

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2008- 30

INTRODUCED BY:



AN ORDINANCE

AMENDING TABLE 14-7.1-1 SFCC 1987 RESTRICTING THE MAXIMUM HEIGHT IN RM-1 AND RM-2 DISTRICTS TO 24 FEET.

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

Section 1. Table 14-7.1-1 SFCC 1987 (being Ord. No. 2002-37, as amended) is amended to read:

TABLE 14-7.1-1: Table of Dimensional Standards for Residential Districts

D I S T R I C T	Max. Gross Density (dwelling units per acre) Unless an increase in number of dwelling units is agreed to in carrying out the Inclusionary Zoning Ordinance	Minimum Lot Size (Number of lots created and number of dwellings per lot cannot exceed max. gross density)	Maximum Height of Structures Outside Historic Districts (feet) (Inside Historic Districts, see § 14-5.2)	Minimum Setback Requirements (feet) (All nonresidential uses: 15-foot landscaped buffer required if adjacent to residential; see § 14-7.4(D)(4)(e))	Max. Lot Coverage (%)	Minimum Distance Between Buildings (feet)

RM	RM-1: 21 RM-2:29 RM-10: 10 RM-LD:12	Area: -Single-family: 3000 sq. ft. (may be reduced to 2000 sq. ft. if common open space is provided)	Outside Historic Districts: RM-1 and RM-2: <del>36</del> 24; see 14- 7.1(B)(5)(h)	See § 14-7.1(B)(5)(g): "Minimum Building Setback and Separation Requirements."	Multi-family of 6 or more units: 40  Single-family, two- family, or multi- family of less than 6 units: 40; 70 if private open space is provided	None
RM- Cont	Also see § 14-7.1 (B)(5)(b): "Calculation of Allowable Dwelling Units"	-Multi-family: See § 14- 7.1(B)(5)(a): "Minimum Lot Area for Multi- Family Dwellings"  Also see § 14- 7.1(B)(5)(d): "Minimum Open Space Requirements"  Also see § 14- 7.1(B)(5)(e): "Park Dedication."	RM-10 and RM-LD: 24  In the Westside- Guadalupe Historic District: 24  Inside Other Historic Districts: See § 14-5.2		See §14-7.1 (B)(5)(f): "Increase in Maximum Lot Coverage if Private Open Space is Provided"	

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2           Section 2.     [NEW MATERIAL.] A new Section 14-7.1(B)(5)(h) SFCC 1987 is ordained  
3 to read:

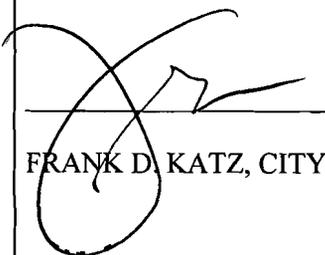
- 4                   (h)     Increase in Maximum Height in RM-1 and RM-2 Districts
- 5                           (i)     An applicant may request a height up to 36 feet in RM-1 and
- 6   RM-2 districts provided that:
- 7   A.     The request is part of a development plan requiring
- 8   approval by the Planning Commission as set forth in
- 9   §14-3.8; or
- 10   B.     The request is part of a special exception requiring
- 11   approval by the Board of Adjustment as set forth in
- 12   Table 14-6.1-1 in accordance with §14-3.6.
- 13                           (ii)    In evaluating the proposed height, the Commission or Board
- 14   shall consider the following:

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- A. If the future land use designation shown on the General Plan is high density residential;
- B. The need for the increased height; however, financial gain or loss shall not be the sole determining factor;
- C. If the height is needed to make the proposed development more affordable, what level of affordability will be provided and how will that affordability be guaranteed long term;
- D. Heights of existing buildings in the vicinity; and
- E. Impacts of the increased height upon the neighborhood and the community so that the increased height shall not significantly interfere with the enjoyment of other land in the vicinity and shall be consistent with the spirit of this Chapter and in the general public's interest.

- (iii) In approving the proposed height, the Commission or Board may establish such conditions as the Commission or Board deems appropriate.
- (iv) This §14-7.1(B)(5)(g) does not supersede height restrictions established within an historic district.

APPROVED AS TO FORM:

  
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FRANK D. KATZ, CITY ATTORNEY

*jp/M/mbjp/Bills 2008/max height RM 4*