Agenda

Amended Agenda, Joint Meeting of the Archaeological Review Committee and of the Historic Districts Review Board
October 14, 2025 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Historic Districts Review Board Meeting

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at www.youtube.com/@cityofsantafe. The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

Join on Zoom: https://santafenm-gov.zoom.us/j/81546824466

By Phone: 301 715 8592

Webinar ID: 815 4682 4466

The agenda and packet for the meeting will be posted at https://santafenm.portal.civicclerk.com/

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
5. Approval of Findings/Conclusions
   a. 2024-008628-HDRB, 216 Old Santa Fe Trail (February 25, 2025)
   b. 2025-009941-HDRB, 416 Sosaya Ln., (March 25, 2025)
   c. 2025-009947-HDRB, 214 Old Santa Fe Trail (March 25, 2025)
   d. 2025-009916-HDRB, 1010 Camino San Acacio (April 8, 2025)
   e. 2025-009943-HDRB, 925 Acequia Madre (April 8, 2025)
   f. 2025-010124-HDRB, 248 Rodriguez St. (April 8, 2025)
   g. 2025-010291-HDRB, 815 Dunlap St. (May 13, 2025)
   h. 2025-010339-HDRB, 629 Camino Del Monte Sol (May 13, 2025)

i. 2025-010351-HDRB, 629 Camino Del Monte Sol (May 13, 2025)

j. 2025-010292-HDRB, 345 Garcia St. (May 13, 2025)

6. Matters from the Public

7. Discussion and Action to Make Recommendation On Legislation

a. CONSIDERATION OF BILL NO. 2024-17. ADOPTION OF ORDINANCE NO. 2025-____. (Mayor Alan Webber and Councilor Jamie Cassutt)
A Bill Repealing and Replacing SFCC 1987 Chapter 14 ("Land Development Code"); Clarifying and Consolidating Various References to Code Violations Into One Violations Section; Specifying that the Applicant or the Property Owner Have the Burden of Proof for Establishing Legal Non-Conformities; Reducing the Early Neighborhood Notification Requirement for City Capital Improvement Projects to those Exceeding Two Hundred and Fifty Thousand Dollars; Renaming "Special Use Permit" to "Conditional Use Permit"; Removing Historic District Review Board's ("HDRB") Authority to Recommend Personal Property Acquisitions; Requiring Archaeologists to Hold a New Mexico State Burial Excavation Permit for Certain Work; Removing Waivers of Qualifications for Archaeologists by Archaeological Review Committee; Increasing Permitted Building Heights for Residential Districts and Non-Residential Development; Establishing Densities and Height By Right for Certain Residential Zones Exceeding Ten Units Per Acre; Creating a Parks and Open Space Zoning District; Permitting Additional Flexibility for Certain Structures and Situations Regarding Setbacks; Eliminating Residential Suite Hotel/Motel and Ecological Resource Protection Overlay Zoning Districts; Reducing the Length at Which an Archaeological Clearance Permit is Required for Sewer and Utility Main Construction; Removing Alcohol Sale Regulations in the Airport Road Overlay; Identifying a Strategy to Review and Approve Land Uses Not Specifically Listed in the "Summary Table of Allowed Uses"; Clarifying that Duplexes, Triplexes, Townhomes, and Residential Complexes are Permitted Uses; Creating Use Categories and Subcategories and Reorganizing Some Existing Uses Into New Categories within the Table of Allowed Uses; Requiring Trees to be Integrated Into Stormwater Infrastructure in the Airport Road Overlay District; Removing Certain Prohibitions for Vehicle Parking at Residences; Allowing Accessory Dwelling Units to be the Maximum Allowable Height of the Zoning District; Establishing Design and Dimensional Standards for Residential Compound Development; Regulating In-Ground and Above-Ground Pools; Regulating Agricultural Home Occupations; Reassigning the Use, "Laboratory, Research, or Testing" From Industrial to Commercial; Regulating Outdoor Dining; Updating Telecommunication Facilities Code to be Consistent with Federal Standards; Establishing New Subdistrict Regulations in the Historic District Overlays; Specifying Primary Facades for Significant Structures and the Strategy for Identifying Primary Facades On Contributing Structures; Updating Definitions For Façade and Elevation; Prohibiting

Enclosure Of Existing Porches and Portals on Primary Facades of Contributing Structures; Requiring Window Depth and Other Characteristics of Windows and Doors be Preserved in Historic Districts; Increasing Affordability Incentives, Including Administrative Review and Density Bonuses; Specifying that Open Space Requirements in the C-2 District are Per Dwelling Unit; Expanding Options to Reduce On-Site Parking and Exempting the Business Capital District from Parking Requirements in Table 7-4; Reducing Required Off-Street Parking Spaces; Requiring Electric Vehicle Charging Stations for All New Developments; Distinguishing Parking Regulations Applicable to Bicycles from those Applicable to Vehicles, and Requiring Long-Term Bicycle Storage and Parking; Eliminating Content-Based Sign Restrictions; Imposing a Variety of New Regulations Protecting the City's Terrain and Stormwater Management; Imposing New Landscaping Standards for Plants and Trees; Eliminating Allowance for High- and Low-Pressure Sodium Lamps and Mercury Vapor, Adding Led as the Permitted Lamp Type, and Decreasing the Permitted Incandescent Watts from 160 to 150; Sunsetting the Business Capitol District Design Review Committee and Long Range Planning Subcommittee; Defining Numerous Terms; Imbedding Graphical Depictions of Processes; and Making Non-Substantive Chapter Organizational Changes. (Maggie Moore, Assistant Land Use Director; mrmoore@santafenm.gov)

Committee Review:
Governing Body (Introduction): 10/08/2025
Special Governing Body (Public Comment): 10/09/2025
Historic Districts Review Board and Archaeological Review Committee Joint Meeting: 10/14/2025
Planning Commission: 10/16/2025
Public Works and Utilities Committee: 10/20/2025
Quality of Life Committee: 10/22/2025
Finance Committee: 10/27/2025
Governing Body Special Meeting (Public Hearing): 11/19/2025

