all of the following circumstances exist:

a. open space adjacent to or within the proposed development is not feasible or has already been dedicated as part of another development phase;

b. the continuous property is within property designated as open space on the Zoning Map; and

c. the proposed open space dedication is contiguous to other lands dedicated as open space.

3. Required open space may not be used for a density bonus or as a sending area for TDRs.

8.10.3 Planned District Santa Fe Community College District.

8.10.3.1. Purpose and Intent. The Community College District (CCD) is a planned development district and is intended to promote and focus compact, mixed-use development in a village land use pattern in the large county area south of the city of Santa Fe. It is a major employment, education and cultural center serving the city, county and other regional areas; and, its presence has led to the development of related public and institutional uses including churches and other educational institutions, which are integral to the creation of "community" and historically have been uses around which new communities and settlements have successfully developed.

The CCD was created to curb sprawl, maximize infrastructure efficiency and preserve open space in an area of Santa Fe County under substantial development pressure, and to otherwise to implement the vision, goals and principals of the CCD Plan. The CCD is expected to be the first of a number of new communities to be developed outside the urban area over the next 20 years.

The CCD Plan calls for New Community Centers, Neighborhood Centers and Employment Centers. These centers should be active places with identities and ambiance that attract people. They shall have a mixture of uses that keep them active and the heart of commerce and community activities in the District. Centers should be designed to principles that are different than typical strip commercial. Buildings, plazas, walks, parking and the landscape shall be designed to create centers that will be the focus of community life described in the CCD Plan.

The CCD Plan designates areas for Institutional Campuses. Campuses shall be anchored by an educational, large-scale non-profit, vocational, research or similar institution that desires a campus setting. In all Campuses, the first phase of the anchor institution must be built prior to or in conjunction with all other buildings. Commercial and residential uses support the anchor institution and its users, but are subordinate in design and size. Without the anchor institution, no other uses are allowed in this zone. Institutional campuses are not intended for large-scale commercial or retail businesses that desire a campus setting; these users may locate in Employment Centers or New Community Centers.

8.10.3.2. Adoption of CCD Land Systems Map, CCD Circulation Map, CCD Zoning Map and CCD Media Subdistrict Map. The CCD Land Systems Map, the CCD Circulation Map, the CCD Zoning Map and the CCD Media District Map are hereby adopted and incorporated, by reference, into the Code and attached as Appendix F. The road and trail network shown on the CCD Circulation Map shall be used as a guide for the establishment of the road and trail alignments and transit corridors in the CCD district.

8.10.3.3. General.

1. The regulations, standards and provisions described herein are specific to the Planned District Community College District. Where conflict arises between SLDC regulations and the community district standards and provisions, the district's standards and provisions shall prevail. However, when the district's standards are silent on an issue that would otherwise be governed by the SLDC or other applicable County codes, the SLDC or those other codes shall prevail.

2. All development within the PD-CCD shall follow the procedures set forth in Chapter 4 of this SLDC.

8.10.3.4. Conceptual Plan. A conceptual plan is required for multi-phased development within the CCD. The conceptual plan shall:

1. define the boundaries of the landscape types and the resulting designation and configuration of Village, Employment Center, Institutional Campus, and Fringe Zones and Open Space;
2. calculate the zoning allowances and requirements including the minimum and maximum number of residential units, the minimum and maximum range of commercial square footage and the open space and park requirements;
3. 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;
4. 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;
5. identify the proposed categories of land uses to be developed to demonstrate the mixed-use nature of the development;
6. establish the general road layout and classification of road segments as living-priority, mixed-priority and traffic-priority roads;
7. establish the general trail network and classification as district, village, local or any separate equestrian trails;
8. 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;
9. an explanation of how each development phase promotes the mixed-use intent of this Section; 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 are achieved; and

11. the minimum area which must be included in a conceptual plan shall be an entire Village Zone, Employment Center Zone or Institutional Campus Zone, or that portion of such zone owned by the applicant.

8.10.3.5. Conceptual Plan Review Criteria. The criteria for approval of a conceptual plan in the CCD are as follows:

1. conformance to the Sustainable Growth Management Plan as amended by the Community College District Plan;
2. 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; and
3. conformance to this Section 8.10 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.

