

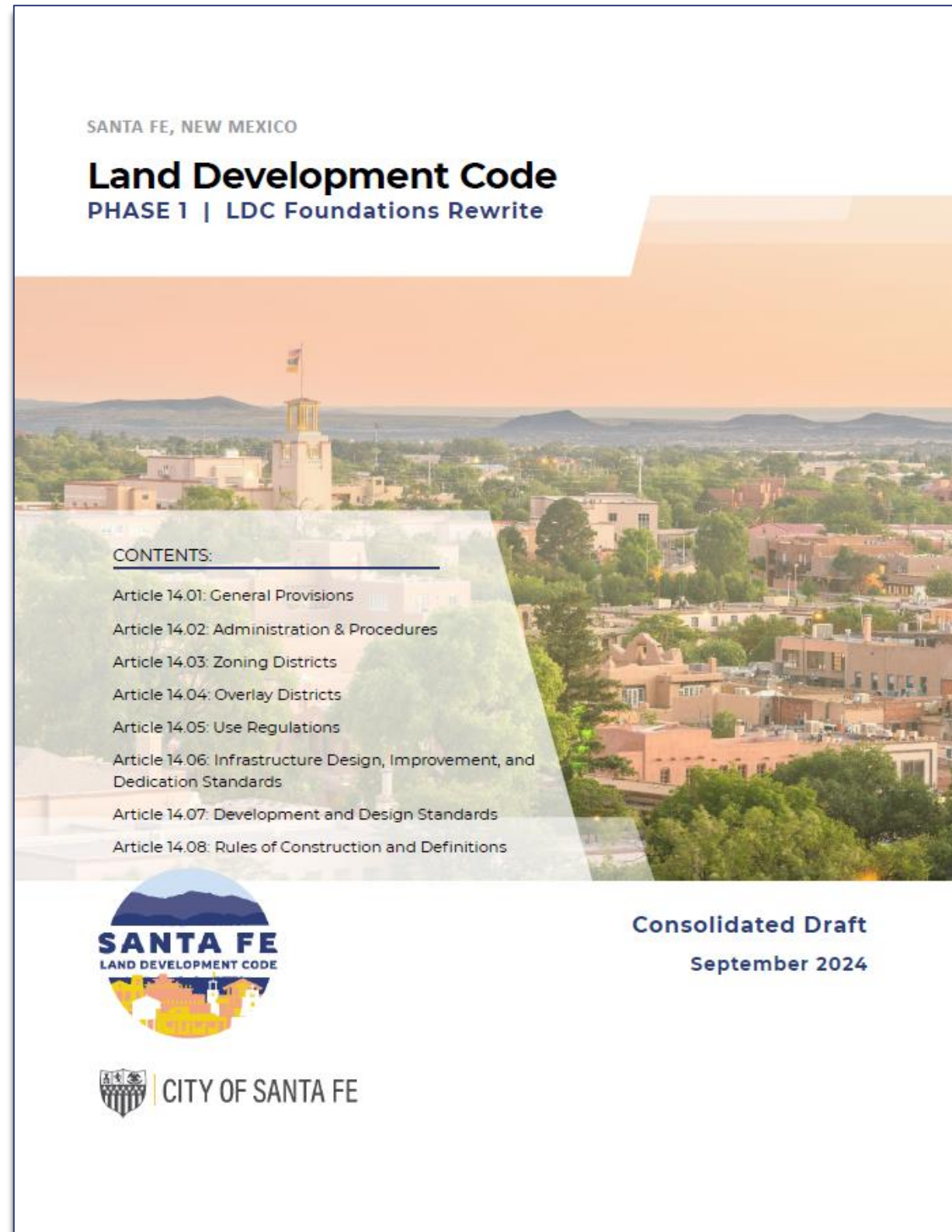


**LDC UPDATE**  
**Phase 1 Draft**  
**September 2024**



# Agenda

- **Why update the development regulations?**
- **Phase 1: Overview of major improvements**
- **Phases 2/3: Potential future changes**
  - **Questions and discussion**
- **Proposed changes to the Santa Fe Homes Program**
  - **Questions and discussion**



# Next Steps

**TELL US  
WHAT YOU  
THINK!**



There are multiple ways to give your feedback on the Phase 1 LDC draft. You can:

**SCAN**



**DROP IN**



**September 24, 3 - 6 pm**  
Farmers Market del Sur

**September 25, 2 - 6 pm**  
Southside Library Lobby

**September 26, 8 am - 1 pm**  
City Hall Councilor's  
Conference Room

**EMAIL**



[ldcupdate@santafenm.gov](mailto:ldcupdate@santafenm.gov)

**VISIT**



<https://bit.ly/SF-LDC>



# ABOUT THE PROJECT

# WHAT IS THE LDC?

- **Implements the General Plan**
- **Standards and regulations for all development in Santa Fe city limits**
- **Chapter 14 of the City Code**
  - Development approval procedures including public notice, hearings and appeals
  - Zoning districts and their permissible uses
  - Infrastructure and amenity dedication requirements
  - Impact fees, development water use
  - Bonuses and incentives for City goals such as affordable housing



# PROJECT GOAL

Create a new Land Development Code that:

- Provides consistent, user-friendly regulations that are easy to understand and simple to administer
- Reflects best contemporary planning and land use practices
- Offers clear guidance so that development reflects community goals for future growth
- Implements the new Santa Fe General Plan



# AN EASIER-TO-USE DOCUMENT

- Better organization
- More pictures and illustrations
- Clear, plain language
- No inconsistencies
- Updated cross-references (internal and external)

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Article 14.03 Zoning Districts  
14.03.03 Mixed-Use and Nonresidential Districts

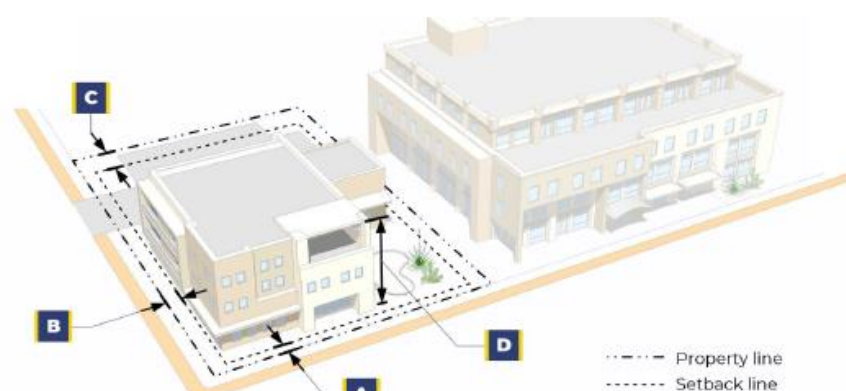


Figure 03.03-2: Mixed-Use District

Property line  
Setback line

### 3. Additional Standards

- Architectural Step-Backs<sup>140</sup>**  
Third floors shall have a step-back (balcony or roof area) of a minimum of five feet from all the building's façades at the ground level.
- Separation of Uses**  
Group living or household living uses shall be separated from the following uses on an adjoining site by a minimum distance of 50 feet from the shared property line:
  - Any use with a drive-through, including but not limited to car washes, restaurants, and banks;
  - Animal hospitals or clinics with outdoor overnight boarding;
  - Day care facilities with more than thirty attendees;<sup>141</sup>
  - Outdoor storage;
  - Restaurants and bars operating between the hours of 10:00 p.m. and 7:00 a.m.;
  - Liquor stores;
  - Cannabis dispensaries;
  - Hotels and motels; and
  - Any land use that the Planning Commission determines will produce environmental impacts, processes or products that are incompatible with