8. Staff Communications

   a. 715 Camino Lejo, Historic Review Historic District, Not Surveyed, Philip Weddle, agent for George Goldstein, Museum of New Mexico Board of Regents, owner, requests design review for the proposed construction of a new restroom building and small gateway structure in conjunction with the planned Children's Discovery Garden at the Santa Fe Botanical Garden. This information item will begin the collaboration procedures set forth in 14-5.2(M)(2)(a) collaboration between the state and the Historic Districts Review Board. (Paul Duran, paduran@santafenm.gov) (Postponed to October 28, 2025)

9. Old Business

   a. 2025-010495-HDRB, 439 Camino del Monte Sol Lot 1-A, Downtown & Eastside Historic District, Significant, Hoopes Architects, agent for Chris Greulich and Mathew Boland, owners, request approval to construct a 504 sq. ft. detached garage to a height of 10'-3" where the max allowable is 14'-0". (Paul Duran) (Postponed to October 28, 2025)

10. New Business

a. 2025-011226-HDRB, 1323 Paseo De Peralta, Don Gaspar Area Historic District, Contributing, Santa Fe Permits, agent for Capitol Counsel and Consulting, LLC, owner, requests primary façade designation. (Lani McCulley, LJMcCulley@santafenm.gov)

b. 2025-011227-HDRB, 925 Canyon Rd., Downtown & Eastside Historic District, non-contributing, Trey Jordon, agent for John and Mary Ann Vigil and Concepcion Lujan, owners, requests a status review with primary façade designation, if applicable. (Lani McCulley)

c. 2025-011248-HDRB, 1020 Camino San Acacio, Downtown & Eastside Historic District, Contributing, Henry Avila, agent for Zelma Long and Philip Freese, owners, requests status review with primary façade(s) designation if applicable. (Paul Duran) (Postponed to October 28, 2025)

d. 2025-011245-HDRB, 456 Camino Don Miguel, Downtown & Eastside Historic District, Non-contributing, Henry Avila, agent for William J. and Celeste K. Hughes, owners, requests approval of a new 529 sq. ft. detached garage structure in the Recent Santa Fe design style to a height of 11'-7" where the maximum allowable height is 15'-8" and new vehicular gate. (Paul Duran) (Postponed to October 28, 2025)

e. 2025-011228-HDRB, 927 Canyon Rd., Downtown & Eastside Historic District, non-contributing, Innovative Design Construction, agent for Joseph Gonzalez, owner, proposes to construct a 576 sq. ft. carport addition to a height of 10'-0" where the maximum allowable is 18'-1". (Lani McCulley) (Postponed to October 28, 2025)

f. 2025-011229-HDRB, 815 Dunlap St., Westside-Guadalupe Historic District, contributing, Christopher Purvis, agent for Michael Zimber, owner, proposes to replace and repair windows, remove the greenhouse, and stucco. An exception is requested to 14-5.2(D)(5)(a) for replacing historic windows. (Lani McCulley)

g. 2025-011244-HDRB, 412 Camino Cabra, Downtown & Eastside Historic District, Contributing, Ju Tan, agent for Heather Lundine and Tom Wilmoth, owners, requests approval for window replacements, construct a coyote fence to a height of 4'-6", and yard wall to a height of 3'-9" where the maximum allowable is 5'-1". Two exceptions are requested to 14-5.2(D)(1)(a) removal of historic material and 14-5.2(D)(5)(a)(i) historic windows shall be repaired or restored wherever possible. (Paul Duran) (Postponed)

h. 2025-011246-HDRB, 532 Calle Corvo, Downtown & Eastside Historic District, Contributing, John Padilla, agent for Susan McShane Salomone, owner, requests approval to construct a 624 sq. ft. addition to the main house and 442 sq. ft. addition to the garage. An exception is requested to 14-5.2(D)(2)(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint and shall not exceed fifty percent of the existing dimension of the primary facade. (Paul Duran) (Postponed)

i. 2025-011230-HDRB, 527 Agua Fria St. units 1, 2, & 3, Westside-Guadalupe Historic

District, Significant, Osage Design Studio, agent for Neirika, LLC, owner, proposes to construct a 36 sq. ft. addition, replace windows and doors, raise two sections of roofing, re-roof, stucco, and other repairs. Exceptions are requested to 14-5-2(D)(5)(a)(i)(ii)(iii) for replacement of windows on primary facades, 14-5-2(D)(3)(a) for raising the roof of a significant structure, *14-5-2(D)(2)(c)* placing an *a*ddition on a primary façade, 14-5-2(D)(5)(b) replacing a chimney on a significant structure. (Lani McCulley)

j. 2025-011231-HDRB, 330 Gormley Ln., Downtown & Eastside Historic District, non-contributing, Armando Gonzalez, agent for Elizabeth Geier, owner, requests approval for a 144 sq. ft. pergola to a height of 9'-0" and a 298 sq. ft. portal to a height of 15'-4" where the maximum allowable height is 17'-5", and three pedestrian gates ranging from 5'-10" to 6'-0" where the maximum allowable height is 6'-0" that were constructed without a permit. (Lani McCulley) (Postponed)

11. Matters from the Board

12. Next Meeting:

    a. October 28, 2025

13. Adjourn

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case # 2024-8628-HDRB
Address – 216 Old Santa Fe Trail
Agent's Name – John Padilla
Owner/Applicant's Name – Lewis West

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 25, 2025.

BACKGROUND

The commercial building at 216 Old Santa Fe Trail is a non-contributing structure in the Downtown and Eastside Historic District. The streetscape consists of the properties on Old Santa Fe Trail south of Water Street and north of East Alameda Street. On this commercial street, the properties to the north of the subject property have divided-lite windows, including the windows of the two-story building behind the neighboring lot. At the end of the street is the five-story La Fonda hotel, which very visibly has divided-lite windows on all five floors. The structures on the west side of the street mostly have divided-lite doors, and windows that are separated from the grade by three feet of stucco wall. Across the way is an open-air market, the Loretto Inn and the historic Loretto Chapel. Wrapping around and going north along the west side of the street, the corner property at 200 Old Santa Fe Trail has divided lites as well.