8.10.3.6. Land System. The location of land system boundaries shall be indicated on a digital or photo topographic map; a boundary survey is not required. Landscape classification boundaries and the location of subdistrict boundaries shall be established at the time conceptual plans are approved. Thereafter, such boundaries may be modified as new information becomes available as the project moved forward for final approval or final plat approval. The location of subdistricts within the CCD district is based on the land types shown on the Land System Map. This criteria is intended to establish a balance between preservation on the natural landscape and creation of concentrations of development that are adequate to create a vital community. The following landscape types are identified:

1. **Mountains.** Mountains open space begins at the 15 percent slope line at the base of the mountains and extend to the top.
2. **Flatland/Grasslands.** Upper flatland/ grasslands are open level areas that are elevated above arroyos and covered by grass and sparse tree cover. The edges of these areas are delineated by sharp breaks in the topography that slope down to the arroyo corridors. Tree edges often correspond to the topographic breaks. In the absence of breaks in topography the edges of upper flatland/grasslands will occur along the line where slopes exceed 10 percent.
3. **Flatlands/ Piñon Juniper.** Upper flatland/piñon juniper are open level areas that are elevated above arroyos and covered by piñon and juniper. The edges of these areas are delineated by sharp breaks in the topography that slope down to the arroyo corridors. Tree edges often correspond to the topographic breaks. In the absence of breaks in topography the edge of upper flatland/ piñon juniper will occur along the line where slopes exceed 10 percent.
4. **Hillside/ Piñon Juniper.** The hillside/piñon juniper land type includes the wooded hillsides that transition between the upper flatland areas and the arroyo corridor edges. They are delineated on the uphill side by the slope break or the 10 percent slope line that establishes the edge of the upper flatland land type. The

downhill side is defined by the topographic break of the 10 percent slope line that delineates the arroyo corridor.

5. Hillside/Grasslands. The hillsides/grassland land type includes the grassy hillsides that slope between the upper flatland areas and the arroyo corridor edges. They are delineated on the uphill side by the slope break or the 10 percent slope line that establishes the edge of the upper flatland land type. The downhill side is defined by the topographic break or the 10 percent slope line that delineates the arroyo corridor.

6. Arroyo Corridors. Arroyo corridors are arroyos and the adjacent level areas that together form the level bottoms of the major drainage ways that pass through the district. Arroyo corridors extend on both sides of arroyos to the point that there is a distinct slope break between from the arroyo corridor and the adjacent hillside. If no distinct slope break exists the arroyo corridor shall be delineated by the 5 percent slope line at the base of the adjacent hillsides.

7. Arroyo Hondo Corridor. The Arroyo Hondo is a special circumstance because of its broad width and rolling terrain without a clear slope break between the arroyo bottom and the adjacent hillsides. The arroyo corridor in this area extends a minimum of 50 feet outside of the 100-year floodplain boundary.

8.10.3.7. District Development Standards. The development standards of Chapter 7 of this Code shall be applicable to all development, except as otherwise specified herein.

1. Off-site Improvements. The County may 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.

a. Advancement of Public Facilities and Services by Applicant. Advancement of public facilities and services by applicant shall be in accordance with Section 12.2.6.

2. Development Performance Standards.

a. Building Design. Buildings of 15,000 sq. ft or larger shall comply with the following:

i. Buildings of 15,000 sq. ft to 24,000 sq. ft shall be designed with a minimum of three distinct masses with four foot vertical and horizontal offsets.

ii. buildings of 25,000 sq. ft or larger shall have an additional two feet of vertical and horizontal offsets for each additional 5,000 sq. ft of footprint.

iii. The maximum uninterrupted length of any façade shall be 50 ft.

b. Blocks. The maximum block length shall be 2000 feet.

c. Centers and Campuses. All buildings in centers and campuses shall comply with the following standards:

i. Such buildings shall be oriented to street or plaza.

be irrigated for a 3 year period or planted with permacultural methods to minimize irrigation.

g. Trail Categories.

i. District Trails. District Trails are the district-wide connective trail systems. District trails are an alternative transportation system. They connect the village subdistricts, Employment Center and Institutional Campus Subdistricts. District Trails are shown on the CCD Circulation Map. District Trails shall be designed for pedestrian, bicycle and equestrian use. Site development plans, conceptual site development plans and subdivision plats shall show District Trails in the approximate locations shown on the CCD Circulation Map.

ii. Village Trails. Village Trails are the main trails connecting the centers of the village subdistricts, the Employment Center Subdistrict and Institutional Campus Subdistrict to the District Trail system. These are to be identified at the preliminary plat submittal. At a minimum, Village Trails shall be designed for pedestrian and bicycle use.

iii. Local Trails. Local Trails are the secondary trails connecting the Village Neighborhood Subdistrict, Neighborhood Center Subdistrict, Village Fringe Subdistrict or Village Rural Subdistrict to the Village and District Trails network. These are to be identified at the preliminary plat submittal. At a minimum, Local Trails shall be designed for pedestrian and bicycle use.

iv. Equestrian Trails. If additional equestrian trails are provided they shall be identified at the preliminary plat submittal.

h. Trail Standards. Trail standards are set forth in Table 8-32 below:

Table 8-32: Trail Standards.

