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CITY OF SANTA FE, NEW MEXICO

BILL NO. 2019-__

INTRODUCED BY:

Councilor Peter N. Ives

AN ORDINANCE

AMENDING TABLE 14-5.5-4 TO SPECIFY THAT HEIGHT RESTRICTIONS WITHIN THE MIDTOWN LOCAL INNOVATION CORRIDOR ARE EXCEPTIONS TO THOSE SET FORTH IN THE SOUTH CENTRAL HIGHWAY CORRIDOR PROTECTION DISTRICT IN AREAS THAT ARE COVERED BY BOTH DISTRICTS AND TO REMOVE REFERENCES TO STRUCTURES THAT FALL WITHIN THE SOUTH CENTRAL HIGHWAY CORRIDOR PROTECTION DISTRICT THAT ALSO FALL WITHIN THE MIDTOWN LOCAL INNOVATION CORRIDOR OVERLAY DISTRICT.

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

Section 1. Table 14-5.5-4 of SFCC 1987 (being Ord. #2016-39, § 1) is amended to read:

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

Table 14-5.5-4: Table of Dimensional Standards for the Midtown LINC Overlay District

DEVELOPMENT TYPE	Max. Gross Density (Dwelling units/Acre)	Min. Lot Size	Max. Height of Structures (Feet) ⁽¹⁾	Yard Requirements (Feet)	Max. Lot Coverage (%)	Min. Required Open Space
<i>Qualifying Residential Projects</i> (As defined in Subsection 14-5.5(D))	N/A	Same as C-2 District	52 ⁽²⁾	<u>Minimum</u> Street: 0 ⁽³⁾ Side: 5 Rear: 10 ⁽⁴⁾ <u>Maximum</u> Street: 5 ⁽⁵⁾	None	Same as C-2 District (See §14-7.5(D))
All Other Development	Same as C-2 District	Same as C-2 District	Per Underlying District Standards; Santa Fe University of Art and Design Campus (SFUAD): 62	Per Underlying District Standards except as noted below <u>Maximum</u> Street: 5 ^(3, 5)	Per Underlying District Standards	Per Underlying District Standards
NOTES:						
1. Elevator "over-runs" and renewable energy generating equipment less than ten (10) feet high (such as solar photovoltaic panels and wind turbines) mounted on buildings shall not be included in the calculated height of a building.						
2. Maximum height of structures fifty-two (52) feet, except where any portion of a structure associated with a qualifying residential project will be located within one hundred fifty (150) feet of an existing residential development located outside of the Midtown LINC Overlay District, in which case the maximum height of a structure associated with a qualifying residential project within the above limits shall be thirty-eight (38) feet. <u>The maximum heights applicable to the Midtown Local Innovation Corridor (Midtown LINC) Overlay District are exceptions to those height restrictions set forth in the South Central Highway Corridor Protection District (SCHC District)</u>], or, where a structure is also located within the South Central Highway Corridor Protection District (SCHC), in which case the maximum height of a structure shall conform to the requirements of the SCHC district, Subsection 14-5.5(A)].						
3. Except that 4th stories along street-frontage façades shall be set back a minimum of ten (10) feet from the story below.						
4. Rear yard ten (10) feet, except at the rear of a lot abutting an existing residential development, in which case there shall be a required rear yard of not less than twenty-five (25) feet.						
5. Maximum Street yard five (5) feet, except that: (a) up to thirty (30) percent of a street-frontage façade may be set back greater than 5 feet for entryways and integral courtyards, or to accommodate other aspects of a building's design, and (b) street-frontage façades may be set back greater than five (5) feet in locations where existing utility easements prevent compliance with this requirement.						

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APPROVED AS TO FORM:

ERIN K. McSHERRY, CITY ATTORNEY