

2019 San Marcos Community District Plan



2019

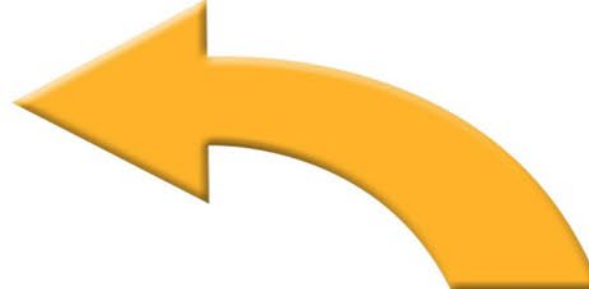

San Marcos Community District Plan



SANTA FE COUNTY

San Marcos District Overview


- 2019 San Marcos Community District Plan is part of County Sustainable Growth Management Plan (SGMP)
- San Marcos Community District
 - Approx. 44 Square miles
 - 2018 estimated population: 1,727
 - 876 Housing Units
- Sustainable Land Development Code
 - San Marcos Community District Overlay Section 9.14
- SLDC San Marcos Community District's Zoning Districts:
 - Rural
 - Rural Fringe
 - Rural Residential
 - Commercial Neighborhood
 - Public/Institutional
 - Federal and State Land

Santa Fe County



Sustainable Land Development Code

Adopted by Ordinance 2016-9
December 13, 2016





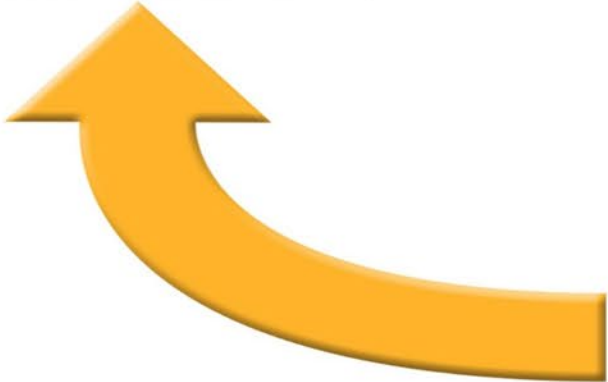

This is a reproduction of the Santa Fe County Sustainable Land Development Code (SLDC), enacted by Ordinance No. 2016-9, the original copy of which was recorded with the County Clerk as instrument number # 1812915. While efforts have been made to ensure its accuracy, this more legible reproduction is provided as a convenience to the public and does not trump the recorded SLDC. In the event of an inconsistency between this reproduction and the SLDC recorded with the County Clerk, the recorded SLDC is the controlling and official document.

2015 Santa Fe County Sustainable Growth Management Plan (SGMP)




Santa Fe County General Plan
Adopted by the Board of County Commissioners by Resolution 2015-155

San Marcos District Overlay

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San Marcos District Plan


San Marcos Planning Committee Objectives

San Marcos Planning Committee aims to:

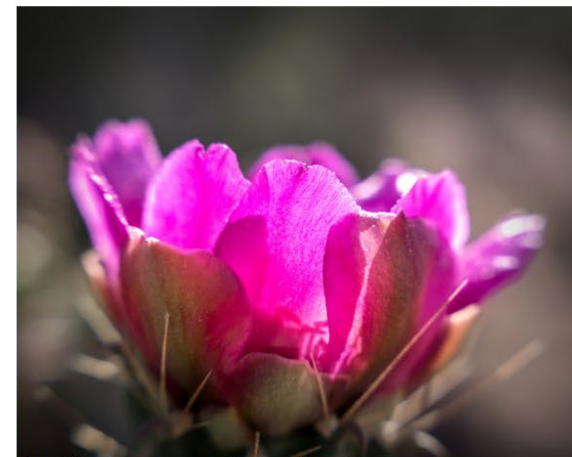
- create a community planning process guided by the SGMP to ensure diversity of representation by providing information and receiving public input on the planning process to include geographical representation of property owners, residents, business owners and other stakeholders such as the equestrian, agriculture, arts, and economic development communities;
- recognize the historic value of the area, including predecessors to the current inhabitants, such as the San Marcos Pueblo, as well as the traditions of equestrian and arts communities in the area;
- honor the treasured landscape of the Turquoise Trail Scenic Byway and steward the natural attributes for which many people cherish the area;
- build a Plan that reflects a cohesive District vision that values, respects, and celebrates the many different individuals and initiatives that comprise the area;
- ensure standards in the San Marcos District are aligned with the values of residents and allow residents reasonable use of their property;
- address the changing needs of the community through the planning process and the Plan document;
- strengthen the connections to the past and culture of rural lifestyles by supporting lifestyles of the residents of the community, including equestrian and agricultural uses of the land;
- share the San Marcos sense of identity with the residents, business-owners, and visitors; and
- follow a process that ensures the community's vision and recommended actions are implemented.