Trail Standards			
Trail Category (1)	Minimum Trail Width	Min. Easement Width	Min. Surface Required
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.			

7. Terrain Management. The CCD is intended, in part, to provide opportunities for water harvesting, recharge, recycling and reuse of runoff and wastewater flows.

a. Terrain Management Standards.

- i. Approved silt control measures shall be in place prior to the start of construction and shall remain until landscaping and revegetation is in place.
- ii. Grading shall be kept to within 15 feet of development except as otherwise approved on the development plan.
- iii. Areas disturbed by construction shall be revegetated within one year of completion of construction.

b. Stormwater Management.

- i. 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 Administrator for the flow rate being managed.
- ii. 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.
- iii. The entire length of the stormwater management system (including conveyance and detention) shall be used for infiltration.
- iv. 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.
- v. 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.
- vi. Drop inlets, catch basins and piped systems shall be avoided when practical. Where used, such facilities shall have downstream stilling basins or energy dissipaters to slow stormwater velocity and minimize erosion.
- vii. A National Pollution Discharge Elimination System permit shall be provided, if applicable.

8.10.3.8. CCD Subdistricts Established. The following subdistricts in Table 8-33 are hereby established and approved for use in the PD-CCD district:

Table 8-33: CCD Subdistricts.

CCD-V	Village Zone
CCD-NCC	New Community Centers
CCD-NC	Neighborhood Centers
CCD-VN	Village Neighborhoods
CCD-EC	Employment Center
CCD-IC	Institutional Campus
CCD-M	Media District
CCD-RUR	Community College Rural
CCD-F	Community College Fringe
CCD-EN	Existing Neighborhoods

8.10.3.9. Village Subdistricts Development Standards (CCD-V). Village subdistricts are development areas where the most intense uses are clustered within the New Community Center and Neighborhood Center Subdistricts. Village subdistricts are further delineated by the Village Separators Subdistrict that generally runs north/south and defines and separates village areas.

1. General. Development is allowed in the village subdistricts on flatland areas and adjacent areas in accordance with applicable requirements of this Section and the following sustainable development requirements:

- a. each phase of a village subdistrict must include both residential and nonresidential development;
- b. a variety of housing types and household income levels shall be integrated within each village subdistrict;
- c. 75 percent of dwellings are located on south facing slopes and designed to use passive solar gain;
- d. development is tightly structured (generally of more than one story) and pedestrian-oriented with inner areas free of roads and parked vehicles; and
- e. structures are energy efficient (passive solar gain, energy efficient appliances, recycled building materials, nontraditional electric energy sources).

2. Open Space, Plazas, Parks and Trails. Private open space shall be provided equal to a minimum of 15 percent of total residential floor area.

3. Village Zone Dimensional Standards. The dimensional standards in Table 8-34 below shall apply in the Village Zone:

Table 8-34: Dimensional standards – CCD Village Zone (CCD-V).

Subdistrict	VILLAGE (CCD-V)
Density with community water and community sewer	Minimum of 3.5 DU per acre
Lot Size - Residential	1500 sq ft
Setback	No minimum

8.10.3.10. New Community Centers Subdistrict Development Standards (CCD-NCC). The New Community District subdistrict is intended to accommodate compact mixed use, with the highest density possible in relation to design standards, and a variety of housing choices. Civic, community, commercial, retail and services for the CCD district are to be concentrated in the New Community Center Subdistrict.

1. General. The New Community Center Subdistrict shall be located in Flatlands/Grasslands or Flatlands/Piñon Juniper land types, and within ½ mile walking distance of any residence of the neighborhood it serves. Development shall be in accordance with applicable requirements of this Section and the following sustainable development requirements:

- a. The maximum size of a NCC is 60 acres.
- b. Residential uses shall constitute a minimum of 50 percent of gross square footage.
- c. A mix of housing types is required, including single-family and multi-family.
- d. The New Community Center Subdistrict shall be the location and focus of retail, office and service uses and major civic and public uses within the CCD district.
- e. New Community Center Subdistricts shall be located on a primary district road with potential transit connections. Roads, open space and walkways connect to surrounding village subdistricts.

