

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 2014-31

3 INTRODUCED BY:

4
5 AN ORDINANCE

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

10
11 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

12 Section 1. Section 14-3.8 SFCC 1987 (being Ord. No. 2011-37 § 3, as amended) is
13 amended to read:

14 14-3.8 DEVELOPMENT PLANS

15 (A) Purpose and Intent

16 (1) It is the intent of the *development* plan to:

17 (a) provide the plans to be followed in construction operations,
18 including phasing;

19 (b) enable the *governing body, land use boards and land use director* to
20 ensure compliance with Chapter 14;

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

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

1 **(B) Applicability**

2 (Ord. No. 2013-16 § 11)

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

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

9 (3) Approval of a *development* plan by the planning commission is required prior
10 to new *development* that meets any of the following criteria:

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

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

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

20 (d) outdoor *commercial recreational uses* in any zone where the total
21 area devoted to recreation and related pedestrian circulation and
22 amenities, excluding parking and vehicular circulation areas, exceeds
23 fifteen thousand (15,000) square feet in any zone; provided that this
24 provision does not apply to temporary carnivals, circuses and similar
25 short-term entertainment uses required to obtain a *permit* from the

city.

- (4) The *development* plans described in Subsections (B)(2) and (3) shall be reviewed by the planning commission.
- (5) This section applies where the cumulative square footage of multiple *permits* meets or exceeds the criteria in Subsections (B)(2) or (3) or a combination of those subsections when the *permits* are for coordinated *development* of a *project* comprising multiple *buildings* or outdoor uses, including phased *projects* and *projects* involving *development* of adjoining commonly owned *parcels*.
- (6) This section does not apply to the construction of *single-family dwellings*, each of which has a *gross floor area* of ten thousand (10,000) square feet or less, including *accessory buildings*, on *lots* created prior to the effective date of Ordinance No. 1999-13 or on *lots* within a subdivision that was subject to early neighborhood notification procedures. This section does apply to construction of any *single-family dwelling* that has a *gross floor area* greater than ten thousand (10,000) square feet, including *accessory buildings*.
- (7) No additional *development* plan review is required if the new or changed use or *development* described in Subsections (B)(2) and (3) was part of a *development* plan approved as part of a rezoning or other action before the *governing body* or the planning commission, and for which an early neighborhood notification meeting occurred as set forth in Section 14-3.1(F).
- (8) Approval of a *development* plan by the *land use director* is required for multiple-family *development* comprising three or more *dwelling units* with a *gross floor area* less than ten thousand (10,000) square feet.

1 **(C) Procedures**

2 (1) Submittal Requirements

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

- 8 (a) existing conditions on the site and within two hundred (200) feet of
9 the site;
- 10 (b) proposed modifications to the site, including the locations of existing
11 and new *structures, grading, landscaping, lighting, pedestrian and*
12 vehicular circulation, parking and loading facilities;
- 13 (c) the types, extent and *intensity* of land uses that are proposed;
- 14 (d) proposed modifications to the *infrastructure* serving the site,
15 including public and private *streets, driveways and traffic control*
16 measures and utilities;
- 17 (e) documentation of compliance with *development* standards such as
18 required *yards, lot coverage, height of structures and open space*;
- 19 (f) the phases of *development*, if applicable;
- 20 (g) *for residential development*, a proposal for provision of affordable
21 housing as required by Section 14-8.11 (Santa Fe Homes Program);
22 (Ord. No. 2013-16 § 12)
- 23 (h) a *development* water budget as required by Section 14-8.13;
- 24 (i) for a *development* plan or final *development* plan, sufficient detail to
25 clearly show how each applicable *development* standard is to be met

1 and identify any variance or *waiver* required,

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

6 (2) Coordination with Other Review Procedures

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

- 13 (b) A special use *permit* or variance request associated with a
14 *development* plan shall be reviewed concurrently and approved or
15 denied by the planning commission.

