

## THE DISPOSITION REPORT

The Disposition Report (the "Report") describes the differences between the current Land Development Code (the "LDC") or Chapter 14 and the Phase 1 Update. Column 1 follows the section numbering of the current LDC, column 2 describes the proposed location in the Phase 1 Update, and column 3 includes a brief explanation of changes. The formatting criteria are as follows:

- Blank cells in column 3 (Explanation of Changes) signify there is no change.
- **Yellow highlights** are brief explanations of substantive changes; further explanation for substantial changes is included in the memo.
- Grey cells in column 1 (Current Chapter 14) indicate either:
  - The content in column 2 (Proposed Location) is new; or
  - The content in column 2 has been relocated from a different subsection that is out of sequence with column 1 (Current Chapter 14) numbering.

1. Current Chapter 14	2. Proposed Location	3. Explanation of Changes
<b>14-1: General Provisions</b>	<b>14-1 General Provisions</b>	<b>No substantial changes.</b>
14-1.1: Title	14-1.1 Title	Adds "LDC", "the Land Development Code (LDC) and "this Code" as short names for Chapter 14.
14-1.2: Authority	14-1.2 Authority	
14-1.3: General Purposes	14-1.3 General Purposes	Removes the following clause: "and to ensure that the regulations adopted pursuant to this chapter are in accordance with the general plan."
14-1.4: Minimum Requirements; Uniform Application	14-1.4 Minimum Requirements; Uniform Application	
	14-1.5 Schedule of Fees, Charges and Expenses	Section is relocated from 14-3.1(D) (Review and Approval Procedures). The Update leaves the current fees in place until amended or replaced by separate resolution.
14-1.5: General Plan	14-1.6 General Plan	
14-1.6: Jurisdiction and Applicability	14-1.7 Jurisdiction and Applicability	Added sentence that where an ordinance does not apply to other governments, they are encouraged to comply.
14-1.7: Conflicting Provisions	14-1.8 Conflicting Provisions	Minor copy edits and renumbering.
14-1.8: Transitional Rules	14-1.9 Transitional Rules	Updated cross-references.
14-1.9: General Rules of Construction	14-9.1 Rules of Construction	Minor copy edits and restructuring.
14-1.10: Interpretations	14-1.9 (F): Interpretations	
14-1.11: Applicability to Owners, Occupants, and Premises	14-1.11: Applicability to Owners, Occupants, and Premises	
	14-1.12 Enforcement	Content relocated from 14-11. Changes in content detailed in 14-11 in Column 1 below.
	14-1.13 Nonconformities	Content relocated from 14-10. Changes in content detailed in 14-10 in Column 1 below.
	<b>14-2 Administration and Procedures</b>	New article title.
<b>14-2: Review and Decision-Making Bodies</b>	14-2.2 Review and Decision-Making Bodies	Article becomes section under new 14-2 Administration and Procedures.
14-2.1: Summary of Ordinance Administration and Review Roles	14-2.1A Summary Table of Review and Approval Procedures	Table information incorporated with other content into Table 02-1. List of table abbreviations moved from beneath table to above it to be more immediately visible to users.  List decision makers in order from the director to the governing body, rather than from the governing body to

		the director. Added rows for <i>construction permit, alternative means of compliance, administrative deviations, and creation of new historic overlay district.</i>
14-2.2: Governing Body	14-2.2.B Governing Body	Carried forward with minor copy edits.
14-2.3: Planning Commission	14-2.2.D Planning Commission	Carried forward with minor copy edits and some reorganization to reduce repetition. Separates variance and waiver. <b>Removes the long-range planning subcommittee.</b>
14-2.3(F) Long Range Planning Subcommittee		<b>Standing committee removed in favor of the Planning Commission convening ad hoc committees as necessary.</b>
14-2.4: Board of Adjustment	14-2.2.E Board of Adjustment	Carried forward subject to minor copy edits.
14-2.5: Business-Capitol District Design Review Committee		Removes text about this Committee because it no longer exists pursuant to sunset in current code, Section 14-2.5 ("The business-capitol district design review committee ("BCD DRC") shall automatically cease to exist when all BCD development in progress at the effective date of this amendment has received the necessary review and approval or denial from the BCD DRC.).
14-2.6: Historic Districts Review Board	14-2.2.F: Historic Districts Review Board	Minor copy edits and reorganization. Adds "H-Board" as an official short name for the Board.  Removes personal property acquisition as being within scope of recommendation authority.
14-2.7: Archaeological Review Committee	14-2.2.G: Archaeological Review Committee	Minor copy edits and reorganization.  Adds the requirement to hold a current New Mexico state burial excavation permit for work in any location where human remains of historic age are anticipated to be present for archeologists in "direct charge of studies":  Removes "waiver of qualifications" for archeologists and historical archeologists by ARC in its discretion for good cause.
14-2.8: Additional Procedures of Land Use Boards	14-2.2.C: Land Use Boards General Standards and Procedures	Minor copy edits and some reorganization to break up large blocks of text into more easily readable lists.
14-2.9: Santa Fe Extraterritorial Land Use Authority	14-2.2.J: Santa Fe Extraterritorial Land Use Authority	Carried forward with minor reorganization to make headings/subheadings consistent across sections.
14-2.10: Santa Fe Extraterritorial Land Use Commission	14-2.2.K: Santa Fe Extraterritorial Land Use Commission	Carried forward with minor reorganization to make headings/subheadings consistent across sections.
14-2.11: Land Use Director	14-2.2.H: Planning and Land Use Director	Carried forward subject to minor copy edits. Subsection 14-8.11(C) has been relocated from Santa Fe Homes Program to this section, as it is a description of the Land Use Director's responsibilities w/r/t the SFHP. There is a cross-reference from the Authority section of SFHP that leads to this content.
14-2.12: Floodplain Administrator	14-2.2.I.1 Floodplain Administrator/Authority	The content of 14-2.12 is now the Authority statement for the Floodplain Administrator.
	14-2.2.I.2 Powers and Duties	Relocated from 14-3.10(B)(1) and (2). This content was in the section on procedures, but this is a description of the Floodplain Administrator's duties and responsibilities.
	14-2.2.I.2.II Enforcement	Relocated from 14-3.10(C). This content was in procedures, but is a description of the Floodplain Administrator's duties and responsibilities.
<b>14-3: Review and Approval Procedures</b>	<b>14-2.1 Review and Approval Procedures</b>	<b>Significant reorganization of procedural information into a standard format.</b>

		<p><b>Public notice requirements have been changed to specify first class mail, not certified, except where required by state law.</b></p> <p>Combines demolition of historic structure and landmark structure and makes both a decision by the HDRB, appealable to the Governing Body.</p> <p>Substitutes "the City's website" for City hall for posting of the 15 day notice procedures. Clarifies that the 15 day notice does not apply to appeals.</p>
14-3.1(A) Relationships Among Different Applications, Permits and Approvals	14-2.1.B.2.V Application Submittal and Acceptance	
14-3.1(B) Authority to File Applications	14-2.1.B.2.I Authority to File Applications	
14-3.1(C) Form of Application	14-2.1.B.2.II Form of Application	
14-3.1 (D): Schedule of Fees, Charges and Expenses	14-1.5: Schedule of Fees, Charges and Expenses	Relocation moves this to the General Provisions section, will make more intuitive sense and be easier to find.
14-3.1(E-J): General Provisions	14-2.1.B: Common Review Procedures	<p>Provision B.4, Scheduling and Notice of Public Hearing: requirement for mailing changed from certified to first class mail, except where state statute requires certified (rezoning of less than one block).</p> <p>Provision B.6, Post Decision Actions and Limitations / Appeals / Process to File an Appeal: appellant notice of appeal requirement for mailing changed from certified to first class mail. <b>Simplified ENN requirement for City capital improvement projects to those exceeding \$250K. Adds a six-month expiration for ENNs and a one-year limitation on resubmitting an application that is denied.</b></p>
	14-2.1.B.4.c.4: Published Notice	Addition of sentence clarifying that published notice is not required for appeals is new, added to resolve conflicting provisions regarding notice for appeals.
14-3.1(K): Post-Approval Procedures - Rezoning	14-2.1.D: Ordinance Amendments	
14-3.1(L-M): General Provisions	14-2.1.B: Common Review Procedures	
14-3.2: Amendments to the General Plan	14-2.1.C: General Plan Amendment	Reformatted, but no other changes.
14-3.3: Amendments to Text of Chapter 14	14-2.1.D.2: Code Text Amendment	Reformatted and requires a 12-month period between proposals that are substantially similar by parties other than the Governing Body.
14-3.4: Annexations	14-2.1.D.1: Annexations	<b>Adds a requirement for 12 months between requests to annex the same property that are denied and adds a requirement for a Pre Application and ENN meeting for all Annexations.</b>
14-3.5: Rezonings	14-2.1.D.3: Rezonings	Reformatted, but no other changes in this Phase.
14-3.6: Special Use Permits	14-2.1.F.2: Conditional Use Approval	<b>Name changed from special use permit to conditional use approval.</b>
14-3.7: Subdivisions of Land	14-2.1.E: Subdivision Procedures	<p>Provision E.1.XII: requirement for mailing changed from certified to first class mail.</p> <p>Section E.6: Name of summary procedure changed to administrative approval subdivision; reference to NM state statute</p> <p>NM Stat § 3-20-8, Alternate Summary Procedure has been added.</p>

