

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 2017-25

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4
5 AN ORDINANCE

6 RELATING TO THE LAND DEVELOPMENT CODE, CHAPTER 14 SFCC 1987
7 REGARDING THE WEST SANTA FE RIVER CORRIDOR MASTER PLAN; CREATING A
8 NEW SECTION 14-5.11 SFCC 1987 TO ESTABLISH THE WEST SANTA FE RIVER
9 CORRIDOR OVERLAY ZONING DISTRICT.

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11 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

12 Section 1. A new Section 14-5.11 SFCC 1987 is ordained to read:

13 14-5.11 WEST SANTA FE RIVER CORRIDOR OVERLAY ZONING DISTRICT

14 (A) Purpose and Intent

15 Because openness, visual integrity, scale and harmony are vital assets in
16 implementing the West Santa Fe River Corridor Master Plan, it is the intent
17 of the West Santa Fe River Corridor Overlay Zoning District to:

- 18 (1) Maintain a clear sense of visual openness along the river corridor and
19 promote its restoration, in part, by minimizing the negative impacts
20 of adjoining land development;
- 21 (2) Regulate land development, including site and building design, so
22 that new development reflects the scale of the surrounding
23 neighborhoods while meeting city development standards.

24 (B) Boundaries

25 The West Santa Fe River Corridor Overlay Zoning District includes lands

1 bounded by West Alameda Street to the north, La Joya Road to the east,
2 Agua Fria Street to the south and the Agua Fria Traditional Historic
3 Village/City of Santa Fe corporate limit boundary to the west.

4 **(C) Building Height**

5 Maximum building height shall not exceed twenty-eight (28) feet within the
6 West Santa Fe River Corridor Overlay Zoning District, as defined in
7 “Measurement of Maximum Height,” 14-7.1(C)(1):

8 **(D) Building Setback from Street**

9 Minimum setbacks from the street for new developments and new
10 subdivisions. In the case of residential development, setback applies when
11 proposing a minimum of two (2) lots or two (2) housing units. Nothing in
12 this provision is intended to make any existing structure non-conforming.

13 (1) Agua Fria Street: thirty (30) feet, or twenty percent (20%) of lot
14 depth, whichever is less, from the Agua Fria street frontage property
15 line.

16 (2) West Alameda Street: fifty (50) feet from the West Alameda street
17 frontage property line.

18 **(E) Building Setback from Santa Fe River**

19 A minimum of fifteen (15) feet from whichever one of the following is the
20 most restrictive:

21 (1) River Greenway Boundary, or

22 (2) 100-year Floodplain Boundary (FEMA), or

23 (3) City code setback measurement for streams and watercourses, [14-
24 8.2 (D)(4)(e)(i)].

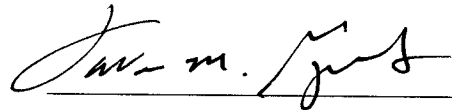
25 **(F) Minimum Frontage Width for Development along West Alameda Street**

1 Minimum street frontage width of two hundred and fifty (250) feet along
2 West Alameda Street is required for any subdivision, unless approved by the
3 traffic engineer.

4 **(G) Common Area Open Space**

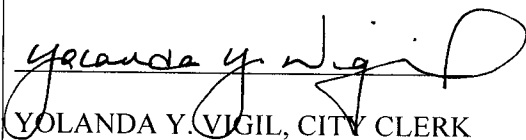
5 In lieu of park dedication to the city, residential subdivisions or
6 developments with a density of five (5) dwellings per acre or greater, or a
7 minimum of twenty-five (25) total housing units or lots, shall have a
8 minimum of ten percent (10%) of the total land area of the proposed
9 subdivision or development reserved as common area open space. [See also
10 Land Development Code, "Residential Common Open Space Standards," 14-
11 7.5(B)].

12 PASSED APPROVED and ADOPTED this 13th day of December, 2017.

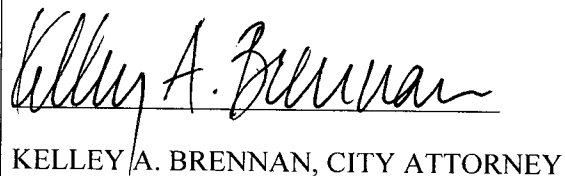
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16 JAVIER M. GONZALES, MAYOR

17 ATTEST:

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19 
20 YOLANDA Y. VIGIL, CITY CLERK

21 APPROVED AS TO FORM:

22
23 
24 KELLEY A. BRENNAN, CITY ATTORNEY