The Board designated 216 Old Santa Fe Trail as non-contributing under Case # 2024-8452-HDRB in a hearing June 25, 2024. The structure was constructed in a vernacular manner between 1956 and 1958. The 1984 Historic Building Inventory provides little information about the structure. The 2024 Historic Cultural Properties Inventory reflects changes that were made in 2023 without permit or approval from the HDRB.

Aerial photography in the HCPI shows the structure in 1958 and with additions in 1978. The 1984 structure was entirely to the rear of the lot and still appeared as the original residence. The 2016 property owner requested the removal of a temporary tent structure, the construction of a 346-square-foot addition on the east elevation, and a 63-square-foot addition on the north. See Case # H-16-007. Additional work in 2017 altered the face of the structure by enclosing windows and increasing the size of fenestrations to create the store front as it appeared in 2022, with about three feet of stuccoed wall below two large windows on either side of the door on the east elevation.

The structure today has no fenestration on the north or south façades. The east elevation was altered again in 2023, creating a glass front which extends to the grade. The single header from the 2016 conversion is still present, but an awning has been placed over the header below the parapet. The Applicant received a Stop Work Order (or "Red Tag") in February, 2024, for creating the glass-dominated front, installing the awning, and replacing signs without a permit.

The Applicant requests retroactive approval for the following work done without approval or permits:

(1) Removal of the previously existing wood-frame French door and two wood-framed windows.

(2) Replace the windows and doors, each with a single fenestration, with a glass door and side lites. The windows and door are single panes in dark-bronze aluminum frames.

(3) Stucco the east elevation to match the remaining portion of the structure in a cementitious "Desert Rose".

(4) Install a single slope canvas awning in black mounted above the existing word header beam and below the existing parapet line.

The City Staff notes that the neighboring lot, 214 Old Santa Fe Trail, has an entry and windows matching those of the subject property, which were installed without permission and are also the subject of a Stop Work Order. Therefore, they are not considered a part of this streetscape. The building at 228 Old Santa Fe Trail had divided-lite doors with two single-lite windows. 222 and 218 Old Santa Fe Trail each have single-lite display windows as well. Three businesses on the street frontage have single-pane display windows, none of which are connected to the door in a single fenestration. They are windows centered in wall-dominated façades. There are no cases on file in the Historic Preservation Division that show whether the three buildings had approval to change to non-conforming single-lite windows.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended a finding that the criteria for an exception to SFCC Section 14-5.2(E)(1)(c) had not been met and recommended denial of the application, as it does not comply with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or

some of the Applicant's proposed design to assure overall compliance with applicable design standards.

7. Under SFCC Section 14-5.2(E)(1)(c), single panes of glass exceeding 30 inches in any dimension are not permitted.
8. The Applicant has installed single-pane windows at 8'4", and now seeks retroactive approval from the Board. The Staff determined that an exception to SFCC Section 14-5.2(E)(1)(c) would be required for approval of the application, and the Applicant requested an exception.
9. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
10. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's recommended finding that the Applicant has not conclusively demonstrated that all exception criteria have been met:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would damage the character of the district because it does not meet either the Old Santa Fe Style or Recent Santa Fe Style, as defined in SFCC Section 14-5.2(E)(1-2), which are both characterized by small window panes, deep-inset windows and doors, and divided-lite windows. These windows also are out of proportion on this streetscape;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is not required to prevent a hardship to the Applicant or an injury to the public welfare because the Downtown and Eastside Historic District is filled with successful businesses whose structures have divided-lite windows and windows separated from the grade by stucco walls, and have no door-and-sidelite combinations of undivided lites. There is no proof that the business is adversely affected by these restrictions; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would not strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts, because there has been no evidence that proprietors cannot manage successful businesses with storefronts that are consistent with the historic character of the streetscape.
11. The Board finds that the Applicant has failed to conclusively demonstrate that the exception criteria have been met.
12. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
13. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have not been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the application as follows:

1. The Board has the authority to review and approve the application.
2. The Board denies the exception requested in the application.
3. The Board denies approval of Items # 1-4 as set forth in the application because the unapproved work is inconsistent with the streetscape and the design standards of SFCC Section 14-5.2(E).

IT IS SO ORDERED ON THIS 14th DAY of OCTOBER, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case # 2025-9941-HDRB
Address – 416 Sosaya Ln.
Agent's Name – Marc Naktin
Owner/Applicant's Name – KPG Properties

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on March 25, 2025.

BACKGROUND

The single-family residence at 416 Sosaya Ln. is listed as non-contributing to the Downtown and Eastside Historic District. The main residential structure was built in 1946 on a 0.11-acre lot and totaled 1,735 square feet of roofed area. The structure was built in the Spanish Pueblo Vernacular architectural design style as seen by the adobe block and wooden viga construction materials, flat roof with rounded parapets, and recessed doors and windows.

The 1983 New Mexico Historic Building Inventory (HBI) form assessed the structure but did not give a recommendation for status. In 1991, an updated Historic Building Inventory form was completed, and a non-contributing status was assigned to the structure. The structure has now been enveloped from alterations from 2002 and 2005. The main structure does have elements of the original construction, and some are evident on the east portion of the north elevation. With the current request and previous alterations to the structure there is a minimal historic presence on the streetscape.

At this hearing, the Applicant requests Board approval of the following items:

1) Construct a 170-square-foot pergola on the southwestern façade to a height of 9 feet.
2) Remodel an existing pergola into a 497-square-foot portal on the northeastern façade to a height of 8'10".
3) Infill a sliding glass door on the north elevation.
4) Install clerestory window on the north elevation.
5) Repair stucco to match existing Sto elastomeric color "Buckskin".