14-3.8: Development Plans	14-2.1.F.4 Development Plans	Reformatted, but no other changes in this Phase.
14-3.9: Master Plans	14-2.1.F.5 Master Plans	Reformatted, but no other changes in this Phase.
14-3.10: Development in Special Flood Hazard Areas	14-2.1.H.1.IV: Waiver for Special Flood Hazard Areas	Because this request is processed according to the Variance procedure, it is now included as a subsection to that procedure (along with other waivers that are processed in the same way).
14-3.11: Construction Permits	14-2.1.F.3I: Construction Permits	Section 14-3.11(C), Architectural Design Review is moved from Construction Permits to Article 14-7 Development Standards in Section 14-7.3 Architectural Design Review. No edits to content.
14-3.12: Certificates of Occupancy	14-2.1.F.1: Certificate of Occupancy	No edits to content.
14-3.13: Archaeological Clearance Permits	14-2.1.G.1 Archaeological Clearance Permit and 14-4.2D: Archaeological Clearance Permit Required	Procedural information related to an archeological clearance permit has been relocated from Section 14-3.13, Review and Approval Procedures, to 14-2.1. There is also a cross reference from Section 14-4.2, Archaeological Review Districts, to the procedure.
14-3.13(B)(1) Historic Downtown Archaeological Review District	14-4.2D.1 Historic Downtown Archaeological Review District	Provision III regarding proximity to a known archeological site is new.
14-3.13(B)(2) River and Trails Archaeological Review District	14-4.2D.2 River and Trails Archaeological Review District	Carried forward subject to minor reorganization.
14-3.13(B)(3) Suburban Archaeological Review District	14-4.2D.3 Suburban Archaeological Review District	Carried forward subject to minor reorganization.
14-3.13(B)(4) Utility Mains	14-4.2D.4 Utility Mains	The length of disturbance for construction of sewer mains or main lines of other utilities requiring an archaeological clearance permit, has been reduced in each Archaeological Review District. The reduction is proposed due to construction delays caused by discoveries. The proposed change will protect discoveries without causing undue delay and overburdening resources. Historic downtown: from 60 to 50 feet. River & trails: from 550 to 100 ft. Suburban: from 550 to 200 ft.
14-3.13(B)(5) Exemptions	14-4.2D.5 Exemptions	Provisions II and V are new.
14-3.13(B)(6) Environmental Assessments or Impact Statements	14-4.2D.6 Environmental Assessments or Impact Statements	This provision has been changed to add the clarification that the ARC gets to review and approve environmental assessments or statements.
14-3.13(C) Procedures	14-2.1G.1 Archeological Clearance Permit	This information has been reorganized into the standard format used in the procedures section, but the procedure itself has not been changed.
	14-2.1G.2 Creation of a New Historic Overlay District	This is not a new procedure, but the description of how such a request is processed has greater detail than the current Chapter 14. This combines the information in 14-5.2(J) into the new format for description of procedure steps and refer to the fact that such a creation is essentially a rezoning. It therefore also cross-references or includes relevant information from the rezoning procedure.
14-3.14: Demolition of Historic or Landmark Structure	14-2.1.G.3 Demolition of Historic or Landmark Structure	New sections including Purpose, Applicability, and Post-Decision information have been added. Existing information has been reorganized and copy edited but there are no substantial changes to the material.
14-3.15: Minor Modifications	14-2.2.H.3.II: Minor Modification	This is a discretionary authority that may be exercised by the Planning and Land Use Director, Planning

		Commission, or Governing Body in reviewing an application; but it is not a separate review procedure per se. Relocated to Review and Decision-Making Bodies / Duties and Responsibilities / Planning and Land Use Director.
14-3.16: Variances	14-2.1.H.1: Variance	Because waiver requests are to be decided in the same manner as variances, the criteria for various types of waiver requests is included here.
14-3.17: Appeals	14-2.1.H.2: Appeal	Rearranged subsections to place "date of final action" as its own subsection before "time limit for appeal".
14-3.18: Utility Conformity Reviews	14-2.1.F.7: Utility Conformity Review	Procedural information is being relocated from use-specific standards into Administration and Procedures; however, no change to the content of these procedures or the decision-making authority is being made.
14-3.19: Expiration, Extension, and Amendment of Development Approvals	14-2.1.F: Development Review Procedures	
14-3.20: Residential Condominiums	14-2.1.F.6: Residential Condominiums	Reformatted, but no other changes in this Phase.
<b>14-4: Zoning Districts</b>	<b>Article 14-3 Zoning Districts</b>	<b>All districts: combined purpose statements (14-4) and dimensional standards (14-7).</b>
14-4.1 General Provisions	14-3.1 General Provisions	
14-4.1 (A) Purpose of Dividing the City into Districts	14-3.1A Purpose of Dividing the City into Districts	Addition of the following purposes: provide coordinated growth pattern; reduce ecological impacts and greenhouse emissions; and provide multimodal transportation options that improve safety and lesson congestion in the streets and public ways.  Removing or modifying prior purposes to lessen congestion in the streets (without tie to multimodal) and public ways, to avoid undue concentration of population, and to prevent the overcrowding of lands.
	14-3.1B Zoning Districts Established	Replaces 14-6.1(C); adds Parks and Open space zone, "POS"; Removes "A-C" arts overlay.
14-4.1 (B) Compliance with District Regulations	14-3.1C Compliance with District Regulations	Carried forward with clarifications regarding temporary structures, overlay districts, exemptions, and nonconformities.
14-4.1 (C) Official Zoning Map	14-3.1D Official Zoning Map	Carried forward without change.
14-4.1 (D) Rezoning Procedure	14-3.1E Rezoning Procedure	Carried forward without change.
14-4.1 (E) Rules for Interpretation of District Boundaries	14-3.1D.2 Interpretation of District Boundaries	Carried forward without change. Moves the annexed land zoning of R-1 to its own subsection.
	14-3.1F Overlay Districts	Adapted from 14-7.2, Table Note 1, applicable to residential, nonresidential, mixed-use, and BCD districts. The note is included here in generally applicable information so that it does not need to be repeated.
	14-1.1G Organization of this Article	New.
14-4.2 Residential Districts	14-3.2 Residential Districts	All residential development: Permitted maximum height increased from 24 feet to 26 feet to accommodate modern building practices.
14-4.2 (A) Purpose, and 14-4.2 (B) Other Structures and Uses	14-3.2A General Standards	

14-4.2 (C) Rural Residential District	14-3.2B Rural Residential District	
14-4.2 (D) R-1, R-2, R-3, R-4, R-5 and R-6 Residential Districts	14-3.2C Lower-Density Residential Districts	
14-4.2 (E) R-7, R-8, and R-9 Residential Districts 14-4.2 (F) R-7(I) Single-Family Residential Infill District	14-3.2D Moderate-Density Residential Districts	Did not carry forward provision regarding rezoning; statement is standard across districts, and does not need to be repeated in each one. Now covered in 14-3.1E.
14-4.2 (G) RC-5 and RC-8 Residential Compound Districts	14-3.2E Residential Compound Districts	Carried forward, with edits to Purpose statement; expanded detail of "reflecting historic development patterns" to explain more explicitly what these are.
14-4.2 (H) R-10, R-12, R-21, and R-29 Residential Districts	14-3.2F High-Density Residential Districts	Consolidates standards from several sections that apply to high density residential districts.
14-4.2 (I) RAC Residential Arts and Crafts District	14-3.3A Residential Arts and Crafts District	Combines with existing 14-5.4 and moved to Nonresidential and Mixed-Use District section, to reflect the character of development this district is intended to enable.
14-4.2 (J) MHP Mobile Home Park District	14-3.2G Mobile Home Park District	Cross references Section 14-5.3C.9, Mobile Home, Temporary Placement, for applicable standards. removes rezoning provision that are standard information.
14-4.3 Nonresidential and Mixed-Use Districts	14-3.3 Mixed-Use and Nonresidential Districts	All nonresidential development: Permitted height increased from 35 or 36 feet to 38 feet to accommodate modern building practices. Substitutes "day care" for "child day care facilities". The new definition includes both child and adult care facilities.
	14-3.3A Residential Arts and Crafts District	See 14-4.2 (I) above. Proposed for elimination in Phase 2.
14-4.3(L) MU Mixed Use District	14-3.3B Mixed-Use District	Purpose and goals for mixed use development amended to focus on compact and pedestrian-oriented aspects of mixed-use development. 14-3.3.B.3.IV.b, Residential Uses Changed allowed building height to reflect increases in this draft 25 ft to 26 for residential, and 35 ft to 38 for mixed-use. Adds dimensional standards and "additional regulations" from Table 14-7.3-1.
14-4.3(E) Business-Capitol District	14-3.3C Business-Capitol District	Comparison of overlap between BCD and Historic Districts proposed in Phase 2 to eliminate duplicative or conflicting standards. Adds standards from 14-7.4 with new limitation that Floor area granted as a credit is not eligible for any additional credit. Moved standards for redevelopment subdistricts to follow townscape subdistricts.
14-4.3 (A) C-1 Office and Related Commercial District 14-4.3 (B) C-2 General Commercial District 14-4.3 (C) C-4 Limited Office, Retail and Arts and Crafts District	14-3.3D Office and Commercial Districts	C-1 Purpose: Carried forward with minor copy edits. C-2 Purpose: Carried forward with minor copy edits.
14-4.3 (F) I-1 Light Industrial District 14-4.3 (G) I-2 General Industrial District	14-3.3E Industrial Districts	
	14-3.4 Special Purpose Districts	The districts are not new, but this is a new heading used to categorize them.
14-4.3 (H) BIP Business and Industrial Park District	14-3.4A Business and Industrial Park	No changes in Phase 1. Proposed for elimination in Phase 2.

14-4.3 (D) HZ Hospital Zone Districts	14-3.4B Hospital Zone District	Carried forward with minimal edits. Proposed for elimination in Phase 2.
	14-3.3C Parks and Open Space District	New zone district.
14-4.3 (I) PRC Planned Residential Community District 14-4.3 (J) PRRC Planned Resort-Residential Community District	14-3.4D Planned Community Districts	Since there is an opportunity to create master planned communities using a PUD overlay, there does not appear to be a need to keep these as base districts. Proposed for elimination in Phase 2.
14-4.3 (K) SC Planned Shopping Center District	14-3.4E Planned Shopping Center Districts	Proposed for elimination in Phase 2.
14-4.3 (L) MU Mixed-Use District	14-3.3B Mixed-Use District	See 14-3.3B Mixed-Use District in column 2 above.
	14-3.5 Calculations, Measurements, and Exceptions	<p>Collected and integrated the various measurement-related rules necessary to administer the district lot/building standards tables, along with exceptions to those rules. See 14-7.1 below.</p> <p>Updated language from "required yards" to "required setback".</p> <p>Added swimming pools and other water features to the list of structures that are exempted from required setbacks.</p> <p>Allows limited non-conforming front setbacks when new development is adjacent to existing development without the full setback.</p> <p>Adds roof-mounted HVAC equipment to exempt structures for calculating building height (up to four feet).</p> <p>Adds 2-foot limitation to structure perimeter, accounting for exemption for awning extending into a setback.</p> <p>Adds sixty-day timeline to trigger an alternative process to creation of neighborhood conservation overlay district.</p>
<b>14-5: Overlay Zoning Districts</b>	<b>Article 14-4 Overlay Zoning Districts</b>	Eliminated RS Residential Suite Hotel/Motel Overlay, and Ecological Resource Protection District because neither currently exist on the ground. Residential Suites hotels can be addressed by use-specific standards, if need be, and ecological resource protection can be addressed through development standards.
	14-4.1A Creation of New Overlay Districts	Subsection is new, but content is pulled from existing sections (Historic, Neighborhood Conservation, and PUD), and consolidated here.
14-5.1 General Purpose; Relationship to General Use Zoning Districts	14-4.1B Existing Overlay Districts	The order of existing overlay districts has been reorganized alphabetically and removes PUD planned unit development district, RS district, ERP District, and NCO district; adds West Santa Fe River Corridor district to list.
14-5.2 Historic Districts	14-4.6 Historic Districts	Changes to this section update content to follow a more accessible and consistent structure, with each district having the same headings and subheadings to present information. Subdistrict regulations to focus on defined qualities rather than subjective "styles".
14-5.2A General Provisions	14-4.6A General Provisions	Provision 2.II re: Multiple Overlay Regulations is new. Provision 5.II re: Boundaries is new, based on common practice being codified.