- 16 (c) If review and approval of a *development* plan by the planning
17 commission and the *governing body* is required in conjunction with a
18 rezoning action, the *applicant* may submit a preliminary *development*
19 plan for consideration at the time of rezoning. If the rezoning is
20 approved, a separate *application* for a final *development* plan must
21 be approved by the planning commission prior to *development* of the
22 affected *property*.

- 23 (d) If review and approval of a *development* plan by the planning
24 commission *only* is required, the *applicant* may first submit an
25 *application* for a preliminary *development* plan. If the preliminary

1 *development* plan is approved, a separate *application* for final
2 *development* plan approval by the planning commission must be
3 approved prior to the *development* of the *property*.

4 (e) If review and approval of a master plan by the planning commission
5 and the *governing body* is required in conjunction with a rezoning
6 action, and if approval of a *development* plan by the planning
7 commission would be required for one or more phases, the *applicant*
8 may either:

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

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

14 (f) Action on a *development* plan by the planning commission must be
15 taken at a public hearing with notice provided as required by Section
16 14-3.3(H).

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

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

20 (b) Final *development* plans within an area that is subject to an approved
21 preliminary *development* plan must comply with the provisions of
22 the previously approved preliminary plan unless it is amended or
23 repealed. *Final actions* by the *governing body*, *land use boards* and
24 the *land use director* concerning rezonings, subdivisions, special use
25 *permits*, *development* plans and construction *permits* shall include a

1 specific finding or determination that the action complies with all
2 applicable provisions of the preliminary plan.

3 (4) Scope of Amendments to Development Plans

4 (a) The *land use director* has the authority provided in Section 14-
5 2.11(C)(2) (Minor Modifications to Development Approvals).

6 (b) The planning commission has the authority provided in Section 14-
7 3.19(D) Amendment of Development Approvals.

8 (5) Administrative Approval Procedure

9 (Ord. No. 2013-16 § 13)

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

13 (6) Recording of Plans; Infrastructure Construction

14 (Ord. No. 2013-16 § 14)

15 (a) The signed original mylars of the *development* plan and associated
16 engineering and improvement drawings shall be filed with the *land*
17 *use director* and shall be the basis for issuance of construction
18 *permits*. The *development* plan shall be filed for record with the
19 *county* clerk by the *land use director*.

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

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

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

2 (1) Necessary Findings

3 To approve a *development* plan, the planning commission must make the
4 following findings:

- 5 (a) that it is empowered to approve the plan under the section of Chapter
6 14 described in the *application*;
- 7 (b) that approving the *development* plan will not adversely affect the
8 public interest; and
- 9 (c) that the use and any associated *buildings* are compatible with and
10 adaptable to *buildings, structures* and uses of the abutting *property*
11 and other *properties* in the vicinity of the *premises* under
12 consideration.

13 (2) Conditions

14 The planning commission may specify conditions of approval that are
15 necessary to accomplish the proper *development* of the area and to implement
16 the policies of the *general plan*, including:

- 17 (a) special *yards* or *open spaces*;
- 18 (b) fences, *walls* or landscape screenings;
- 19 (c) provision and arrangement of parking and vehicular and pedestrian
20 circulation;
- 21 (d) on-site or off-site *street*, sidewalk or utility improvements and
22 maintenance agreements;
- 23 (e) noise generation or attenuation;
- 24 (f) dedication of *rights of way* or easements or access rights;
- 25 (g) arrangement of *buildings* and use areas on the site;

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- (h) special hazard reduction measures, such as *slope* planting;
- (i) minimum site area;
- (j) other conditions necessary to address unusual site conditions;
- (k) limitations on the type, extent and *intensity* of uses and *development* allowed;
- (l) maximum numbers of *employees* or occupants permitted;
- (m) hours of operation;
- (n) phases of *development*, if applicable;
- (o) establishment of an expiration date, after which the use must cease at that site;
- (p) establishment of a date for annual or other period review at a public hearing;
- (q) plans for sustainable use of energy, recycling and solid waste disposal;
- (r) any other appropriate conditions and safeguards, in conformity with Chapter 14 or provisions of other chapters of the Santa Fe City Code that regulate the *development* and use of land; and
- (s) conditions may not be imposed that restrict the use to a specific *person* or group.