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC

requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.

3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
8. The information contained in the Staff Report and the exhibits, testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the application as follows:

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-5 as set forth in the application, as recommended by Staff.

IT IS SO ORDERED ON THIS 14th DAY of OCTOBER, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case # 2025-9947-HDRB
Address – 214 Old Santa Fe Trail
Agent's Name – John A. Padilla
Owner/Applicant's Name – Mark Suleiman

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on March 25, 2025.

BACKGROUND

The former single-family residence and current commercial structure at 214 Old Santa Fe Trail has a contributing designation in the Downtown and Eastside Historic District. The structure was built post-1912 in a vernacular manner as seen by the wood frame and stucco materials, recessed doors and windows, and four-over-one historic windows. Originally it was a modest residential home, converted into a commercial storefront in the 1940s. A two-story apartment addition was added in the early 1970s. The structure was given contributing status in 1984, with a primary façade designation in 2021, Case # 2021-3908-HDRB, in which the north façade was designated primary. It has had additions to the eastern and western facades, changing the original design. However, the structure's northern and southern facades are relatively intact, showing the original fenestration, construction materials and architectural style of the structure.

The streetscape consists of the properties on Old Santa Fe Trail south of Water Street and north of East Alameda Street. On this commercial street, the properties to the north of the subject property have divided-lite windows, including the windows of the two-story building behind the neighboring lot. At the end of the street is the five-story La Fonda hotel, which very visibly has divided-lite windows on all five floors. The structures on the west side of the street mostly have divided-lite doors, and windows that are separated from the grade by three feet of stucco wall. Across the way is an open-air market, the Loretto Inn and the historic Loretto Chapel. Wrapping around and going north along the west side of the street, the corner property at 200 Old Santa Fe Trail has divided lites as well.

The City issued to the property owner a notice of violation and citation for construction on the structure without Board approval or building permits. The project included the installation of two large plate-glass windows on the eastern elevation which extend to the grade, one of which shares a single fenestration with a plate-glass double door; installation of a black steel, ribbed gate on the southeast corner; and construction of a stuccoed planter on the north façade. At this hearing, the Applicant requests retroactive Board approval of the following items, already constructed, which require exceptions to SFCC Sections 14-5.2(D)(2)(c), Additions to Primary Façades, and 14-5.2(E), Downtown and Eastside Design Standards:

1) Addition of a low landscape planter wall (1'4" to 2'7") along a portion (36 feet) of the north primary façade, for which an exception is requested.

2) Removal of two windows and double doors on the east façade and installation of two plate-glass windows and a pair of plate-glass doors, for which exceptions are requested.
3) Installation of a new black metal gate to the height of 7 feet at the southeastern façade portal to secure the passageway to the rear structure, for which an exception is requested.

The City Staff notes that the neighboring lot, 216 Old Santa Fe Trail, has an entry and windows matching those of the subject property, which were installed without permission and are also the subject of a Stop Work Order. Therefore, they are not considered a part of this streetscape. 228 Old Santa Fe Trail has divided-lite doors with two single-lite windows. 222 and 218 Old Santa Fe Trail each have single-lite display windows as well. Three businesses on the street frontage have single-pane display windows, none of which are connected to the door in a single fenestration. They are windows centered in wall-dominated façades.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff found that all the exception criteria have not been met and recommended denial of the application as it did not comply with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.

Plate-Glass Windows and Doors:

8. Under SFCC Section 14-5.2(E)(1)(c), single panes of glass exceeding 30 inches in any dimension are not permitted.
9. The Applicant has installed two single-pane windows 8'4" high, and now seeks retroactive approval from the Board. The Staff determined that an exception to SFCC Section 14-5.2(E)(1)(c) would be required for approval of the application, and the Applicant requested an exception.

10. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
11. Based on the information set forth in the Staff Report, and the exhibits, evidence and testimony presented at the hearing, the Board agrees with Staff's recommended finding that the Applicant has not conclusively demonstrated all exception criteria have been met:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would damage the character of the district because it does not meet either the Old Santa Fe Style or Recent Santa Fe Style, as defined in SFCC Section 14-5.2(E)(1-2), which are both characterized by small window panes, deep-inset windows and doors, and divided-lite windows. These windows also are out of proportion on this streetscape;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is not required to prevent a hardship to the Applicant or an injury to the public welfare because the Downtown and Eastside Historic District is filled with successful businesses whose structures have divided-lite windows and windows separated from the grade by stucco walls, and have no door/sidelite combinations of undivided lites. There is no evidence that the business is adversely affected by these restrictions; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would not strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside in the Historic Districts, because it erodes the enforcement of the City Code for property owners to make alterations to buildings without procuring the necessary permits, and there is no evidence proprietors cannot manage successful businesses with storefronts consistent with the historic character of the streetscape.
12. The Board finds that the Applicant has failed to conclusively demonstrate that the exception criteria have been met for the plate-glass windows and doors.

Black Steel Fence and Gate:

13. Under SFCC Section 14-5.2(E)(1-2), buildings are characterized by construction in adobe, with wooden architectural elements, all in light to dark earth colors.
14. The Applicant has installed a black, ribbed steel gate and fence section, seven feet tall at its highest point, at the southeast corner of the structure, and now seeks retroactive approval from the Board. The Staff determined that an exception to SFCC Section 14-5.2(E)(1-2) would be required for approval of the application, and the Applicant requested an exception.
15. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
16. Based on the information set forth in the Staff Report, and the exhibits, evidence and testimony presented at the hearing, the Board agrees with Staff's recommended finding that the Applicant has not conclusively demonstrated all exception criteria have been met:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would damage the character of the district, because black seven-foot ribbed gates are not a color or design approved in the Downtown and Eastside Historic District. Other steel fences and gates on the streetscape are low or have

an elongated checkerboard with reinforced union design, and they are brown, patinaed or some other earth-toned or design-consistent color;

b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is not required to prevent a hardship to the Applicant or an injury to the public welfare, because the Downtown and Eastside Historic District is filled with successful businesses which have other, more harmonic designs for gates and fences, and there is no evidence that the businesses are adversely affected by these restrictions; and

c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would not strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts, because it erodes the enforcement of the City Code for property owners to make alterations to buildings without first procuring the necessary permits, and there is no evidence that proprietors cannot manage successful businesses with fences and gates consistent with the historic character of the streetscape.

