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1	SECTION	ORDINANCE 2002-09	SLDC Section 9.8	SLDC (all sections except for 9.8)
2	6.1	Applicability of Ordinances and the Land Development Code	SLDC Section 9.3.1. General Provisions. The regulations, standards and provisions described herein are specific to each community district's overlay zone. 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. / SLDC Section 9.3.3. An Overlay "does not replace the underlying zoning of the area. Instead, it allows for a modification of the regulations of the underlying zoning district..."	The SLDC are the rules and regulations for all land use and development in Santa Fe County.
3	6.2	Location of Planning Area and Traditional Community Zoning District	Same boundaries	~
4	6.3	Intent of La Cienega and La Cieneguilla Community Plan	The Overlay implements the La Cienega/La Cieneguilla Community Plan.	~
5	6.4	Zoning Density	<i>only section title</i>	
6	6.4.1	Traditional Community Zoning District - 0.75 acres per dwelling unit	Traditional Community Zoning District	Traditional Community Zoning District
7	6.4.2	Basin Zone - 10 acres per dwelling unit	The Base Zoning District dwelling densities cannot be changed by an Overlay - they are set Countywide. An Overlay can modify aspects such as setbacks or lot coverage.	see Residential Zoning District densities

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8	6.4.3	Basin Fringe Zone - 50 acres per dwelling unit	1 Dwelling density for each Zoning District is the following: 160 acres A/R Agriculture/Ranching; 40 acres Rural; 20 acres Rural Fringe; 10 acres Rural Residential; 5 acre Residential Fringe; 2.5 acre Residential Estate; 1 acre Residential Community, and 0.75 acre Traditional Community.	see Residential Zoning District densities
9	6.4.4	Homestead Zone - 160 acres per	Agriculture/Ranching Zoning District	Agriculture/Ranching Zoning District
10	6.4.6	Documentation of Wastewater System Compliance for Zoning and Land Division Applications	~	SLDC Section 7.13 requires water and wastewater systems for development.
11	6.5	Density Transfers to Protect	Section 9.8.3.7 is similar to this language.	~
12	6.6	Open Space Land Protection through Density Transfers or other types of	Section 9.8.3.7 is similar to this language.	~
13	6.7	Acequia Protection	<i>only section title</i>	
14	6.7.1	Acequia Setback Requirements	No equivalent	No equivalent
15	6.7.2	Acequia Association Review of New Development	No equivalent	No equivalent
16	6.8	Ridgetop Protection	~	SLDC Section 7.17 governs Terrain Management including ridgetop protection in Section 7.17.9
17	6.9.1	Residential Lot Coverage. Total roofed area: 20% of total lot area	Section 9.8.3.4. also stipulates 20%	~
18	6.9.2	Residential Lot Coverage Calculation on Parcels with Perpetual Easements	~	Staff is unsure about lot coverage calculations in relation to perpetual easements and will look into this further.
19	6.9.3	Residential Water Restrictions	~	SLDC Section 7.13.6.1 stipulates 0.25 acre feet of water for any residence.
20	6.9.4	Residential Connection to Water Systems	Section 9.8.2.1 is similar.	~

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1	SECTION	ORDINANCE 2002-09	SLDC Section 9.8	SLDC (all sections except for 9.8)
21	6.10.1	Areas for Commercial Development and Requirements	The only Commercial zoning in the District is by Highway 599 and I-25.	~
22	6.10.2	Prohibited Commercial Development	The Use Table, Table 9-8-14, outlines Permitted, Conditional, and Prohibited uses for the District. Most of the uses outlined are prohibited or conditional depending on the Zoning District. Staff will review this further before any Overlay amendments occur.	~
23	6.10.3	Commercial Connection to Water Systems and Water Use Restrictions	Section 9.8.2.2.2 is similar	~
24	6.10.4	Commercial Water Resources Plan	~	SLDC Section 7.13.6. stipulates Water Supply Requirements which is water for 99 years.
25	6.10.5	Non-residential Lot Coverage	Section 9.8.3.4 also stipulates 60% max lot coverage for non-residential uses	~
26	6.10.6	Non-residential Lot Coverage Calculation on Parcels with Perpetual Easements	~	Staff is unsure about lot coverage calculations in relation to perpetual easements and will look into this further.
27	6.11	Home Occupations	Section 9.8.4.1 outlines the standards for Home Occupation in the Overlay.	SLDC Chapter 10 regulates Home Occupations except as prescribed in Table 9-8-12 in the Overlay
28	6.11.1	New Home Occupation Businesses	see Table 9-8-12	~
29	6.12	Agricultural Sales and Roadside Stands	The "Display or sale of agricultural products raised on the same premises" use in the Use Table (Table 9.8.15) is a Permitted Use in all Zoning Districts	~
30	6.13	Other Development	The Overlay does not specify the use of effluent for large recreation areas.	~
31	6.14	Family Transfers	<i>only section title</i>	