<sup>140</sup> Step back required in BCD (AD) comment  
<sup>141</sup> 30 children is a lot? (AD) comment

# PROJECT TIMELINE

*Anticipated General Plan Update Timeframe*

## LDC FOUNDATIONS



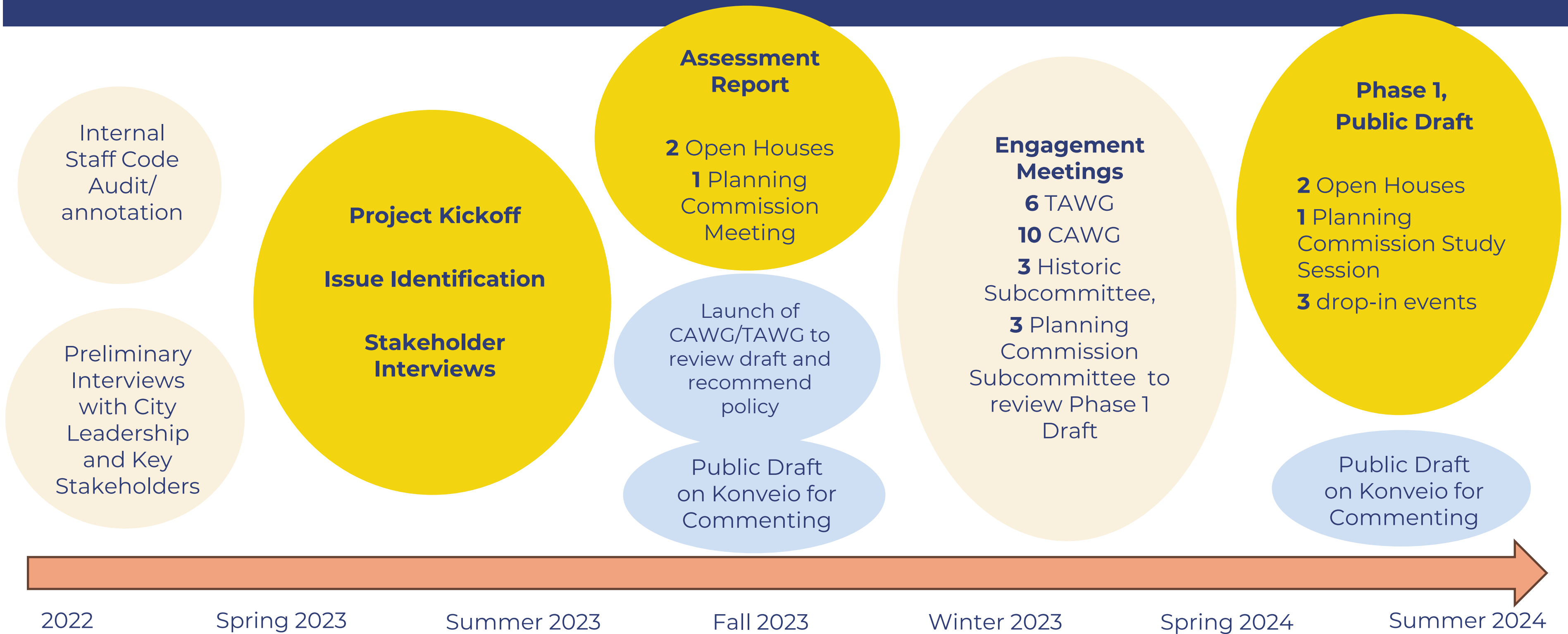
Code “fixes” to make content clear, reorganize, add graphics, eliminate inconsistencies

Substantial edits and updates to procedures, regulations, and zoning districts

Align regulations with adopted plan to support its implementation



# ENGAGEMENT TIMELINE



# PHASE 1 ADOPTION TIMELINE



	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DEC
--	--------	-----------	---------	----------	-----

<b>Project Team</b>	Working Group Draft Refinement	Finalize Public Draft	Legislative Services + Project Team Finalize Adoption Draft		
	Develop Engagement Materials	Staff + Clarion Lead Public Engagement	Staff + Clarion Lead Adoption Effort		

<b>Public Engagement</b>	AUG. 2 Working Group Draft Release	SEPT. 16 Public Draft Release	Drop-in meetings Sept. 24-26	OCT. 15 Adoption Draft Release	OCT. 22 HDRB - Recommendation					
		~ SEPT. 10 Media Meeting	SEPT. 17 Intro Open House	SEPT. 18 Deep Dive Open House	SEPT. 19 PC Work Session	OCT. 15 GB Work Session	OCT. 17 Planning Commission - Recommendation	OCT. 30 Governing Body - Introduction	NOV. 13 Governing Body - Public Comment	DEC. 11 Governing Body - Adoption!
	Phase 1 Section 2 Draft Working Groups Review	Working Groups Attend Public Meetings			Public Draft Konveio Comment Period		Public Hearing Comment Periods			

<b>Other City Staff</b>	CAO Review of Staff Draft	Meetings with City Leadership/ Planning Commissioners to Review Public Draft	CAO Review of Adoption Draft		
	Department Heads Review of Staff Draft	City Comms Team Supports Project Team with Public Engagement			



**PHASE 1  
MAJOR  
IMPROVEMENTS**

# ZONING DISTRICTS

(d) Development and design standards, including square footage restrictions, for the three SC districts are in Article 14-7. (Ord. No. 2012-11 § 9)

(2) Rezoning Requirements

- (a) Property eligible for rezoning to SC if:
  - (i) the property is: 1) an addition in depth zoned; 2) already commercially zoned in conformance with the SC district regulation whole or in part and is not now served by a shopping center; or
  - (ii) the shopping center will be convenient to the tract on which the shopping center is to be developed; or
  - (iii) the tract on which the shopping center is to be developed is well-served by streets, ingress and egress, off-street parking and amenities.
- (b) Additionally, property eligible for rezoning to SC if:
  - (i) SC-1 if it has a site area of five to fifteen acres;
  - (ii) SC-2 if it has a site area of ten to forty acres;
  - (iii) SC-3 if it has a site area of thirty-five to one hundred acres.
- (c) Rezoning to SC requires consideration and approval by the governing body of preliminary or final development plan 3.8.

(L) MU Mixed-Use District

- (1) Purpose
 

It is the purpose of the MU mixed-use district to promote the development of underused and vacant land and buildings in Santa Fe and residential uses in the same building or on the same lot for the following goals:

  - (a) control sprawl by creating a more efficient use of land;
  - (b) promote affordable housing and economic development;
  - (c) promote creative and flexible land uses with a variety of building types;
  - (d) foster alternative means of transportation, including walking, bicycling and transit;
  - (e) promote infill development and pedestrian-friendly areas and along existing roadway corridors;
  - (f) promote shared parking areas in the design of buildings.
- (2) Rezoning Requirements
  - (a) Application for rezoning to MU is not allowed for properties zoned in the official zoning map districts, as shown on the official zoning map.
  - (b) Rezoning to MU requires consideration and approval by the governing body of preliminary or final development plan 3.8.

(C) Rural Residential District (RR)

The RR district is intended to respect the existing rural residential character of the area and prevent urban densities.

(D) R-1, R-2, R-3, R-4, R-5 and R-6 Residential Districts

The purpose of the R-1, R-2, R-3, R-4, R-5 and R-6 residential districts is to be residential areas with low population densities.