17. The Board finds that the Applicant has failed to conclusively demonstrate that the exception criteria have been met for the seven-foot-high, black ribbed steel gates.

Low Landscape Planters:

18. Under SFCC Section 14-5.2(D)(2)(c), additions are not permitted to primary façades.
19. The Applicant has built a landscape planter varying in height from 1'4" to 2'7" along a 36-foot section of the north primary façade, and now seeks retroactive approval from the Board. The Staff determined that an exception to SFCC Section 14-5.2(D)(2)(c) would be required for approval of the application, and the Applicant requested an exception.
20. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
21. Based on the information set forth in the Staff Report, and the exhibits, evidence and testimony presented at the hearing, the Board agrees with Staff's recommended finding that the Applicant has not conclusively demonstrated exception criteria have been met:

a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would damage the character of the district, because the north façade has been designated a primary façade for its features that define the character of the building's architecture, notably the historic windows, stepped parapet and chimney mass. The planter interferes with the architectural features of the primary facade, which is a traditional bungalow design consistent with the original residential character of the building;

b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is not required to prevent a hardship to the Applicant or an injury to the public welfare, because there has been no showing that the business which occupies the structure at 214 Old Santa Fe Trail cannot operate successfully without a landscape planter; and

c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would not strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts, because it erodes the enforcement of the City

Code for property owners to make alterations to buildings without first procuring the necessary permits, and there has been no showing that the art displayed on the landscape planter cannot be showcased adequately by some other mechanism that does not attach to the primary façade.

22. The Board finds that the Applicant has failed to conclusively demonstrate that the exception criteria have been met for the low landscape planter on the north primary façade.

23. The alterations to this contributing structure compromise the historic status of the structure by the removal of historic materials and alteration of architectural features and spaces that embody the contributing status, as prohibited by SFCC Section 14-5.2(D)(1)(a).
24. Information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
25. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have not been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the application as follows:

1. The Board has the authority to review and approve the application.
2. The Board denies the exceptions requested in the application.
3. The Board denies approval of Items # 1-3 as set forth in the application in its entirety.

IT IS SO ORDERED ON THIS 14th DAY of OCTOBER, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case # 2025-9916-HDRB
Address – 1010 Camino San Acacio
Agent's Name – Daniel Strongwater
Owner/Applicant's Name – Jeremy and Caroline Rohrlich

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 8, 2025.

BACKGROUND

The single-family residence at 1010 Camino San Acacio is listed as contributing to the Downtown and Eastside Historic District with the north and west elevations designated as primary. The 2,874-square-foot main residential structure was built on a 0.27-acre lot in the early 1960s. The main structure was built in the Spanish Pueblo Revival architectural style as seen by the adobe and rock foundation construction materials, recessed door and windows, and wooden corbel elements. The structure was built by Louie Ewing, a widely known artist who lived and worked in Santa Fe from 1935-1983. Ewing was best known for his photographic work for the Laboratory of Anthropology in 1939.

The Applicant presented this project to the Board February 25, 2025, and the Board postponed the project, directing the Applicant to consider a redesign to minimize the impact to the two primary facades, the north and west façades. The Board indicated that the addition should be secondary to the primary façades in massing and style, as well as differentiated from them. At the hearing April 8, 2025, the Applicant requested Board approval of the following items, which included two exceptions, to SFCC Section 14-5.2(D)(4) to enclose an existing portal and SFCC Section 14-5.2(D)(2)(c) for an addition to the west primary façade:

1) Construct a 175-square-foot closet addition on the east façade.
2) Carport excavation to create a ceiling height of 8 feet.
3) Parking space remodel with a dry-stack retaining wall on the northeast corner of the property.
4) Enclose existing upper landing of entry stairway on the west primary façade, which adds 98 square feet of conditioned space, and requires an exception to SFCC Section 14-5.2(D)(2)(c), Addition Not Permitted on Primary Façade.
5) Enclose existing south portal for an additional 287 square feet, which requires an exception to SFFCC Section 14-5.2(D)(4), Existing Porches and Portals Shall Not be Enclosed.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended conditional approval of the proposed project and requested the skylight on the east façade addition be not publicly visible. The Staff recommended a finding that the exception criteria have been met and that the project complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Historic District Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.

Addition to West Primary Façade:

8. Under SFCC Section 14-5.2(D)(2)(c), additions are not permitted to primary façades of contributing, significant or landmark structures.
9. The Applicant proposes to build an addition on the west-facing primary façade by enclosing the landing of an entry stairway. Staff determined that an exception to SFCC Section 14-5.2(D)(2)(c) would be required for approval of the application, and the Applicant requested the exception.
10. To obtain this exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met with respect to enclosure of the stairway landing:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district, because the enclosure is set back from the street, toward the back, southeast corner of the house, and the design accentuates existing elements of the structure's architecture;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare, because it will connect two existing living areas which presently require the occupants to go outside to access the accessory living area; and

c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts, because the design facilitates the care of a family member who may occupy the accessory living area.

12. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met with respect to enclosure of the stairway landing.

