



City of Santa Fe New Mexico

Zoning & Development Requirements



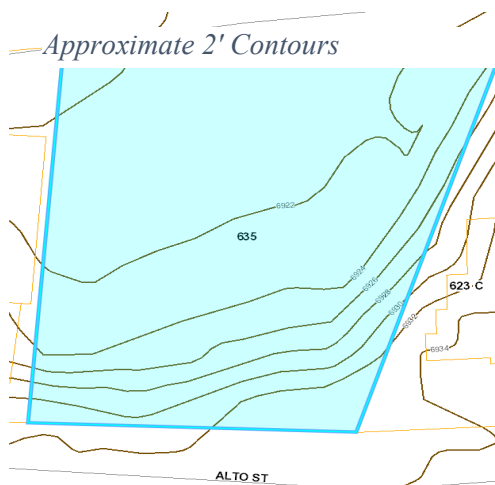
- Location:** 635 Alto Street
 Lot 9A; Parcel 122 of Document #438267; Deed Book 430 Page 688; UPC# 1053099447224
- Zoning:** R-21 (Residential, 21 units per acre)
- Overlays:** Westside-Guadalupe Historic District
- Lot Area:** 10,910sf; 0.25 acres
- Max Density:** 5 dwelling units; potentially 6 units depending on specific conditions
- Entitlement Process:**
- Historic Districts Review Board
 - Planning Commission (Development Plan)



SUMMARY:

635 Alto Street is an ideal site for small-scale, high-density residential development. The City desires to donate the site for the development of at least five (5) Low Priced Dwelling Units (LPDU) for either rental or homeownership. The future homes must feature high quality design and sustainability innovations, achieve the City’s Green Code standard, meet all land use requirements and historic design overlay standards, and demonstrate responsiveness to neighborhood context.

SITE CONDITIONS & TECHNICAL REQUIREMENTS:



- Access available on the north and south sides of the lot.
- Access available to water and wastewater utilities.
- Site must comply with [terrain and stormwater retention requirements](#).
- Site not within floodzone, will not require flood insurance.
- 6-12’ grade change across the site.

ZONING DESIGN & DIMENSIONAL STANDARDS:

- [Density Calculation](#): Five units allowed if no affordable housing units are provided. A density bonus allows up to six dwelling units with voluntary provision of affordable housing units per the Santa Fe Homes Program.

- [Dimensional Standards:](#)
 - Setbacks: 5' setbacks are typical but may be modified through Planning Commission approval.
 - Lot coverage: 40% permitted; up to 55% lot coverage can be achieved with the provision of additional private open space.
 - [Private open space:](#) At least 250 square feet required per unit.
- [Parking:](#) Between 1.25 and 2 parking spaces are required per dwelling unit.

HISTORIC DESIGN REQUIREMENTS:

[Westside-Guadalupe Historic District](#)

- General Design: Spanish-Pueblo, Territorial, or simplified rectangular forms preferred. Design should be harmonious with other structures on the streetscape. Should not draw too much attention or focus on sharp, angular corners. Should limit pre-fabricated or modular elements.
- Allowable Height: 14'8" as measured from the elevation on Alto Street (south). Additional height may be permitted by the Historic Districts Review Board with successful demonstration of hardship. Additional height permitted from the north side of the property.
- Design Materials: Slump block, stucco, brick, or stone exterior. Soft pastel and earthtone colors allowed. Encourage solar/green building. Walls & fences can be brick, adobe, masonry, rock, wood, latillas, or wrought iron. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete blocks or concrete walls are not allowed.
- Pitched roofs are not allowed.

ENTITLEMENT & APPROVAL PROCESS:

- The proposed design is required to be approved by the [Historic Districts Review Board](#) which is managed by the Historic Preservation Division.
- A [development plan](#) approved by the Planning Commission will be required for developments with at least 10,000 square feet and with at least three residential units. The development plan process is managed by the Current Planning Division.

NEIGHBORHOOD CHARACTER:

- Historic Westside-Guadalupe Character
- Adjacent to the Santa Fe River Park
- Close access to:
 - Santa Fe Railyard Revitalization Area
 - Santa Fe Downtown Area
 - Devargas Center Retail Area
 - Solana Shopping Center
- High connectivity:
 - Walk Score: 85 – Very Walkable
 - Bike Score: 70 – Very Bikeable