(3) Expiration
Development plans expire as provided in Section 14-3.19 Expiration, Extension and Amendment of Development Approvals.

Section 2. Subsection 14-3.9(C)(3)(b) SFCC 1987 (being Ord. No. 2011-37 § 3) is

amended to read:

(3) PRC and PRRC Master Plans

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

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

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

16 (ii) not more than thirty-five percent of a planned *residential*
17 community may be designated for *development* with *mixed*
18 *uses* consistent with the standards for the MU district; and

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

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

25 **Section 3. Section 14-3.9(C)(4) SFCC 1987 (being Ord. No. 2011-37 § 3) is amended**

1 to read:

2 (4) Notice and Action by Planning Commission

3 Action by the planning commission to recommend approval of a master plan,
4 or to approve an amendment as provided in Section 14-3.19(D)(2)
5 Amendment of Development Approvals – Master Plans in the MU and BIP
6 Districts, must be taken at a public hearing with notice provided as required
7 by Subsection 14-3.1(H)(1).

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

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

10 Action by the *governing body* to approve or amend a master plan must be
11 taken at a public hearing with notice provided as required by Section 14-
12 3.1(H)(2).

13 **Section 5. Subsection 14-3.9(D)(1) SFCC 1987 (being Ord. No. 2011-37 § 3) is**

14 **amended to read:**

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

16 (1) Necessary Findings

17 Approval or amendment of a master plan requires the following findings:

- 18 (a) the master plan is consistent with the *general plan*;
- 19 (b) the master plan is consistent with the purpose and intent of the
20 zoning districts that apply to, or will apply to, the master plan area,
21 and with the applicable use regulations and *development* standards of
22 those districts;
- 23 (c) *development* of the master plan area will contribute to the
24 coordinated and efficient *development* of the community; and
- 25 (d) the existing and proposed *infrastructure*, such as the *streets* system,

1 sewer and water lines, and public facilities, such as fire stations and
2 parks, will be able to accommodate the impacts of the planned
3 *development.*

4 **Section 6. Subsection 14-3.12(A) SFCC 1987 (being Ord. No. 2011-37 § 3) is**
5 **amended to read:**

6 **(A) General Provisions**

- 7 (1) The *land use director* must issue a *certificate of occupancy* that certifies
8 compliance with all provisions of Chapter 14 before any change in the use or
9 occupancy of land or change of use or occupancy of a *building* or *premises*,
10 or part thereof, is created, erected, changed, converted or wholly or partially
11 altered or enlarged in its use or *structure*, other than the change of *residential*
12 occupants, or before any new *building* is occupied for any purpose.
- 13 (2) The *land use director* may require the renewal of *certificates of occupancy*
14 on an annual or other appropriate basis.
- 15 (3) The approval of *certificates of occupancy* shall be coordinated with the
16 approval of *permits* or certificates required by other agencies, including:
- 17 (a) when required by the provisions of Chapter 7 SFCC 1987 Building
18 and Housing, the *building official* shall approve the *certificate of*
19 *occupancy* prior to issuance; and
- 20 (b) when required by the provisions of Chapter 12 SFCC 1987 Fire
21 Prevention and Protection, the fire marshal or other code official
22 shall approve the *certificate of occupancy* prior to issuance.
- 23 (4) The *land use director* shall maintain for at least fifty years a record of all
24 *certificates of occupancy* issued.

25 **Section 7. Subsection 14-3.19(A)(3) SFCC 1987 (being Ord. No. 2011-37 § 3) is**

1 amended to read:

2 (3) Final Actions

3 (a) Determination of *final actions* shall be as provided in Sections 14-
4 3.17(A)(1) and 14-3.17(C)(4).

5 (b) For the purpose of computing expirations and time extensions, the
6 date of *final action* for a *development* approval that is appealed one
7 or more times pursuant to the provisions of Chapter 14 is the date of
8 *final action* by the *land use board* or *governing body* on the last
9 appeal. The date of *final action* for a *development* approval that is
10 appealed pursuant to the provisions of Section 3-21-9 NMSA 1978
11 Zoning – Appeal is the date a written decision is filed pursuant to
12 Section 39-3-1.1 NMSA 1978.