Section III: Land Use Plan

The San Marcos District Land Use Plan aims to further the community's goals. The Land Use Plan reflects the elements outlined in the community planning process and brings them together into an actionable framework to guide future development decisions, zoning and regulations, and capital improvement projects. The Land Use Plan is intended to help align the community vision with the County's policy documents relating to development and land use, environmental stewardship, and economic conditions. During the process to develop this Plan, the themes of arts, agriculture, and small-scale business arose as important activities to carry San Marcos traditions into the future. These uses should be integrated into future changes to regulations that apply to San Marcos Community District Overlay.

Arts and Agricultural uses support the history and future vision of the San Marcos District. San Marcos has a strong historical connection between the people who have inhabited the area and the arts and agriculture which are part of the culture and fabric of the community. The 2019 San Marcos District Land Use Plan supports and accommodates agricultural and artistic businesses that do not cause a detriment to the rural residential nature of the community. Appropriate uses include artist studios, agriculture, and ranching with equestrian uses as appropriate based on established land use patterns of the area.

The 2019 San Marcos District Land Use Plan accommodates both small-scale commercial and home-based businesses that support a local economy to enable residents to support themselves, including farm stands, home-based galleries, art retail, and small-scale art studio sales. Small scale rural commercial uses compatible with characteristics of the district are appropriate to support the community vision of future economic and ecological sustainability. The area is envisioned to continue as mixed-use area to support neighborhood-scale retail, home businesses, community facilities and agricultural/equestrian facilities. Rural commercial uses are intended to be low-intensity, primarily serving a local audience.



San Marcos moments (Doug Speer)

Land Use Issues identified during this process:

- District residential dimensional standards for front, rear, and side property lines are more restrictive than others in the County and have created issues for residents to develop their properties
- Setbacks in non-residential areas vary from the format of other setbacks in the District, creating confusion and issues between neighbors and non-residential development
- Setbacks along NM 14 are more restrictive than others in the County and have caused issues for property-owners to develop their properties
- District has a lot coverage maximum where other areas of the County do not indicate a maximum lot coverage
- Agricultural and equestrian uses of the area face constraints by current development standards
- Development standards for home occupations and small-scale businesses are more restrictive than others in the County and have limited opportunities for residents

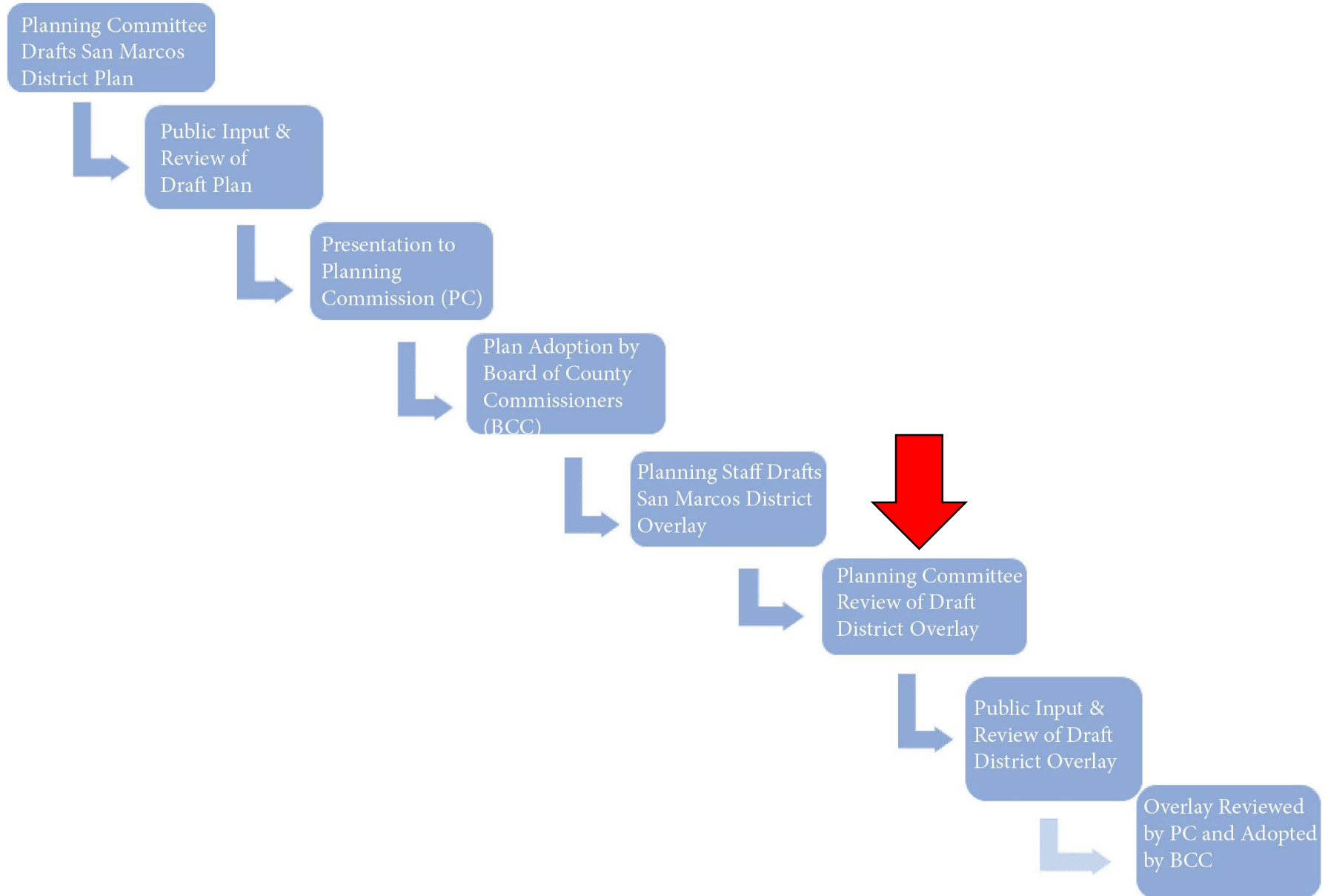
Goal 5: Land use development should comply with the principles of sustainable development established in the San Marcos District Plan