2. Parking and Loading. The parking budget may include on street parking, shared parking, one-stop multiple use.

3. Blocks. The maximum block length shall be 2000 feet.

4. Buffers. The New Community Center Subdistrict shall be located outside of required buffer areas.

5. New Community Center Subdistrict Dimensional Standards. The dimensional standards in Table 8-35 below shall apply in the New Community Center:

Table 8-40: Dimensional standards – Media Subdistrict (CCD-M).

Subdistrict	CCD-M
Height (maximum, feet)	36 ft
Height for Media Special Needs Structures	80 ft
Height for Ancillary Media Special Needs Structures	48 ft with 60 ft allowed for up to 40% of building footprint
Setback	No minimum

8.10.3.16. Community College Fringe Subdistrict Development Standards (CCD-F). The Community College Fringe Subdistrict is intended for hillsides, which are more sensitive to development. Residential and nonresidential development shall be sited and designed to blend into the Fringe and protect the character of the land. Developed Community College Fringe Subdistrict lands shall be designed with minimal disturbance as lower density additions to village subdistricts, Employment Center Subdistrict or Institutional Campus subdistrict.

1. General. The Community College Fringe Subdistrict is located on Hillside/Grasslands and Hillside/Piñon Juniper land types; and the slopes that transition between Flatlands and Arroyo Corridors as shown on the Zoning Map.

- a. There is no minimum or maximum size on a EC.
- b. Lands not developed shall remain Open Space Subdistrict or Village Separator Subdistrict.
- c. Development in the Community College Fringe Subdistrict shall be permitted to occur only after or simultaneously with development in the adjacent village subdistricts, Employment Center Subdistrict and Institutional Campus Subdistrict.
- d. Clustering of development is required; minimum residential density in each development shall be 1.0 dwelling units per gross acre. Such density may be clustered up to 4 dwelling units per gross acre.
- e. Living or Mixed Priority Roads are required. Roads, open space and walkways shall connect to neighboring subdistricts.
- f. Commercial, industrial, civic and public uses may be allowed on flatlands as an extension of adjacent nonresidential development.
- g. A minimum of 50 percent of gross square footage must be residential use.

2. Buildings.

- a. Buildings shall step down hillsides to appear as a continuation of building clusters on the Flatlands.

- b. Building pads shall be close to natural grade; on steeper slopes this may require that buildings step (up or down) with the natural grade or be built as separate structures to fit the natural grade.
- c. Mass grading of multiple building sites shall be avoided and grading contained within individual building envelopes.
- d. Nonresidential buildings shall parallel hillsides and parking shall be separated and placed at different elevations to prevent overlot grading.

3. Open Space, Parks, Plazas and Trails.

- a. Map and protect significant trees.
- b. Private open space is not required in the Community College Fringe Subdistrict.
- c. Village and Local trails required connecting to CCD District trails and adjacent village subdistricts. Equestrian trails are optional.
- d. The Community College Fringe Subdistrict is an alternative location for community or passive parks required for adjacent village subdistricts.

4. Community College Fringe Density and Dimensional Standards. The dimensional standards in Table 8-41 below shall apply in the Community College Fringe Zone.

Table 8-41 Dimensional Standards – Community College Fringe (CCD-F).

Subdistrict	CCD-F
Density with community water and community sewer	1 DU per acre
Lot size -Residential	Cluster up to 4 du per acre. 1500 sq ft min
Height (maximum, feet)	20ft
Setback	No minimum
Lot coverage (building and parking)	50%

8.10.3.17. Community College Rural Subdistrict Development Standards (CCD-R). The Community College Rural Subdistrict should be applied to lands where topography and vegetation are not suitable for concentrated center and neighborhood development.

1. General. The Community College Rural Subdistrict shall be located on Flatlands/Piñon, juniper; Hillside/Grasslands; and Hillside/Piñon, juniper land types, as shown on the Zoning Map.

- a. There is no minimum or maximum size of a rural subdistrict.

b. Clustering of development is required; minimum residential density in each development shall be one (1) dwelling units per five (5) gross acres. Such density may be clustered up to four (4) dwelling units per gross acre.

c. Living or Mixed Priority Roads are required. Roads, open space and walkways shall connect to surrounding Village Subdistrict.

d. Commercial, industrial, civic and public uses shall be small scale and limited to neighborhood oriented uses.

e. A minimum of 25 percent of gross square footage must be residential use.

f. Mix of housing types is required, including single-family and multi-family.

2. Community College Rural Density and Dimensional Standards. The dimensional standards in Table 8-42 below shall apply in the Community College Rural Zone.

