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**CITY OF SANTA FE, NEW MEXICO**

**BILL NO. 2014-26**

**INTRODUCED BY:**

Councilor Signe Lindell

**AN ORDINANCE**

**RELATING TO THE LAND DEVELOPMENT CODE, CHAPTER 14 SFCC 1987;  
AMENDING VARIOUS SECTIONS TO MAKE TECHNICAL CORRECTIONS AND  
MINOR CLARIFICATIONS; AND MAKING SUCH OTHER CHANGES THAT ARE  
NECESSARY.**

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

**Section 1. Section 14-3.8 SFCC 1987 (being Ord. No. 2011-37 § 3, as amended) is**

**amended to read:**

**14-3.8 DEVELOPMENT PLANS**

**(A) Purpose and Intent**

- (1) It is the intent of the *development* plan to:
  - (a) provide the plans to be followed in construction operations, including phasing;
  - (b) enable the *governing body, land use boards and land use director* to ensure compliance with Chapter 14;

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(c) document compliance with *final actions* to approve or conditionally approve *development applications*;

(2) A *development plan* typically encompasses *development* of one or more *parcels* under common ownership or unified control that will be planned and developed as a whole.

**(B) Applicability**

(Ord. No. 2013-16 § 11)

(1) Early neighborhood notification and notice and conduct of public hearings are required pursuant to the general provisions of Sections 14-3.1(F), (H) and (I).

(2) A *development plan* is required in conjunction with rezoning *applications* in certain districts as provided in Chapter 14, Articles 4 Zoning and 5 Overlay Zoning Districts.

(3) ~~[Notwithstanding any code provisions to the contrary, approval]~~ Approval of a *development plan* by the planning commission is required prior to new *development* that meets any of the following criteria:

(a) *gross floor area* of thirty thousand square feet or more and is located within any zoning district of the *city*;

(b) *gross floor area* of ten thousand square feet or more in a *residential* district or in the C-1, C-2, C-4, BCD, HZ, I-1, I-2, BIP, PRRC, RS, SC or MU district and is within two hundred (200) feet, ~~[excluding]~~ including *public rights of way*, of RR, R-1 through R-6, R-7, R-7-I, R-8, R-9, RC-5, RC-8, R10, R-12, R-21, R-29, RAC, AC, PRC and MH districts;

(c) *flea market* with fifteen or more vendors; or

1 (d) outdoor *commercial recreational uses* in any zone where the total  
2 area devoted to recreation and related pedestrian circulation and  
3 amenities, excluding parking and vehicular circulation areas, exceeds  
4 fifteen thousand (15,000) square feet in any zone; provided that this  
5 provision does not apply to temporary carnivals, circuses and similar  
6 short-term entertainment uses required to obtain a *permit* from the  
7 city.

8 (4) The *development* plans described in Subsections (B)(2) and (3) shall be  
9 reviewed by the planning commission.

10 (5) This section applies where the cumulative square footage of multiple *permits*  
11 meets or exceeds the criteria in Subsections (B)(2) or (3) or a combination of  
12 those subsections when the *permits* are for coordinated *development* of a  
13 *project* comprising multiple *buildings* or outdoor uses, including phased  
14 *projects* and *projects* involving *development* of adjoining commonly owned  
15 *parcels*.

16 (6) This section does not apply to the construction of *single-family dwellings*,  
17 each of which has a *gross floor area* of ten thousand (10,000) square feet or  
18 less, including *accessory buildings*, on *lots* created prior to the effective date  
19 of Ordinance No. 1999-13 or on *lots* within a subdivision that was subject to  
20 early neighborhood notification procedures. This section does apply to  
21 construction of any *single-family dwelling* that has a *gross floor area* greater  
22 than ten thousand (10,000) square feet, including *accessory buildings*.

23 (7) No additional *development* plan review is required if the new or changed use  
24 or *development* described in Subsections (B)(2) and (3) was part of a  
25 *development* plan approved as part of a rezoning or other action before the

1 governing body or [~~a land use board~~] the planning commission, and for  
2 which [~~the~~] an early neighborhood notification [process] meeting occurred as  
3 set forth in Section 14-3.1(F) [~~was required~~].

4 (8) Approval of a *development* plan by the *land use director* is required for  
5 multiple-family *development* comprising three or more *dwelling units* with a  
6 *gross floor area* less than ten thousand (10,000) square feet.

7 (C) **Procedures**

8 (1) Submittal Requirements

9 *Applicants* for *developments* that require *development* plans under this  
10 section shall submit plans and other documentation as required by the *land*  
11 *use director* that show compliance with the applicable provisions of the Santa  
12 Fe City Code as provided in Section 14-3.1(C) Form of Application,  
13 including plans that show:

- 14 (a) existing conditions on the site and within two hundred (200) feet of  
15 the site;
- 16 (b) proposed modifications to the site, including the locations of existing  
17 and new *structures, grading, landscaping, lighting, pedestrian and*  
18 *vehicular circulation, parking and loading facilities;*
- 19 (c) the types, extent and *intensity* of land uses that are proposed;
- 20 (d) proposed modifications to the *infrastructure* serving the site,  
21 including public and private *streets, driveways and traffic control*  
22 *measures and utilities;*
- 23 (e) documentation of compliance with *development* standards such as  
24 required *yards, lot coverage, height of structures and open space;*
- 25 (f) the phases of *development*, if applicable;

1 (g) *for residential development*, a proposal for provision of affordable  
2 housing as required by Section 14-8.11 (Santa Fe Homes Program);  
3 (Ord. No. 2013-16 § 12)

4 (h) a *development* water budget as required by Section 14-8.13;

5 (i) for a *development* plan or final *development* plan, sufficient detail to  
6 clearly show how each applicable *development* standard is to be met  
7 and identify any variance or *waiver* required,

8 (j) for a preliminary *development* plan, sufficient detail to demonstrate  
9 the feasibility of meeting all applicable *development* standards,  
10 including an analysis of the type and extent of variances or *waivers*  
11 required, specific requests for which may be included.