13 **Section 8. Subsection 14-4.1(E)(4) SFCC 1987 (being Ord. No. 2011-37 § 4) is**

14 amended to read:

15 (4) in the event of annexation of new areas to Santa Fe, the areas shall be zoned
16 R-1 until otherwise classified. If changes in the *city* limits remove territory
17 from Santa Fe, district boundaries shall be construed as moving to conform
18 with the *city* limits;

19 **Section 9. Subsection 14-5.3(D) SFCC 1987 (being Ord. No. 2011-37 § 6) is**

20 amended to read:

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

22 An archaeological clearance *permit* is required for certain types of *development*
23 activity within the archaeological review districts, as described in Section 14-3.13.

24 **Section 10. Subsection 14-6.1(B) SFCC 1987 (being Ord. No. 2011-37 § 8) is**

25 amended to read:

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

2 (1) Permitted Uses

3 A "P" in a cell indicates that a use category is permitted by right in the
4 respective zoning district. Permitted uses are subject to all other applicable
5 regulations of Chapter 14, including the *development* and design standards
6 set forth in Article 14-8.

7 (2) Special Use Permits

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

11 (3) Accessory Uses

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

14 (4) Prohibited Uses

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

18 (5) Additional Regulations

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

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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.

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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		
PUBLIC, INSTITUTIONAL AND CIVIC																									
Emergency Services																									
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	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	P	
Preschool, Daycare for Infants or Children																									
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	P	P	P	S		P	P	P	P	S	S	S	
Electrical Facilities (See 14-6.2(F) for Planning Commission Review Requirements)																									
Distribution facilities	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	(F), (G)
Substation	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	(F)
Switching station	P	P									P	P	P	P	P	P	P	P	P	P	P	P	P	P	(F)
Transmission lines	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	(F)

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
Educational																						
Elementary and secondary schools, public and private	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	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	S		P ¹⁰		P	P	P		P	P		P	P	P	P	P	
Vocational or trade schools, nonindustrial								P ¹⁰		P	P	P		P	P		P	P	P	P	P	
Vocational or trade schools, light industrial														P*	P		P*					
Community Centers and Institutions																						
Neighborhood and community centers, including youth and senior centers	S	S	S		S	S		S		P	P	P	P	P			P	P	P	P	P	

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*	
Hospitals and Extended Care Facilities																						
Extended care, convalescent, nursing, recovery care facilities	S	S	S	S	S	S		S		P	P	P	P	P			P				P	
Hospitals										S	S		P/S ⁶	P			P					(B)(3)
Hospital heliport													P									(B)(3)(b)
Human Services																						
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*	(B)(4)
Sheltered care facilities																						

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	BP	SC-1	SC-2	SC-3	MU **	Use-Specific Regs 14-6.2	
Parks and Open Space																							
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	P	P	
Religious Assembly																							
All	S	S	S	S	S	S		S		P	P	P	P	P	P		P	P	P	P	P	P	
Utilities																							
All (includes natural gas regulator station, telephone exchange, water or sewage pumping station or water storage facility)	S	S	S	S	S	S		S		S	P	S	S	P	P	P						S	(B)(6)
COMMERCIAL																							
Animal Sales and Service																							
Veterinary establishments, pet grooming	S									P*	P*	P*		P	P	P	P*		P*	P*	P**	P**	
Kennel	S									P*	P*	P*		P	P	P	P*						