(E) R-7, R-8 and R-9 Residential Districts

- (1) Purpose
 

These districts are designed to accomplish the following:

  - (a) to allow a greater intensity of residential land use;
  - (b) to encourage infill development on undeveloped or underdeveloped land in order to promote compact urban form and promote efficient use of public infrastructure and services; and
  - (c) To allow a density that enables affordability.
- (2) Rezoning Requirements
 

Rezoning to R-7, R-8 or R-9, except a city-initiated down zoning, requires consideration and approval by the planning commission and the governing body of a development plan for the property as provided in Section 14-3.8.

(F) R-7(I) Single-Family Residential Infill District

- (1) Purpose
 

It is the purpose of the R-7(I) district to encourage infill single-family residential development on undeveloped or underdeveloped land within or adjacent to established residential areas, consistent with the lot patterns and densities of those areas.
- (2) Rezoning Requirements
 

Property is eligible for rezoning to R-7(I) if the property is less than five acres in size and located within or adjacent to an established residential area that is zoned R-4, R-5 or R-6 if all other applicable requirements are satisfied.

(G) RC-5 and RC-8 Residential Compound Districts

The RC-5 and RC-8 residential compound districts are intended to be medium-density residential areas allowing the development of new dwelling units in harmony with the existing character of the city's compound areas.

(H) R-10, R-12, R-21 and R-29 Residential Districts

The purpose of the R-10, R-12, R-21 and R-29 districts is to make available a variety of dwelling unit types to serve a wide range of household needs at medium- and high-density levels.

(I)

The purpose of the RAC residential arts and crafts district is to serve and preserve the prevalent characteristics of certain limited areas of the city. Within these areas, residential uses are intermixed with small arts and crafts shops, studios and galleries where the goods traded are custom-produced in small quantities and often one of a kind; where the arts or crafts are taught to small numbers of people; or where the persons engaged in arts and crafts activities are not numerous. It is not intended that this district be applied to new areas not having these characteristics.



E. Industrial Districts

1. I-1 – Light Industrial Purpose<sup>133</sup>

The I-1 district is intended primarily for light manufacturing, processing, storage, warehousing, distribution, and similar commercial uses. Regulations are intended to prevent friction between uses within the district and also to protect nearby residential districts.

2. I-2 – General Industrial Purpose<sup>134</sup>

The I-2 district is intended primarily for general manufacturing and closely related uses, and allows limited commercial development. Regulations for this district prevent harmful impacts on adjacent districts through limitations on incompatible industries, while aiming to minimize burdensome regulations on general manufacturing. These regulations do not afford the same level of protection for commercial and other allowed uses not related to general manufacturing as such uses would receive if located in districts primarily designed for them.

3. Lot and Building Standards

Table 03-4: Industrial Districts Lot/Building Standards

Zoning Districts	I-1	I-2
<b>Lots</b>		
Lot size, min.	None	None
Lot coverage, max.	50%	60%
<b>Setbacks, min. (ft)</b>		
A Front	15	15
B Side	0	5 / 10 <sup>[1]</sup>
C Rear	10 <sup>[1]</sup>	10 / 25 <sup>[2]</sup>
<b>Height, max. (ft)<sup>[3]</sup></b>		
D Building height	65	65

NOTES

- [1] When a rear yard abuts a residential district, the setback shall increase to no less than 25 ft or 20 percent of the depth of the lot, whichever is less.
- [2] The smaller setbacks apply when not abutting residential district; the larger setback applies when abutting residential district.
- [3] Abutting a residential district, any part of a building taller than 38 ft in height shall be set back from each shared property line at least one foot for each two feet of additional building height above 38 ft.

<sup>133</sup> 14-4.3(F).

<sup>134</sup> 14-4.3(G), with edits. Phase 2/3: Staff comment on this district mentions considering cannabis and other emerging uses. The staff can look at updating this district to accommodate common emerging industrial uses such as warehouse & distribution centers, among others.

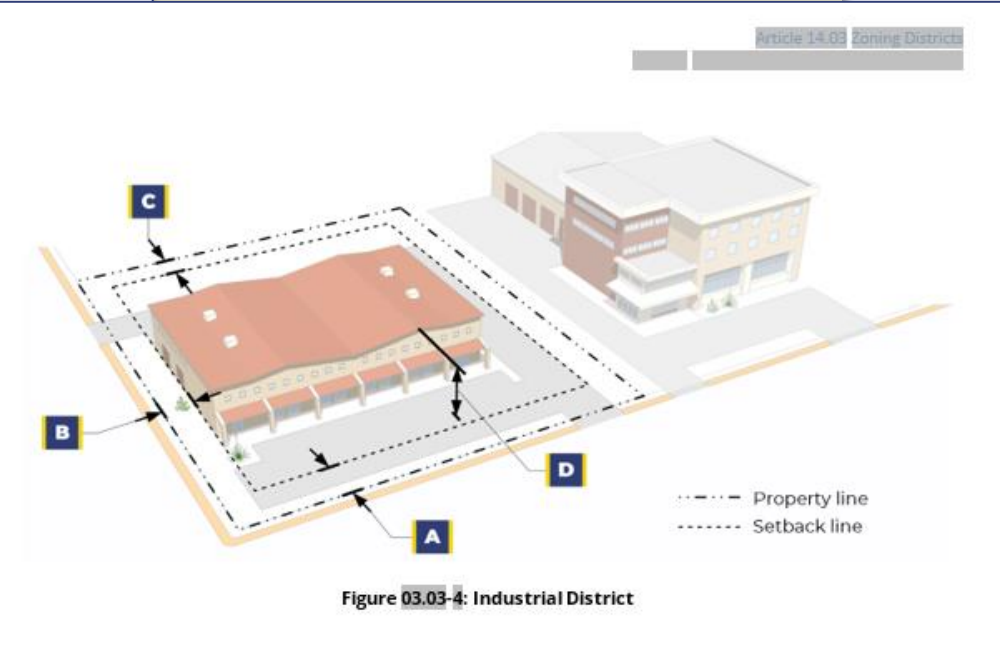


Figure 03.03-4: Industrial District

# ZONING DISTRICTS

## All zoning districts:

- Consolidated purpose statements and dimensional standards
- New illustrations of representative development for each district
- Simplification, reduce repetition of table notes
- Permitted height increased by 2 feet to accommodate green/modern construction techniques

## District-specific changes:

- Higher-density districts allow by right the density indicated in the district name (R-12, R-21, R-29) without approval of a development plan

Article 14.03 Zoning Districts  
14.03.02 Residential Districts

Zoning Districts	R-7, R-7(I)	R-8	R-9
A Front	7 (20 for street-facing garage or carport enclosed on three sides)		
B Side	5		
C Rear	15 ft, or 20% of the average depth of the lot, whichever is less		
<b>Height, max. (ft)<sup>[1]</sup></b>			
D Residential		26	
Nonresidential		38	

**NOTES**

[1] Maximum density is limited to one dwelling unit per acre if public water or sewer is not provided.

[2] Lot coverage may increase to 55% if private open space is provided, except in R-7(I), where the lot coverage may increase to 50%. See §14.03.05H.3, *Residential Private Open Space*.

[3] Within 10 ft of side or rear property line, no taller than 14 ft; within 15 ft of side or rear property line, no taller than 26 ft. Measurements are at finished grade at the closest point of the perimeter of the structure.

