



QUICK INFO

Santa Fe County is in the process of developing a new land development code known as the Sustainable Land Development Code (SLDC) which will replace the current land development code. The SLDC contains detailed regulations to guide future growth and development in the County in accordance with the Sustainable Growth Management Plan (SGMP) which was adopted in 2010.

SLDC Public Review Draft, September 2012

The development of a final adopted SLDC will include extensive public participation and members of the public are highly encouraged to provide feedback on the Public Review Draft.

Criteria for Establishing and Mapping Zoning Districts

The following factors need to be evaluated, weighed, and balanced, in order to establish the most reasonable zoning district for a particular property, either as a part of the preparation of the original zoning map, or in the consideration of a rezoning petition:

- The Future Land Use Map category in the Sustainable Growth Management Plan (SGMP, as well as the intended character of the land use category (as stated in the SGMP);
- The general development suitability rating, using the suitability model that was developed for the Sustainable Growth Management Plan, and used to produce the Future Land Use Map;
- The projected population growth of area or sub-area, and thus, the projected amount of land needed for development;
- The overall location and configuration of currently developed areas vs. vacant or agricultural lands, and the need or desire to maintain separation between urban and rural land uses;
- The overall regularity of the boundaries that is desired, and the minimum contiguous area that would be reasonable for each particular type of zoning district; generally, more regular boundaries and larger zoning districts are more defensible than gerrymandered or spot zoning districts;
- The pattern and use of existing lots and parcels, subdivisions, land grants, and approved development projects, including the size and configuration of parcels;
- Previously designated historic communities and areas where community plans have been adopted or are proposed, and the land uses in these adopted plans or implementing zoning;
- The general availability and efficiency of providing public facilities and services, particularly, as indicated by the Sustainable Development Areas (SDAs) that are delineated in the SGMP. The boundaries of existing or proposed central water and sewer service areas, and the availability of groundwater for areas that would not be expected to be served by central water systems, needs to be specifically considered;
- The extent and quality of natural resources such as high-value crop lands, core wildlife habitat areas, wildlife movement corridors, wetlands, floodplains, water bodies, steep slopes, and major scenic features;
- For commercial uses, location with respect to thoroughfares and interchanges, but considering the need to avoid strip commercial development along thoroughfares; and
- Compatibility with existing, approved, and planned future land uses in the vicinity, and compatibility with the existing or intended character of the area.



Santa Fe County

SLDC Public Review Draft September 2012

SERIES III Public Meetings October 10th-18th



<i>Series III: Zoning & Standards</i>			
Pojoaque Satellite Office	Nancy Rodriguez Center	Galisteo Community Center	Edgewood Senior Center
Wed., Oct. 10	Thurs., Oct. 11	Tues., Oct 16	Thurs., Oct., 18
4 p.m. – 8 p.m.	4 p.m. – 8 p.m.	4 p.m. – 8 p.m.	4 p.m. – 8 p.m.

Series III Meetings will provide information and discussion on specific topics and chapters from the public review draft of the Sustainable Land Development Code (SLDC PRD). This review includes the following chapters:

- Chapter 7 – Sustainable Design Standards**
- Chapter 8 – Zoning**
- Chapter 9 –Community Districts**
- Chapter 10– Supplemental Zoning Standards**

SLDC PRD SERIES III PUBLIC MEETING TOPICS

Chapter 7: Sustainable Design Standards

Santa Fe County has had regulations and standards on the books since 1980. Many of those standards are carried forward in chapter 7 of the SLDC. New standards and changes to existing standards include:

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| 7.2 Fire and Building Codes (Change) | 7.10.16 Off roads Loading requirements, |
| 7.3 Residential Performance standards (New) | 7.10.17 Passenger drop Off Areas (New) |
| 7.5 Fire protection (Change) | 7.11 Road Design standards (Change) |
| 7.7.5.2 Materials for Walls and Fences(Change) | 7.11.21 Corner setbacks (New) |
| 7.8.5.2 Street Light Standards (Change) | Table 7-17 (New) |
| 7.9. Signs (Change) | 7.14 Energy efficiency (New) |
| 7.10.4 Minimum Parking Requirements(Change) | 7.15.3.1 Neighborhood Park (New) |
| 7.10.5 Alternative Parking Requirements (New) | 7.16 Protection of Historic and Archaeological Resources (Change) |
| 7.10.15 Vehicle Stacking Areas (New) | 7.18 Flood Prevention and Flood control (Change) |
| | 7.22.8 Releases and Guarantees (Change) |