14-5.2B Minimum Maintenance Requirements	14-4.6B Minimum Maintenance Requirements	Carried forward with some provisions combined (B4 and 5, 8 and 9) when they addressed the same topic, plus minor additions and copy edits.
14-5.2C Regulation of Significant and Contributing Structures in the Historic Districts	14-4.6C Buildings with Significant or Contributing Historic Status	Provisions (c) / II and III (HDRB Authority to Review Status Designation and Initiation of Review of Status Designation) were edited according to staff feedback regarding actual process for the HDRB specifying which facades of the structure are primary facades when they designate contributing and significant structures.
14-5.2C.5 Exceptions	14-4.6D Exceptions	This section moved up one level in hierarchy because it applies more broadly. Content reflects ORDINANCE NO. 2023-27.
14-5.2D General Design Standards for All H Districts	14-4.6E General Design Standards for All Historic Districts	Per staff direction, all references to H districts are now spelled out as historic districts.
14-5.2D(2)(a) through (d)	14-4.6E.2.I Design and II Size and Location	Addition of heading is new. Design includes (D)(2)(a) and (b). Size and Location includes (c) and (d), with (d) split into several provisions.
14-5.2D(2)(c) and (d)	14-4.6E.2.II Additions, Size and Location	Definitions for façade and elevation have been updated to provide greater detail and edits have been made to the text of this section to reflect current practice, which relies on defining primary facades rather than elevations. No change in practice is proposed at this time.
14-5.2D(2)(e) The height of additions	14-4.6E.2.III.b Height	Change from the current text, which distinguishes between one- and two-story additions. New text matches current practice.
14-5.2D(3) Remodeling to Increase Height; Rooftop Appurtenances	14-4.6 E.2.IV.b Remodeling to Increase Height	Text added based on staff edit and to reflect current practice.
14-5.2D(3) Remodeling to Increase Height; Rooftop Appurtenances	14-4.6 E.2.V Rooftop Equipment	Split (D)(3) into two subsections, and changed Rooftop Appurtenances to Rooftop Equipment.
14-5.2D(4) Porches and Portals	14-4.6 E.3 Porches and Portals	Clarification added that existing porches and portals on significant, or landmark structures, and those on the primary facades of contributing structures, shall not be permanently enclosed.
14-5.2(D)(2)	14-4.6E.3(c)(1)	Specifies that all facades on a significant structure are primary facades
14-5.2D(5) Windows, Doors, and Other Architectural Features	14-4.6 E.4 Windows, Doors, and Other Architectural Features	Provision b is new. It adds a requirement that window depth and other characteristics of window and door fenestration be preserved.
14-5.2D(6) Roofs	14-4.6 E.5 Roofs	Carried forward without change.
14-5.2D(7) Surface Cleaning	14-4.6 E.6 Surface Cleaning	Carried forward with minor copy edits.
14-5.2D(8) Archaeological Resources	14-4.6 E.7 Archaeological Resources	Carried forward with additional text, and cross-references.
14-5.2(D)(9) Height, Pitch, Scale, Massing and Floor Stepbacks	14-4.6F Height, Pitch, Scale, Massing and Floor Stepbacks	Section has been moved up one heading level, but otherwise carried forward with only minor copy edits. (ii) Project Types renamed II. Streetscape Standards.
	14-4.6G Additional District-Specific Design Standards	This is a new heading. Individual historic districts have been carried forward, but reorganized alphabetically.
14-5.2E Downtown and Eastside Design Standards	14-4.6G.2 Downtown and Eastside Design Standards	Carried forward with edits as recommended by staff. Provisions I and II are new. Provision I describes the architectural character of the Site and Provision II requires that new construction and changes are "generally required" to be in the Pueblo-Spanish Revival, Territorial-Revival, or Northern New Mexico Vernacular sub-types of the "Santa Fe Style". The descriptions of old and recent Santa Fe style are removed and replaced with physical categories including walls, roof, building

		materials, etc. This section is re-written, including specific permissions and limits, such as height limits for fences, 80 percent coverage for plaster, and a requirement for tree preservation.
14-5.2F Historic Review District	14-4.6G.3 Historic Review District	Provision II.a.3 makes changes to permitted colors. Provision II.b.2 modifies requirements to solid wall space; II.c.1, restricts increase of parapet to 2 feet to screen solar equipment, II.d restrictions on cantilevers are extended to beams, plates, or other projection from a wall.
14-5.2G Historic Transition District	14-4.6G.4 Historic Transition District	Adds description of architectural character of district. Requires new buildings and alterations to be in bungalow style or the Pueblo-Spanish Revival, Territorial Revival, or Northern New Mexico Vernacular sub-types of the "Santa Fe Style". Provision III Changes standards to apply to all buildings, not just publicly visible portions of structures. Removes provisions regarding "size, map and shape". Provision II.a.1 allows walls to be more than 80 percent wood; II.d limits fence and wall height, and II.f makes changes to permitted colors, removing the exclusion of chocolate brown and yeso.
14-5.2H Don Gaspar Area Historic District	14-4.6G.1 Don Gaspar Area Historic District	Description of "architectural character" for the district added, describing the state of the district in 2025. Specifies that construction is required to be in "Bungalow style or the Pueblo-Spanish Revival, Territorial Revival, or Northern New Mexico Vernacular sub-types of the "Santa Fe Style." but walls may no longer be made of slump block, the description of permitted colors of walls have been updated, and roofs of new buildings Must be consistent in shape with fifty percent of existing buildings in the streetscape. Roof colors and finishes are specified as earth-tone colors including grays, browns, and reds; wood shingle, asphalt, true standing-seam (non-reflective), and red clay tile roofs. Enamelized metal roofs are limited to non-contributing buildings, so long as the roof profile is that of a standing-seam roof and is non-reflective. Limits increases to parapets to screen appurtenances, including solar, to two feet. Specifies new height limitations for yard walls and fences. Adds requirement to retain certain trees and alleys.
14-5.2I Westside-Guadalupe Historic District	14-4.6G.5 Westside-Guadalupe Historic District	Adds description of architectural character; limits the limitation on yard wall materials to publicly visible walls and fences rather than all walls and fences. Prohibits "unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited in front yards" rather than when not in the "street frontage." Limits wall and fence heights and colors. Removes public view limitation on application of standards in district. Disallows parking in required front yards. Carried forward with minor edits as recommended by staff.
14-5.2J Creation of Historic Districts	14-2.1G.2 Creation of New Historic Overlay	See 14-2.1G.2 Creation of a New Historic Overlay District
14-5.2K Historic Compounds	14-4.6H Historic Compounds	H.5, Survey, Recommendation, Approval of Historic Compound Register and Effective Date, provision III:

		requirement for mailing changed from certified to first class mail.
14-5.2L Landmarks	14-4.6I Landmarks	I.1.I and II: requirement for mailing changed from certified to first class mail.
14-5.2M State Capital Outlay Projects	14-4.6J State Capital Outlay Projects	Carried forward with minor copy edits.
14-5.2N County and Santa Fe Public Schools Capital Outlay Projects	14-4.6K County and Santa Fe Public Schools Capital Outlay Projects	Carried forward with minor copy edits.
14-5.3 Archeological Review Districts	14-4.2 Archeological Review Districts	Relocated information from the Review and Approval Procedures Article, in Section 14-3.13, Archeological Clearance Permits, to Section 14-5.3, Archeological Review Districts.
14-5.3 (A) through (C)	14-4.2A through C	These sections carried forward with minor copy edits.
14-5.3 (D) Archeological Clearance Permit Required	14-4.2D Archeological Clearance Permit Required	Content in this section was relocated from 14-3.13, where information was not strictly procedural.
14-5.3 (D) Archeological Clearance Permit Required	14-4.2D.1.III, Permit Required / Downtown Review District	Requires a permit when there is ground disturbance within 25 feet of a known archaeological site.
14-5.3 (D) Archeological Clearance Permit Required	14-4.2D.4, Permit Required / Utility Mains	Length of disturbance has been changed in each subdistrict. Change is proposed due to construction delays caused by discoveries. Archeological clearance will be adequate to protect discoveries without causing undue delay and overburdening resources. Historic downtown: from 60 to 50 feet. River & trails: from 550 to 100 ft. Suburban: from 550 to 200 ft.
14-5.4 Arts and Crafts District	14-4.3 Arts and Crafts District	Carried forward subject to minor copy edits.
14-5.5 Highway Corridor Protection Districts	14-4.5 Highway Corridor Protection Districts	These have been reorganized alphabetically in the draft.
14-5.5(A) SCHC South Central Highway Corridor Protection District	14-4.5D SCHC South Central Highway Corridor Protection District	Carried forward subject to minor copy edits.
14-5.5(B) CRHC Cerrillos Road Highway Corridor Protection District	14-4.5B CRHC Cerrillos Road Highway Corridor Protection District	Carried forward with some reorganization of information to reduce repetition. B.5.III.b, Setback from Cerrillos Road: This provision was confusing to staff, as it referred to setbacks for "other front yards." Since there is only one front yard, this was changed to refer to the setback distance for side yards on corner lots.
14-5.5(C) Airport Road Overlay District	14-4.5A Airport Road Overlay District	Removed all regulations related to the limitations on sale of alcohol [(C)(12)] in this overlay. Requires trees to be integrated into and irrigated by stormwater infrastructure.
14-5.5(D) Midtown Local Innovation Corridor (Midtown LINC) Overlay District	14-4.5C Midtown Local Innovation Corridor (Midtown LINC) Overlay District	Carried forward without substantial changes in Phase 1.
	14-4.6 Historic Districts	See above 14-5.2.
14-5.6 Escarpment Overlay District	14-4.4 Escarpment Overlay District	Content has also been re-organized with additional headings/subheadings to make navigation easier. An additional height calculation provision is added regarding stepped rooflines.