Table 8-42 Dimensional standards – Community College Rural (CCD-R).

Subdistrict	CCD-R
Density with community water and community sewer	1 DU per acre
Lot size -Residential	Cluster up to 4 du per acre. 1500 sq ft min
Height (maximum, feet)	20ft
Setback	No minimum
Lot coverage (building and parking)	50%

8.10.3.18. Existing Neighborhood Subdistrict Standards. (CCD-EN) The Existing Neighborhood Subdistricts are identified on the CCD Zoning Map and include Valle Lindo/Vista Del Monte, Vista Ocaso and West Arroyo Hondo.

1. Road Design Standards. Living Priority or Mixed Priority Roads are required where roads directly connect to roads within the CCD.

2. Open Space. Trails conforming and connecting to the district trail system shall be provided as required for subdivision and land division roads.

3. Community College Existing Neighborhood Density and Dimensional Standards. The dimensional standards in Table 8-43 below shall apply in the Community College Existing Neighborhood Subdistrict.

Use	CCD V	CCD NCC	CCD NC	CCD VN	CCD F	CCD IC	CCD RUR	CCD EN	CCD Open Space	CCD EC	CCD M	Special Conditions
Courier and messenger service facilities	X	X	X	X	X	X	X	X	X	C	C	
Commercial airports	X	X	X	X	X	X	X	X	X	X	X	
Private airplane runways and landing strips	X	X	X	X	X	X	X	X	X	X	X	
Airport maintenance and hangar facilities	X	X	X	X	X	X	X	X	X	X	X	
Helicopter facility	X	X	X	X	X	X	X	X	X	X	X	
Helistops	X	X	X	X	X	X	X	X	X	X	X	
Glide port, stolport, ultralight airplane, or balloon port facility	X	X	X	X	X	X	X	X	X	X	X	
Railroad tracks, spurs, and sidings	P	P	P	P	P	P	P	P	P	P	P	
Railroad switching, maintenance, and storage facility	P	P	P	P	P	P	P	P	X	P	P	
Railroad passenger station	P	P	P	P	P	P	P	P	X	P	P	
Railroad freight facility	X	X	X	X	X	X	X	X	X	C	C	
Utility												
Local distribution facilities for water, natural gas, and electric power	X	C	C	C	C	P	C	C	C	P	P	
Telecommunications lines	X	C	C	C	C	P	C	C	C	P	P	
Electric power substations	X	C	C	X	C	C	C	C	X	C	C	
High-voltage electric power transmission lines	X	C	C	C	C	P	C	C	C	P	P	
Dam	X	C	C	C	C	C	C	C	C	C	C	
Livestock watering tank or impoundment		P	P	P	P	P	P	P	P	P	P	
Levee	X	C	C	C	C	C	C	C	C	C	C	
Water tank (elevated, at grade, or underground)	C	C	C	C	C	P	C	C	C	P	P	
Water wells, well fields, and bulk water transmission pipelines	C	C	C	C	C	P	C	C	C	P	P	
Water treatment and purification facility	C	C	C	C	C	P	C	C	C	P	P	
Water reservoir	C	C	C	C	C	C	C	C	C	C	C	
Irrigation facilities, including impoundments for on-site irrigation or acequia system irrigation	P	P	P	P	P	P	P	P	P	P	P	
Wastewater storage or pumping station facility, lift stations, and collection lines	C	C	C	C	C	P	C	C	C	P	P	
Solid waste landfill facility	X	X	X	X	X	X	X	X	X	X	X	
Composting facility	C	X	X	X	X	C	C	X	C	C	X	
Recycling transfer center	P	P	P	P	P	P	P	P	P	P	P	
Solid waste collection transfer station (Governmental)	X	X	X	X	C	X	C	X	X	C	C	
Solid waste collection transfer station (Private)	X	X	X	X	C	X	C	X	X	C	C	

and currently valid PD. There are two types of PD expansion, a Major Expansion and a Minor Expansion.

1. Minor Expansion. Shifts in on-site location of the development and changes in non-residential size, shape, intensity, or configuration of less than twenty-five percent (25%) of impervious surface or floor area over what was originally approved, may be authorized under a conditional use permit, provided that such expansion complies with the following criteria:

- a. No minor expansion has been previously granted pursuant to this Section;
- b. The expansion is consistent with the scope of the approved development; and
- c. The proposed expansion conforms to the SLDC and is consistent with the goals, policies and strategies of the SGMP.