12 (2) Coordination with Other Review Procedures

13 (a) *Development* plans required for rezonings by Articles 14-4 Zoning  
14 Districts and 14-5 Overlay Zoning Districts shall be reviewed by the  
15 planning commission at a public hearing with notice provided as  
16 required by Section 14-3.3(H) and then transmitted to the *governing*  
17 *body* with any recommendations, as set forth in Section 14-3.5  
18 Rezonings.

19 (b) A special use *permit* or variance request associated with a  
20 *development* plan shall be reviewed concurrently and approved or  
21 denied by the [~~land use board that reviews the development plan~~]  
22 planning commission.

23 (c) If review and approval of a *development* plan by [~~a land use board~~ ]  
24 the planning commission and the *governing body* is required in  
25 conjunction with a rezoning action, the *applicant* may submit a

1 preliminary *development* plan for consideration at the time of  
2 rezoning. If the rezoning is approved, a separate *application* for a  
3 final *development* plan must be approved by the [~~land use board~~]  
4 planning commission prior to *development* of the affected *property*.

5 (d) If review and approval of a *development* plan by the [~~a land use~~  
6 ~~board~~] planning commission *only* is required, the *applicant* may first  
7 submit an *application* for a preliminary *development* plan. If the  
8 preliminary *development* plan is approved, a separate *application* for  
9 final *development* plan approval by [~~a land use board~~] the planning  
10 commission must be approved prior to the *development* of the  
11 *property*.

12 (e) If review and approval of a master plan by [~~a land use board~~] the  
13 planning commission and the *governing body* is required in  
14 conjunction with a rezoning action, and if approval of a *development*  
15 plan by [~~a land use board~~] the planning commission would be  
16 required for one or more phases, the *applicant* may either:

17 (i) submit a *development* plan for the entire affected area for  
18 review and approval in lieu of a master plan; or

19 (ii) submit a *development* plan for one or more portions of the  
20 affected area for review and approval concurrently with the  
21 master plan.

22 (f) Action on a *development* plan by [~~a land use board~~] the planning  
23 commission must be taken at a public hearing with notice provided  
24 as required by Section 14-3.3(H).

25 (3) Consistency with Master Plans and Preliminary Development Plans

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(a) *Development* plans must be consistent with applicable provisions of approved master plans as provided in Section 14-3.9(B)(3).

(b) Final *development* plans within an area that is subject to an approved preliminary *development* plan must comply with the provisions of the previously approved preliminary plan unless it is amended or repealed. *Final actions* by the *governing body*, *land use boards* and the *land use director* concerning rezonings, subdivisions, special use *permits*, *development* plans and construction *permits* shall include a specific finding or determination that the action complies with all applicable provisions of the preliminary plan.

(4) Scope of Amendments to Development Plans

(a) The *land use director* has the authority provided in Section 14-2.11(C)(2) (Minor Modifications to Development Approvals).

(b) The [~~land use boards have~~] planning commission has the authority provided in Section 14-3.19(D) Amendment of Development Approvals.

(5) Administrative Approval Procedure

(Ord. No. 2013-16 § 13)

Approval of a *development* plan by the *land use director* as provided in Subsection 14-3.8(B)(8), does not require an ENN meeting, public hearing or public notice and is not required to be filed for record with the *county* clerk.

(6) Recording of Plans; Infrastructure Construction

(Ord. No. 2013-16 § 14)

(a) The signed original mylars of the *development* plan and associated engineering and improvement drawings shall be filed with the *land*

1            *use director* and shall be the basis for issuance of construction  
2            *permits*. The *development* plan shall be filed for record with the  
3            *county* clerk by the *land use director*.

4            (b) If dedication of *public rights of way* or easements is required, a  
5            separate dedication *plat* shall be recorded concurrently with the  
6            *development* plan.

7            (c) *Infrastructure* improvements shall comply with Article 14-9  
8            Infrastructure Design, Improvement and Dedication Standards.

9            **(D) Approval Criteria and Conditions**

10           (1) Necessary Findings

11           To approve a *development* plan, [~~a *land use board*~~] the planning commission  
12           must make the following findings:

13           (a) that it is empowered to approve the plan under the section of Chapter  
14           14 described in the *application*;

15           (b) that approving the *development* plan will not adversely affect the  
16           public interest; and

17           (c) that the use and any associated *buildings* are compatible with and  
18           adaptable to *buildings, structures* and uses of the abutting *property*  
19           and other *properties* in the vicinity of the *premises* under  
20           consideration.

21           (2) Conditions

22           The [~~*land use board*~~] planning commission may specify conditions of  
23           approval that are necessary to accomplish the proper *development* of the area  
24           and to implement the policies of the *general plan*, including:

25           (a) special *yards* or *open spaces*;



- 1 (b) fences, *walls* or landscape screenings;
- 2 (c) provision and arrangement of parking and vehicular and pedestrian
- 3 circulation;
- 4 (d) on-site or off-site *street*, sidewalk or utility improvements and
- 5 maintenance agreements;
- 6 (e) noise generation or attenuation;
- 7 (f) dedication of *rights of way* or easements or access rights;
- 8 (g) arrangement of *buildings* and use areas on the site;
- 9 (h) special hazard reduction measures, such as *slope* planting;
- 10 (i) minimum site area;
- 11 (j) other conditions necessary to address unusual site conditions;
- 12 (k) limitations on the type, extent and *intensity* of uses and *development*
- 13 allowed;
- 14 (l) maximum numbers of *employees* or occupants permitted;
- 15 (m) hours of operation;
- 16 (n) phases of *development*, if applicable;
- 17 (o) establishment of an expiration date, after which the use must cease at
- 18 that site;
- 19 (p) establishment of a date for annual or other period review at a public
- 20 hearing;
- 21 (q) plans for sustainable use of energy, recycling and solid waste
- 22 disposal;
- 23 (r) any other appropriate conditions and safeguards, in conformity with
- 24 Chapter 14 or provisions of other chapters of the Santa Fe City Code
- 25 that regulate the *development* and use of land; and

1 (s) conditions may not be imposed that restrict the use to a specific  
2 *person* or group.

3 (3) Expiration

4 *Development* plans expire as provided in Section 14-3.19 Expiration,  
5 Extension and Amendment of Development Approvals.