Enclosure of East-Elevation Portal:

13. Under SFCC Section 14-5.2(D)(4), existing porches and portals shall not be enclosed.
14. The Applicant proposes to enclose a portal on the south elevation of the house. Staff determined that an exception to SFCC Section 14-5.2(D)(4) would be required for approval of the application, and the Applicant requested the exception.
15. To obtain this exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
16. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's recommended finding that the Applicant has conclusively demonstrated that all exception criteria have been met with respect to enclosure of the south elevation portal:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district, because the south elevation is not visible from the public street and the exterior wall of the newly enclosed portal will duplicate architectural elements from the existing south elevation;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare, because it will connect two existing living areas which presently require the occupants to go outside to access the accessory living area; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts, because the enclosed portal facilitates the care of a family member who may occupy the accessory living area, which would connect through the stairway landing at the southeast corner.
17. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met with respect to enclosure of the south elevation portal.

18. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
19. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
20. The information contained in the Staff Report and exhibits, and the testimony and

evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the application as follows:

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-5 as set forth in the application, as recommended by Staff, with the following additional conditions:
    a. The wall where Door A will be located, at the stairway landing, be recessed from the north corner of the existing guestroom (above the garage) so that it is differentiated from the guestroom;
    b. The Applicant submit to Staff a color sample of the semi-transparent gray stain for approval to ensure that it mimics the existing aged corbels on the structure;
    c. The skylight on the closet addition be placed so that it is not publicly visible; and
    d. The Applicant submit revised drawings of the wall where Door A will be located to Staff for review and approval before applying for a construction permit.
3. The Board grants the two exceptions requested in the application.

IT IS SO ORDERED ON THIS 14th DAY of OCTOBER, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case # 2025-9943-HDRB
Address – 925 Acequia Madre
Agent's Name – Gregory Waits, Waits Studio Works
Owner/Applicant's Name – Jason Flanagan

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 8, 2025.

BACKGROUND

The single-family residence at 925 Acequia Madre is listed as contributing to the Downtown and Eastside Historic District. The 954-square-foot main residence was constructed in the late 1930s on a 0.15-acre lot. The architectural design style of the main residence is Santa Fe Pueblo Revival as seen by the adobe block and wooden viga construction materials, flat roof, rounded parapets, and recessed doors and windows with divided lites.

In 2002, Case # H-02-140, the Board approved a detached 514-square-foot guest house. This casita has facades that align with the main house and sits 10 feet from the residence creating a courtyard between the two structures. After the casita construction, the owners built a 178-square-foot portal to provide outdoor protection from the weather but this portal fell into disrepair and was demolished.

At this hearing, the Applicant requests Board approval of the following item:

1) Construct a new 178-square-foot portal to a height of 9 feet on the north façade of the main structure between the main structure and the casita.

In his description of the proposed portal, the Applicant wrote that its location, size, materials and design layout were determined from the construction and footprint of the demolished portal. Existing column anchors from the demolished portal will be maintained for the new portal. Unstained and sealed wood columns 8 inches in diameter will support 6" x 8" wood beam joists under a twin-wall translucent polycarbonate roof that will allow for light penetration while protecting the courtyard from the weather. At 9 feet in height from grade, the proposed portal will sit below the main residence and casita. The proposed portal also is detached from the existing structures to insure structural independence and integrity. The proposed gutter, downspout and flashing will be a galvanized metal to match the existing flashing.

The Applicant presented this project to the Board March 25, 2025, the Board provided feedback and postponed the case until the April 8, 2025, hearing and asked that the applicant provide a construction detail of the roof profile to indicate the translucent material edge will not be publicly visible.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and recommended a finding that the application complies with SFCC Section 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
10. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the condition imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the application as follows:

1. The Board has the authority to review and approve the application.
2. Board approves the application, as recommended by Staff, with the following additional conditions:

a. The translucent polycarbonate roofing will be allowed if its edges are concealed by a flashing drip edge made of galvanized steel material.

IT IS SO ORDERED ON THIS 14th DAY of OCTOBER, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andrea Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case # 2025-10124-HDRB
Address – 248 Rodriguez St.
Agent's Name – Jennifer Salimbene
Owner/Applicant's Name – Steven Barrett

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 8, 2025.

BACKGROUND

The storage shed at 248 Rodriguez St. is listed as non-contributing to the Downtown and Eastside Historic District. A 2025 Historic Cultural Properties Inventory (HCPI) submitted by the Applicant, which addresses only the storage shed, concludes that the structure was built between 1966 and 1973. The structure was built vernacularly, as seen by the flat roof, wood frame and stucco construction materials.

The property was previously owned by Jose and Rosalia Ortiz, whose primary residence was located at 537½ Rodriguez St., across an arroyo. The HCPI reads that the Ortizes used the shed as storage, and that no dwelling units were established on the property. Today the current owner owns the property to the north at 246 Rodriguez. A 1984 Historic Building Inventory for 537½ Rodriguez St. describes the structure as a storage room with no bath. There are no known previous status evaluations, although it is marked non-contributing on the City's official Buildings Historic Status map. Research found no previous Historic Board cases.

At this hearing, the Applicant asked the Board to review the structure's historic status and to designate primary facades, if applicable.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements, and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be maintained as non-contributing, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).

5. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "non-contributing" status designations and to designate primary façades of contributing structures.
6. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a Historic District, approximately 50 years old or older that helps to establish and maintain the character of that Historic District. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
7. Under SFCC Section 14-12.1, the definition of a "non-contributing structure" is a "structure, located in a Historic District, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District."
8. Based on the information set forth in the Staff Report, and the exhibits, testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a "non-contributing structure," as recommended by the Staff. The Board finds that the structure is composed substantially of non-traditional materials, such as fiberboard, plywood and metal lathe, and has no architectural or traditional significance.
9. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the application as follows:

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant's request to review historic status.
3. The Board designates the structure as non-contributing.

IT IS SO ORDERED ON THIS 14th DAY of OCTOBER, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar, City Clerk Date

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case # 2025-10291-HDRB
Address – 815 Dunlap St.
Agent's Name – Christopher Purvis
Owner/Applicant's Name – Michael Zimber

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on May 13, 2025.