2. Major Expansion. Any proposed expansion, other than minor expansion, including an increase in residential subdivision density, shall require the submission of a new PD application or rezoning request.

3. Relaxation of Development Percentages. Any expansion of an existing PD may not be required to comply with the maximum and minimum percentages for residential and non-residential uses identified in table 8-19.

8.11. OVERLAY ZONES.

8.11.1. Generally. Overlay zones address special siting, use, and compatibility issues requiring regulations that supplement or supplant those found in the underlying zoning districts. If an overlay zone regulation conflicts with any standard of the underlying zone, the standard of the overlay zone shall govern.

8.11.2. Rural Commercial Overlay (O-RC).

8.11.2.1. Intent. The Rural Commercial Overlay zone (O-RC) accommodates the development of agriculture business, commercial, service-related, and limited industrial activities that have adequate facilities and would not cause a detriment to any abutting rural residential lands. This zone is appropriate for areas where such development should logically locate because of established land use patterns, planned or existing public facilities, and appropriate transportation system capacity and access. Although this zone allows a mixture of land uses, there are controls intended to minimize or buffer any nuisances caused by such land uses.

8.11.2.2. Location. The Rural Commercial Overlay is appropriate for use in the A/R, RUR, RUR-F, RES-F, RUR-R, RES-E, RES-C, and TC districts.

8.11.2.3. Permitted Uses. In addition to those uses allowed by the underlying zoning, the following uses are allowed in the Rural Commercial Overlay upon the issuance of a development permit:

1. Agriculture production, storage and food processing facilities, business, service, and commercial establishments, provided the maximum floor area for each establishment shall not exceed five thousand (5,000) square feet;
2. Commercial greenhouses, plant nurseries, and landscapers;
3. Kennels, animal shelters, veterinary hospitals;
4. Animal feed stores, tack shops, farm equipment sales;
5. Day-care and child-care services;
6. Cemeteries; and
7. Public utility structures including renewable energy facilities, transformers, switching, pumping, or similar technical installations essential to the operation of a public utility.

8.11.2.4. Conditional Uses. The following uses may be allowed in the Rural Commercial Overlay upon the issuance of a conditional use permit:

1. Agriculture production, storage and food processing facilities, business, service, and commercial establishments provided the maximum floor area for each establishment shall not exceed fifteen thousand (15,000) square feet;
2. Limited industrial activities subject to the following regulations:
 - a. the manufacturing, processing, assembling, renovating, treatment, storage, or warehousing of raw materials, goods, merchandise, or equipment shall be conducted within an enclosed building and/or within an area completely enclosed by a fence or wall;
 - b. no building for manufacturing purposes shall exceed twenty-five thousand (25,000) square feet in floor area;
 - c. no building for manufacturing purposes shall be located less than three hundred (300) feet from any residential structure, except for a resident caretaker dwelling;
 - d. all buildings on a manufacturing site shall not cover an aggregate area of more than forty percent (40%) of such site, and
 - e. all manufacturing activities shall be conducted in accordance with state and federal environmental standards.
3. Salvage yards for scrap material, including automobile bodies, provided that:
 - a. all activities are conducted within an enclosed building or within an area completely enclosed by an opaque fence or wall not more than six (6) feet in height;
 - b. outside storage of salvage materials or automobile bodies may not be stacked higher than the surrounding fence or wall and shall not be visible from any nearby road or surrounding properties; and

c. the entire site for a salvage yard shall not exceed one (1) acres.

4. Commercial stables, rodeo arenas, polo grounds, and riding academies.

8.11.2.5. Dimensional Standards. Dimensional standards are as prescribed in the underlying zoning except as prescribed in this Section. Minimum lot size for a non-residential use within a Rural Commercial Overlay is 2.5 acres in A/R, RUR, RUR-F, RUR-R, RES-F, RES-E.

8.11.3. Overlay Community District (O-CD).

8.11.3.1. Description. Santa Fe County has many unique and distinctive communities that contribute significantly to the overall character and identity of the County. A community district (O-CD) may be established through an overlay zone:

1. to recognize the diversity of issues and character in individual communities;
2. to preserve and protect the character and valued features of established communities;
3. to reduce conflicts between new construction and existing development in established communities;
4. to provide a reliable understanding of the parameters of community character; and
5. to enhance identifiable attributes of design, architecture, history or geography.

8.11.3.2. Purpose. The community overlay district establishes overlay zoning that will implement the recommended land uses of an adopted community plan.