6 **Section 2. Subsection 14-3.9(C)(3)(b) SFCC 1987 (being Ord. No. 2011-37 § 3) is**  
7 **amended to read:**

8 (3) PRC and PRRC Master Plans

9 (a) The master plan must include a designation of the maximum *density*  
10 allowed for each *tract* designated for use. Unless special standards  
11 are adopted, *development* standards for each *tract* shall be those  
12 specified in Section 14-7 Building Envelope and Open Space  
13 Standards and Measurements for the corresponding *density*.

14 (b) The master plan must include a designation of the type of use and  
15 extent of *development* allowed for each *tract* designated for  
16 *nonresidential* or *mixed uses*. In addition to *nonresidential* uses  
17 allowed in *residential* districts, such as schools and *religious*  
18 *assembly*, the *development* may include:

19 (i) neighborhood shopping centers intended primarily to serve  
20 *development* within the PRC district and immediate vicinity  
21 as provided in Section 14-4.4(K) SC-1 Planned Shopping  
22 Center Districts and Section 14-7 Building Envelope and  
23 Open Space Standards;

24 (ii) not more than thirty-five percent of a planned *residential*  
25 community may be designated for *development* with *mixed*

1 uses consistent with the standards for the MU district; and

2 (iii) within the PRRC district, neighborhood centers as provided  
3 in Item (i) above, resort accommodations and resort-related  
4 commercial services.

5 (iv) Unless special standards are adopted, the provisions of  
6 Section 14-6 Permitted Uses and Use Regulations apply  
7 within the PRC and PRRC districts.

8 **Section 3. Section 14-3.9(C)(4) SFCC 1987 (being Ord. No. 2011-37 § 3) is amended**  
9 **to read:**

10 (4) Notice and Action by Planning Commission

11 Action by [~~a land use board~~] the planning commission to recommend  
12 approval of a master plan, or to approve an amendment as provided in  
13 Section 14-3.19(D)(2) Amendment of Development Approvals – Master  
14 Plans in the MU and BIP Districts, must be taken at a public hearing with  
15 notice provided as required by [~~Section 14-3.1(H)~~] Subsection 14-3.1(H)(1).

16 **Section 4. A new Subsection 14-3.9(C)(5) SFCC 1987 is ordained to read:**

17 (5) [NEW MATERIAL] Notice and Action by Governing Body

18 Action by the *governing body* to approve or amend a master plan must be  
19 taken at a public hearing with notice provided as required by Section 14-  
20 3.1(H)(2).

21 **Section 5. Subsection 14-3.9(D)(1) SFCC 1987 (being Ord. No. 2011-37 § 3) is**  
22 **amended to read:**

23 **(D) Approval Criteria; Conditions**

24 (1) Necessary Findings

25 [~~To approve a master plan, the governing body must make~~] Approval or



1 (a) when required by the provisions of Chapter ~~[8]~~7 SFCC 1987  
2 Building and Housing, the *building official* shall approve the  
3 *certificate of occupancy* prior to issuance; and

4 (b) when required by the provisions of Chapter 12[7] SFCC 1987 Fire  
5 Prevention and Protection, the fire marshal or other code official  
6 shall approve the *certificate of occupancy* prior to issuance.

7 ~~[(3)]~~(4) The *land use director* shall maintain for at least fifty years a record of all  
8 *certificates of occupancy* issued.

9 **Section 7. Subsection 14-3.19(A)(3) SFCC 1987 (being Ord. No. 2011-37 § 3) is**  
10 **amended to read:**

11 (3) Final Actions

12 (a) Determination of *final actions* shall be as provided in Sections [14-  
13 ~~17.1(A)(1)]14-3.17(A)(1) and 14-3.17(C)(4) [~~Appeals~~].~~

14 (b) For the purpose of computing expirations and time extensions, the  
15 date of *final action* for a *development* approval that is appealed one  
16 or more times pursuant to the provisions of Chapter 14 is the date of  
17 *final action* by the *land use board* or *governing body* on the last  
18 appeal. The date of *final action* for a *development* approval that is  
19 appealed pursuant to the provisions of Section 3-21-9 NMSA 1978  
20 Zoning – Appeal is the date a written decision is filed pursuant to  
21 Section 39-3-1.1 NMSA 1978 [~~Subsection B(2) of that section~~].

22 **Section 8. Subsection 14-4.1(E)(4) SFCC 1987 (being Ord. No. 2011-37 § 4) is**  
23 **amended to read:**

24 (4) in the event of annexation of new areas to Santa Fe, the areas shall be zoned  
25 R-1 until otherwise classified. If changes in the *city* limits remove territory

1 from Santa Fe, district boundaries shall be construed as moving to conform  
2 with the city limits;

3 **Section 9. Subsection 14-5.3(D) SFCC 1987 (being Ord. No. 2011-37 § 6) is**  
4 **amended to read:**

5 **(D) Archaeological Clearance Permit Required**

6 An archaeological clearance *permit* is required for certain types of *development*  
7 activity within the archaeological review districts, as described in Section [14-3.14  
8 ~~(Archaeological Clearance Permit)] 14-3.13.~~

9 **Section 10. Subsection 14-6.1(B) SFCC 1987 (being Ord. No. 2011-37 § 8) is**  
10 **amended to read:**

11 **(B) Permitted and Prohibited Uses; Explanation of Table Abbreviations**

12 (1) Permitted Uses

13 A "P" in a cell indicates that a use category is permitted by right in the  
14 respective zoning district. Permitted uses are subject to all other applicable  
15 regulations of Chapter 14, including the *development* and design standards  
16 set forth in Article 14-8. [~~Permitted uses may be required to obtain approval~~  
17 ~~of a development plan by a land use board or the governing body as provided~~  
18 ~~in Section 14-3.8 or Article 14-4.]~~

19 (2) Special Use Permits

20 An "S" in a cell indicates that a use category is permitted only if reviewed  
21 and approved as a special use *permit*, in accordance with the review  
22 procedures of Section 14-3.6.

23 (3) Accessory Uses

24 An "A" in a cell indicates that a use category is permitted as an *accessory* use  
25 as described in Section 14-6.3.

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(4) Prohibited Uses

A blank cell indicates that the use type is prohibited in the zoning district. A use or *structure* not specifically or specially permitted in Chapter 14 is prohibited.

