

1 CITY OF SANTA FE, NEW MEXICO

2 BILL NO. 2017-29

3 INTRODUCED BY:

4  
5 Councilor Renee D. Villarreal

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9  
10 AN ORDINANCE

11 RELATING TO THE LAND DEVELOPMENT CODE, CHAPTER 14 SFCC 1987  
12 REGARDING THE WEST SANTA FE RIVER CORRIDOR MASTER PLAN; CREATING A  
13 NEW SECTION 14-5.11 SFCC 1987 TO ESTABLISH THE WEST SANTA FE RIVER  
14 CORRIDOR OVERLAY ZONING DISTRICT.

15  
16 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

17 Section 1. A new Section 14-5.11 SFCC 1987 is ordained to read:

18 14-5.11 [NEW MATERIAL]

19 WEST SANTA FE RIVER CORRIDOR OVERLAY ZONING DISTRICT

20 (A) Purpose and Intent

21 Because openness, visual integrity, scale and harmony are vital assets in  
22 implementing the West Santa Fe River Corridor Master Plan, it is the intent  
23 of the West Santa Fe River Corridor Overlay Zoning District to:

- 24 (1) Maintain a clear sense of visual openness along the river corridor and  
25 promote its restoration, in part, by minimizing the negative impacts

1 of adjoining land development;

2 (2) Regulate land development, including site and building design, so  
3 that new development reflects the scale of the surrounding  
4 neighborhoods while meeting city development standards.

5 **(B) Boundaries**

6 The West Santa Fe River Corridor Overlay Zoning District includes lands  
7 bounded by West Alameda Street to the north, La Joya Road to the east,  
8 Agua Fria Street to the south and the Agua Fria Traditional Historic  
9 Village/City of Santa Fe corporate limit boundary to the west.

10 **(C) Building Height**

11 Maximum building height shall not exceed 24 feet within the West Santa Fe  
12 River Corridor Overlay Zoning District, as defined in “Measurement of  
13 Maximum Height,” 14-7.1( C )(1):

14 **(D) Building Setback from Street**

15 Minimum setbacks from the street for new developments and new  
16 subdivisions. In the case of residential development, setback applies when  
17 proposing a minimum of two lots or two housing units. Nothing in this  
18 provision is intended to make any existing structure non-conforming.

19 (1) Agua Fria Street: 30 feet, or 20% of lot depth, whichever is less,  
20 from the Agua Fria street frontage property line.

21 (2) West Alameda Street: 50 feet from the West Alameda street frontage  
22 property line.

23 **(E) Building Setback from Santa Fe River**

24 A minimum of 15 feet from whichever one of the following is the most  
25 restrictive:

- 1 (1) River Greenway Boundary, or  
2 (2) 100-year Floodplain Boundary (FEMA), or  
3 (3) City code setback measurement for streams and watercourses, [14-  
4 8.2 (D)(4)(e)(i)].

5 **(F) Minimum Frontage Width for Development along West Alameda Street**

6 Minimum street frontage width of 250 feet along West Alameda Street is  
7 required for any subdivision, unless approved by the traffic engineer.

8 **(G) Common Area Open Space**

9 In lieu of park dedication to the city, residential subdivisions or  
10 developments with a density of five (5) dwellings per acre or greater, or a  
11 minimum of 25 total housing units or lots, shall have a minimum of ten  
12 percent (10%) of the total land area of the proposed subdivision or  
13 development reserved as common area open space. [See also Land  
14 Development Code, "Residential Common Open Space Standards," 14-  
15 7.5(B)].

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17 APPROVED AS TO FORM:

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20 KELLEY A. BRENNAN, CITY ATTORNEY