		<p>Increased minimum distance of trees from each structure five to ten feet.</p> <p>Substitutes bench requirements based on building square footage with linear distance on Airport Road.</p> <p>Provides more flexibility to address street frontage landscaping Standards when frontage landscaping strip is of greater depth.</p>
14-5.6 (A) Purpose and Intent	14-4.4A Purpose 14-4.4B Intent	Edits to remove general goals that apply throughout the City (promote health, safety, and welfare; preserve the value of land) and instead focus more narrowly on what the overlay is intended to accomplish.
14-5.6 (B) District Boundaries	14-4.4C District Boundaries	
14-5.6 (C) Development and Permit Approval; Required Submittals	14-4.4L Development and Permit Approval; Required Submittals	Condensed 14-5.6(C)(2) and (3), which said the same thing, for different types of development.
14-5.6 (D) Location of Structures; Buildable Site	14-4.4E Location of Structures, Buildable Site	14-5.6(D)(5) – Did not carry forward requirements for posted sign notice. Carried forward subject to minor copy edits.
14-5.6 (E) Subdivision or Resubdivision of Land; Multi-Family Dwellings	14-4.4D Subdivision or Resubdivision of Land	Carried forward subject to minor copy edits.
14-5.6 (F) Architectural and Site Standards	14-4.4F Architectural and Site Standards	Carried forward subject to minor copy edits. New provision specifying allowed stepped rooflines in the foothills subdistrict.
14-5.6 (G) Landscaping	14-4.4G Landscaping	Carried forward subject to minor copy edits. Trees must now be between 10 and 30 feet from walls of each structure, rather than between 5 and 30 feet.
	14-4.4H Permitted Trees	Carried forward subject to minor copy edits.
14-5.6 (H) Terrain Management	14-4.4I Terrain Management	Carried forward subject to minor copy edits.
14-5.6 (I) Utilities	14-4.4J Utilities	Carried forward subject to minor copy edits.
14-5.6 (J) Driveways/Access Alignments	14-4.4K Driveways/Access Alignments	Carried forward subject to minor copy edits.
	14-4.4L Development and Permit Approval; Required Submittals	Recommendation is to remove application specific information from the Code.
14-5.6 (K) Variances	14-4.4M Variance	
14-5.6 (L) Effective Date		Recommendation is to not carry forward.
14-5.7 PUD Planned Unit Development District	14-4.1A.2 PUD Planned Unit Development District	Existing content relocated to new subsection on the creation of new overlay districts.
14-5.8 RS Residential Suite Hotel/Motel Overlay District		Eliminated in Phase 1. This overlay has never been applied in Santa Fe.
14-5.9 ER Ecological Resource Protection Overlay District		Eliminated in Phase 1. This overlay has never been applied in Santa Fe.
14-5.10 Neighborhood Conservation Overlay Districts	14-4.1.A.2: Neighborhood Conservation	Section was proposed for elimination, but due to feedback, it has been restored in final draft.
14-5.11 West Santa Fe River Conservation Overlay Zoning District	14-4.7 West Santa Fe River Conservation Overlay Zoning District	Carried forward with minor reorganization to group similar information together.
<b>14-6: Permitted Uses and Use Regulations</b>	<b>Article 14-5 Use Regulations</b>	<ul style="list-style-type: none"> <li>- Eliminated table notes from the Summary Table of Allowed Uses.</li> <li>- Changed "special use permit" to "conditional use."</li> </ul>

		<p>- Reorganized and recategorized uses; none have been consolidated or eliminated; new uses are highlighted yellow.</p> <p>-New permissions for existing uses are shown as green boxes in the Table. They are [insert here].</p> <p>-Clarified the types of housing that are allowed and included use-specific standards to facilitate their construction. These use types were permitted in the City, but have been more specifically called out to minimize confusion.</p>
14-6.1 Land Use Categories; Table of Permitted Uses	14-5.1 Use Regulations General Provisions	
14-6.1 (A) Land Use Categories	14-5.2.A Table Organization	
	14-5.2B Review and Approval of Unlisted Uses	New. Replaces blanket prohibition on unlisted uses other than when the land use director determines the use is included in an existing use category, in 14-6.1 (B)(6).
14-6.1 (B) Permitted and Prohibited Uses; Explanation of Table Abbreviations	14-5.2C Explanation of Table Abbreviations	Adds a temporary use category and abbreviation, "T".
14-6.1-1 Table of Permitted Uses	14-5.2D Summary Table of Allowed Uses (Table 05-1)	<p>The name of the Table of Permitted Uses has been changed to the Summary Table of Allowed Uses and the following additions and changes have been made:</p> <p>Parks and Open Space (POS) is a new district, so all allowed uses in that district are new.</p> <p>Arts and Crafts (AC) zoning district has been eliminated.</p> <p>Group residential care facility (large or small, not correction) in new code is "permitted/ conditional approval" in all residential districts, current code requires special use permit in all residential districts.</p> <p>Ground level urban farm in new code is subject to use specific standard in residential and commercial districts.</p> <p>Roof level urban farm in new code is subject to use specific standards in residential districts.</p> <p>Religious, educational or charitable institution, in new code, is allowed with a conditional use permit subject to use specific standards in all residential districts except for R7-I. Old code prohibited religious, educational or charitable institutions in all residential districts, except R10-R29 with a special use permit.</p> <p>Police or fire station – in new code, permitted subject to use specific standards in all residential districts, plus MHP and RAC. Old code required special use permits for police and fire stations in all of those districts.</p> <p>Hospital heliport – new code allows only as accessory use and subject to use-specific standards in hospital zones. Old code permitted in Hospital Zone.</p> <p>In-home day care has been added to the residential category, permitted use categories have been retained, and a conditional use has been added for I-1.</p> <p>Daycare facilities (small and large and for children and adults) were separate categories in the old code; in the new code they are one category, Daycare.</p> <p>Human services established – in old code, special use permit required if located within 200 feet of residentially-zoned property unless a qualifying project is located within the Midtown LINC Overlay District; otherwise permitted. (Ord. No. 2013-16 § 29; Ord. No.</p>

		<p>2016-39 § 3); new code removes that requirement in all places where human services establishments are permitted</p> <p>Doggie daycare is new use.</p> <p>Pet grooming is new use.</p> <p>Arts and crafts galleries and arts and crafts schools – in the old code, those two categories were separate. The new code combines them. In old code, in RAC they were the subject 3,000 square foot limit applies to specified uses in RAC district per Ord. No. 2014-31 § 11 under to 14-7.2(H). In the new code, they are subject to use specific standards in RAC instead. Also, in the old code, both facilities had hours of operation limited to 7 a.m. to 10 p.m. in MU districts. In the new code, they are subject to use specific standards in MU districts.</p> <p>Dance studios – in the old code, they were subject to 3,000 SF limit in RAC districts. In new code, they are subject to use specific standards.</p> <p>Film production is new</p> <p>Photography studio – old code limited hours of operation limited to 7 a.m. to 10 p.m. in MU and to 3000 SF in RAC, new code just limits to use specific standards in those districts</p> <p>Reception or event center is new</p> <p>Cannabis producer microbusiness in the new code is "P/C" instead of "P" where allowed</p> <p>Indoor and Outdoor cannabis producers were separated in the old code, combined in the new one.</p> <p>New code combines cannabis research facility and cannabis testing facility; they were separate in the old code.</p> <p>Commercial cannabis retailer – old code subject limited hours of operation limited to 7 a.m. to 10 p.m, new code just use specific standards.</p> <p>Brewery/ distillery etc. is new use.</p> <p>Commissary kitchen – old code required special use permit if located within 200 feet of residentially-zoned property unless a qualifying project located within the Midtown LINC Overlay District where otherwise permitted; new code does away with any conditional use requirement where allowed.</p> <p>Food truck, mobile food court, and outdoor dining are all new uses.</p> <p>Fast food/ drive through restaurants used to be permitted in BCD and MU districts in the old code, now they are prohibited in those districts.</p> <p>Campground/ RV park is new.</p> <p>Banks and credit unions – new code makes them subject to use specific standards in MU, in old code they were subject to limited hours of operation.</p> <p>Laboratory, research and testing – old code prohibited these in C1 and HZ zones, new code allows them in those zones without restrictions.</p> <p>Commercial recreation is new.</p> <p>Outdoor music is new.</p> <p>Theater/ live productions – old code made subject to size limit and hours limit in RAC and MU respectively, new code just directs to use specific standards.</p>
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14-6.2 Use-Specific Standards	14-5.3 Use-Specific Standards	New use categories and subcategories were created, and some uses have been reorganized into these categories.
	14-5.3A General Standards	These provisions come from 14-6.3(A); and 14-6.3(B)(1), with edits.
	14-5.3B Residential Uses	Removes the unenforceable prohibitions on residential parking, including the prohibitions on parking any vehicle in the front yard setback within three feet from the front property line or blocking or partially or fully obstructing any sidewalk, public street, or other public right-of-way; and parking any vehicle on the side or back yard without being screened from view from the public right-of-way, such as by a wall or solid fence. The Update also adds a prohibition on the use of any vehicle as a receptacle for the storage of litter or refuse.
	14-5.3C.1 Household Living	This content came from 14-6.3(B)(2)(b)(i), (ii), and (iii); and 14-6.3(B)(2)(a). The Update adds a requirement for a person who conducts a home occupation and applies for a construction permit to demonstrate that the proposed construction does not violate any provisions of this subsection.

	14-5.3C.2 Accessory Dwelling Unit	This content came from 14-6.3(D)(1), Accessory dwelling unit. Proposes removing limitation that ADU cannot be taller than primary structure, and allowing full 26 feet of permitted height for ADUs. Removal of the provision, "nothing herein is intended to supersede private covenants or other restrictions;"
	14-5.3C.3 Compound Development	New use standards. This is a currently permitted use, but the standards governing its development are new.
	14-5.3C.4 Dwelling, Multi-Family	
14-6.2 (A)(1) Continuing Care Community	14-5.3D.1 Continuing Care Community	Moved under group living, residential uses.
	14-5.3D.2 Foster Care	New; creates City requirement for appropriate licensure by appropriate State agency.
14-6.2 (A)(2) Mobile Home, Permanent Installation	14-5.3C.8 Mobile Home, Permanent Installation	
14-6.2 (A)(3) Mobile Home Park	14-5.3C.10 Mobile Home Park	
14-6.2 (A)(4) Manufactured Home	14-5.3C.7 Manufactured Home	
14-6.2 (A)(5) Short-Term Rental	14-5.3C.12 Short-Term Rental	
14-6.2 (A)(7)	14-5.3C.5 Dwelling, Single-Family	
	14-5.3C.6 Home Occupation	Content from 14-6.2(D)(2) Adds requirement demonstrate that proposed construction does not violate any provisions of this subsection
	14-5.3C.11 Private Swimming Pool	New. Creates fencing and other requirements for in-ground and above ground pools with 2 feet or greater depth
	14-5.3C.13 Tiny Home	New.
14-6.2 (B) Public, Institutional, and Civic Uses	14-5.3F Civic, Public, and Institutional Uses	This section has been reorganized with new subheadings
14-6.2(B)(1) Cemeteries, Mausoleums and Columbariums	14-5.3F.1.I Cemetery, Mausoleum, or Columbarium	
14-6.2(B)(2) Residential Colleges and Universities	14-5.3F.2.I College or University, Residential	
14-6.2(B)(3) Hospitals	14-5.3F.4 Hospital	
14-6.2(B)(4) Human Services Establishments	14-5.3F.5.I Human Services Establishment	
14-6.2(B)(5) Sheltered Care Facilities	14-5.3D.6	Relocated to Group Living
14-6.2(B)(6) Public or Private Utilities	14-5.3I Utilities	Merged into new subsection for Utility uses
14-6.2 (C) Commercial Uses	14-5.3G Commercial Uses	Several new subcategories have been included to better organize uses. Section regulating the locations, hours, size, pedestrian access, sound amplification, planters and/or fencing, parking area use and conditional approval requirements for outdoor dining added.
14-6.2 (C)(1) Adult Entertainment Facilities	14-5.3G.11 Sexually-Oriented Business	Removed requirement for applications to be filed in triplicate and to be filed with accounts receivable.
14-6.2 (C)(2) Apothecary Shops or Pharmacies	14-5.3G.9.XII Pharmacy	
14-6.2 (C)(3) Flea Markets	14-5.3G.9.VI Flea Market	
14-6.2 (C)(4) Neighborhood Grocery Stores and Laundromats	14-5.3G.9.X Neighborhood Grocery Store or Laundromat	
14-6.2 (C)(5) Private Clubs and Lodges	14-5.3G.3.I Private Club or Lodge	Relocated to Commercial Uses

