

Frequently Asked Questions

Does the new code limit my ability to subdivide my property? Subdivision regulations have not changed from the previous Santa Fe County Land Development Code and are consistent with New Mexico State subdivision regulations. What has changed is the way minimum lot size or maximum density of a property is regulated. All properties will be zoned via the zoning map and density will be regulated by the zoning district.

Will the code increase the cost of development? The initial cost of new development will increase due to impact fees established by the code which will cover the cost to the County of providing adequate public facilities and services to future residents of the development.

What are the opportunities for members of the public to be part of the development review and approval process? A pre-application neighborhood meeting will be required for most development that requires "discretionary review", (see Table 4.1: Procedural Requirements by Application Type, page 27 and section 4.4.4.1 beginning on page 28 for details). The public is always welcome and will be noticed for public hearings before the Hearing Officer, Planning Commission and Board of County Commissioners.

How does the code address water scarcity? The code follows current water conservation standards and regulations and, with an emphasis on decreasing ground water depletion, establishes requirements for development to hook up to County or public water systems.

How does the code preserve the county's historical and cultural resources? Chapter 6: Studies, Reports and Assessments, requires applicants submit an Environmental Impact Report that identifies and analyzes adverse effects to historical and cultural resources. This will facilitate review by the County and State Historic Preservation Office to ensure federal, state and local regulations are followed. Additionally, the code establishes a Historic Overlay Zone that can be used to protect and enhance historic development patterns.

What is the relationship between the existing County hydrologic zones and new zoning districts? There is no relationship.

How will my property be zoned if this code is approved? Your property will be zoned according to the zoning map which will be adopted prior to the code being in effect.

What is the relationship between the code and the Sustainable Growth Management Plan? The code is designed to implement and be consistent with the goals, objectives, policies, and strategies of the Sustainable Growth Management Plan (SMGP).



Santa Fe County

Sustainable Land Development Code

Public Review Draft, September 2012



Public Meeting Schedule:

<u>Series I: Informational Open Houses</u>			
Stanley Community Center Wed., Sept. 12 4 p.m. – 8 p.m.	Pojoaque Satellite Office Thurs., Sept. 13 4 p.m. – 8 p.m.	Galisteo Community Center Tues., Sept. 18 4 p.m. – 8 p.m.	La Cienega Community Center Thurs., Sept. 20 4 p.m. – 8 p.m.
<u>Series II: Chapters 1-4, 6,12,14: Administrative, Procedures, & Financing</u>			
Hondo Fire Station 2 Wed., Sept. 26 4 p.m. – 8 p.m.	Nambe Community Center Thurs., Sept. 27 4 p.m. – 8 p.m.	Edgewood Senior Center Tues., Oct. 2 4 p.m. – 8 p.m.	Nancy Rodriguez Center Thurs., Oct. 4 4 p.m. – 8 p.m.
<u>Series III: Chapters 5, 7-11, 13: Zoning & Standards</u>			
Pojoaque Satellite Office Wed., Oct. 10 4 p.m. – 8 p.m.	Nancy Rodriguez Center Thurs., Oct. 11 4 p.m. – 8 p.m.	Galisteo Community Center Tues., Oct 16 4 p.m. – 8 p.m.	Edgewood Senior Center Thurs., Oct., 18 4 p.m. – 8 p.m.

WE LOOK FORWARD TO YOUR PARTICIPATION ~ ~ ~

What is the SLDC?

The SLDC is designed to protect and promote the health, safety and general welfare of the present and future residents of the County. The SLDC is a police power, public nuisance, environmental and land use regulation designed to establish separate land use, growth management, environmental, fiscal, adequate public facility, transportation, stormwater management, emergency service and preparedness, health and safety standards. It provides for comprehensive, concurrent, consistent, integrated, effective, time limited and concise land development approvals. The SLDC is designed to specifically provide protection of environmental, cultural, historical and archeological resources, lessening of air and water pollution, assurance and conservation of water resources, prevention of adverse climate change, promotion of sustainability, green development, and to provide standards to protect from adverse public nuisance or land use effects and impacts resulting from public or private development within the County.

- Assures that projects are planned, designed, constructed, and managed: to minimize adverse environmental impacts; to conserve natural resources; to promote sustainable development; and to enhance the quality of life in Santa Fe County;
- Provides for objective and fair administrative and quasi-judicial processes, findings and recommendations and assures that properties receiving development approvals are granted vested rights to assure completion of the project through all stages and phases in exchange for commitments to mitigate environmental degradation, advance adequate public facilities and services for needs generated by new development, to eliminate existing deficiencies and to proportionally meet county and regional facility and service needs;
- Establishes sustainable design and improvement standards which will be used to evaluate projects through the preparation of environmental, fiscal impact, traffic, water availability, emergency service and response, consistency and adequate public facility and services studies, reports and assessments.
- Designates appropriate agricultural, residential, traditional community, mixed-use, commercial and industrial zoning districts to implement the SGMP and provide regulations for the protection and expansion of local small businesses, professions, culture, art and crafts including live/work, home occupations and appropriate accessory uses in order to support a balanced, vigorous local economy;
- Designates sustainable development areas (SDA-1, SDA-2, and SDA-3) and identify appropriate regulations and incentives to encourage development within priority growth areas;
- Establish rights for communities, community organizations, registered organizations, acequia associations, Tribal governments, adjoining property owners, neighborhood and homeowner associations and non-profit organizations with respect to attendance at pre-application meetings with applicants for development approval;
- Assures a diversity of housing choices within a wide range of economic levels and age groups;
- Provides innovative and sustainable design and architectural standards for development compatible with compact development and traditional and historic communities that reflect the highly unique sense of place and the desirable qualities of Santa Fe County
- Requires that new development reflect the transportation network of the region and provide a framework of inter-connectivity of the road network and pedestrian and bicycle systems;
- Requires that new development provide a range of parks, trails and open space within neighborhoods.

