CITY OF SANTA FE, NEW MEXICO

ORDINANCE NO. 2019-19

AN ORDINANCE

AMENDING SECTION 14-5.5(D) REGARDING THE MIDTOWN LOCAL INNOVATION CORRIDOR OVERLAY DISTRICT TO SPECIFY THAT THE PROVISIONS OF THE MIDTOWN LOCAL INNOVATION CORRIDOR SHALL SUPERSEDE THE PROVISIONS OF ANY OTHER OVERLAY DISTRICT(S), INCLUDING, BUT NOT LIMITED TO, THE SOUTH CENTRAL HIGHWAY CORRIDOR PROTECTION DISTRICT AS SET FORTH IN SUBSECTION 14-5.5(A); AND AMENDING TABLE 14-5.5-4 TO REMOVE REFERENCES TO STRUCTURES THAT FALL WITHIN THE SOUTH CENTRAL HIGHWAY CORRIDOR PROTECTION DISTRICT THAT ALSO FALL WITHIN THE MIDTOWN LOCAL INNOVATION CORRIDOR OVERLAY DISTRICT.

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

Section 1. Section 14-5.5(D) of SFCC 1987 (being Ord. #2016-39, § 1) is amended to read:

14-5.5 HIGHWAY CORRIDOR PROTECTION DISTRICTS

(D) Midtown Local Innovation Corridor (Midtown LINC) Overlay District

(1) Purpose and Intent

The purpose and intent of the Midtown Local Innovation Corridor (LINC) Overlay District is to:

(a) Strengthen and animate the built environment and the business and population links within the demographic and geographic center of the city between the
existing employment centers of the Santa Fe University of Art and Design and surrounding uses to the west and the Christus St. Vincent Regional Medical Center and related medical uses to the east;

(b) Incentivize multi-family residential development, complementary non-residential uses, and an enlivened, street-oriented pedestrian environment by freeing development capacity of existing under-developed land and buildings for these targeted uses, while allowing existing uses to continue as redevelopment occurs;

(c) Allow for innovative development and redevelopment of the district while providing buffering between the district and existing residential development outside of the district by the application of amended land development regulations and fees and by establishing conditions precedent for future infrastructure enhancements and the application of other redevelopment and financing tools;

(d) Promote a more healthy, safe, and enjoyable environment within the city's midtown area through the enhancement of pedestrian and bicycle accessibility and safety, landscaping and other street-related amenities and the eventual reduction of traffic speeds and provision of on-street parking, bicycle lanes, and improved crosswalks; and

(e) Provide flexibility in sign design and location so as to maintain effective communication, business identification and wayfinding for existing buildings whose visibility may be reduced by new development.

(2) Boundaries

The Midtown LINC Overlay District includes land in the vicinity of the St. Michael's Drive right-of-way from the eastern edge of the Cerrillos Road right-of-way to the western edge of the St. Francis Drive right-of-way, and additional land in the vicinity of the campus of the Santa Fe University of Art and Design as shown on the Midtown LINC Overlay District Map.

Editor's Note: The Midtown LINC Overlay District Map can be found as Exhibit E, in
the Appendix of Chapter 14, Land Development.

(3) Applicability

(a) The provisions of this Subsection 14-5.5(D) apply to all land within the boundaries of the Midtown LINC Overlay District, and shall supersede the provisions that apply to any other overlay district(s) that overlap in whole or in part with the Midtown LINC Overlay District, including, but not limited to, the South Central Highway Corridor Protection District as set forth in Subsection 14-5.5(A).

(b) New development shall comply with the provisions of this subsection.

(c) Alterations to existing structures shall comply with the provisions of this subsection to the extent practical or feasible as determined by the land use director.

(4) Permitted Uses; Qualifying Projects

(a) Permitted and Prohibited Uses

Permitted uses and structures within the Midtown LINC Overlay District are the same as those permitted in underlying zoning districts except as provided in Table 14-5.5-2 and as permitted for qualifying projects as defined in this subsection.

Section 2. Table 14-5.5-4 of SFCC 1987 (being Ord. #2016-39, § 1) is amended to read:

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]
<table>
<thead>
<tr>
<th>DEVELOPMENT TYPE</th>
<th>Max. Gross Density (Dwelling units/Acre)</th>
<th>Min. Lot Size</th>
<th>Max. Height of Structures (Feet) (1)</th>
<th>Yard Requirements (Feet)</th>
<th>Max. Lot Coverage (%)</th>
<th>Min. Required Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Qualifying Residential Projects (As defined in Subsection 14-5.5(D))</td>
<td>N/A</td>
<td>Same as C-2 District</td>
<td>52 (2)</td>
<td>Minimum Street: 0 (3) Side: 5 Rear: 10 (4) Maximum Street: 5 (5)</td>
<td>None</td>
<td>Same as C-2 District (See §14-7.5(D))</td>
</tr>
<tr>
<td>All Other Development</td>
<td>Same as C-2 District</td>
<td>Same as C-2 District</td>
<td>Per Underlying District Standards; Santa Fe University of Art and Design Campus (SFUAD): 62</td>
<td>Per Underlying District Standards except as noted below Maximum Street: 5 (5, 5)</td>
<td>Per Underlying District Standards</td>
<td>Per Underlying District Standards</td>
</tr>
</tbody>
</table>

NOTES:

1. Elevator "over-runs" and renewable energy generating equipment less than ten (10) feet high (such as solar photovoltaic panels and wind turbines) mounted on buildings shall not be included in the calculated height of a building.

2. Maximum height of structures fifty-two (52) feet, except where any portion of a structure associated with a qualifying residential project will be located within one hundred fifty (150) feet of an existing residential development located outside of the Midtown LINC Overlay District, in which case the maximum height of a structure associated with a qualifying residential project within the above limits shall be thirty-eight (38) feet.

3. Except that 4th stories along street-frontage façades shall be set back a minimum of ten (10) feet from the story below.

4. Rear yard ten (10) feet, except at the rear of a lot abutting an existing residential development, in which case there shall be a required rear yard of not less than twenty-five (25) feet.

5. Maximum Street yard five (5) feet, except that: (a) up to thirty (30) percent of a street-frontage façade may be set back greater than 5 feet for entryways and integral courtyards, or to accommodate other aspects of a building's design, and (b) street-frontage façades may be set back greater than five (5) feet in locations where existing utility easements prevent compliance with this requirement.
PASSED, APPROVED, and ADOPTED this 28th day of August, 2019.

[Signature]

ALAN WEBBER, MAYOR

ATTEST:

[Signature]

YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:

[Signature]

ERIN K. McSHERRY, CITY ATTORNEY

Bill No. 2019-14

Legislation/2019/Ordinances/2019-19 Midtown LINC Restrictions Amendment