Figure 03.02-3: Moderate-Density Residential Districts

Santa Fe, New Mexico, Land Development Code  
Phase 1 LDC Foundations | PUBLIC DRAFT September 2024

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# OVERLAY ZONING DISTRICTS

## All Overlays

- Added basic maps of location & boundaries (to be improved in Phase 2)
- Did not carry forward RS Residential Suite Hotel/Motel and ER Ecological Resource (neither exist on the ground)

## Escarpment Overlay

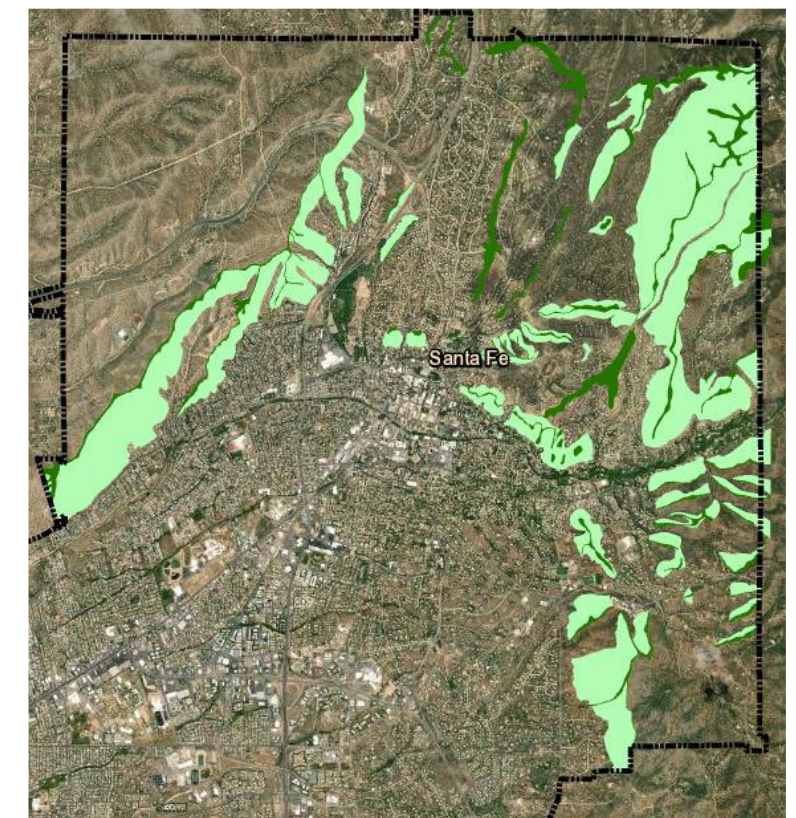
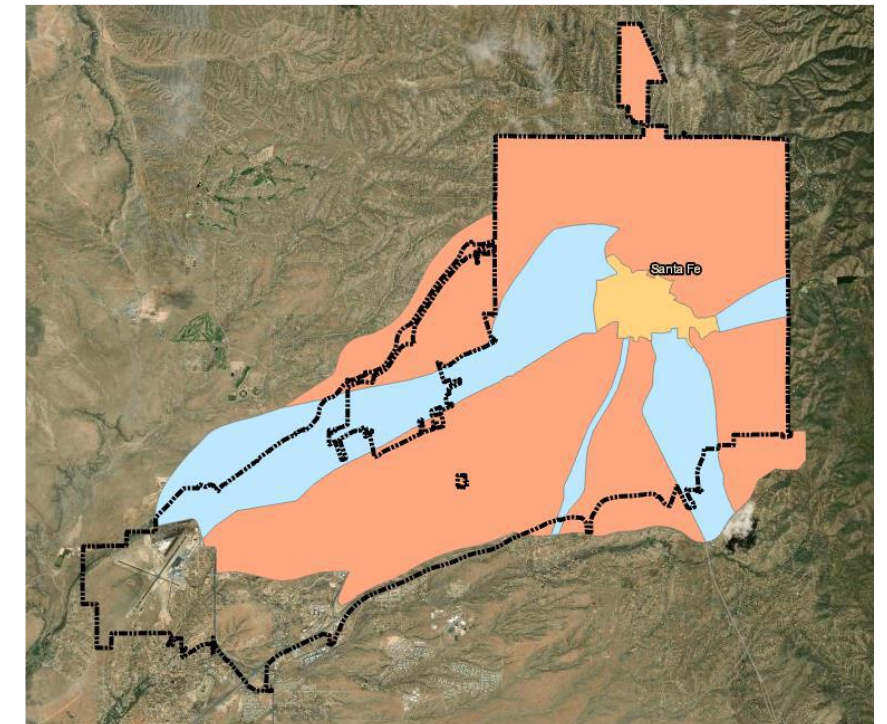
- Reorganized and edited to simplify language

## Airport Road Overlay

- Eliminated restrictions on sale of alcohol, which were preventing uses considered desirable in the overlay (grocery stores, restaurants)

## Historic District Overlay

- No major changes; working group edits not yet incorporated



# USE REGULATIONS

**Table DS-1: Summary Table of Allowed Uses**

P = Permitted use C = Conditional use approval required A = Accessory use T = Temporary use Blank Cell = Prohibited use

	RR	R-1 - R-6	R-7 - R-9	R-7 - I	RC-5, RC-8	R-10 - R-29	MHP	RAC	MU	BCD	C-1	C-2	C-4	I-1	I-2	BIP	HZ	POS	SC-1	SC-2	SC-3	Use-Specific Standards
<b>Residential</b>																						
<b>Household Living</b>																						
Accessory building or structure	A*	A*	A*	A*	A*	A*	A*	A	A	A	A	A	A	A	A	A	A		A	A	A	§14.05.03C.1
Accessory dwelling unit	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					§14.05.03C.2
Casita development		P	P		P	P	P		P	P	P	P	P									§14.05.03C.3
Children's play area and play equipment, private	A	A	A	A	A	A	A	A	A	A	A	A	A				A	P				
Dwelling or residence ancillary to another approved use <sup>298</sup>		A	A	A	A	A	A	A	A	A	A	A	A	A		A	A		A	A	A	
Dwelling, live-work		P	P		P	P		P	P	P	P	P	P									
Dwelling, multi-family	P	P	P		P	P	P	P	P	P	P	P	P				P		P	P	P	§14.05.03C.4
Dwelling, single-family attached townhome	P	P	P	P	P	P		P	P	P	P	P	P									
Dwelling, single-family detached	P	P	P	P	P	P	P	P	P	P	P	P	P				P					§14.05.03C.5
Dwelling, duplex	P	P	P	P	P	P		P	P	P	P	P	P									
Dwelling, triplex		P	P	P	P	P		P	P	P	P	P	P									
Dwelling, quadplex		P	P	P	P	P		P	P	P	P	P	P									
Greenhouse or plant nursery, non-commercial <sup>299</sup>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					

- Renamed Special Use Permit as “Conditional Use”
- Some new uses added, existing uses combined (urban farms, for example), new use-specific standards
- No uses removed in Phase 1
- Biggest emphasis on expanding allowed housing types
- Easier navigation to use-specific standards using cross-references in righthand column

# DEVELOPMENT AND DESIGN

## All Sections

- Edited to use simpler language
- Reorganization to make order of information more logical and accessible

## Landscaping

- Updates to perimeter parking lot standards, including a lower threshold for applicability

## Walls and Fences

- New info on permitted fence materials, prohibition of barbed wire

## Street Design Standards

- Separate, concurrent effort to update these standards; no changes in Phase 1 draft





# DEVELOPMENT AND DESIGN

## Parking

- Info relocated from Appendix into code
- Parking ratio not generally reduced – emphasis on providing options for flexibility in number of spaces provided
- ADA and EV requirements included
- Significant updates to required bicycle parking