(5) Additional Regulations

(a) Regardless of whether a use is permitted by right or as a special use *permit*, there may be additional regulations that are applicable to a specific use. The existence of these use-specific regulations is noted through a reference in the column of the use summary table entitled "Use-Specific Regulations." References refer to Section 14-6.2. These regulations apply to all districts unless otherwise specified. Additional regulations are also contained in and referenced in the notes at the end of the table.

(b) Uses may be subject to review or approval procedures in Chapter 14, including Section 14-3.8(B)(2), which requires *development* plan approval for new construction over ten thousand (10,000) or thirty thousand (30,000) square feet *gross floor area*, or Article 14-4 which requires *development* plan approval for certain rezoning actions.

(c) See Section 14-3.9(C)(2) and (C)(3) for uses allowed in the PRC, PRRC and other master-planned districts.

(6) Uses Not Listed in Table

Any specific use type not listed or included in the Table of Permitted Uses is prohibited unless the *land use director* determines that it is to be included in an existing use category.

Section 11. Table 14-6.1-1 SFCC 1987 (being Ord. No. 2011-37, §8, as amended) is amended to amend the Table of Permitted Uses for the categories of "PUBLIC, INSTITUTIONAL AND CIVIC" and "COMMERCIAL" Uses Affecting Primarily the

Uses Permitted in the RAC and I-2 districts:

CATEGORY Specific Use	RR	R-1-R-6	R-7-R-9	R-7-1	RC-5	RC-8	R-10-R-29	MHP	RAC	AC **	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIF	SC-1	SC-2	SC-3	MU ***	Use-Specific Regs 14-6.2
<b>PUBLIC, INSTITUTIONAL AND CIVIC</b>																							
<b>Emergency Services</b>																							
Police and fire stations	S	S	S	S	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P	P
Police substations (6 or fewer staff)	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P
<b>Preschool, Daycare for Infants or Children</b>																							
Small (6 or fewer)	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	[P]	P	P	P	P	P	P
Large (More than 6)	S	S	S	S	S	S	S	S	S		P	P	[S] P	[S] P	[S] P	S	[S]	P	[S] P	[S] P	[S] P	[S] P	S
<b>Electrical Facilities (See 14-6.2(F) for Planning Commission Review Requirements)</b>																							
Distribution facilities	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Substation	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Switching station	P	P									P	P	P		P	P	P	P	P	P	P	P	P
Transmission lines	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P
<b>Educational</b>																							



Substitute Bill with Amendments Incorporated

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7-1	RC-5	RC-8	R-10 - R-29	MHP	RAC	AC **	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU **	Use-Specific Regs 14-6.2
Elementary and secondary schools, public and private	S	S	S		S	S	S		S		P*	P*	P*	S	P*	S		P*	S	S	S	P*	
Colleges and universities, residential	S	S	S		S				S		S	S	S	S	P			S				S	(B)(2)
Colleges and universities, nonresidential											P	P	P	P	P	P		P	P	P	P	P	
Museums		S	S		S				P <sup>10</sup>		P	P	P		P	P		P	P	P	P	P	
Vocational or trade schools, nonindustrial									P <sup>10</sup>		P	P	P		P	P		P	P	P	P	P	
Vocational or trade schools, light industrial															P*	P		P*					
<b>Community Centers and Institutions</b>																							
Neighborhood and community centers, including youth and senior centers	S	S	S		S				S		P	P	P	P	P			P	P	P	P	P	

Substitute Bill with Amendments Incorporated

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7-1	RC-5, RC-8	R-10 - R-29	MHP	RAC	AC **	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU **	Use- Specific Regs 14-6.2
Religious, educational and charitable institutions (does not include schools or assembly uses)						S		S	S	P*	P*	P*	P*	P*	P*		P*	P*	P*	P*	P*	
<b>Hospitals and Extended Care Facilities</b>																						
Extended care, convalescent, nursing, recovery care facilities	S	S	S	S	S	S		S		P	P	P	P	P			P				P	
Hospitals									S	S	S		P/S <sup>6</sup>	P			P					(B)(3)
Hospital heliport													P									(B)(3)(b)
<b>Human Services</b>																						
Adult day care	S	S	S	S	S	S		S		P	P	P	P	P			P	P	P	P	P	
Foster homes licensed by the appropriate state agencies	P	P	P			P		P		P		P	P	P							P	
Human service establishments											P*			P*				P*	P*	P*	P*	(B)(4)
Sheltered care facilities																						
<b>Parks and Open Space</b>																						

Substitute Bill with Amendments Incorporated

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7-1	RC-5,	RC-8	R-10 - R-29	MHP	RAC	AC **	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU **	Use-Specific Regs 14-6.2
Cemeteries, mausoleums and columbariums	S	S	S								S	S		S	P								(B)(1)
Public parks, playgrounds, playfields	P	P	P		P	P			P		P	P	P	P	P	P	P	P	P	P	P	P	
<b>Religious Assembly</b>																							
All	S	S	S		S	S			S		P	P	P	P	P	P		P	P	P	P	P	
<b>Utilities</b>																							
All (includes natural gas regulator station, telephone exchange, water or sewage pumping station or water storage facility)	S	S	S		S	S			S		S	P	S	S	P	P						S	(B)(6)
<b>COMMERCIAL</b>																							
<b>Animal Sales and Service</b>																							
Veterinary establishments, pet grooming	S										P*	P*	P*		P	P		P*	P*	P*	P*	P**	
Kennel	S										P*	P*	P*		P	P		P*	P*	P*	P*		

Substitute Bill with Amendments Incorporated

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7-1	RC-5,	RC-8	R-10 - R-29	MHP	RAC	AC **	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU **	Use-Specific Regs 14-6.2
<b>Arts Activities</b>																							
Arts and crafts studios, galleries and shops; gift shops for the sale of arts and crafts									P <sup>10</sup>	P	P	P	P		P	P			P	P	P	P <sup>2</sup>	
Arts and crafts schools									P <sup>10</sup>	P	P	P	P		P	P			P	P	P	P <sup>2</sup>	
Dance studios									P <sup>10</sup>	P	P	P			P	P			P	P	P	P <sup>2</sup>	
Photographers' studios									P <sup>10</sup>	P	P	P			P	P			P	P	P	P <sup>2</sup>	
<b>Assembly</b>																							
Private clubs and lodges	S	S	S		S	S	S		S	S	P*	P*	P*	P*	P*	P*			P*	P*	P*	P* <sup>2</sup>	
<b>Financial Services</b>																							
Banks, credit unions (without drive-through)											P	P			P	P			P	P	P	P <sup>2</sup>	
Banks, credit unions (with drive-through)											P*	P*			P	P*			P*	P*	P*	P <sup>2</sup>	