14-6.2 (C)(6) Personal Care Facilities for the Elderly	14-5.3D.5 Personal Care Facility for the Elderly	Relocated to Group Living
14-6.2 (C)(7) Vacation Time Share Projects	14-5.3G.6.I Vacation Time Share	
14-6.2 (C)(8) Veterinary Establishments	14-5.3G.1.IV Veterinarian	In Animal-Related uses subcategory
14-6.2 (D) Industrial Uses	14-5.3H Industrial Uses	
14-6.2(D)(1) Salvage Yard	14-5.3H.1 Automobile Salvage or Wrecking Yard, or Junkyard	
14-6.2(D)(2) Individual Storage Areas Within a Completely Enclosed Building 14-6.2(D)(3) Mini Storage Units	14-5.3H.2 Storage	This combines (2) Individual Storage Areas Within a Completely Enclosed Building and (2) Mini Storage Units under a single heading.
14-6.2(D)(4) Research, Experimental and Testing Laboratories	14-5.3G.7.III Laboratory, Research or Testing	This use is low impact and is relocated to commercial uses
14-6.2(E) Telecommunication Facilities	14-5.3I Utilities I.3 Telecommunications Facilities	Combined under new subsection heading for Utilities. Substantial changes to this section have been made so that it complies with current federal requirements regarding timeframe allowed for review. As a result, ONLY requests for new facilities are subject to public hearings; ALL other requests are administrative decisions to be rendered in the 30, 60, or 90 day allowance, depending on type of request. Definitions have been added in §14-9.3 for new terminology (eligible facilities request, collocation, shot clock, etc.) Reorganized section content, and moved waiver review and approval criteria to variances.
14-6.2(E)(8) Waivers	14-2.1H.1.V Waivers for Utilities	Moved waiver review & approval criteria to variances.
14-6.2(F) Electric Facilities	14-5.3I Utilities I.1 Electrical Facilities	Combined under new subsection heading for Utilities. Reorganized section content.
14-6.2(F)(12) Waivers	14-2.1H.1.V Waivers for Utilities	Moved waiver review & approval criteria to variances.
14-6.2(F)(14) Public Notice	14-2.1F.6.III.d Scheduling and Notice of Public Hearing	Moved notice requirements to Utility Conformity Review procedure. waiver review & approval criteria to variances.
14-6.2(G) Underground Electric and Cable Utility Lines	14-5.3I Utilities I.2 Underground Electric and Cable Utility Lines	Combined under new subsection heading for Utilities Reorganized section content.
14-6.2(G)(4) Governing Body Waiver	14-2.1H.1.V Waivers for Utilities	Moved waiver review & approval criteria to variances.
14-6.2(H) Agricultural Uses	14-5.3E Agricultural Uses	Adds regulations for workers, structures, signs, and parking for agricultural home occupations.
14-6.2(H)(1) through (5)	14-5.3E.1 General Standards	Content carried forward with copy edits.
14-6.2(H)(6) Urban Farm, Ground Level 14-6.2(H)(7) Urban Farm, Roof Level	14-5.3E.8 Urban Farm, Ground or Roof Level	In §14-6.2(H)(6) and (7), the standards for ground-level urban farm and roof-level urban farm are identical, so they were combined here.
14-6.2(H)(8) Aquaculture, Aquaponics and Hydroponics	14-5.3E.3 Aquaculture 14-5.3E.4 Aquaponics	Split uses into separate entries with different and specific use-specific standards
14-6.2(H)(9) Farm Stand	14-5.3E.9 Farm Stands	
14-6.2(H)(10) through (12), (14), and (15)		These provisions were not uses, and so they've been incorporated into the general standards for the Ag subsection.
14-6.2(H)(13) Composting	14-5.3E.5 Composting	Removes ability to have principal use by special permit in industrial areas.

14-6.2 (I) Cannabis Establishments	14-5.3G.4 Cannabis Establishments	
14-6.2 (J) General Provisions	14-5.2.A Summary Table of Allowed Uses	If it is to be retained, it might be better situated in the Administration and Procedures sections
14-6.3 Multiple Principal Uses; Accessory Uses or Structures	14-6.3A General Standards	
14-6.3 (A) Multiple principal Uses	14-5.3A.1	
14-6.3 (B)(1) Permitted Accessory Uses and Structures	14-5.3A.2 and Table 05-1	The general statement about accessory uses is covered in General Standards, while the uses themselves are now listed separately in the Summary Table of Allowed Uses (Table 05-1).
14-6.3 (B)(2) Permitted Accessory Uses and Structures	14-5.3.C.1 Accessory Buildings and Structures	Accessory and Temporary uses are included in the Summary Table Summary Table of Allowed Uses (Table 05-1), while standards are covered in C.1.
14-6.3 (B)(2)(a) Permitted Accessory Uses and Structures	14-5.3.C Household Living	Utility shed was listed separately in 14-6.3(B)(2)(a). In combining it with the broader Accessory Building or Structure use.
14-6.3 (C) Mobile Homes and Recreational Vehicles Prohibited as Accessory Structures	14-5.3.C.1 Accessory Buildings and Structures	
14-6.3(D)(2)(G) Standards for Specific Accessory Uses	14-5.3.C Household Living	Originally, this heading was Notice; Registration; Violations; Complaints; Variances; Appeals. We have split it up into various subsections. Variances and Appeals had no related content in the subsection, so those heading have been deleted.
14-6.4 Temporary Structures or Uses	14-5.3.A: General Standards	
14-6.4A Temporary Structures and Uses Allowed in All Districts	14-5.3A.3	
14-6.4B Mobile Home, Temporary Placement	14-5.3C.9 Mobile Home, Temporary Placement	No changes.
14-6.4C Temporary Structures Treated as Permanent Structures	14-5.3a.4	
<b>14-7: Building Envelope and Open Space Standards and Measurements</b>	<b>This information has been redistributed to various sections. See below.</b>	
14-7.1 General Rules of Measurement and Exceptions	14-3.5 Calculations, Measurements, and Exceptions	
14-7.1 (A) General Requirements	14-3.5A General Requirements	Carried forward with edits, except provision 3, which states "Each person engaged in the development of property , and the owner of property that has been developed or that is under development , shall comply with the applicable standards of Chapter 14 and provide documentation of compliance to the land use director as necessary to verify compliance.". This is generally true, and does not need to be repeated.
	14-3.5B Density	14-7.2(B), with edits for concision. Including this information in a section of content that is generally applicable to residential zoning districts allows for elimination of Table Notes 2 and 11.
14-7.1 (B) Dimensional Calculations	14-3.5C Lots 14-5.3F Other Dimensional Calculations (Structure Perimeter, Slope Measurement, Building Frontage, Floor Area Ratio)	

14-7.1 (C) General Height Standards	14-3.5E Building Height	
14-7.1 (D) Required Yards	14-5.3D Setbacks	The current code uses both the terms setbacks and yards interchangeably. For clarity and consistency, this draft uses only the term setback.
14-7.1 (E) Separate Regulations for Properties in Escarpment Overlay District		Did not carry forward. There are also separate regulations for properties in the Historic Districts, BCD, and other districts and overlays. No need to call out only this one.
14-7.1 (F) Visibility at Driveways and Yards	14-3.5.G Clear Vision Area	Renamed from Visibility at Driveways and Yards
14-7.2 Residential Districts	14-3.1 General Provisions	
14-7.2 (A) Table of Dimensional Standards	Article 14-3 Zoning Districts	ALL of the information in these tables, including Table Notes content, has been incorporated in to the respective zoning district in Article 14-3.
14-7.2 (B) Calculation of Allowable Dwelling Units	14-3.5B Density	See above, Calculation, Measurements & Exceptions.
14-7.2 (C) Lot Area Averaging in Single-Family Subdivisions	14-3.5C Lots	Addition of provision regarding multi-family development. The intent is to eliminate the repetition of information in each table, and eliminate Table Note 3.
14-7.2 (D) Minimum Yard Requirements		Because R-10 through R-29 now have standard setback requirements that no longer require a development plan for approval, this section has not been carried forward.
14-7.2 (E) Increase in Maximum Height in R-21 and R-29 Districts	14-3.2F, Table Note 5	
14-7.2 (F) Increase in Maximum Density in R-12, R-21, and R-29 Districts		This provision is not carried forward. These districts are now proposed to allow the density indicated by the numeral in their names by right and not require approval by the Planning Commission for anything over 10 Dwelling units per acre.
14-7.2 (G) Increase in Maximum Density in RR District	14-3.2B Rural Residential District	
14-7.2 (H) Maximum Nonresidential Use Area in RAC District	14-5.3 Use-Specific Standards	This is now covered in use-specific standards, where it applies to a given use.
14-7.2 (I) Mobile Home Park Standards	14-5.3C.10 Use Specific Standards	Combined 14-7.2(I) with the existing use-specific standards for Mobile Home Park
14-7.3 Nonresidential and Mixed-Use Districts	14-3.3(B) Mixed Use Districts	Combined 14-7.3 with 3.3.
14-7.3 (A) Table of Dimensional Standards		ALL of the information in these tables, including Table Notes content, has been incorporated in to the respective zoning district in Article 14-3.
14-7.3 (B) Additional Regulations	14-3.3B Mixed Use District 14-3.4.A Business and Industrial Park	(B)(1) relocated to Mixed Use zoning district standards. (B)(2) relocated to Business and Industrial Park zoning district standards.
14-7.4 Business-Capitol District	14-3.3C Business-Capitol District	This content has been significantly reorganized to improve ease of use and readability, but no major changes have been made to the content.
14-7.5 Open Space Standards	14-7.4 Open Space	This section has been copy-edited and subject to minor re-organization, and some graphics have been included. Otherwise carried forward without major changes.
14-7.5(A) General Provisions	14-7.4A General Open Space Standards	Original provision (A)(3) replaced by 14-7.4B.1.II.a. (Table 14-7.2-1 has been eliminated). Provisions 3 and 4 come from Residential Open Space standards, 14-7.5(B)(1).
14-7.5(B) Residential Common Open Space Standards	14-7.4B.1 Common Open Space	