## Signs

- Removal of content-based regulation

## Impact Fees

- Structural reorganization to make content more accessible; no changes to the fees



# ADMINISTRATION AND PROCEDURES

## Common Review Procedures

- Retained and updated
- New Summary Table of Review Procedures included

## All Procedures

- Significant re-organization and re-formatting
- References common review procedures for standard steps, explains application-specific steps in procedure
- No changes to notice or decision-makers proposed

Article 14.02 Administration and Procedures

**Table 02-1: Summary Table of Review Procedures**

Procedure	Section	LUD	ARC	HDRB	BOA	PC	GB
<b>Table Abbreviations</b>							
R = Review							
REC = Recommendation							
REP = Report							
D = Decision							
A = Appeal							
[ ] = Public hearing							
* = For specific requests, see individual procedures							
<b>Decision-Making Bodies</b>							
LUD = Planning and Land Use Director							
ARC = Archaeological Review Committee							
HDRB = Historic Districts Review Board							
BOA = Board of Adjustment							
PC = Planning Commission							
GB = Governing Body							
<b>Plan Amendment</b>							
Amendment to the General Plan	§14.02.01C	R / REP				R / REC	R / [D]
<b>Ordinance Amendments</b>							
Annexation	§14.02.01D.1	R / REP				R / REC	R / [D]
Code Text Amendment	§14.02.01D.2	R / REP	R / REC*	R / REC*		R / REC	R / [D]
Rezoning	§14.02.01D.3	R / REP	R (if referred)	R (if referred)		R / REC	R / [D]
<b>Subdivision Procedures</b>							
Subdivision of Land	§14.02.01E.1	R / REP R / D*				R / D A*	A
<b>Development Review Procedures</b>							
Conditional Use Approval	§14.02.01F.1	R / REP			R / [D]	R / [D]*	A
Development Plans	§14.02.01F.2	R / REP R / D*				R / D A*	A
Master Plans	§14.02.01F.3	R / REP				R / REC	R / [D]
Development in Special Flood Hazard Area <sup>(1)</sup>	§14.02.01F.4	R / D			A		
Construction Permits	§14.02.01F.5	R / D			A		
Certificates of Occupancy	§14.02.01F.6	R / D			A		
Residential Condominiums	§14.02.01F.7	R / D			A		
Utility Conformity Review	§14.02.01F.8	R / REP R / D*				R / D* A*	A
<b>Archaeology and Historic Preservation Procedures</b>							
Archeological Clearance Permits	§14.02.01G.1	R / REP	R / [D]				A
Creation of New Historic Overlay District	§14.02.01G.2						
Demolition of Historic or Landmark Structure	§14.02.01G.3	R / REP	R (if referred)	R / [D]*			R / [D]* A*
<b>Flexibility and Relief Procedures</b>							
Alternative Compliance							
Minor Modifications	§14.02.01H.1	R / D*	R / D*	R / D*	R / D*	R / D*	R / D*
Variance	§14.02.01H.2	R / REP			R / [D]	R / [D]*	
Appeals	§14.02.01H.3	R / REP				A*	A*

Santa Fe, New Mexico, Land Development Code  
Phase 1 LDC Foundations | PUBLIC DRAFT October 2024

## 2. Code Text Amendment

### COMMENTARY

The image to the right is one example of a graphical representation of the steps of an application procedure that apply/do not apply to a given application procedure. Updates to the image, as discussed with staff (strikethrough when a step does apply, to replace the "X"), and possible changes to the colors will be included in the public draft of the combined code sections.

- I. **Purpose**  
This procedure provides for the review and approval of amendments to the text of this Land Development Code (LDC).
- II. **Applicability**  
A code text amendment may be proposed by:
  - a. The Governing Body,
  - b. The Planning Commission,
  - c. A department or agency of the City; or
  - d. Any other person, who must submit a request for a code text amendment, in writing, directly to the Governing Body, or a member thereof.

- III. **Code Text Amendment Procedure**  
Figure 02.01-3 identifies the applicable steps in the common review procedures in §14.02.01B that apply to the review of code text amendment requests, with additions or modifications noted below.

- a. **Pre-Development Meetings**  
No pre-development meetings are required for a code text amendment.
- b. **Application Submittal and Acceptance**  
The application shall be submitted and accepted, and may be revised or withdrawn, in accordance with §14.02.01B.2. An application initiated by the City shall be exempt from fees.

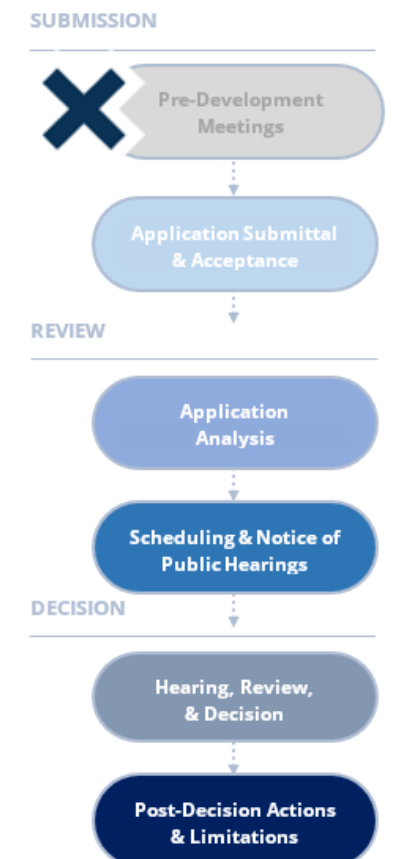


Figure 02.01-3: Code Text Amendment Procedure

# CURRENT SANTA FE HOMES PROGRAM (SFHP)

## Affordable units:

- 20% of dwelling units in for-sale projects affordable
- 15% of dwelling units in rental projects affordable

## Density Bonus:

- 15% density bonus.
- Rental projects eligible to pay fee-in-lieu still receive 15% density bonus.
- Additional affordable units do not change the density bonus.
- No incentives to build additional affordable units beyond requirements.



16 Market Priced Homes

4 Affordable Priced Homes

3 Density Bonus Homes

# PROPOSED INCENTIVES: Percentage-base

Density bonus (DB) scales relative to percentage of affordable units to incentivize developers, while maintaining the character of the city and individual neighborhoods

- 30 - 39% = 1.5 DB units per SFHP unit
- 40 - 49% = 1.75 DB units per SFHP unit
- 50% and up: 2 DB units per SFHP unit

## Affordability Scenario

30% Affordability = Density Bonus of 1.5x  
20 Base dwelling units includes:

14 Market Priced Homes  
6 Affordably Priced Homes +  
9 Market Rate Bonus Homes (6 x 1.5)

---

29 Total Homes



14 Market Priced Homes



6 Affordable Priced Homes



9 Density Bonus Home

# SMALL INFILL PROJECT: R1 Density

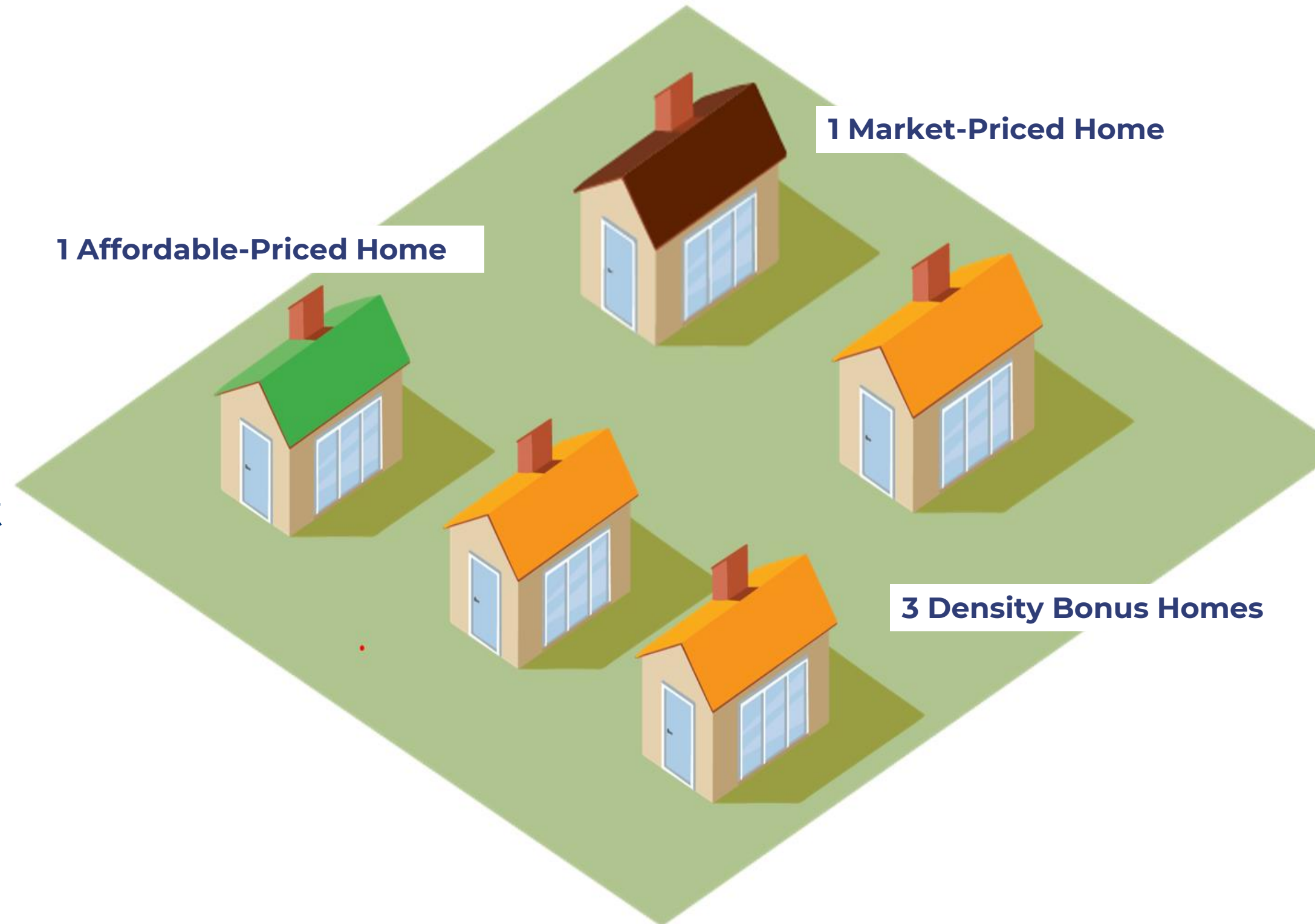
For properties one acre or smaller, zoned R1:

## 1 Affordable Unit = Density Bonus of 3 units

- Affordability requirement is lower on these projects as they are more difficult to make financially feasible.
- This gentle density approach enables the traditional housing compounds that have been key to Santa Fe's historic design.

### Other incentives besides density:

- Administrative review (precedent in Midtown)
- Flexibility with parking requirements & dimensional standards





**PHASE 2 & 3 :**

**FUTURE  
CHANGES**



# ZONING DISTRICTS

## Phase 2 - Consider:

- Eliminate some **“special purpose”** districts
  - Residential Arts and Crafts, Business & Industrial Park, Shopping Center, Hospital
- Compare **BCD and Historic** boundaries to clarify standards that prevail when overlap
- Improve and expand **mixed-use** districts, possibly with new districts tailored by scale and intensity

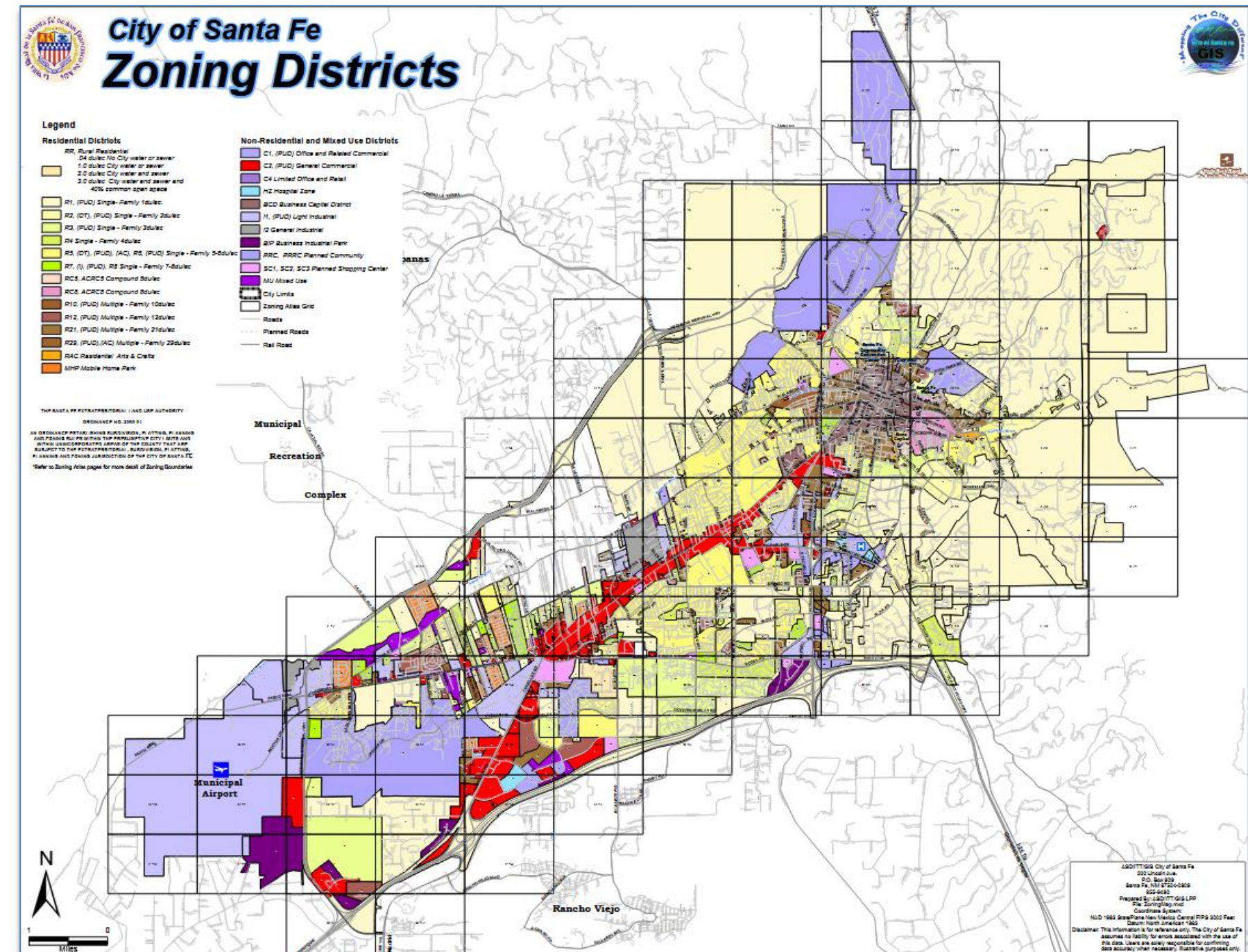
Abbreviations	Districts Described	District Designations
RR	14-4.2C	Rural Residential
R-1 - R-6	14-4.2D	Residential - numeral indicates maximum Number of dwelling units per acre, see Section 14-7.2.
R-7 - R-9	14-4.2E	
R7 (I)	14-4.2F	
RC-5, RC-8	14-4.2G	"I" indicates Infill.
R-10 - R-29	14-4.2H	
MHP	14-4.2J	MHP