The SLDC By Chapters

<p>Chapter 1 - General Provisions States and expands on the purpose and intent of the SLDC which is primarily designed to implement and be consistent with the goals, objectives, policies, and strategies of the Sustainable Growth Management Plan (SGMP) and protect and promote the health, safety and general welfare of the present and future residents.</p>	<p>Chapter 9 - Community Districts Sets forth the standards and procedures for the establishment of a Community District Overlay Zone (O-CD) to implement the zoning-related provisions of an adopted Community Plan. Provides that existing community planning districts established by ordinance, shall remain in effect until such time as new community plans are adopted and a corresponding O-CD is established.</p>
<p>Chapter 2 - Planning Establishes requirements and procedures including community participation for planning, adopting and amending land use plans, including the SGMP and Area, District or Community Plans. Requires that all plans described in this be in compliance with the SGMP, and upon adoption constitute amendments to the SGMP.</p>	<p>Chapter 10 - Supplementary Zoning Regulations Establishes additional or alternative standards for specific uses which require special design considerations. Examples of uses include: accessory structures and dwelling units, group homes, home occupations, residential condominiums, swimming pools, temporary uses, retail outdoor sales, industrial outdoor storage, self-storage facilities, mobile home parks, wind energy facilities, wireless communication facilities, sand and gravel extraction, and sexually oriented businesses.</p>
<p>Chapter 3 - Decision Making Bodies Establishes the authority, responsibilities, powers and duties of the Board, Planning Commission, Administrator and Hearing Officer including legislative amendments to the SGMP, an Area, District or Community Plan, text and maps of the SLDC including the zoning map.</p>	<p>Chapter 11 - Developments of County wide Impacts (DCIs) Regulates developments that have potential for far-reaching effects on the community and/or have the potential to create serious: adverse noise, light, odor and vibration; explosive hazards; traffic congestion; and burdens on County emergency response services. Designated DCIs include: oil and gas drilling and production; mining and resource extraction; substantial land alteration; landfills; and large-scale feedlots and factory farms.</p>
<p>Chapter 4 - Development Approval Procedures Designates the procedures for filing and processing applications. It is formatted to allow users to efficiently ascertain the various steps involved in processing applications, from the initiation and filing of an application, review for completeness and compliance with SLDC standards, through public hearings, determination and appeal.</p>	<p>Chapter 12 - Growth Management and Paying for Development Provides techniques and strategies to direct growth to areas most efficiently served by adequate facilities and services including the Establishment of Sustainable Development Areas, the Official Map, the Capital Improvement Plan, Development Fees, and regulations ensuring Adequate Public Facilities and Services requirements are met.</p>
<p>Chapter 5 - Subdivisions and Land Divisions Establishes the general rules and regulations governing the preparation, review, and recordation of plats that divide land in accordance with State Law and the purposes, intent, findings and substantive provisions of the SLDC, the SGMP and any applicable area, district or community plan.</p>	<p>Chapter 13 - Housing and Fair Housing The purpose is to provide increased housing opportunities within a broad range of incomes for current and future residents of Santa Fe County. The intent is to encourage new development to achieve a reasonable balance between market rate housing and Affordable Housing through the use of incentives and affordable housing requirements to help offset potential costs.</p>
<p>Chapter 6 - Studies Reports & Assessments Establishes that Studies, Reports, and Assessments (SRAs) be prepared for all applications subject to discretionary review in order facilitate the review</p>	<p>Chapter 14 - Inspections, Penalties and Enforcement Provides for visual inspections to determine compliance with the SLDC, procedures for appointing code enforcement officers and establishes penalties for violations.</p>
<p>Chapter 7 - Sustainable Design Standards prescriptive and performance standards for residential and commercial development, outdoor lighting, signs, parking, road design, water supply and distribution, wastewater systems, water conservation, energy efficiency, creation of open space, protection of historic and archaeological resources, terrain management, flood prevention and flood control, air quality and noise.</p>	<p>Appendix A - Rules of Interpretation, Definitions and Acronyms Provides rules of interpretation and definitions of specialized terms and phrases used in the Sustainable Land Development Code (SLDC).</p>
<p>Chapter 8 - Zoning Provides for agricultural, residential, traditional community, mixed-use, commercial and industrial zoning districts, historic and community overlay zones and planned development districts. Establishes zoning regulation of land uses and standards for the location, density, height, mass, minimum lot size and use of buildings, structures and land for each zoning district.</p>	<p>Appendix B - Use Matrix Identifies permitted, conditional, accessory and prohibited uses by base zoning districts and provides function, structure and activity classification from the Land-Based Classification Standards (LBSC) of the American Planning Association (APA).</p>

- To view the SLDC Public Review Draft review background information and provide feedback please visit: www.santafecountynm.gov/slhc
- For more information, please call or email: Melissa Holmes, Administrative Assistant, Santa Fe County Growth Management Department 505/995-2717 ; slhc@santafecountynm.gov