- Strategy 5.1: Support agriculture, arts and rural commercial throughout the San Marcos Community District Overlay in the SLDC
- Strategy 5.2: Align San Marcos standards more closely with County setback standards
 - Action 5.2.1: Allow property-owners to have reasonable use of their land by reducing setback requirements and aligning Rural Residential setback standards more closely with the Rural Residential setback standards in the County
 - Action 5.2.2: Align the NM 14 setback standards in the District with Highway setback standards in the County to maintain ScenicByway
 - Action 5.2.3: Modify lot coverage standards to match County standards
 - Action 5.2.4: Create buffers on Commercial Neighborhood properties that border residential properties, as well as possible visual and noise blocking features

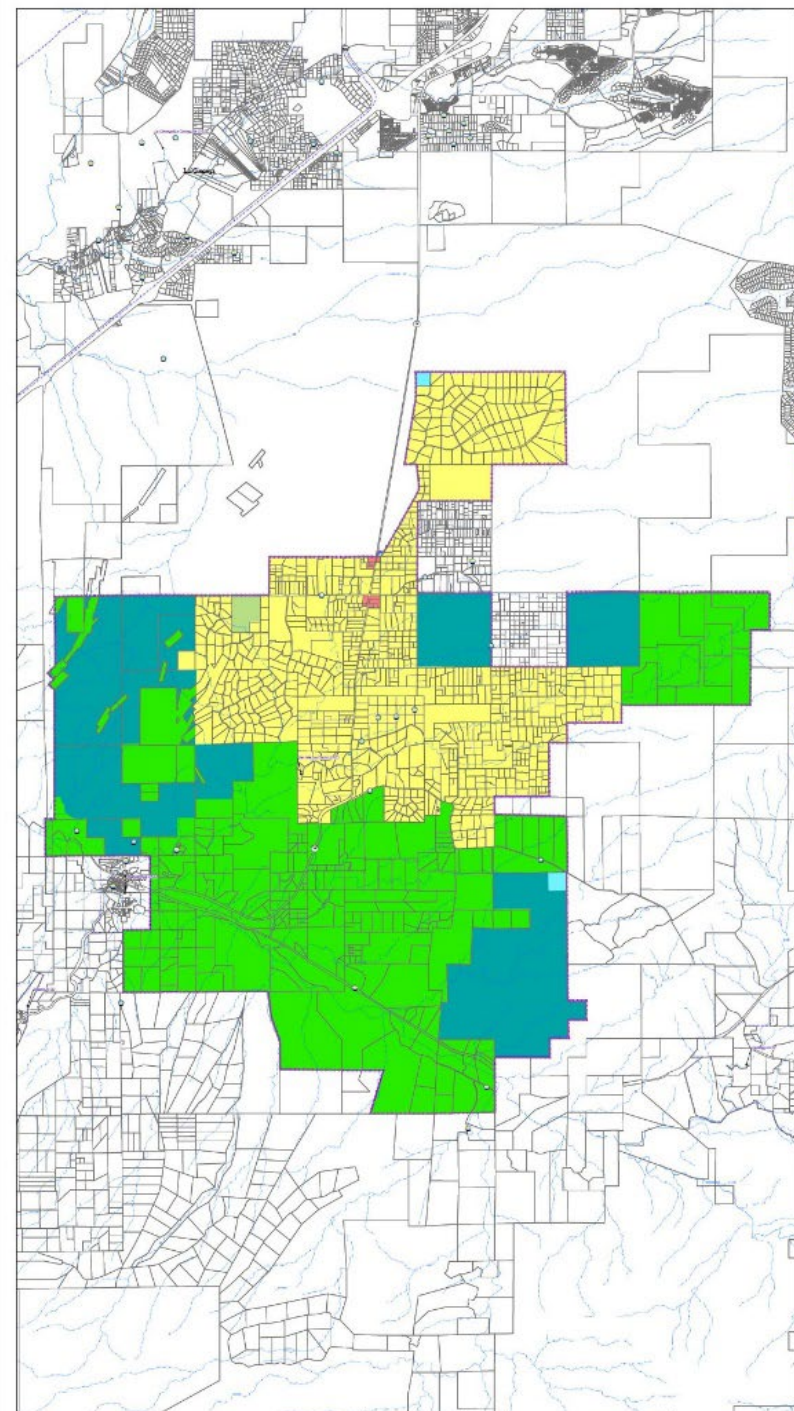
Goal 5:

- Strategy 5.3: Support the rural lifestyle that residents of San Marcos area have chosen because of its low density, quiet and private nature
- Action 5.3.1: Allow and encourage agricultural and arts uses for home-based and Neighborhood-Scaled businesses
- Action 5.3.2: Share information about the native plants, animals, water resources, history and geology of the District via digital and
- print media
- Action 5.3.3: Support people in appropriately using their property to enjoy the privacy and freedom of a rural setting
- Action 5.3.4: Support alternative lifestyle choices by allowing a variety of dwelling unit types and accessory uses such as the District has historically allowed

Implementation Process



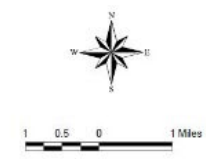
Santa Fe County San Marcos District Community Plan Adopted SLDC Zoning Map



- Legend**
- PARCELS
 - San Marcos District Community Planning Area
 - Roads
 - Minor Roads
 - Major Roads
 - Railroad Lines
 - Streams and Arroyos
 - Intermittent
 - Perennial
 - Not Under Santa Fe County Zoning Jurisdiction
 - Municipality
 - Municipal Annexation Area
 - Tribal Lands
 - Federal and State Lands
 - SLDC Zoning Map 12/9/15*
 - Ag / Ranch, AR1 (1 dwelling per 100 acres base density)
 - Rural, RES1 (1 dwelling per 40 acres base density)
 - Rural Fringe, RUS1F (1 dwelling per 20 acres base density)
 - Rural Residential, RUS1R (1 dwelling per 10 acres base density)
 - Residential Fringe, RES1F (1 dwelling per 5 acres base density)
 - Residential Estate, RES1E (1 dwelling per 2.0 acres base density)
 - Residential Community, RES1C (1 dwelling per acre base density)
 - Traditional Community, TC (1 dwelling per 0.75 acres base density)
 - Commercial Neighborhood, CN
 - Commercial General, CG
 - Industrial Light, IL
 - Industrial General, IG
 - Public / Institutional, PI
 - Mixed Use, MU
 - Planned Development District, PD
 - Community Overlay Zoning Districts (O-CZ)
 - Transportation Trail Environmental and Resource Protection Overlay Zone (TT O-ERP)
 - Rural Commercial Overlay Zone (O-RC)
 - Airport Noise Overlay Zone (O-AN)
 - SE DNL
 - RD DNL
 - EE DNL

Any land or property which is subject to Santa Fe County's zoning jurisdiction, but is not depicted on this map within a County zoning district, shall be construed by default to be located in the Ag / Ranch zoning district, unless otherwise specifically provided for in the Santa Fe County Land Development Code.

* Densities referred to on this map and in the text of the County's zoning regulations indicate the gross or overall density of development projects and subdivisions, and do not necessarily indicate the minimum area required for each individual lot.



This information is for reference only. Santa Fe County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary.

Thank you



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