Abbreviations	Districts Described	District Designations
RAC	14-4.2I	Residential Arts and Crafts
A-C	14-5.4	Arts and Crafts Overlay
C-1	14-4.3A	Office and Related Commercial
C-2	14-4.3B	General Commercial
C-4	14-4.3C	Limited Office and Arts and Crafts
HZ	14-4.3D	Hospital Zone
BCD	14-4.3E	Business-Capitol
I-1	14-4.3F	Light Industrial
I-2	14-4.3G	General Industrial
BIP	14-4.3H	Business and Industrial Park
SC-1, SC-2, SC-3	14-4.3K	Planned Shopping Center (Neighborhood, Community, Regional)
MU	14-4.3L	Mixed Use

# ZONING DISTRICTS

## Phase 3 – Following General Plan adoption, consider:

- Align districts with new **Future Land Use Map**
- Reliance on **density** as primary regulatory standard for zoning districts

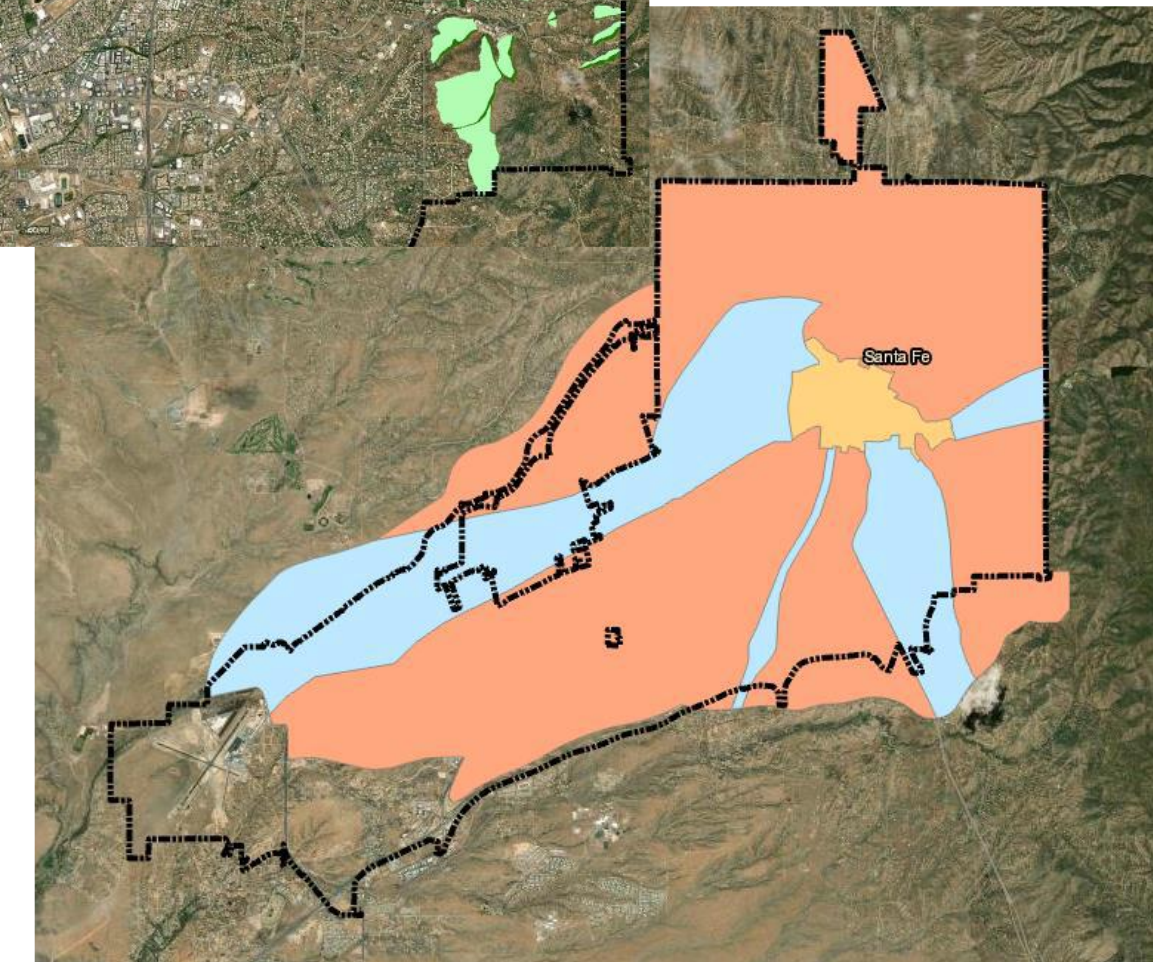
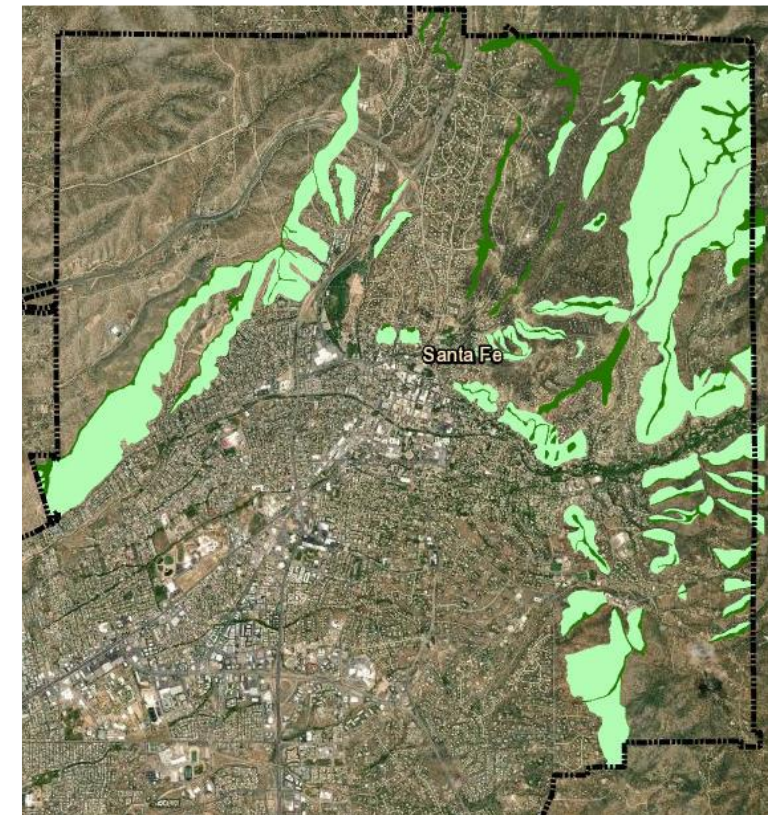




# OVERLAY ZONING DISTRICTS

## Consider changes to:

- Reduce **number** of overlays
  - Is Arts & Crafts Overlay needed when there is an Arts & Crafts district?
  - If sector-planning occurs with General Plan, Neighborhood Conservation Overlay may be replaced
- Update existing overlays to revise standards
  - Revise Cerrillos Road, other highway corridors, to align with desired development
  - Improve Midtown LINC standards to make overlay more usable
  - Further changes to Historic and Archeological review districts