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	
Arts Activities																							
Arts and crafts studios, galleries and shops; gift shops for the sale of arts and crafts								P ¹⁰	P	P	P	P		P	P			P	P	P	P ²		
Arts and crafts schools								P ¹⁰	P	P	P	P		P	P		P	P	P	P	P ²		
Dance studios								P ¹⁰	P	P	P			P	P		P	P	P	P	P ²		
Photographers' studios								P ¹⁰	P	P	P			P	P		P	P	P	P	P ²		
Assembly																							
Private clubs and lodges	S	S	S		S	S		S	S	P**	P**	P**	P**	P**	P**		P**	P**	P**	P*	P*	P* ²	
Financial Services																							
Banks, credit unions (without drive-through)										P	P			P	P		P	P	P	P	P ²		
Banks, credit unions (with drive-through)										P*	P*			P	P*		P*	P*	P*	P*	P ²		

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
	Food and Beverages																						
Bar, cocktail lounge, nightclub, no outdoor entertainment									S ^{3,10}	S ³		P*			P	P	P		P*	P*	P*	P ²	
Bar, cocktail lounge, nightclub, with outdoor entertainment									S ^{3,10}	S ³		P*			P*	P*	P*		P*	P*	P*	P* ²	
Restaurant - full service, with or without incidental alcohol service									S ^{3,10}	S ³		P			P	P	P		P	P	P	P	
Restaurant with bar, cocktail lounge or nightclub comprising more than 25% of total serving area.									S ^{3,10}	S* ³		P*			P*	P	P		P*	P*	P*	P* ²	
Restaurant - Fast service/take-out, no drive-through/drive-up									S ^{3,10}		P ⁴	P	P ⁴		P	P	P		S	P	P	P	

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*	P*	S	P*	P*	P*	P*2	
Medical																							
Apothecary shops or pharmacies											P	P		P	P	P			P	P	P	P ²	
Medical and dental offices or clinics									S ¹⁰	S	P	P	P	P	P	P		P	P	P	P	P ²	
Offices, Business and Professional																							
Business and professional offices excluding medical and dental and financial services									S ¹⁰	S	P	P	P	P	P	P	P	P	P	P	P	P ²	
Public Accommodation																							
Bed and breakfast houses and inns												P			P	P		P					P
Conference and extended stay lodging facilities												P			P	P		P					
Hotels, motels, residential suite hotels												P			P	P							P

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

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7-1	RC-5, RC-8	R-10 - R-11	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	
Flea markets											P			P	P								(C)(3)
Florist shops								P ¹⁰	P		P		P	P	P			P	P	P	P ²		
Funeral homes or mortuaries										P	P			P	P								
Furniture stores											P			P	P				P	P	P ²		
Neighborhood grocery stores and laundromats	S	S	S	S	S	S		S		S	P	S	S								P ²		(C)(4)
Office equipment sales and service; retail sale of office supplies											P			P	P	P			P	P	P ²		
Retail establishments not listed elsewhere											P			P	P	P		P	P	P	P ²		
Retail and service uses that are intended to serve the primary uses and that do not exceed 5,000 square feet														P	P	P	P				P ²		

CATEGORY Specific Use	RR	R-1-R-6	R-7-R-9	R-7-1	RC-5	RC-8	R-10-R-9	MHP	RAC	NC**	C-1	C-2	C-4	BZ	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 ²	
Sign shops												P	P		P	P	P					P ²	
Service Establishments																							
Barber shops and beauty salons											P	P	P		P	P			P	P	P	P ²	
Personal care facilities for the elderly							S		S		P	P	P	P	P	P		P	P	P	P ²	(C)(7)	
Personal service establishments including cleaning and laundry, appliance repair and similar services												P			P	P			P	P	P ²		

CATEGORY Specific Use	UR	-1-R-6	-7-R-9	2-7-1	10-5	10-8	10-10-R-	IHP	RAC	10-C**	1-1	1-2	1-1P	10-C-1	10-C-2	10-C-3	MU ***	Use-Specific Regs 14.6.2
Tailoring and dressmaking shops									P	P	P		P	P	P	P	P ²	
Sexually Oriented Businesses																		
All											P	P						(C)(1)
Storage																		
Individual storage areas within a completely enclosed building											P	P	P	P	P	P		(D)(2)
Mini-storage units																P		(D)(3)
Telecommunication																		
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)																	
Vehicles and equipment																		
Commercial parking lots and garages												P						See 14-8.6(B)(6)
Service and repair establishments including filling stations and repair																		S

CATEGORY Specific Use	RR	R-1-R-6	R-7-R-9	R-7-1	RC-5	RC-8	R-10-R-9	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 non-residential 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 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.