14-7.5(B)(1)	14-7.5B.1.I Intent	The first sentence has been carried forward with edits. The second and third sentences now appear as 14-7.4A.3 and .4.
14-7.5(C) Residential Private Open Space Standards	14-7.4B.2 Private Open Space	Most content is carried forward with headings/subheadings added, and minor copy edits to content. Private Open Space requirements are relocated to the residential zoning district tables.
14-7.5(D) Nonresidential and Mixed-Use Open Space Standards	14-7.4C Nonresidential and Mixed-Use Open Space	
14-7.5(D)(8) Additional Requirements in BIP, MU, and C-2 Districts	14-7.4D Additional District Specific Requirements	Carried forward with minor reorganization for ease of readability. Removed provision related to C-2 that indicated open space was not required for units above the ground floor. Per staff open space (common or private) must be provided for each unit, regardless of district or building configuration.
<b>14-8: Development and Design Standards</b>	<b>Article 14-7 Development Standards; Article 14-8 Design Standards</b>	This section has been split into two sections: one for Design Standards, the other for Development Standards.
14-8.1: General Provisions	14-7.1: General Provisions/14-8.1 General Provisions	
14-8.2: Terrain and Stormwater Management	14-8.2 Terrain and Stormwater Management	- This section has been reviewed, some sections re-ordered, and all content copy edited.  Adds the requirement that a notice of intent (NOI) for the federal Storm Water Pollution Prevention Plan (SWPPP) is required for projects that disturb one acre or more. Control devices may be removed after a notice of termination is filed for projects that require a SWPPP.  No major changes have been made to the content in this Phase 1, as no stakeholder input focused on changes needed to this section.  Limits compacting fill slopes in lifts of no more than eight inches with the exception of the top four inches of the slope when required for seeding only.  Requires existing grade below native trees and shrubs to be undisturbed throughout the dripline of the plant material and prohibits mounding of soil, fill dirt, organic material, or inorganic debris shall be abandoned under native plant canopies.  Requires grading to conform to the approved grading plan.  Prohibits mechanical or electrical equipment installation within a setback where there is less than five feet of clearance between the equipment, a structure, or a property line to facilitate proper drainage adjacent to structures.  Allow a single cable strung between posts to be constructed in or across an arroyo, stream, or watercourse.

		<p>Requires a financial guarantee in a form acceptable to the Planning and Land Use Director if planting is delayed until the next appropriate planting season.</p> <p>Adds Special flood hazard areas designated by FEMA on the Flood Insurance Rate Map (FIRM) to the list of items to submit for minor development.</p> <p>Added requirement that when a property or homeowners association assumes the responsibility for maintenance or upkeep of stormwater or other infrastructure, the association may not be disbanded without another party assuming the designated responsibility for repair and maintenance.</p> <p>Requires requests for a waiver from the standards to be processed by the Planning Commission as a variance.</p>
14-8.3: Flood Regulations	14-8.3 Flood Regulations	This section has been carried forwarded and formatted, with copy edits to text and updates to cross-references.
14-8.3(A) Adoption of Special Flood Hazard Areas	14-8.3A Adoption of Special Flood Hazard Areas	
14-8.3(B) Applicability; Permit Required	14-8.3B Applicability; Permit Required	
14-8.3(C) General Provisions for Development in Special Flood Hazard Areas	14-8.3C Development in Special Flood Hazard Areas	Subheadings have been added, and the order of information has been reorganized. Terminology subsection (C.1) is new, as are the definitions for Zones A and AE. These could be relocated to §14-8.3, General Definitions; however, this section is the only place they appear in the code, so for convenience of users, they could be kept here.
14-8.3(D) Engineering Criteria	14-8.3D Engineering Criteria	Carried forward without change
14-8.3(E) Land Use and Development in Floodway	14-8.3E Land Use and Development in Floodway	Carried forward without change
14-8.3(F) Land Use and Development in Flood Fringe	14-8.3F Land Use and Development in Flood Fringe	Carried forward without change
14-8.3(G) Repair or Replacement of Legal Nonconforming Structures in the Special Flood Hazard Area	14-8.3G Legal Nonconforming Structures in the Special Flood Hazard Area	Content relocated to Nonconformities section in 14-1.13E
14-8.3(H) Amendment to FIRM	14-8.3H Amendment to FIRM	Provision H.2: requirement for mailing changed from certified to first class mail.
14-8.3(I) Warning and Disclaimer of Liability	14-8.3I Warning and Disclaimer of Liability	Carried forward without change
	14-7.2 Santa Fe Homes Program (SFHP)	See 14-8.11 below.
	14-7.3 Architectural Design Review	See 14-8.7 below.
	14-7.4 Open Space	See 14-7.5 above.
14-8.4: Landscape and Site Design	14-8.4: Landscape and Site Design	
14-8.4(A) Purpose and Intent	14-8.4A Purpose	Provisions 1.I and IV are new (heat island effect, and soil health). The second sentence of 1.II (native plants) is new.
14-8.4(B) Applicability	14-8.4B Applicability	
14-8.4(C) Compliance and Enforcement		See 14-7.5(J) below.

14-8.4(D) Landscaping Plan Submittal Requirements	14-8.4C Landscaping Plan Required	
14-8.4(E) Water Harvesting and Irrigation Standards	14-8.4D Water Harvesting and Irrigation Standards	
14-8.4(F) Plant Material Standards	14-8.4E Plant Material Standards	<p>Provision 2.I; Allows Developments providing 100 percent affordable units one and one-half-inch caliper minimum deciduous trees.</p> <p>Provision 2.VIII: Requires gravel mulch used in public right-of-way to be washed and screened prior to site delivery;</p> <p>Provision 2.IX: prohibits all impervious barriers in addition to plastic for weed barriers.</p> <p>Provision 2.X: temporary irrigation systems permitted.</p> <p>Provision 5.I.f: 3-year requirement for irrigation is new, per staff.</p> <p>Provision 5.VI: Requirement for irrigation is new, per staff.</p>
14-8.4(G) Street Tree Standards	14-8.4F Street Tree Standards	<p>Provision F.2.III: Changed from "may" to "shall" at staff direction.</p> <p>Provision 3.VII requires 15-foot distance between trees and stop signs.</p> <p>F.3 Minor reordering and copy edits.</p>
14-8.4(H) Open Space Planting Requirements	14-8.4G Open Space Planting Requirements	Provision 4: Changed to add more detail to when allowance is permitted.
14-8.4(I) Parking Lots	14-8.4H Parking Lot Landscaping	Amended standards for perimeter and interior parking lot standards, including new standards for perimeter parking lot landscaping and lower threshold for applicability of interior parking lot landscaping requirements from 40 to 20 or more spaces. - Updated definition of parkway and planting strip, which was limited to parkways but in fact was also used in the context of parking lot landscape islands.
	14-8.4H.2 Applicability: Relocated provision I.7, renamed from Compliance to Applicability, and edited for clarity.	
14-8.4(I)(2), Perimeter Screening	14-8.4H.3: Perimeter Parking Lot Landscaping	This content is new, and replaces 14-8.4(I)(2), Perimeter Screening.
14-8.4(I)(3), Interior Parking Lot Landscape Requirements	14-8.4H.4 Interior Parking Lot Landscaping	Provision i: This is a change from (I)(3)(b), lowering the applicability threshold from 40 to 20 spaces.
14-8.4(I)(4) Stormwater Management	14-8.4H.5 Stormwater Management	Carried forward without change
14-8.4(I)(5) Pedestrian Circulation	14-8.4H.6 Pedestrian Circulation	Provision i: This is a change from (I)(5), lowering the applicability threshold from 40 to 20 spaces.
14-8.4(I)(6) Vehicle Overhang	14-8.4H.7 Vehicle Overhang	Provision 7.I: This is a change from (6)(a), that originally said a minimum depth of 5 feet. Provision H.3 above specifies a minimum width of 6 feet. Assuming this provision references how wide an island must be rather than the depth of planting material, this has been changed to be consistent.
14-8.4(I)(7) Compliance		Relocated to H.2 Applicability
14-8.4(I)(8) Display Lots and Flea Markets	14-8.H.8 Display Lots and Flea Markets	Carried forward without change
14-8.4(J) Screening and Buffering	14-8.4I Screening and Buffering	Provision 2.II.c: requires block walls to be constructed with an aesthetic block cap. New, per staff.

14-8.4(J)(4) Storage, Trash and Equipment	14-8.4I.4 Storage, Trash, and Equipment	Provision 4.I: Deleted "substantially" from "substantially visible" to eliminate vague, subjective requirement.
	14-8.4J Compliance and Enforcement	Relocated from 14-8.4(C), minus provision 1, which duplicated information already stated in applicability; did not need to be repeated.
14-8.5: Walls and Fences	14-8.5 Walls and Fences	A new section on fence materials incorporates the prohibition on barbed wire fencing from Chapter 23-1.5, and at staff suggestion, changes the approval authority for allowing barbed wire from Public Works to City Engineer.
14-8.5(A) Applicability	14-8.5A Applicability	
	14-8.5B Method of Measurement	New
14-8.5(B) Maximum Height of Retaining Walls and Fences	14-8.5C Maximum Height of Retaining Walls and Fences	
14-8.5(C) Additional Fence Regulations for Specified Nonresidential Uses	14-8.5C.4 Additional Fence Regulations for Specified Nonresidential Uses	Carried forward with minor copy edits.
	14-8.5D Fence Materials	New
	14-8.5E Fence Location	New
14-8.6: Off-Street Parking and Loading	14-7.5 Parking and Loading And 14-7.5J Off-street Bicycle Parking Requirements	<ul style="list-style-type: none"> <li>- Relocated parking table, parking design standards, and bicycle parking requirements from the Chapter 14 Appendix and integrated that content into this section.</li> <li>- Business Capital District (BCD) is exempt from parking requirements in Table 7-4.</li> <li>- Included numerous options to allow greater flexibility in meeting or reducing on-site parking requirements and add detail to requirements for parking demand studies.</li> <li>- Because this Update proposes several ways to reduce on-site parking, the Update has "untied" bicycle parking requirements from the number of car parking spaces that must be provided. Bicycle parking requirements have been subject to substantial changes.</li> <li>- Including basic ADA requirements.</li> <li>- Requirements for provision of EV parking spaces.</li> <li>- Adds information re how to calculate vehicle parking and loading requirements</li> </ul> <p>14-7.5E3 adds a section adding regulations for on-street parking. Allows on-street parking to be counted toward minimum number of required vehicle parking spaces.</p> <p>14-7.5E4 Adds provision allowing off-site parking to contribute towards minimum parking requirements</p> <p>14-7.5E5 adds provision allowing shared parking to contribute towards minimum parking requirements. Also allows land use board to or reduce total number of spaces for all uses (not just BCD) pursuant to a conditional use approval or development plan if the reduction is supported by a parking demand study.</p> <p>14-7.5E6 allows reduction in required number of on-site parking spaces for proximity to transit and multi-modal infrastructure</p> <p>14-7.5E8 allows reduction in required minimum parking for each permanent car share space</p>