8.11.3.3. Relation to Underlying Base Zoning. An approved overlay community district does not replace the underlying zoning of the area. The approved overlay district may, however, include appropriate modifications to the regulations of the underlying base zoning district to accommodate unique conditions that do not fit the base zoning districts of the SLDC.

8.11.3.4. Creation.

1. **Procedure.** Each community overlay district shall be established by a separate resolution of the Board in accordance with the zoning amendment procedures established in Section 1.15;
2. **Community Plan Prerequisite.** Prior to the establishment of a community overlay district, a community plan shall be prepared and adopted in accordance with Section 2.1.5. The adopted community plan shall include a recommendation that the community overlay district be created as one of the plan's implementation policies.

8.11.3.5. Community Overlay District Regulations.

1. A community overlay district may regulate the following:
 - a. building design, including scale, mass and distinctive architectural characteristics such as front porches, height or roof styles;
 - b. streetscape, including lot frontage, fences, walls, parking, lighting and landscaping;
 - c. base zoning district and minimum lot size;
 - d. lot coverage;
 - e. setbacks;
 - f. building height;
 - g. Developments of Countywide Impact or DCIs; and
 - h. uses.
2. A community overlay district shall not restrict the following:
 - a. Countywide policies and priorities;
 - b. County affordable housing requirements;
 - c. no impact and low impact home occupations, however, design standards may be modified for low impact home occupations;
 - d. group or foster homes;
 - e. day care facilities;
 - f. public or private schools for elementary, middle or senior high students;
 - g. religious institutions;
 - h. other uses determined by the Administrator as necessary for the health and safety of the community;
 - i. procedures established in the SLDC found in Chapters 4 and 5;
 - j. wireless communications facilities and amateur radio facilities; or
 - k. stables and other equine related facilities for personal use.

8.11.3.6. Adopted Community Overlay Districts. For adopted community overlay districts and their specific regulations see Chapter 9.

8.11.4. Environmental and Resource Protection Overlay (O-ERP).

8.11.4.1. Purpose. The purpose of the Environmental and Resource Protection Overlay (O-ERP) is to ensure that property is developed in a manner consistent with the

protection of environmental, natural, historical and archeological resources and that development is designed and arranged to protect both on-site and adjacent resources. Damage to the natural, scenic, and cultural environment has significant impacts on visual and natural resources. The County has identified goals to protect archaeological, historic and cultural resources, species, habitat and biodiversity, scenic beauty and environmentally sensitive lands. Preserving and supporting the conservation of these resources will enhance the character and function of communities, neighborhoods and rural areas. This Section establishes procedures to enable the applicant to achieve the mutually compatible objectives of reasonable use of land and resource protection.

8.11.4.2. Applicability. The boundaries of an Environmental and Resource Protection Overlay zone shall be delineated using the most current and best available location data and be of sufficient size to guarantee the appropriate level of resource protection. Boundaries may be modified as necessary as new data becomes available.

8.11.4.3. Establishment of Presumed Protection Areas. Environmentally critical areas such as unique and scenic areas, or endangered habitats may be identified as areas in need of protection. The County may determine that a development site includes areas with environmental, natural, historical or archeological resources in need of protection based on other information or the findings of the EIR.

8.11.4.4. Required Mitigation. While development is not anticipated inside the Environmental and Resource Protection Overlay zone, if development is proposed, the burden is on the applicant to establish that the applicant will not disturb these areas and shall undertake adequate mitigation measures to restore any damaged or lost resources. The applicant shall propose a mitigation plan that includes a timeline for restoration and mitigation of disturbed areas, and may include a performance guaranty ensuring fulfillment of, and compliance with, the mitigation plan. Buffer zones shall be established adjacent to areas of priority protection, as reasonably appropriate.

8.11.4.5. Restoration, Protection and Preservation. All development within the Environmental and Resource Protection Overlay zone shall ensure:

1. that restoration of previously disturbed or degraded areas;
2. that if the development site contains areas that connect to other off-site areas of a similar nature, to the maximum extent feasible, then the applicant shall preserve or mitigate such connections;
3. that important cultural resources, including historic, archaeological, and scenic resources are taken into consideration, and protected to the maximum extent feasible; and
4. that projects located adjacent to and within an O-ERP zone shall be designed to complement the visual context of the natural area. Techniques such as architectural design, site design, the use of native landscaping, choice of colors and building materials and lighting shall be utilized in such manner that scenic views across or through the site are protected, and manmade facilities are screened from off-site observers and blend with the natural visual character of the area.