CATEGORY		-R-6	-R-9	1	2-8	10-R	1P	C	**					12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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9. See Subsection 14-7.2(I) 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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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);

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

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

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

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

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

A. Commercial or industrial vehicles include:

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

B. Commercial or industrial vehicles do not include:

1. *recreational vehicles* or trailers related to

1 *recreational vehicles* that are used for personal
2 purposes; or

3 2. passenger vehicles, pickup trucks or small
4 trailers that may be used for *business* purposes
5 related to a registered *home occupation*
6 *business*.

7 (ii) Outdoor *storage* of construction materials, except in
8 connection with active construction activities on the *premises*;

9 (iii) Storage of *mobile homes* or commercial shipping containers;
10 and

11 (iv) Vehicles, tents or other *structures* that do not comply with this
12 chapter or other applicable codes, used as dwellings.

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

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

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

17 (a) are required to meet parking standards as set forth in Section 14-8.6;

18 (b) shall be regulated as per *city* regulations and policies regarding *city*
19 utilities;

20 (c) are exempt from the *density* restrictions set forth in this Chapter 14;
21 provided, however, that only one *accessory dwelling unit* shall be
22 permitted per *legal lot of record*;

23 (d) shall be built only when permission to construct is granted to the *owner-*
24 *occupant* of the *principal dwelling unit*;

25 (e) shall have *lot* coverage not exceeding the square footage of the *lot*

1 coverage of the *principal dwelling unit* or not more than one
2 thousand five hundred square feet, whichever is less;

3 (f) shall be limited to one *story* and shall not exceed fourteen (14) feet to
4 the top of the parapet or to the highest point of the roof if there is no
5 parapet;

6 (g) shall be of the same architectural style as the *principal dwelling unit*;

7 (h) may be rented as follows:

8 (i) by the *owner-occupant* who may rent the *principal dwelling*
9 *unit* or the *accessory dwelling unit* as a *short-term rental unit*
10 pursuant to Subsection 14-6.2(A)(5) during which time, the
11 *owner-occupant* shall occupy either the *principal dwelling*
12 *unit* or the *accessory dwelling unit*; or

13 (ii) by the *owner-occupant* who may rent either the *principal*
14 *dwelling unit* or the *accessory dwelling unit*; or

15 (iii) by the *property owner* who may rent both the *principal*
16 *dwelling unit* and the *accessory dwelling unit* to the same
17 lessee, however, no separate subletting of either unit is
18 allowed.

19 (i) shall not be issued a construction *permit* until a restrictive covenant
20 is recorded at the office of the county clerk that requires the current
21 *property owner* and all future *property owners* to comply with
22 Subsection 14-6.3(D)(1). The covenant shall be in a form approved by
23 the *land use director* and the city attorney and shall be notarized
24 prior to recordation. A copy of the recorded covenants shall be
25 provided to the *land use director* with the construction *permit*

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

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

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

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

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

22 (Ord. No. 2013-16 § 35)

23 *Structures* other than *temporary structures* described in Subsection 14-6.4(A) that
24 remain in place for a period of more than ninety days are subject to the same provisions
25 of Chapter 14 as permanent *structures*, whether or not they are permanently affixed to

1 the ground or constructed of lightweight or nondurable materials.

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

4 **B. Dimensional Calculations**

5 **(Ord. No. 2013-16, § 36)**

6 (1) Net Lot Area

7 For *lots* smaller than one acre, the minimum required net *lot* area for
8 *residential* subdivisions excludes any portion of the *lot* devoted to public and
9 private *streets* and driveway easements such as *lot access driveways* and fire
10 access roads. For *single-family residential* subdivisions, portions of the *lot*
11 devoted to *common open space* or other facilities intended to serve primarily
12 the residents of other *lots* are also excluded.