Substitute Bill with Amendments Incorporated

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7-1	RC-5	RC-8	R-10 - R-29	MHP	RAC	AC **	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU **	Use-Specific Regs 14-6.2
<b>Food and Beverages</b>																							
Bar, cocktail lounge, nightclub, no outdoor entertainment									S <sup>3,10</sup>	S <sup>3</sup>		P*			P	P	<u>P</u>		P*	P*	P*	P <sup>2</sup>	
Bar, cocktail lounge, nightclub, with outdoor entertainment									[S <sup>3,10</sup> ] S <sup>3,10</sup>	S <sup>3</sup>		P*			P*	P*	<u>P*</u>		P*	P*	P*	P* <sup>2</sup>	
Restaurant - full service, with or without incidental alcohol service									S <sup>3,10</sup>	S <sup>3</sup>		P			P	P	<u>P</u>	S	P	P	P	P	
Restaurant with bar, cocktail lounge or nightclub comprising more than 25% of total serving area.									[S <sup>3,10</sup> ] S <sup>3,10</sup>	S <sup>3</sup>		P*			P*	[P*] <u>P</u>	<u>P</u>		P*	P*	P*	P* <sup>2</sup>	
Restaurant - Fast service/take-out, no drive-through/drive-up									S <sup>3,10</sup>		P <sup>4</sup>	P	P <sup>4</sup>		P	P	<u>P</u>	S	P	P	P	P	

Substitute Bill with Amendments Incorporated

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7-1	RC-5,	RC-8	R-10 - R-29	MHP	RAC	AC **	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU ***	Use-Specific Regs 14-6.2
Restaurant - with drive-through/drive-up												P*			P*	P*	<u>P*</u>	S	P*	P*	P*	P* <sup>2</sup>	
<b>Medical</b>																							
Apothecary shops or pharmacies											P	P		P	P	P			P	P	P	P <sup>2</sup>	
Medical and dental offices or clinics									S <sup>10</sup>	S	P	P	P	P	P	P		P	P	P	P	P <sup>2</sup>	
<b>Offices, Business and Professional</b>																							
Business and professional offices excluding medical and dental and financial services									S <sup>10</sup>	S	P	P	P	P	P	P		P	P	P	P	P <sup>2</sup>	
<b>Public Accommodation</b>																							
Bed and breakfast houses and inns												P			P	P		P					
Conference and extended stay lodging facilities												P			P	P		P					
Hotels, motels, residential suite hotels												P			P	P							

Substitute Bill with Amendments Incorporated

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7-1	RC-5	RC-8	R-10 - R-29	MHP	RAC	AC **	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU **	Use-Specific Regs 14-6.2 (C)(7)
Vacation time share projects											P				P	P							
<b>Public Transportation</b>																							
Transit transfer facilities										S	P	P	S	S	P	P	P	S	S	P	P	S	
<b>Recreation and Entertainment</b>																							
Commercial recreational uses and structures; theaters, bowling alleys, pool-rooms, driving ranges, etc.												P			P	P	P				P	S <sup>2</sup>	
Exercise, spas or gym facilities												P			P	P	P				P	P <sup>2</sup>	
Nonprofit theaters for production of live shows									P*10	S		P			P	P	P	P	P	P	P	P <sup>2</sup>	
<b>Retail Sales and Services</b>																							
Antique stores									P <sup>10</sup>	P		P			P	P				P	P	P <sup>2</sup>	
Art supply stores									P <sup>10</sup>	P		P			P	P				P	P	P <sup>2</sup>	
Bookshops									P <sup>10</sup>	P		P			P	P				P	P	P <sup>2</sup>	
Cabinet shops, custom									P <sup>10</sup>	P		P	P		P	P	P	P					

Substitute Bill with Amendments Incorporated

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7-1	RC-5,	RC-8	R-10 - R-29	MHP	RAC	AC **	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU **	Use-Specific Regs 14-6.2
Department and discount stores											P	P	P		P	P			P	P	P	P <sup>2</sup>	
Flea markets											P	P	P		P	P				P	P	P <sup>2</sup>	(C)(3)
Florist shops									P <sup>10</sup>	P	P	P	P	P	P	P			P	P	P		
Funeral homes or mortuaries											P	P			P	P							
Furniture stores												P			P	P				P	P	P <sup>2</sup>	
Neighborhood grocery stores and laundromats	S	S	S		S	S	S		S		S	P	S	S								P <sup>2</sup>	(C)(3) (C)(4)
Office equipment sales and service; retail sale of office supplies												P			P	P				P	P	P <sup>2</sup>	
Retail establishments not listed elsewhere												P			P	P			P	P	P	P <sup>2</sup>	
Retail and service uses that are intended to serve the primary uses and that do not exceed 5,000 square feet															P	P						P <sup>2</sup>	



Substitute Bill with Amendments Incorporated

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7-1	RC-5,	RC-8	R-10 - R-29	MHP	RAC	AC **	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU **	Use-Specific Regs 14-6.2
Retail sales accessory to any permitted use, provided that such commercial uses shall not occupy more than ten percent of the total floor area of all buildings occupied by the principal use																		A				S <sup>2</sup>	
Sign shops												P	P		P	P	P					P <sup>2</sup>	
<b>Service Establishments</b>																							
Barber shops and beauty salons											P	P	P		P	P			P	P	P	P <sup>2</sup>	
Personal care facilities for the elderly							S		S		P	P	P	P	P	P			P	P	P	P <sup>2</sup>	(C)(7)
Personal service establishments including cleaning and laundry, appliance repair and similar services															P	P			P	P		P <sup>2</sup>	