BACKGROUND

The 1,360-square-foot single-family residence at 815 Dunlap St. is listed as non-contributing to the Westside Guadalupe Historic District. The two accessory structures in the rear of the lot have not been assigned a historic status. The single-story main residence was built of adobe in the 1930s, with a 1940s addition on the north elevation. The residence is designed with a deep undulating parapet that conceals a low-gabled roof. The 1940s addition appears to have been built to create an interior access to the basement. A greenhouse was added sometime in the 1970s/80s on the street-facing, south elevation. This greenhouse addition created a door where there was once a window. It originally had vigas protruding from the west elevation which were removed after 1985. There also is evidence that a bathroom window on the west elevation has been altered, and that after 1985 a northeastern window was infilled. The windows all have concrete lug sills. For the most part the windows are wood, with one vinyl window centered in the west elevation and one steel casement window on the north elevation.

The 1940s addition does not maintain the deep undulating points or canales. It also has never had protruding vigas. The windows are higher on the structure than those of the 1930s construction. On the north elevation of the addition there appears to have been an overhang or cover of some sort attached above the door which has since been removed. The 1940s addition has the concrete lug windowsills, except for the window on the northeast corner next to the door. This window is not in-set and appears to be a newer installation than the other windows.

In the northwest corner of the property sits a 600-square-foot, wood-frame garage structure with board walls, a pitched, corrugated-metal roof, a roll-up metal vehicle door and a pedestrian door. According to the 2025 Historic Cultural Properties Inventory ("HCPI"), this structure may have started as a gabled-roof building, as shown in the 1950s aerial. The structure now extends the length of the rear lot and connects to another outbuilding. In the northeast corner of the property sits a 400-square-foot adobe, flat-roof accessory structure. The building has grey coat stucco with a single-lite window and a plywood door. The building was constructed in the 1950s, as indicated in the 2025 HCPI aerials, and it retains its original footprint, though the garage connects to its western side.

There are no case files in the Historic Preservation Division for this property except for a single 2016 administrative approval which approved the 48" high coyote fence with pilasters that

encloses the southeastern part of the lot in front of the residence. At this hearing, the Applicant requests:

1. A status review with primary façade designation, if applicable, for the residential structure.
2. A status review with primary façade designation, if applicable, for the garage accessory structure.
3. A status review with primary façade designation, if applicable, for the storage accessory structure.

Sofia O. Sanchez subdivided the property in 1933, officially creating the Sofia O. Sanchez Subdivision. This is the first known Santa Fe subdivision created by a woman. This lot was subdivided off from the original lot and was deeded by Sofia Sanchez to her eldest son, Blas Jr., who built this residence. For this reason, and for its historic materials and footprint, and its traditional design, the Staff recommends upgrading the residence to a contributing status.

Staff recommends a non-contributing status for the garage structure since its architecture is inconsistent with historic design models and it has changed extensively since its original construction. The Staff recommends a non-contributing status for the storage structure, as it lacks any distinctive features or other qualities that contribute to the Historic District.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Per SFCC Section 14-5.2(C)(2), Designation of Significant, Contributing or Noncontributing Status Within Historic Districts: The Staff recommends the historic status of the residence be upgraded to contributing, with the south, west and east façades designated as primary, excluding the greenhouse addition and non-historic materials. The Staff recommends the garage and the storage structure be designated as non-contributing.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "non-contributing" status designations and to designate primary façades of contributing structures.

7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a Historic District, approximately 50 years old or older that helps to establish and maintain the character of that Historic District. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Under SFCC Section 14-12.1, the definition of a "non-contributing structure" is a "structure, located in a Historic District, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District."
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the residence meets the definition of a "contributing structure," as recommended by Staff. The Board finds that its association with Sofia Sanchez, location in the Sofia O. Sanchez Subdivision, and its distinctive undulating parapets, deep-inset canales and recessed windows with concrete lug sills are architectural design qualities significant for the Westside-Guadalupe Historic District.
11. The Board finds that the west, east and south façades of the residence are the primary elevations with the features that define the character of the structure's architecture, excluding the door opening and greenhouse on the south elevation, and excluding other non-historic materials. The Board finds the unique features to be the distinctive undulating parapets, deep-inset canales, and the recessed historic windows with concrete lug window sills.
12. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the garage meets the definition of "non-contributing structure," as recommended by the Staff.
13. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the storage structure meets the definition of "non-contributing structure," as recommended by the Staff.
14. The information contained in the application, and the testimony, exhibits and evidence presented at the hearing establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the application as follows:

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant's request to review the historic status of these structures.
3. The Board upgrades the status of the residence to contributing.

4. The Board designates the following elevations of the residential structure as the primary façades: east, west and south, excluding the door opening and greenhouse on the south elevation and excluding other non-historic materials.
5. The Board designates the garage as a non-contributing structure.
6. The Board designates the storage unit as a non-contributing structure.

IT IS SO ORDERED ON THIS 14th DAY of OCTOBER, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case # 2025-10339-HDRB
Address – 629 Camino del Monte Sol
Agent's Name – Gayla Bechtol, Architect
Owner/Applicant's Name – David Garrity

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on May 13, 2025.

BACKGROUND

The single-family residence at 629 Camino del Monte Sol is listed as non-contributing to the Downtown and Eastside Historic District. The structure is part of a condominium complex that grew from a single structure built at 625 Camino del Monte Sol in 1946. Subsequent owners obtained permits to build additions in the 1980s, and a 1983 New Mexico Historic Building Inventory reads that the single address at 625 Camino del Monte Sol appeared to be a triplex. The exact configuration of the condominiums was indeterminable until 1988, when the owners recorded a condominium declaration listing four addresses, 623, 625, 627 and 629 Camino del Monte Sol.

Since it was first surveyed in 1992 with a Historic Buildings Inventory, 629 Camino del Monte Sol has received at least two additions. This included a new bedroom suite at the northeast corner built before 2001, and a new portal on the southeast corner and detached carport added in 2003. There is no record of permits for any of these projects, and the file for HDRB Case # H-03-137 reads that the City issued a stop-work order for the portal and carport, and the HDRB gave retroactive approval for them in a hearing October 14, 2003. At that time, all the structures in the condominium compound had a non-contributing designation.