13 (2) Lot Depth

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

17 (3) Reserved

18 (4) Lot Coverage

19 *Lot* coverage is the percentage of the total projected area on the ground of
20 *structures* in relation to the *lot* area.

21 (a) The types and portions of *structures* listed in Subsection 14-
22 7.1(D)(2) are excluded from the area covered by *structures*.

23 (b) Eaves and similar roof projections within two (2) feet of the wall of a
24 *building* are excluded from the area covered by *structures*.

25 (c) For *residential development*, the portion of the *lot* occupied by

1 easements for private roads and *lot access driveways* is excluded
2 from the *lot* area.

3 (d) For *single-family residential development* on *lots* smaller than one
4 acre, the portion of the *lot* occupied by *common open space*, fire
5 access roads or other facilities intended to serve primarily the
6 residents of other *lots* are also excluded from the lot area.

7 (5) Structure Perimeter

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

11 (6) Slope Measurement

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

$$(H-L) \times 100 / D$$

15 where H equals the highest elevation of the portion of the *tract* measured; L
16 equals the lowest elevation on the portion of the *tract* measured; and D
17 equals the horizontal distance between H and L.
18

19 (7) Building Frontage

20 As used in Section 14-8.10 (Signs), *building frontage* is the horizontal
21 distance across the front of a *building* as near to ground level as possible. In
22 cases where this test is indeterminate or cannot be applied, for example,
23 where there is a diagonal corner entrance or where two or more sides of a
24 *building* have entrances of equal importance and carry approximately equal
25 amounts of pedestrian traffic, the *land use director* shall select the *building*

1 *frontage* on the basis of the interior layout of the *building*, traffic on adjacent
2 *streets* or other indicators available.

3 (8) Floor Area Ratio

4 The *gross floor area* of all *buildings* on a *lot*, including covered parking
5 *structures* but not roof deck parking, divided by the *lot* area; for example:
6 twenty thousand (20,000) square feet of *gross floor area* on a ten thousand
7 (10,000) square foot *lot* is a floor area ratio of 2.0:1.

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

10 (2) Visibility at Driveways

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

15 (a) for driveways serving *nonresidential* uses on all *streets* and roads
16 and driveways serving *residential* uses on arterial and collector
17 roads, the required visibility triangles for each driveway are
18 determined by the public works director based on AASHTO
19 standards;

20 (b) for driveways serving *residential* uses on *streets* and roads classified
21 as subcollectors or lanes, obstructions between a height of three (3)
22 feet and six (6) feet are prohibited within the required visibility
23 triangles as determined by the more restrictive of:

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

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

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

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

7 (3) **Visibility at Intersections**

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

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

15 (b) For ninety degree intersections on *streets* and roads classified as
16 subcollectors or lanes, obstructions between a height of three (3) feet
17 and six (6) feet are prohibited within the required visibility triangles
18 formed by the *right-of-way* lines at points that are twenty-five (25)
19 feet from the intersection of the *right-of-way lines*. On any *corner lot*
20 of other than ninety degrees or on *corner lots* with *grade* variations,
21 the visibility requirement shall be adjusted by the public works
22 director based on AASHTO standards to ensure public safety. See
23 Illustration 14-7.1-2.

24 **Section 20. Subsection 14-7.1(F)(4) SFCC 1987 (being Ord. No. 2011-37 § 9) is**
25 **amended to read:**

1 (4) Street Setback for Garage or Carport

2 (a) A *garage* or carport with a vehicle entry facing the street shall be set
3 back at least twenty (20) feet from the *street property* line as shown
4 on Illustration 14-7.1-3, except as provided in Subsection (4)(b).
5 This Subsection 14-7.1(F)(4) applies to public and private *streets*
6 including *lot access driveways*, but does not apply to alleys.