# USE REGULATIONS

## Consider changes to:

- Add new uses, further combine existing uses, eliminate obsolete uses
- Review where all uses are allowed and how
- Allow more uses by-right subject to use-specific standards
- Further refine use-specific standards
  - Update telecommunications standards to meet federal regulations
  - Combine many individual retail uses into groups based on size/impact
  - Update short-term rental, accessory dwelling unit standards

Article 14.05 Use Regulations

Table 05-1: Summary Table of Allowed Uses

P = Permitted use C = Conditional use approval required A = Accessory use T = Temporary use Blank Cell = Prohibited use

	RR	R-1 - R-6	R-7 - R-9	R-7-1	RC-5, RC-8	R-10 - R-29	MHP	RAC	MU	BCD	C-1	C-2	C-4	I-1	I-2	BIP	HZ	POS	SC-1	SC-2	SC-3	Use-Specific Standards
<b>Residential</b>																						
<b>Household Living</b>																						
Accessory building or structure	A*	A*	A*	A*	A*	A*	A*	A*	A	A	A	A	A	A	A	A	A		A	A	A	§14.05.03C.1
Accessory dwelling unit	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					§14.05.03C.2
Casita development		P	P		P	P	P		P	P	P	P	P									§14.05.03C.3
Children's play area and play equipment, private	A	A	A	A	A	A	A	A	A	A	A	A	A				A	P				
Dwelling or residence ancillary to another approved use <sup>298</sup>		A	A	A	A	A	A	A	A	A	A	A	A	A		A	A		A	A	A	
Dwelling, live-work		P	P		P	P		P	P	P	P	P	P									
Dwelling, multi-family	P	P	P		P	P	P	P	P	P	P	P	P				P		P	P	P	§14.05.03C.4
Dwelling, single-family attached townhome	P	P	P	P	P	P		P	P	P	P	P	P									
Dwelling, single-family detached	P	P	P	P	P	P	P	P	P	P	P	P	P				P					§14.05.03C.5
Dwelling, duplex	P	P	P	P	P	P		P	P	P	P	P	P									
Dwelling, triplex		P	P	P	P	P		P	P	P	P	P	P									
Dwelling, quadplex		P	P	P	P	P		P	P	P	P	P	P									
Greenhouse or plant nursery, non-commercial <sup>299</sup>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					

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Phase 1 LDC Foundations | Part 1 WORKING GROUP DRAFT March 2024

# DEVELOPMENT & DESIGN

## Architectural Design Checklist

- Consider alternate approach to accomplish same objective – for example, form-based standards in designated areas
- Determine if standards apply city-wide

## Landscaping

- Greater emphasis on preserving existing trees and landscaping
- Focus on water conservation, and use of native/drought-tolerant plantings

## Parking

- Reduce – or eliminate – on-site parking requirements

## Other Updates?

- Gunnison's prairie dogs
- Big-box structures (over 30,000 square feet)



# ADMINISTRATION & PROCEDURES

## Consider changes to:

- Refine approval criteria
- Reconsider level of detail required at various stages of the process
- Allow the City Council to focus on big-picture issues/projects; delegate simple projects to boards and staff subject to clear standards

## ENN Process

- Review for potential improvements to process

## Expedite Procedures

- Can certain applications that support general plan goals can be expedited or administrative decisions, as is currently done for affordable housing

**Table 02-1: Summary Table of Review Procedures**

Table Abbreviations		Decision-Making Bodies					
R = Review REC = Recommendation REP = Report D = Decision A = Appeal [ ] = Public hearing * = See individual procedures for addtl. detail		PLUD = Planning and Land Use Director ARC = Archaeological Review Committee HDRB = Historic Districts Review Board BOA = Board of Adjustment PC = Planning Commission GB = Governing Body					
Procedure	Section	PLUD	ARC	HDRB	BOA	PC	GB
Subdivision of Land	§14.02.01E Error! Reference source not found.	R / REP R / D*				R / D A*	A
<b>Development Review Procedures</b>							
Conditional Use Approval	§14.02.01F.1	R / REP			R / [D]	R / [D]*	A
Development Plan	§14.02.01F.2	R / REP R / D*				R / D A*	A
Master Plan	§14.02.01F.3	R / REP				R / REC	R / [D]
Construction Permit	§14.02.01F.5	R / D			A		
Certificate of Occupancy	§14.02.01F.6	R / D			A		
Residential Condominium	§14.02.01F.7	R / D			A		
Utility Conformity Review	§14.02.01F.8	R / REP R / D*				R / D* A*	A
<b>Archaeology and Historic Preservation Procedures</b>							
Archeological Clearance Permit	§14.02.01G.1	R / REP	R / [D]				A
Creation of New Historic Overlay District	§14.02.01G.2						
Demolition of Historic or Landmark Structure	§14.02.01G.3	R / REP	R (if referred)	R / [D]*			R / [D]* A*
<b>Flexibility and Relief Procedures</b>							
Variance	§14.02.01H.1	R / REP			R / [D]	R / [D]*	
Appeal	§14.02.01H.2	R / REP			A*		A*

# PROVIDE YOUR FEEDBACK

**TELL US  
WHAT YOU  
THINK!**



There are multiple ways to give your feedback on the Phase 1 LDC draft. You can:

**SCAN**



**DROP IN**



**September 24, 3 - 6 pm**  
Farmers Market del Sur

**September 25, 2 - 6 pm**  
Southside Library Lobby

**September 26, 8 am - 1 pm**  
City Hall Councilor's  
Conference Room

**EMAIL**



[ldcupdate@santafenm.gov](mailto:ldcupdate@santafenm.gov)

**VISIT**



<https://bit.ly/SF-LDC>

# STAY INFORMED!

- Project Website

<https://www.santafeldcupdate.org>

- Access project materials
- Ask questions and provide feedback
- Sign up to receive updates
- View project calendar



**SANTA FE**  
LAND DEVELOPMENT CODE

## LAND DEVELOPMENT CODE UPDATE

THE CITY OF SANTA FE IS INITIATING A REVIEW OF THE LAND DEVELOPMENT CODE, AND INVITES YOU TO PARTICIPATE!

The City of Santa Fe Land Use Department is leading this multi-phase project, working with Clarion Associates, a Denver-based consulting firm that specializes in ordinance development and plan implementation.

### PHASE 1 - LDC FOUNDATIONS:

The first phase of the project is kicking off in February 2023 and will continue through the fall of 2024. This phase will identify opportunities to improve the organization, clarity, and general user-friendliness of the LDC. This phase will create the foundation for a new LDC that is accessible and easy to understand, simple to administer, and that provides consistent and transparent regulations.

### PHASE 2 - PROMOTING KEY STANDARDS:

The second phase will begin in late 2024. Building off the new, reorganized foundation LDC adopted in Phase 1, the second phase will include substantive revisions to the LDC's procedures, regulations, and zoning districts.

### PHASE 3 - GENERAL PLAN IMPLEMENTATION:

The third phase will include additional substantive revisions to implement the land use and growth goals and policies of the updated Santa Fe General Plan, which is scheduled to be developed through a separate project over the next two years (while phases 1 and 2 of the LDC rewrite are underway).

As part of the initial project outreach, we hope to hear from citizens and other stakeholders about the strengths and weaknesses of the current land development regulations.

# QUESTIONS & DISCUSSION