		<p>14-7.5Eg required number of off-street parking can be reduced by 20% for developments that provides parking structures</p> <p>14-7.5E10 allows parking in commercial parking facilities to co count towards 10% of total amt of required off-street parking</p> <p>14-7.5E11 allows for 25% reduction in off-street parking requirements for affordable and senior developments</p> <p>14-7.5F ADA Accessible Parking – adds requirement that medical facilities for mobility impairment and outpatient hospital care are required to provides a percentage of accessible-designated spaces. Also adds section on accessible space standards.</p> <p>14-7.5G Adds section requiring EV charging spaces for new development and setting standards. Also adds Table 7-6 which provides minimum EV charging station requirements based on use and size of development.</p> <p>14-7.5H1 Design and maintenance – removes a 20% limitation on cost of landscaping in parking and loading areas during remodeling.</p> <p>14-7.5H2 Compliance – new section. Adds a list of types of projects for which design and maintenance standards apply to parking lots. The projects are projects on City-owned land, subdivision plats, development plans, master plans, and certain construction permits and conditional use approvals. For construction permits and conditional use approvals, this section applies to projects with an enclosed floor area of greater than 1000 SF, and for additions or remodeling of existing nonresidential and multi-unit structures where total cost of parking landscaping improvements exceeds 20% of the project's total cost</p> <p>14-7.5I – removes specification for BCD.</p> <p>14-7.5J Off-Street bicycle parking – replaces increase of intensity for bike parking by 25% with a certain triggers (increase in floor area, seating capacity, required parking spaces, are addition of dwelling units other than single-family homes.</p>
<p>14-8.7: Architectural Design Review</p>	<p>14-7.3 Architectural Design Review</p>	<p>Content has been carried forward with reformatting and minor edits.</p> <p>No major changes have been made in Phase 1.</p> <p>B. Applicability: Content here has been relocated from the Procedures section, originally 14-3.11(C)(1).</p> <p>E.1 Preliminary Review: Information that referenced paper-based review is eliminated, and the remaining content from that provision related to an itemized score sheet was combined with E.1.I.</p> <p>Specifies the timing of architectural review as part of the review of a development application or, where no</p>

		application is required, as part of construction permit review
	Table 7-4 Vehicle Parking Requirements	Add some new uses to the minimum parking table: Adds one space per each 200 sf of net leasable area for all restaurants, as well as breweries, distilleries, and wineries Removed parking minimums for bowling allies, gyms, auditoriums, and private hobby schools
	Table 7-7 Required Bicycle Parking	Adds minimum long-term parking spaces as a requirement for a variety of types of uses. Also increases minimum number of required spaces for schools. Also alters some calculations for existing minimums. Removes hotel and standard ratios of bike to car spaces.
14-8.8: Supplementary Regulations for Retail Structures Thirty Thousand Gross Square Feet or Larger	14-7.8: Regulations for Retail Structures 30,000 Gross SF or Larger	This section has been carried forward without significant edits.
14-8.8(B)(2) Additions and Table 14-8.8-1	Table 7-8	The text of subsections 14-8.8(B)(2) and (3) in Table 14-8.8-1 repeat the same information. The subsections have therefore been combined, and retained in the Table 07-08, with the following changes: integration into the street network was required for the addition of 10 percent and now is only for 25% of value; integration into street network is added and is applicable to 25% remodeling value; removes "number of spaces"; previously public transit and outdoor storage were applicable for 10 percent additions; screening was previously not applicable to 5% additions. which corresponds to Table 14-8.8-1 to describe applicable requirements.
14-8.8(B)(3) Remodeling and Table 14-8.8-1	Table 7-8	The text of subsections 14-8.8(B)(2) and (3) in Table 14-8.8-1 repeat the same information. The subsections have therefore been combined, and retained in the Table 07-08, which corresponds to Table 14-8.8-1 to describe applicable requirements.
Table 14-8.8-1		The original Table 14-8.8-1 in Chapter 14 has a row entitled Number of Spaces (§147-68.8(E)(5)(c)); however, in the content of the section, there is no such provisions. Subsection 5 only has an (a), Screening, and (b), Surface Parking. Did not carry forward table entry.
14-8.9: Outdoor Lighting	14-8.6 Outdoor Lighting	- Added definitions for light trespass & glare. - Made minor updates to existing standards to align with NM Night Sky Protection Act. - Eliminates allowance for high- and low-pressure sodium lamps and mercury vapor. Added LED as permitted lamp type. Lowered permitted incandescent watts to 160 from 150. - Added method of measurement.
14-8.9(A) Purpose	14-8.6A Purpose	Carried forward without edits.
14-8.9(B) Applicability and General Provisions	14-8.6B Applicability	
14-8.9(C) Submittals	14-8.6F Submittals	
14-8.9(D) General Standards	14-8.6C General Standards	
	Table 8-1	Reduced wattage for lighting types (Fluorescent, quartz-halogen, incandescent) from 160 to 150 watts to comply with NM Night Sky Protection Act.
14-8.9(E) Maximum Illumination Standards	14-8.6D Maximum Illumination Standards	Carried forward with minor copy edits (Commercial is now Nonresidential).

	14-8.6E Method of Measurement	New.
14-8.9(F) Maintenance	14-8.6G Maintenance	Carried forward without edits.
14-8.9(G) Further Restrictions	14-8.6H Further Restrictions	Changed general reference from "the city" to the Planning and Land Use Director.
14-8.10: Signs	14-7.6: Signs	Edits to this section focused on eliminating illegal, content-based regulation, including discriminatory regulations preferring speech regarding home sales, general contractors, professionals, and elections over all other speech.  Add size limits and removed "tablets" from memorial signs in Historic Districts.  Removed out of date reference to historic style committee.
14-8.11: Santa Fe Homes Program (SFHP)	14-7.2: Santa Fe Homes Program	This section has new affordability housing incentives. - Updates have been incorporated to allow a higher level of density bonus and other incentives for providing additional SFHP units, dependent on zoning district. -For calculating density bonus, the allowance to round down if the result is other than a whole number and the fractions is 0.49 or less has been eliminated. The proposal is that any fraction should be rounded up.
14-8.11(A) Authority	14-7.2A Authority	Combined 14-8.11(A) and 14-8.11(B) since they both reference the same document.
14-8.11(B) Adoption of SFHP		Same reference as above. Combined with 14-8.11(A)
14-8.11(C) Responsibilities	14-2.2H: Planning and Land Use Director	Moved this content to the section that describes the duties and responsibilities of the Planning and Land Use Director.
14-8.11(D) Applicability	14-7.2B Applicability	Re-organized content. Also adds provision stating that an applicant may opt to comply with SFHP requirements in order to receive the benefits for any residential project. This addition resolves an issue wherein properties subject to annexation or other written agreements, which contain their own affordable housing requirements, prior to 2005, are not allowed to participate in SFHP. This change would allow developers to comply with the affordable housing requirements in any applicable written agreement and also have the opportunity to participate in the SFHP.
14-8.11(E) Presubmittal Conference, SFHP Proposals and Agreements	14-7.2C Pre-submission Conference, SFHP Proposal, and Agreement	Carried forward without change.
14-8.11(F) Santa Fe Homes Program Requirements	14-7.2D Santa Fe Homes Program Requirements	Carried forward with minor reorganization.
14-8.11(G) Development Incentives	14-7.2E Standard Development Incentives	Change to (G)(1)(a) / E.1.1 . This section specifies that, to get the bonus, all on-site units must be provided. Also adds incentive of reduced fees for development review and permit fees in proportion to "two times the percentage of for-rent unities or manufactured home lots offered as SFHP units"
	14-7.2F Enhanced Affordability Incentives	New Enhanced Affordability Incentives allow a higher level of density bonus and other incentives for providing additional SFHP units.
14-8.11(H) Enforcement	14-7.2G Enforcement	Carried forward without edits.

14-8.11(I) Appeals	14-7.2H Appeals	Carried forward without edits.
14-8.12: Relocation of Gunnison's Prairie Dogs	14-8.7 Relocation of Gunnison's Prairie Dogs	The order of information in the section content has been changed, but otherwise, this content has been carried forward subject only to minor edits.
14-8.12(A) Purpose and Intent	14-8.7A Purpose	Changed from "Purpose and Intent" to just "Purpose" aligned with structure elsewhere in draft; minor copy edits to text.
14-8.12(B) Applicability	14-8.7B Applicability	Second clause regarding cost of relocation has been relocated to 14-7.10F.V, Relocation Costs.
14-8.12(C) Exemptions	14-8.7C Exemptions	Carried forward without edits.
14-8.12(D) Appeals	14-8.7H Appeals	Carried forward without edits.
14-8.12(E) Violations and Penalties		This is generally true, stated in General Provisions, and does not need to be repeated in each section of the code.
14-8.12(F) City-Approved Lands	14-8.7D City-Approved Lands	Carried forward without edits.
14-8.12(G) Certified Trappers/Relocators	14-8.7E Certified Trappers/Relocators	Carried forward with minor copy edits.
14-8.12(H) General Requirements	14-8.7F General Requirements	Carried forward with minor copy edits, and the addition of the second clause from the Applicability statement in 14-8.12(B).
14-8.12(I) Additional Requirements	14-8.7G Additional Requirements	Carried forward with minor copy edits.
14-8.13: Development Water Budgets	14-7.7 Development Water Budgets	- Carried forward with information reorganized and some headings changed. - Eliminated references to Water Conservation Credit Program because it no longer exists; updated to reference Water Bank.
14-8.14: Impact Fees	14-7.9: Impact Fees	Carries forward current 14-8.14, with edits from staff. Added submittal requirements for impact fee evaluations. References statutory provision for amending the service areas for impact fees.
14-8.15: Dedication and Development of Land for Parks, Open Space, Trails and Recreation Facilities	14-6.3: Dedication and Development of Park Land, Open Space, Trails, and Recreation Facilities	This section has been copy-edited and subject to minor re-organization, but otherwise carried forward without major changes.
14-8.16: School Requirements	14-2.1B.4.II.e	Because this section deals with notice, it has been relocated to a subsection of Common Review Procedures / Scheduling and Notice of Public Hearings.
<b>14-9: Infrastructure Design, Improvement, and Dedication Standards</b>	<b>14-6 : Infrastructure Design, Improvement, and Dedication Standards</b>	<b>no substantial changes have been made to these sections.</b>
14-9.1: General Purpose and Applicability 9.1A Purpose 9.1B Applicability	14-6.1 Purpose 14-6.2 Applicability	Sections carried forward with minimal copy editing.
14-9.2: Street Improvement and Design Standards	14-6.5: Street Improvement and Design Standards	Pursuant to staff indicating that this section may be updated as a separate project, this content has been carried forward subject to copy-editing, but without major changes included.
14-9.3: Block and Lot and Design Standards	14-6.6: Block and Lot and Design Standards	The section has been modified to remove the following paragraph about blocks: (5) Pedestrian crosswalks shall not be permitted, except where the planning commission finds that they are essential to provide circulation or access to schools, parks, playgrounds, shopping areas, transportation and other public facilities and, if required, their location and