Substitute Bill with Amendments Incorporated

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7-1	RC-5,	RC-8	R-10 - R-29	MHP	RAC	AC **	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU **	Use-Specific Regs 14-6.2
	Tailoring and dressmaking shops									P	P	P	P	P		P	P		P	P	P	P	P <sup>2</sup>
<b>Sexually Oriented Businesses</b>																							
All																P	P						(C)(1)
<b>Storage</b>																							
Individual storage areas within a completely enclosed building												S			P	P	P	P	P	P	P		(D)(2)
Mini-storage units												S			P	P	P		P	P	P		(D)(3)
<b>Telecommunication</b>																							
Telecommunications Facilities	Permitted as set forth in Section 14-6.2(E) (for facilities in public rights of way see Article 27-2 SFCC 1987)																						
<b>Vehicles and equipment</b>																							
Commercial parking lots and garages												P		P	P	P	P	A	P	P	P		See 14-8.6(B)(6)
Service and repair establishments including filling stations and repair												P				P	P				S		

Substitute Bill with Amendments Incorporated

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7-1	RC-5	RC-8	R-10 - R-29	MHP	RAC	AC **	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU ***	Use-Specific Regs 14-6.2
garages																							
Tire recapping and retreading												P			P	P	P						

\*Special use permit required if located within 200 feet of residentially-zoned property; otherwise permitted. (Ord. No. 2013-16 § 29)

\*\*Uses listed are in addition to those permitted in the underlying district. No more than 3,000 square feet of gross floor area may be devoted to nonresidential uses.

\*\*\*See Section 14-7.3(B)(1) for additional MU district regulations including minimum percentage of residential use. (Ord. No. 2013-16 § 22)

1. In the RR district, multiple-family dwellings are limited to four per lot.
2. Hours of operation limited to 7 a.m. to 10 p.m.
3. Amplified live entertainment or amplified music for dancing prohibited after 10 p.m.
4. Not to exceed 1,000 square feet gross floor area, sales of alcohol prohibited.
5. Hospital is a permitted use in the Las Soleras Hospital District; requires special use permit [use] in the Christus St. Vincent Hospital District.
6. See Section 14-6.2(A)(7) for additional regulations for principal dwelling units in the C-2, BIP and SC districts.
7. See Section 14-6.3 for additional accessory use regulations; see Section 14-6.4 (Temporary Uses or Structures)
8. In the Las Soleras Hospital District a heliport serving a hospital is a permitted use.

*Substitute Bill with Amendments Incorporated*

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7-1	RC-5	RC-8	R-10 - R-29	MHP	RAC	AC **	G-1	G-2	G-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU **	Use-Specific Regs 14-6.2
9. See Subsection 14-7.2(1) for standards for pre-existing mobile home parks and Subsection 14-6.2(A)(3)(a) for prohibition of new mobile home parks in MHP districts.																							
10. See Subsection 14-7.2(H) 3,000 square foot limit applies to specified uses in RAC district.																							

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[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

1           Section 12.    Subsection SFCC 14-6.2(E)(3) 1987 (being Ord. No. 2011-37 § 8) is  
2 amended to read:

3                   (3)    Administrative Approval

4                   Administrative approval as set forth in this paragraph is separate from and  
5 required prior to the submittal of a required construction *permit application*.

6           (a)    The following shall require submittal of an *application* for  
7 administrative review and approval:

8                   (i)    the addition of an *antenna* to an existing *tower* or *structure*;

9                   (ii)   *relocation* of an existing *tower* to within fifty (50) feet of the  
10 original *tower* site for the purpose of accommodating the *co-*  
11 *location* of one or more additional *antennas*;

12                  (iii)   new *towers* or *antennas* in C-2, I-1 and I-2 districts;

13                  (iv)   *face-mounted* and *roof mounted antennas* that are painted  
14 and texturized to match the *building* or *structure* to which  
15 they are attached and that do not have significant adverse  
16 visual impact; and

17                  (v)    *tower alternatives* outside *residentially zoned* districts.

18           (b)    *Applications* for administrative approval shall comply with the  
19 submittal requirements of Subsection 14-6.2(E)(6).

20           (c)    Administrative approval shall not be granted for new *antennas* in the  
21 historic, escarpment or south central highway corridor overlay  
22 districts, except for the *co-location* of new *antennas*, which shall  
23 require administrative review and approval pursuant to Subsection  
24 14-6.2(E)(3)(a)(i).

25           (d)    Within forty-five days of receiving a complete *application* for

1 administrative approval, the *land use* director shall review and  
2 approve the *application* if it complies with the requirements of this  
3 section. Denial of an *application* for administrative approval shall be  
4 in writing and shall set forth the reasons for the denial. Denial of an  
5 *application* constitutes a *final action* and is subject to appeal  
6 pursuant to Section 14-3.17.

7 **Section 13. Subsection SFCC 14-6.2(E)(5)(k) 1987 (being Ord. No. 2011-37 § 8) is**  
8 **amended to read:**

9 (k) Tower Setbacks and Separation Distances Between Towers

10 All *towers* shall be *set back* a distance equal to at least one hundred  
11 percent of the height of the *tower* from any adjoining *lot* line,  
12 measured from the base of the *tower*. A *tower* shall not be sited  
13 closer than one thousand (1,000) linear feet to another *tower*,  
14 measured from the base of the *towers*, unless co-location on the  
15 existing tower is not technically feasible or would have a significant  
16 adverse visual impact.

17 **Section 14. Subsection 14-6.3(B)(2) SFCC 1987 (being Ord. No. 2011-37 § 8, as**  
18 **amended) is amended to read:**

19 (2) RR, R1-R-6, R-7, R-7(I), R-8, R-9, RC-5, RC-8, R-10, R-21, R-29, RAC, C-  
20 1, C-4, and HZ Districts

21 (a) The following *accessory* uses and *structures* are permitted in the  
22 RR, R1-R-6, R-7, R-7(I), R-8, R-9, RC-5, RC-8, R-10, R-21, R-29,  
23 RAC, C-1, C-4 and HZ districts: (Ord. No. 2013-16 § 31)

24 (i) *home occupations*, as provided for in subsection 14-  
25 6.3(D)(2);

- 1 (ii) noncommercial *greenhouses* and plant nurseries;
- 2 (iii) private *garages*;
- 3 (iv) *utility sheds*, located within the *rear yard* only;
- 4 (v) children's play areas and play equipment;
- 5 (vi) private barbeque pits and private swimming pools;
- 6 (vii) [~~except in the RR district,~~] *accessory dwelling units* as  
7 regulated in Subsection 14-6.3(D)(1);
- 8 (viii) other uses and *structures* customarily *accessory* and clearly  
9 incidental and subordinate to permitted or permissible uses  
10 and *structures*; and
- 11 (ix) *accessory structures* of a permanent, temporary or portable  
12 nature such as coverings not constructed of solid building  
13 materials, including inflatable covers over swimming pools  
14 and tennis courts, and such other *accessory structures* that  
15 exceed thirty (30) inches in height from the average ground  
16 elevation.