8.11.4.6. Encroachment. Encroachment into or through the O-ERP zone may be permitted provided the following standards are met:

1. roads, utilities and stormwater management facilities will be limited;
2. no more land shall be disturbed than is necessary; and
3. Indigenous habitat and other resources shall be preserved to the maximum extent feasible.

8.11.4.7 Turquoise Trail Environmental and Resource Protection Overlay (TT O-ERP).

1. Purpose. Some of the County's most significant resources are the views from the Turquoise Trail National Scenic Byway. The Turquoise Trail National Scenic Byway was forged centuries ago by Native Americans, miners and Spanish Conquistadores. The character of rural and scenic highway corridors should be preserved and protected as an important resource.

2. Applicability. The Turquoise Trail Environmental and Resource Protection Overlay (TT-OERP) is a segment of the Turquoise Trail National Scenic Byway on State Road 14 that extends one thousand (1,000) feet on either side of the centerline of SR14 and is identified on the Zoning Map.

3. Sustainable Design Standards. Sustainable design standards shall be as identified in Chapter 7 of this Code, except as prescribed below:

a. Buffers:

i. Nonresidential development is prohibited within 1,000 feet of the centerline of State Road 14.

ii. Nonresidential development requires a 2,000-foot wide buffer adjacent to a community overlay district.

iii. Residential development is required to provide a 500 foot wide buffer from centerline of State Road 14.

iv. Residential development is required to provide a 500 foot wide buffer adjacent to a community overlay district.

8.11.5. Historic Preservation Overlay (O-HP).

8.11.5.1. Purpose. As a matter of public policy, Santa Fe County aims to preserve, protect, enhance, and perpetuate the value of its historic areas through the establishment of Historic Preservation (O-HP) zones.

8.11.5.2. Implementation. The O-HP zone implements:

1. the creation and adoption of guidelines and standards that will enhance the quality of life and encourage the preservation and enhancement of the community's important historic and cultural characteristics, including architectural styles and historic districts; and

2. public involvement in developing area plans that define the character and pattern of development for historic districts and establish infill development guidelines.

the Capital Improvements Plan and the Official Map, intended to guide the growth and development of the County.

Sustainable Land Development Code (SLDC) or (Code): means this Ordinance, together with any amendments. Also see Sustainable Growth Management Plan.

Swale: a low lying or depressed stretch of land without a defined channel or tributaries.

Swimming Pool: is any container filled with water whose surface area is greater than 150 square feet, and that is intended for use for swimming or bathing, whether located indoors or outdoors. A "swimming pool" is not a spa, a hot tub, a reflecting pool, a fish or other decorative pond, a mirror pool or similar container of water whose total depth is six inches or less irrespective of surface area, or an ornamental fountain. The phrase "swimming pool" includes a lap pool whose surface area is more than 150 square feet.

Taking: an economic burden imposed upon an owner which prevents a realization of all or substantially all reasonable use and value of the property taken as an entirety, including all land in common ownership.

Tap Room or Tasting Room: a place where a business or person who holds a valid Craft Distiller's License, Winegrower's License, or Small Brewer's License issued by the State of New Mexico pursuant to NMSA 1978, §§ 60-6A-6.1, 60-6A-11, and 60-6A-26.1, respectively, may conduct tastings of and sell for onsite consumption and in unbroken packages for consumption off premises, but not for resale, (i) wine and beer produced by or for the license holder and other New Mexico licensed winegrowers or small brewers or (ii) spirituous liquors produced by or for the license holder or another New Mexico craft distiller or manufacturer.

Technical Advisory Committee (TAC): a committee appointed by the Administrator to assist with the review of development applications. Also see Section 3.4.3 ("Technical Advisory Committee").

Temporary Sign: a sign not intended or designed for permanent display that relates to an event, function or activity of a specific, limited duration. Also see Sign, Temporary.

Temporary Use: a use that is not permitted within the relevant Zoning District but may nevertheless be permitted within the Zoning District on a temporary basis as provided in the SLDC; or a use that is permitted within the relevant Zoning District but permitted only for temporary use as provided in the SLDC. Also see Section 10.9 ("Temporary Uses").

Terrain Management: control of floods, drainage and erosion, and measures necessary to adapt proposed development to existing soil characteristics and topography.

Tower: any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.

Tract: a lot. The term "tract" is used interchangeably with the term "lot," particularly in the context or subdivision, where a "tract" is subdivided into several lots, parcels, sites, units, plots, condominium units, tracts, or interests.

Traditional Community: a community where there has been continuous settlement since 1925, a historic pattern of diverse and mixed community land uses which have carried through the present, and presence of historic structures and an existence of a village center. Areas in the County which had