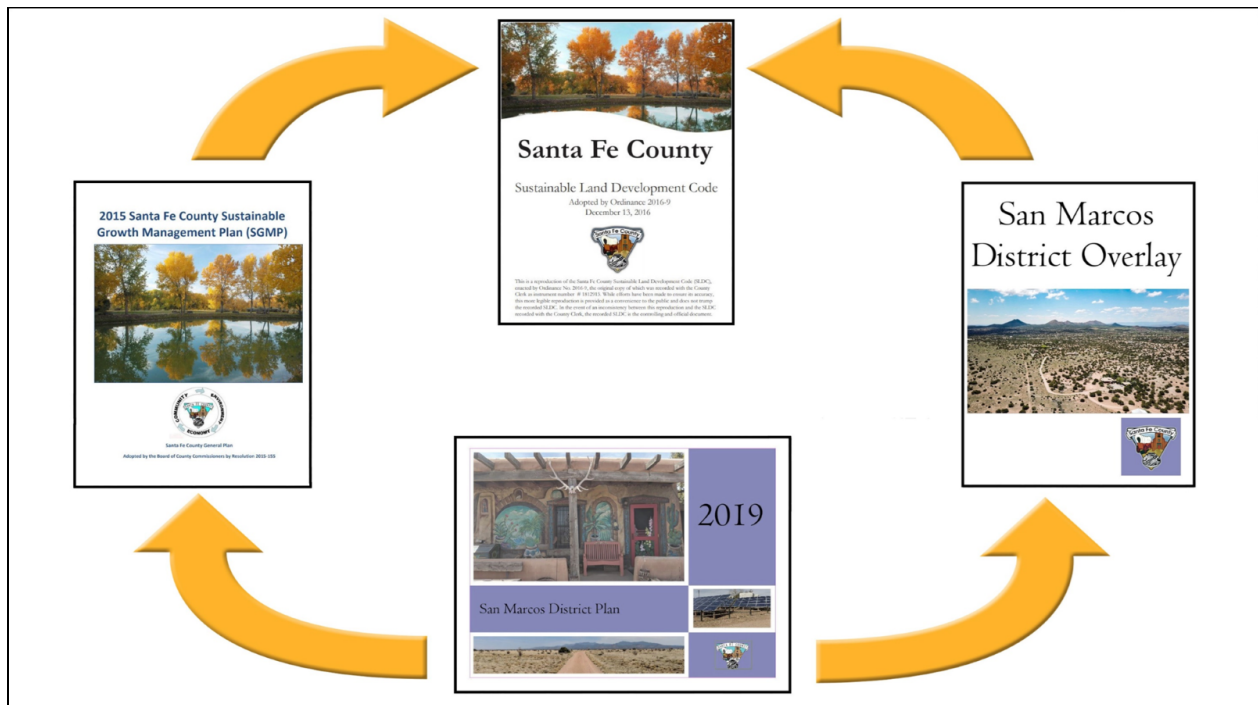


Zoning & Community Planning @ Santa Fe County

- **Consensus** Decision-Making
- Goals, Policies, and Vision implemented into Overlay Language
 - History?
 - Any changes to the Overlay must be consistent with the Community Plan
- Planning Area Boundaries versus “Traditional Community Zoning”



Key Excerpts from the 2025 LCLC Community Plan Update

Goal 1: Protect the Planning Area's rural character and natural and historic resources, while ensuring land use regulations are not burdensome for residents.

Strategy 1.1: Modify the existing zoning and land use regulations as needed for the La Cienega and La Cieneguilla planning area based on the communities' needs, culture, and resources by amending the Community District Overlay.

Action 1.1.1: The La Cienega/La Cieneguilla Planning Committee will work with County Planning staff to develop appropriate amendments for SLDC Section 9.8: La Cienega and La Cieneguilla Community District Overlay, including: **amending the height standards; amending the dwelling density to place limitations on the number of units; amending the setback standards to reduce the number of variance requests;** creating appropriate regulations for commercial cannabis uses; removal of the TDR Overlay District (SLDC 9.8.5); and developing appropriate road design standards.

Goal 9: Protect the quality of surface and ground water.

Strategy 9.2: Minimize ground water impacts associated with polluting land uses.

Strategy 9.4: Enhance water quality and quantity in the Santa Fe River.

Add requirements for any new developments or road projects to integrate green stormwater infrastructure (GSI) design principles.

Goal 10: Ensure adequate utility services that do not undermine the Planning Area's rural character.

Strategy 10.1: Ensure that the planning and installation of future utility services reflect community preferences.

Action 10.1.1: County Planning, in coordination with the community, will develop design and installation standards for all new or replacement utility services in the Planning Area. All improvements must be designed to maintain the rural character of the community. This will include a public process for input from residents, business owners and property owners

Action 10.1.2: The County should require all new and replacement utility services within the Planning Area to be installed underground or, if this is not possible, installed in such a manner so as to mitigate the aesthetic impact on the rural character of the community and surrounding natural environment.

Setbacks Comparison

Countywide vs LCLC Setbacks by Zoning District (Table 7-A + SLDC 9.8)						
Zoning District	Front (Min) ft	LCLC Front (Min) ft	Front (Max) ft	Side (Min) ft	Rear (Min) ft	LCLC Side/Rear (Min) ft
Agriculture/Ranching (A/R)	25	same	n/a	50	50	same
Rural Fringe (RUR-F)	25	same	n/a	25	25	50 / 50
Rural Residential (RUR-R)	20	25	n/a	25	25	50 / 50
Residential Fringe (RES-F)	10	25	n/a	25	25	50 / 50
Residential Estate (RES-E)	10	25	n/a	25	25	50 / 50
Residential Community (RES-C)	5	same	n/a	5	5	same
Traditional Community (TC)	5	25	n/a	5	5	25 / 25
Commercial Neighborhood (CN)	5	25	25	0	30	50 / 50
Public/Institutional (PI)	5	same	n/a	5	10	same