17 (b) All *accessory* uses and *structures* allowed under subsection 14-  
18 6.3(B)(2)(a) shall: (Ord. No. 2013-16 § 32)

- 19 (i) not involve the conduct of *business* on the *premises*, except  
20 *home occupations*;
- 21 (ii) be located on the same *lot* as the permitted *principal* use or  
22 *structure* or on a contiguous *lot* in the same ownership; and
- 23 (iii) not be likely to attract visitors in larger numbers than would  
24 normally be expected in a *single-family residential*  
25 neighborhood. [;]

1                   ~~[(iv) not be less than five (5) feet from a rear lot line except as~~  
2   ~~otherwise allowed in Article 14-7.]~~

3           (c) The following activities are prohibited within *residentially zoned*  
4           districts:

5                   (i) ~~[s]Storage or parking, either continuous or intermittent, of~~  
6   ~~commercial or industrial vehicles, except for those vehicles~~  
7   ~~that are authorized by a special use *permit* or other permitted~~  
8   ~~*non-residential* use.~~

9                                   A. Commercial or industrial vehicles include:

- 10   1. vehicles requiring a commercial driver's  
11   license to operate;  
12   2. tour buses or school buses;  
13   3. concrete mixer trucks or concrete pumper  
14   trucks;  
15   4. towing vehicles;  
16   5. earthmoving or grading equipment;  
17   6. trailers or tractors (except lawn trailers or  
18   tractors)  
19   7. motorized construction or agricultural  
20   equipment;  
21   8. cranes;  
22   9. roll-off trash containers (except as related to  
23   an active construction *permit*); or  
24   10. any other vehicles designed by the  
25   manufacturer for *business* purposes.



B. Commercial or industrial vehicles do not include:

1. recreational vehicles or trailers related to recreational vehicles that are used for personal purposes; or
2. passenger vehicles, pickup trucks or small trailers that may be used for business purposes related to a registered home occupation business.

- (ii) Outdoor *storage* of construction materials, except in connection with active construction activities on the *premises*;
- (iii) [s]Storage of *mobile homes* or commercial shipping containers; and
- (iv) [~~recreational vehicles~~] Vehicles, tents or other structures that do not comply with this chapter or other applicable codes, used as dwellings [units].

Section 15. Subsection 14-6.3(D)(1) SFCC 1987 (being Ord. No. 2011-37 § 8, as amended) is amended to read:

(1) Accessory Dwelling Units (Ord. No. 2012-21 § 3)

*Accessory dwelling units* located on *residentially zoned property*:

- (a) are required to meet parking standards as set forth in Section 14-8.6;
- (b) shall be regulated as per *city* regulations and policies regarding *city* utilities;
- (c) are exempt from the *density* restrictions set forth in this Chapter 14; provided, however, that only one *accessory dwelling unit* shall be permitted per *legal lot of record*;

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- (d) shall be built only when permission to construct is granted to the *owner-occupant* of the *principal dwelling unit*;
- (e) shall have *lot* coverage not exceeding the square footage of the *lot* coverage of the *principal dwelling unit* or not more than one thousand five hundred square feet, whichever is less;
- (f) shall be limited to one *story* and shall not exceed [~~fifteen~~] fourteen (14) feet to the top of the parapet or to the highest point of the roof if there is no parapet;
- (g) shall be of the same architectural style as the *principal dwelling unit*;
- (h) may be rented as follows:
  - (i) by the *owner-occupant* who may rent the *principal dwelling unit* or the *accessory dwelling unit* as a *short-term rental unit* pursuant to Subsection 14-6.2(A)(5) during which time, the *owner-occupant* shall occupy either the *principal dwelling unit* or the *accessory dwelling unit*; or
  - (ii) by the *owner-occupant* who may rent either the *principal dwelling unit* or the *accessory dwelling unit*; or
  - (iii) by the property *owner* who may rent both the *principal dwelling unit* and the *accessory dwelling unit* to the same lessee, however, no separate subletting of either unit is allowed.
- (i) shall not be issued a construction *permit* until a restrictive covenant is recorded at the office of the county clerk that requires the current property *owner* and all future property *owners* to comply with Subsection 14-6.3(D)(1). The covenant shall be in a form approved by

1 the *land use director* and the city attorney and shall be notarized  
2 prior to recordation. A copy of the recorded covenants shall be  
3 provided to the *land use director* with the construction *permit*  
4 application. The *land use director* shall maintain copies of recorded  
5 covenants pursuant to the provisions of this section. An affidavit  
6 filed prior to the adoption of Ordinance No. 2008-5 (ordaining  
7 Subsection 14-6.2(A)(5)) and amending Subsection 14-6.3(D)(1)  
8 remains in effect and is automatically amended to reflect the  
9 provisions of Ordinance No. 2008-5.

10 (j) shall not be subdivided from a *principal dwelling unit* or sold under  
11 separate ownership from a *principal dwelling unit* unless the  
12 *accessory dwelling unit* meets all applicable requirements for a  
13 *principal dwelling unit*. In such case, the restrictions set forth in  
14 Subsection 14-6.3(D)(1) shall no longer apply and the affidavit or  
15 restrictive covenant in Subsection 14-6.3(D)(1) may be voided upon  
16 approval of the *land use director*; and

17 (k) shall remain in continuous compliance with the provisions of this  
18 section to maintain the validity of the *certificate of occupancy* of the  
19 *accessory dwelling unit*. The *certificate of occupancy* of an  
20 *accessory dwelling unit* may be revoked for noncompliance with this  
21 Subsection 14-6.3(D)(1) as provided in Article 14-11 Enforcement.