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1	SECTION	ORDINANCE 2002-09	SLDC Section 9.8	SLDC (all sections except for 9.8)
32	6.14.1	Support for Family Transfers	~	SLDC Chapter 5 governs Subdivisions, Land Divisions, and Other Plat Reviews including Family Transfers (Section 5.4.3.2).
33	6.14.2	Family Transfer Densities	~	The SLDC requires lot density to meeting Base Zoning District, otherwise a variance may be required.
34	6.14.3	Five Year Holding Between Family Transfer Applications	~	The SLDC does not specify, but SLDC Section 5.4.3.2 does state that transfers are limited to one parcel per tract per immediate family member, otherwise they must follow subdivision regulations.
35	6.14.4	Exemption for Five Year Holding Between Family Transfer Applications	~	see above
36	6.14.5	Review of Family Transfer Applications	~	SLDC Chapter 4 does not require Family Transfers to have pre-application neighborhood meetings and are approved administratively.
37	6.14.6	Notice of Family Transfer Applications	~	Noticing requirements are set by SLDC Chapter 4.
38	6.15	Water Use and Metering	<i>only section title</i>	
39	6.15.1	Commercial and Residential Water Meters	~	Water meters are technically required for everyone.
40	6.15.2	Water Meter Recording and Auditing	~	Staff is unsure about water meter recordation requirements and will look into this further.

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1	SECTION	ORDINANCE 2002-09	SLDC Section 9.8	SLDC (all sections except for 9.8)
41	6.15.3	Swimming Pools	n/a, but the community has the right to restrict new pools.	SLDC Section 7.24 governs swimming pools which prohibits any new private swimming pool on any new lot. Section 7.24.3 outlines the specific criteria where swimming pools are permitted.
42	6.15.4	Water Use for Restoration, Enhancement and/or New Construction of Riparian Areas or Wetlands	Section 9.8.2.2. Terrain Management focuses on riparian areas in the Overlay, specifically development standards and riparian buffer corridors. However, it does not specify water use-specific standards.	~
43	6.16	Septic Tanks	~	Wastewater systems are required by SLDC Section 7.13
44	6.17.1	Roads: all construction in consultation with the planning committee	The Overlay does <u>not</u> specify.	~
45	6.17.2	road design standards including following natural terrain for roads and driveways, natural edges such as ditches and swales instead of curbs and gutters	The Overlay does not specify road design standards, but has the power to do so.	SLDC Section 7.11 outlines Road Design Standards.
46	6.18	Parking Lots	The Overlay does <u>not</u> specify.	The SLDC does not specify, but MS4 standards are coordinated by the County's Sustainability Office and Public Works Dept.
47	6.19	Overhead Utility Lines	Permitted in all Zoning Districts and does not stipulate they must be undergrounded. Staff needs to look into this topic further to see if this type of condition is permissible for the County to implement.	~

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48	6.20	Community Facilities	Does not specify the process for a community facility. Specifying community involvement may be better placed in any ICIP/CIP request by the LVCA than in the Overlay.	~
49	6.21	Cell Towers and Antennas	The "New wireless communication facilities..." use is Conditional in A/R, RUR-F, R, and PI and Prohibited in the remaining zoning districts.	~
50	6.22	Noise and Lighting	~	The County's nuisance and night sky ordinances stipulate noise and lighting standards including SLDC Section 7.8 which requires lighting to be shielded.
51	6.23	Landscaping	The Overlay does <u>not</u> specify.	~
52	6.23.1	Water Conservation Requirements for Landscaping	The Overlay does <u>not</u> specify.	~
53	6.23.2	Water Use for Landscaping	The Overlay does <u>not</u> specify.	~
54	6.24	Commercial and Residential Water Impact Summary Reports for Master Plans	~	Water Service Availability Reports (SLDC Section 6.5) has guidelines for water impacts for master-planned developments.
55	6.25	Development Review		

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56	6.25.1	Protection of Community Assets	~	SLDC Section 4.9.6.5 outlines the approval criteria for a Conditional Use Permit. While not as specific as the "community assets" outlined in 6.25.1, the approval criteria does allow for inclusive interpretation under criteria such as "general welfare" and not interfering with community infrastructures such as "schools, parks, water..."
57	6.25.2	Review of Applications Requesting Increased Zoning Density	~	see above
58	6.25.3	Review of Non-Residential Development Applications	~	SLDC Chapter 6 outlines the various Studies, Reports, and Assessments (SRAs) that non-residential and large-scale subdivisions follow.
59	6.26	Public Notice		
60	6.26.1	Public Notice Requirements	~	SLDC Section 4.6 outlines all noticing requirements which are more comprehensive than 6.26.1
61	6.26.2	Summary of Water Availability Reports for All Land Divisions and Requests for Increased Zoning Density Requests	~	Water Service Availability Reports (SLDC Section 6.5) has guidelines for water impacts for master-planned developments.
62	6.27	Community Pre-application Review of Non-residential Zoning and Large-scale Subdivision Applications	~	SLDC Chapter 4 outlines all procedures for pre-application neighborhood meetings and noticing requirements. Furthermore, the CO/RO Program gives CO and ROs notice of any meetings too.

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1	SECTION	ORDINANCE 2002-09	SLDC Section 9.8	SLDC (all sections except for 9.8)
63	6.27.1	pre-application meeting requirements for any non-residential development and large scale subdivisions	~	see above
64	6.27.2	noticing requirements	~	see above
65	6.27.3	meeting requirements	~	see above
66	6.28	Community Plan Review and Revision	~	SLDC Section 2.1 outlines the code standards for Community Plans.