7 (b) A carport with a vehicle entry facing the street may be constructed in
8 accordance with the minimum *street yard* requirements applicable to
9 principal *structures* for the district within which it is located,
10 provided that:

11 (i) the carport is set back at least seven (7) feet from the street
12 *property* line; and

13 (ii) the carport is fully open on three or more sides and is
14 constructed of materials and an architectural style that is the
15 same as, or compatible with, the *principal dwelling unit*; and

16 (iii) use of the carport is restricted to temporary parking of
17 currently-registered, operable passenger automobiles, light
18 trucks or motorcycles for the non-commercial use of the
19 residents; and

20 (iv) storage of any material other than the personal motor
21 vehicles described in Subsection (4)(b)(ii) is prohibited.

22 [Editor's Note: Illustration 14-7.1-3 is not changed by this amendment.]

23
24 [REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

Section 21. Table 14-7.2-1 SFCC 1987 (being Ord. No. 2011-37 §9, as amended) is amended to read:

Table 14-7.2-1: Table of Dimensional Standards for Residential Districts

(Ord. No. 2013-16 §§ 37-40)

TABLE 14-7.2-1: Table of Dimensional Standards for Residential Districts (Note 1, 14)						
DISTRICT	Max. Gross Density (dwelling units per acre) <small>Note 2</small>	Minimum Lot Area <small>Note 2, Note 3</small>	Maximum Height of Structures <small>Notes 6,8</small>	Minimum Yard Requirements (feet) <small>Notes 5, 6, 7</small>	Maximum Lot Coverage (%) <small>Note 10</small>	Minimum Required Open Space (square feet) <small>Note 9, 10</small>
RR	2 du/acre if both public sewer and water are provided; 3 du/acre if both public sewer and water are provided and <i>common open space</i> is provided as set forth in §14-7.2(G). If public sewer and water are not provided, see Note 15.	Net lot area – <i>single-family dwellings</i> : as per R-1 if both public sewer and water are provided. If public sewer and water are not provided, see Note 16. Net lot area – <i>multiple-family dwellings</i> : as required to comply with maximum <i>gross density</i> .	As per R-1 – R-6	As per R-1 if both public sewer and water are available. Otherwise: <i>Street</i> ^{<small>Note 12</small>} ; 25; Other yards: As per R-1	As per R1	<i>Single-family dwellings</i> : See Note 3. <i>Multiple-Family Dwellings</i> : 250 square feet of <i>common and/or private open space</i> for each dwelling unit.

R-1 R-2 R-3 R-4 R-5 R-6	R1=1; R-2=2; R-3=3; R-4=4; R-5=5; R-6=6 If public sewer and water are not provided, see Note 15.	Net lot area – <i>single-family dwellings</i> : 4,000 sq. ft. minimum; 2,000 sq. ft. if <i>common open space</i> is provided (Note 3) If public sewer and water are not provided, see Note 16. Net lot area – <i>multiple- family dwellings</i> : as required to comply with maximum <i>gross density</i> .	<i>Residential structures</i> : 24; <i>Nonresidential structures</i> : 35 (See Note 6 for required height stepback from side and rear <i>property lines</i>)	<i>Street</i> Note 12: 7 (20 for <i>garage</i> or carport; Note 4) Side: 5 or 10 (See Note 6 for required height stepback from side and rear <i>property lines</i>) Rear Note 13 15, or 20% of the average depth dimension of lot, whichever is less	40; may increase to 50 if <i>private open space</i> is provided (See §14-7.5(C)(1): Increase in maximum <i>lot coverage</i> if <i>private open space</i> is provided.)	<i>Single-family dwellings</i> : None except as provided for <i>lot size</i> averaging per Note 3. <i>Multiple-family dwellings</i> : 250 square feet of <i>common and/or private open space</i> for each <i>dwelling unit</i> .
R-7 R-8 R-9	R-7=7; R-8=8; R- 9=9. If public sewer and water are not provided, see Note 15.	Same as R-1 to R-6 districts.	Same as R1- R6 Districts	Generally, <i>setbacks</i> are established by a <i>development plan</i> approved by the Planning Commission. Otherwise, same as R1 to R6 Districts.	40; 55 if <i>private open space</i> provided See §14-7.5(C)(1): Increase in maximum <i>lot coverage</i> if <i>private open space</i> is provided.	Same as R-1 to R-6 districts.