22 **Section 16. Subsection 14-6.4(C) SFCC 1987 (being Ord. No. 2011-37 § 8, as**  
23 **amended) is amended to read:**

24 **(C) Temporary Structures Treated as Permanent Structures**

25 (Ord. No. 2013-16 § 35)

1 Structures other than *temporary structures* described in Subsection 14-6.4(A) that  
2 remain in place for a period of more than [~~thirty days in a nonresidential district or~~  
3 ninety days [~~in a residential district~~] are subject to the same provisions of Chapter 14 as  
4 permanent *structures*, whether or not they are permanently affixed to the ground or  
5 constructed of lightweight or nondurable materials.

6 Section 17. Subsection 14-7.1(B) SFCC 1987 (being Ord. No. 2011-37 § 9 as  
7 amended) is amended to read:

8 B. Dimensional Calculations

9 (Ord. No. 2013-16, § 36)

10 (1) Net Lot Area

11 [~~Minimum~~] For lots smaller than one acre, the minimum required net lot area  
12 for residential subdivisions excludes any portion of the lot devoted to public  
13 and private streets and driveway easements such as lot access driveways and  
14 fire access roads. For single-family residential subdivisions, portions of the  
15 lot devoted to common open space or other facilities intended to serve  
16 primarily the residents of other lots are also excluded. [~~is calculated excluding~~  
17 ~~rights-of-way.~~]

18 (2) Lot Depth

19 The depth is measured between the front and rear lot lines, perpendicular to  
20 the front lot line. In the case of irregularly shaped lots, the depth shall be the  
21 average of all such measurements along the front lot line.

22 (3) Reserved

23 (4) Lot Coverage

24 Lot coverage is [~~measured by~~] the percentage of the total projected area on  
25 the ground of [all] structures in relation to the lot area [~~excluding~~].

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- (a) ~~[(t)]~~The types and portions of *structures* listed in Subsection 14-7.1(D)(2)~~[(s)]~~ are excluded from the area covered by *structures*.
- (b) ~~[(e)]~~Eaves and similar roof projections within two (2) feet of the wall of a *building*~~[-and]~~ are excluded from the area covered by *structures*.
- (c) For *residential development*, the portion of the *lot* occupied by easements for private roads and *lot access driveways* is excluded from the *lot* area.
- (d) For *single-family residential development* on *lots* smaller than one acre, the portion of the *lot* occupied by *common open space*, *fire access roads* or other facilities intended to serve primarily the residents of other *lots* are also excluded from the *lot* area.

(5) Structure Perimeter

*Structure* perimeter is measured by the projected area of the *structure* on the ground, including all appurtenances such as eaves, bay windows, *awnings* and cantilevered decks.

(6) Slope Measurement

*Slopes* are measured at contour intervals of five (5) feet or less. The *slope* percent is the relation of vertical rise from or to *contour lines* calculated as follows:

$$\frac{H-L}{D} \times 100$$

where H equals the highest elevation of the portion of the *tract* measured; L equals the lowest elevation on the portion of the *tract* measured; and D

1 equals the horizontal distance between H and L.

2 (7) Building Frontage

3 As used in Section 14-8.10 (Signs), *building frontage* is the horizontal  
4 distance across the front of a *building* as near to ground level as possible. In  
5 cases where this test is indeterminate or cannot be applied, for example,  
6 where there is a diagonal corner entrance or where two or more sides of a  
7 *building* have entrances of equal importance and carry approximately equal  
8 amounts of pedestrian traffic, the *land use director* shall select the *building*  
9 *frontage* on the basis of the interior layout of the *building*, traffic on adjacent  
10 *streets* or other indicators available.

11 (8) Floor Area Ratio

12 The *gross floor area* of all *buildings* on a *lot*, including covered parking  
13 *structures* but not roof deck parking, divided by the *lot* area; for example:  
14 twenty thousand (20,000) square feet of *gross floor area* on a ten thousand  
15 (10,000) square foot *lot* is a floor area ratio of 2.0:1.

16 **Section 18. Subsection 14-7.1(F)(2) SFCC 1987 (being Ord. No. 2011-37 § 9) is**  
17 **amended to read:**

18 (2) Visibility at Driveways

19 At driveways that provide access to a public or private *street*, no parking *lot*,  
20 fence, *wall* or other *structure*, hedge or planting that will obstruct drivers'  
21 views of traffic shall be erected, placed or maintained within a triangular area  
22 on either side of the driveway as follows:

- 23 (a) for driveways serving *nonresidential* uses on all *streets* and roads  
24 and driveways serving *residential* uses on arterial and collector  
25 roads, the required visibility triangles for each driveway are

1 determined by the public works director based on AASHTO  
2 standards;

3 (b) for driveways serving *residential* uses on *streets* and roads classified  
4 as subcollectors or lanes, obstructions between a height of three (3)  
5 feet and [~~eight (8)~~] six (6) feet are prohibited within the required  
6 visibility triangles as determined by the more restrictive of:

7 (i) measurements of five (5) feet along the edge of the driveway  
8 and fifteen (15) feet along the *street property* line; and

9 (ii) measurements of fifteen (15) feet back from the nearest travel  
10 lane along the edge of the driveway and thirty (30) feet along  
11 the travel lane. See Illustration 14-7.1-1.

12 [Editor's Note: Illustration is not changed by this bill.]

13 **Section 19. Subsection 14-7.1(F)(3)(b) SFCC 1987 (being Ord. No. 2011-37 § 9) is**  
14 **amended to read:**

15 (3) Visibility at Intersections

16 On any *corner lot*, no fence, *wall*, hedge or other planting or *structure* that  
17 will obstruct drivers' views of traffic shall be erected, placed or maintained  
18 within the triangular area as follows:

19 (a) For intersections on *streets* and roads classified as arterials and  
20 collectors, the required visibility triangles for each intersection are  
21 determined by the public works director based on AASHTO  
22 standards.

23 (b) For ninety degree intersections on *streets* and roads classified as  
24 subcollectors or lanes, obstructions between a height of three (3) feet  
25 and [~~eight (8)~~] six (6) feet are prohibited within the required