		<p>width shall be as the planning commission requires to serve these purposes.</p> <p>And the following paragraph about lots: "Depth, width, area and shape of sites or lots shall be adequate, as determined by the planning commission, to allow development in accordance with the applicable standards of Chapter 14, including the provisions of this article for the district in which the subdivision is located."</p> <p>With this paragraph about lots "To the maximum extent possible, the configuration of lots, resulting from the relocation of existing property lines or the creation of new lots through subdivision, shall be regular in shape, typically rectangular, with exception possible for topographical constraints or natural obstructions."</p>
14-9.4: Utility and Storm Drainage Improvement and Design Standards	14-6.7: Utility and Storm Drainage Improvement and Design Standards	There is currently no content in this section. Standards related to utilities and stormwater drainage design will be covered in the forthcoming "Public Infrastructure Development Standards" manual.
14-9.5: Infrastructure Dedication, Completion, and Guarantees	14-6.4: Infrastructure Dedication, Completion, and Guarantees	Content carried forward with minimal edits.
14-9.6: Standards for Inheritance or Family Transfer Subdivisions	14-6.8: Inheritance or Family Transfer Subdivisions	The content in this section has been carried forward subject to copy-editing, but without other major changes.
<b>14-10: Nonconformities</b>	<b>14-1.13: Nonconformities</b>	<p><b>Content carried forward with edits as noted below. More significant changes are:</b></p> <ul style="list-style-type: none"> <li>▪ <b>Decreasing period of inactivity for re-establishment of a nonconforming use from 365 days to 180 days.</b></li> <li>▪ <b>Removing prohibition against creation of accessory dwelling unit when single-family dwelling is a nonconforming use.</b></li> </ul>
14-10.1: General Provisions	14-1.13A	
14-10.1 (A) Purpose and Intent	14-1.13A.1 Purpose	Carried forward without change.
	14-1.13A.2 Conflicting Provisions	Provision is new in this location, but the concept of the most restrictive standard prevailing in case of conflict is already in the LDC. See §14-1.8.
14-10.1(B) Construction in Progress	14-1.13A.3 Authority to Continue	Change in heading to reflect that this provision addresses more than "Construction in Progress".
14-10.1(C) Determination of Nonconformity Status	14-1.13A.4 Determination of Nonconformity Status	Added this clause, clarifying that the burden of proof for establishing legal nonconforming status rests with the applicant or property owner. This is standard practice in cases of establishing legality of nonconformity.
14-10.1(D) Change of Tenancy or Ownership	14-1.13A.5 Change of Tenancy or Ownership	Content carried forward without change.
14-10.2: Legal Nonconforming Uses	14-1.13B Legal Nonconforming Uses	
14-10.2A No Increase in Nonconformity	14-1.13B.1 No Increase in Nonconformity	Content carried forward with minor copy edits.
14-10.2B No Relocation on Parcel	14-1.13B.2 No Relocation on Parcel	Content carried forward without change.
14-10.2C Termination of Nonconforming Use	14-1.13B.3 Termination of Nonconforming Use	<p>Reduced period of inactivity for re-establishment of a nonconforming use from 365 days to 180 days.</p> <p>Requires any government enlargement or intensification of a non-conforming use to obtain a conditional use</p>

		permit rather than just "significant" intensifications and enlargements.
14-10.2D No Additional Structures	14-1.13B.4 No Additional Structures	Content carried forward without change.
14-10.2E Change of Use	14-1.13B.5 Change of Use	Content carried forward without change.
14-10.2F Exception for Single-Family Dwellings	14-1.13B.6 Exception for Single-Family Dwellings	Removed provision 4 regarding the prohibition against creation of accessory dwelling unit when single-family dwelling is a nonconforming use.
14-10.3: Legal Nonconforming Structures	14-1.13C Legal Nonconforming Structures	
14-10.3A No Increase in Nonconformity	14-1.13C.1 No Increase in Nonconformity	Content carried forward with minor copy edits.
14-10.3B Reduction in Nonconformity	14-1.13C.2 Reduction in Nonconformity	Content carried forward without change.
14-10.3C Substantial Destruction of Legal Nonconforming Structure	14-1.13C.3 Substantial Destruction of Legal Nonconforming Structure	Content carried forward without change. However, in Phase 2, this provision could be updated to use a different, more easily verified threshold than 66 2/3 percent destruction.
14-10.3D Relocation of Legal Nonconforming Structure	14-1.13C.4 Relocation of Legal Nonconforming Structure	Content carried forward without change. However, in Phase 2, this provision should address what happens if the structure is relocated on the same lot.
14-10.3E Repairs and Alterations	14-1.13C.5 Repairs, Maintenance, and Alterations	Content carried forward without change.
14-10.3F Exception for Single-Family Dwellings	14-1.13C.6 Exception for Single-Family Dwellings	Content carried forward without change.
14-10.4: Legal Nonconforming Lots of Record	14-1.13D Legal Nonconforming Lots of Record	
14-10.4A Use of Legal Nonconforming Lot	14-1.13D.1 Use of Legal Nonconforming Lot	Structure re-organized; content carried forward without change.
14-10.4B Adjoining Lots	14-1.13D.2 Adjoining Lots	Structure re-organized; content carried forward with minor copy edits.
14-10.4C Combination of Lots	14-1.13D.3 Combination of Lots	Content carried forward without change. However, in Phase 2, this provision should be reviewed. Why would combining a lot of 1,900 sq ft or less into a larger lot not be allowed, if the expansion makes it of a size that conforms with Chapter 14 requirements?
14-10.5: Legal Nonconforming Structures in Special Flood Hazard Areas	14-1.13E Legal Nonconforming Structures in Special Flood Hazard Areas	Relocated from 14-8.3(G) so all content on nonconformities is in the nonconformities section. This was originally a single statement with a cross-reference to the content in 14-8.3(G). We moved the cross-reference to that section, and the content from the section here.
14-10.6: Nonconforming Residential Condominiums	14-1.13F Nonconforming Residential Condominiums	
14-10.6A Applicability	14-1.13F.1 Applicability	Content carried forward without change.
14-10.6B Density Exception for Constructed Condominium Units	14-1.13F.2 Density Exception for Constructed Condominium Units	Content carried forward without change.
14-10.6C Unconstructed Condominium Units	14-1.13F.3 Unconstructed Condominium Units	Content carried forward without change. Do such development rights ever expire? This is referring to an entitlement granted over a decade ago. Still valid?
14-10.6D Condominium Units Owned by the Original Declarant	14-1.13F.4 Condominium Units Owned by the Original Declarant	Content carried forward without change.
14-10.6E Condominium Units Constructed without Required Permits	14-1.13F.5 Condominium Units Constructed without Required Permits	Content carried forward without change.
14-10.6F Applicability of Other Regulations	14-1.13F.6 Applicability of Other Regulations	Content carried forward without change.

14-11: Enforcement	14-1.12: Enforcement	Content carried forward with minimal edits
14-11.1: Compliance with Chapter; Questions	14-1.12A Compliance with Chapter; Questions	Content carried forward without change.
14-11.2: Enforcement Officer	14-1.12B Enforcement Officer	Content carried forward without change.
14-11.3: Enforcement Procedures	14-1.12C Enforcement Procedures	Provision C.2: requirement for mailing changed from certified to first class mail.
	14-1.12D Violations	New section. This new section restates what is already accepted practice in Santa Fe; however, there appears to be no language explicitly on point describing what constitutes a violation of the LDC. There are fragmented notes about violations in specific sections (e.g., impact fees), but having this stated once here will allow those various disparate regulations to be deleted.
14-11.4: Remedies and Penalties	14-1.12E Remedies and Penalties	This section has been copy-edited. Provision E.3.III: requirement for mailing changed from certified to first class mail. Provision E.3.IV, Administrative Hearing section: change is that a person who receives a citation may pursue a hearing in civil court of the city does not have or cannot appoint a hearing officer to resolve the administrative hearing request.
14-11.4(D) 14-1.11F Revocation of Approvals	14-1.12F Revocation of Approvals	F.1.I and II: requirement for mailing changed from certified to first class mail.
14-11.5: Enforcement of Santa Fe Homes Program Outside the City Limits	14-1.12G Enforcement of Santa Fe Homes Program Outside the City Limits	Clarification added that this only applies outside city limits if a development project has entered into and SFHP agreement.
14-12: Definitions	14-9.2 Use Definitions AND 14-9.3 General Definitions	<ul style="list-style-type: none"> <li>▪ Definitions have been carried forward, with the following edits:</li> <li>▪ New definitions : bank or credit union; bar, cocktail lounge, nightclub; children’s play area and play equipment; charitable institution; commercial parking lot or garage; compound development; conference or extended stay lodging facility; demolition; demolition by neglect; doggie daycare; dwelling, duplex; dwelling, live-work; dwelling, quadplex; dwelling, single-family attached (townhome); dwelling, triplex; egress; electric vehicle charging station; elevation (of a structure); eligible facilities request (EFR); eligible support structure; farmers’ market; film production; fire station; gas station; garage, private; hair salon or barber shop; health care and extended care facilities; historic or historical; historic district; historic material; hospital heliport; in-kind; ingress; in-home day care; intensification; laboratory, research or testing; lintel; long-term bicycle parking; lodging uses; medical or dental office or clinic; monastery or covenant; mutin; neighborhood grocery store; neighborhood or community center; office equipment sales and service; office supply sales; parapet; pediment; pergola; pet grooming; photography studio; picket fence; police or fire station; preschool; reception or event center; recreation and entertainment uses; religious, educational, or charitable</li> </ul>

		<p>institution; rehabilitation; renewable energy facility; repair;</p> <ul style="list-style-type: none"><li>▪ Definition of boarding house modified to no longer require owner occupation and expanded to "boarding, dormitory, monastery or convent"; caliper definition expanded to include diameter at breast height; added RV Park to term previously defined as campground; replaces child day care facility with day care facility and expands the definition to include adult day care; removes definition for clinic and its limitations on the number of beds and practitioners in favor of "medical or dental office or clinic"; dwelling unit, multiple family is now "dwelling unit, multi-unit"; adds second meaning to "excavation; defined "convalescent, skilled nursing, or rehabilitation care facility" to have the same definition as "extended care facility"; differentiates large group residential care facilities from small (previously "limited") and correctional residential care facilities; expands definition of kennel to include boarding facility; expands on the definition of personal care establishment; adds apothecary to pharmacy; expands definition of planting strip to include the area between a curb and sidewalk; restaurant, fast service/take-out; restaurant full service; seasonal sales; self-storage units; service and repair garage, including gas station; short-term bicycle parking; shot clock; slump block; small cell facility; springline; tailoring or alteration shop; temporary mobile storage unit; temporary on-site contractor's office; theatre, live productions; tiny home; tire recapping and retreading; transit transfer facility; trellis; trombe wall; wireless communications facility;</li><li>▪ Related terms have been grouped under categorical terms, for example "adult arcade" is placed under "sexually oriented business" along with adult bookstore, etc.</li><li>▪ Removes definitions for adult news rack, Filling station, group home, mini-storage units; Motel; nightclub; religious assembly; religious institution; repair garage; residential suite hotel or motel; salvage yard; specified anatomical areas; specified sexual activities; and subdivide.</li></ul>
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