Chapter 8: Zoning Districts and Zoning Map

The SLDC establishes a variety of **zoning districts** and via the **zoning map** divides the County up into the various zoning districts based on a numerous factors, (see “criteria for the Zoning Map” below).

Base Zoning Districts, 8.4.1 :

The SLDC establishes the following base zoning districts:

Residential: 8.7

- 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

Non-Residential: 8.8

- C Commercial
- I Industrial

Mixed Use: 8.9

- MU Mixed Use

Each base zoning district has a set of regulations associated with uses, density, setbacks, building heights and in some districts lot coverage, frontage and maximum building size.

Uses that are allowed in the zoning district are listed in the **Use Table located in Appendix B** of the SLDC. These uses are further classified into permitted, accessory, conditional or prohibited uses:

- **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.
- **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 must be clearly incidental and subordinate to the principal use and located on the same tract or lot as the principal use.

- **Conditional Use:** The letter “C” indicates the use is permitted within the zoning district only after review and approval of a Conditional Use Permit in accordance with Chapter 10.
- **Prohibited Use:** The letter “X” indicates that the use is not permitted within the district.

Density: Minimum lot area required for each dwelling or maximum dwelling units per acre.

Setbacks: Standards for minimum front, side and back setbacks for buildings from property lines.

Building Heights: Standards for maximum building height in feet.

Lot Coverage: Maximum percentage of lot area that can be covered by buildings.

Frontage: Standards for minimum length of property required to front a public road, (non-residential)

Maximum Building Size: Standards for maximum individual and aggregate building size, measured in square feet, (non residential)

Overlay Districts 8.11:

Each property is typically placed into one and only one zoning district. However, the SLDC establishes several “Overlay Districts”, where special environmental, historic preservation, or land use compatibility site design requirements apply, and supplement or supplant those found in the underlying zoning district.

- Rural Commercial Overlay (O-RC), 8.11.2
- Community Overlay District (O-CD), 8.11.3
- Environmental and Resource Protection Overlay (O-ERP), 8.11.4
- Airport Noise Overlay District (O-AN), 8.11.6

Planned Development Districts 8.10:

The SLDC establishes “Planned Development Districts” (PDDs). Property must go through the rezoning procedure, in order for a planned development district to be established. A planned development district typically requires a master site development plan to be submitted with the rezoning application. If the planned development district is approved, the master site development plan becomes part of the zoning district regulations for the particular PDD, and all development that occurs within the PDD needs to conform to the master site development plan.

Chapter 9: Community Districts

Chapter 9 establishes Community Overlay Zones (O-CD) to preserve and protect unique communities and areas by implementing zoning related provisions of their adopted Community Plans. It also establishes that community district ordinances adopted by the Board of County Commissioners shall remain in effect until such time as new community plans and corresponding O-CD are adopted.

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| • Los Cerrillos Community District (Ord 2000-8, 2006-11) | • U.S. 85 South Highway Corridor District (Ord. 2005-08). |
| • Santa Fe Community College District (Ord 2000-12). | • Tres Arroyos Del Poinente District (Ord. 2006-10). |
| • Tesuque Community District (Ordi. 2000-13). | • Village of Agua Fria Planning District (Ord. 2007-2). |
| • Madrid Community Planning District (Ordi. 2002-1). | • Pojoaque Valley Community District (Ord. 2008-5). |
| • San Pedro Community District (Ord.2002-2). | • El Valle de Arroyo Seco Highway Corridor District (Ord 2003-7). |
| • La Cienega and La Cieneguilla Community Planning District (Ord. 2002-9). | |