

SUGGESTED WALL AND FENCE GUIDELINES IN THE SANTA FE HISTORIC DISTRICT

Purpose and Intent: These guidelines are offered to promote continuity and harmony of design elements that comprise streetscape in the Santa Fe Historic Districts, including, but not limited to walls, fences, openspace and landscaping and their connectivity to the primary structure(s) on the property and the physical character of the street or public façade of the property.

SCALE:

Walls should not extend for more than 50 feet in a single, horizontal plane without a plane change of at least one-foot.

Wall heights should modulate a minimum of 8” at least every 25’.

Walls should include openings such as gates, windows and nichos at appropriate intervals.

Walls and fences of 4’ or less should not be regulated by the H-Dist. regulations. (This would encourage construction of lower privacy walls that still provide for a viewshed into the property.)

Wall heights should be carefully regulated by the HDRB standards as calculable for the particular streetscapes; and should be restricted so as not to increase the allowable height for the streetscape by more than 20%.

Solid fences should be stepped back and modulated the same as walls.

Fences with fenestration, such as coyote fences, may continue in an unrestricted horizontal distance at the same height and in the same horizontal plane.

SETBACK:

Unfenestrated walls and fences (eg. Cedar stake, ponderosa slat) should setback from the front property line an average of 1 foot for every 10 feet of horizontal length of the wall. This could be accomplished in a single plane or with stepbacks as outlined above.

Open fences (eg. Wire and post, picket) or fenestrated fences (eg. Coyote) may be constructed without setback at the front property line.

Walls with openings comprising 20% of the surface area of a single plane may be constructed at the property line.

Side or rear walls or fences may be constructed to the property line without setback as per existing City code.

Walls or fences within existing compounds should be restricted to privacy barriers to enclose courtyards, parking and private areas; and should be connected to and not extend more than 25' from the structure. This will help maintain the traditional character of existing compounds.

MATERIAL, TEXTURE AND COLOR:

Walls should be predominantly of the same material, texture and color as the main structure(s) to be located on the property, or may be of material indigenous or traditional for the area such as river rock, limestone, flagstone or slate.

Fences should be material, texture and color of fences typical of the existing streetscape or design vernacular if applicable to a particular H-District, subdistrict or townscape.

GATES:

Gates should be permitted only at entrances to private driveways or compounds.

Gating of subdivisions or other large-scale developments should be prohibited.

Gates should be designed to complement the wall or fence treatment containing them with respect to scale, height, material, texture and color. Fenestrated gates should be encouraged as opposed to solid gates.

LANDSCAPING (Suggested Options)

Walls and fences in excess of 50' in length should install landscaping along the exterior façade within the suggested setback or stepback.

Landscaping on top of or over a wall should be encouraged to increase the height of screening.

Terracing of walls is to be encouraged. The calculable height of the wall may be increased up to 25% if terracing is included in the design.

Terraces should be landscaped.

The use of native, drought resistant plant material is encouraged in all wall, fence or terrace landscaping.