At this hearing, the Applicant asks the Board to review the structure's historic status and to designate primary facades, if applicable. Staff has determined that due to substantive changes to the structure, uncertainty over the original layout of the units, when various changes took place and when each unit took its current configuration, the criteria for contributing or significant status are not met. The Staff recommends that the existing non-contributing status be retained.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. City Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the application.

2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be maintained non-contributing, per SFCC Section 14-5.2(C)(2) Designation of Significant, Contributing or Noncontributing Status in Historic Districts.
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
5. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "non-contributing" status designations and to designate primary façades of contributing structures.
6. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a Historic District, approximately 50 years old or older that helps to establish and maintain the character of that Historic District. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
7. Under SFCC Section 14-12.1, the definition of "non-contributing structure" is a "structure, located in a Historic District, that is less than 50 years old or does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
8. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a "non-contributing structure," as recommended by the Staff. The Board finds that the historic integrity of the structure is lost due to uncertainty about the historicity of changes over its lifetime, and the number and scale of plainly non-historic alterations to it.
9. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the application as follows:

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant's request to review historic status.
3. The Board maintains the structure's non-contributing status.

IT IS SO ORDERED ON THIS 14th DAY of OCTOBER, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios Date
Chair

FILED:

_____ _____

Andréa Salazar
City Clerk

Date

APPROVED AS TO FORM:

_____

Frank Ruybalid
Assistant City Attorney

_____

Date

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case # 2025-10351-HDRB
Address – 629 Camino del Monte Sol
Agent's Name – Gayla Bechtol, Architect
Owner/Applicant's Name – David Garrity

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on May 13, 2025.

BACKGROUND

The single-family residence at 629 Camino del Monte Sol is listed as non-contributing to the Downtown and Eastside Historic District. The structure is part of a condominium compound with four addresses (623, 625, 627 and 629 Camino del Monte Sol) as recorded in the Santa Fe County Assessor tax parcel map. A 1983 New Mexico Historic Building Inventory reads that the single address at that time at 625 Camino del Monte Sol appeared to be a triplex. According to the 2025 Historic Cultural Properties Inventory, the four addresses at the compound were established in 1988 per a recorded condominium plat.

In Case # 2025-10339-HDRB, also heard May 13, 2025, the Board re-affirmed the existing status of the structure as non-contributing, finding that the historic integrity of the original structure has been lost due to uncertainty about the original configuration and timeline of changes to it, and the number and scale of plainly non-historic alterations.

At this hearing, the Applicant requests Board approval of the following items:

1) Construct a new 60-square-foot mechanical room addition on the north elevation to a height of 8'9" in the Spanish Pueblo Revival design style.
2) Replace all doors and windows with true divided-lite doors and windows colored turquoise blue.
3) Raise the parapet on the kitchen's north elevation 18 inches, if necessary, and the main structure 12 inches, depending on the condition of the roof.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC

requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.

3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and determined that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and that no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the application as follows:

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-3 as set forth in the application, as recommended by Staff, with the following additional conditions:
    a. That the windows be made consistent in their divided-lite patterns with either a square or vertical pattern; they are allowed to be simulated divided lites at the Applicant's discretion.

IT IS SO ORDERED ON THIS 14th DAY of OCTOBER, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case # 2025-10292-HDRB
Address – 345 Garcia St.
Agent's Name – Gayla Bechtol, AIA
Owner/Applicant's Name – Robert Holleyman and Bill Keller

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on May 13, 2025.

BACKGROUND

The single-family residence at 345 Garcia St. and its front yard wall are listed as contributing to the Downtown and Eastside Historic District. The accessory structure in the southeast corner of the property, which currently serves as a guesthouse, is listed as non-contributing and is the subject of this request to demolish it. On November 26, 2024, in Case # 2024-9369-HDRB, the Board retained the contributing status of the main residence, and designated the west elevation, northwest corner, and the area around the chimney as the primary facades. At that hearing the Board downgraded the status of the accessory dwelling unit and associated carport to non-contributing. The main residential structure and yard wall are not under consideration in this case.

The front portion of the detached accessory structure appears to have started out as a shed as it has a mixture of board siding styles. According to the 2024 Historic Cultural Properties Inventory, the remaining portion appears to be an enclosed carport with a wood structure that attaches to the westside to create a partial open carport. A portion of this structure encroaches into the adjacent property. The accessory structure was erected after 1958 and does not match the style of the home. The rear or eastern wall is built partially of particle board. This accessory structure is not mentioned in the 1984 Historic Building Inventory. The City Inspector evaluated the accessory structure in March 2025 and found that the structure does not meet fire rating requirements, there are concerns with the electrical and mechanical codes, and that the overall condition of the structure is poor.

The Applicant seeks approval of the Board to demolish the non-contributing accessory dwelling unit.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.

2. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed demolition, and determined that the application complied with the criteria for demolition set forth in SFCC Sections 14-3.14, Demolition of Historic or Landmark Structures, and 14-5.2(D), General Design Standards for all Historic Districts.
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
5. Under SFCC Sections 14-2.6(C)(1) and 14-5.2(A)(1), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed demolition in a historic district in accordance with the standards and procedures set out in SFCC Sections 14-3.14 and 14-5.2.
6. Staff provided to the Board information on a structure under consideration for demolition, pursuant to SFCC Section 14-3.14(C).
7. Under SFCC Section 14-3.14(G)(1), in determining whether to approve a request for demolition in a historic district, the Board must consider whether the structure is of historical importance, whether the structure is an essential part of a unique street section/block front, whether the street section/block front will be reestablished by a proposed new structure, and the state of repair and structural stability of the structure:
    a. Pursuant to SFCC Section 14-3.14(G)(1)(a), the Board finds that the structure is not of historic significance;
    b. Pursuant to SFCC Section 14-3.14(G)(1)(b), the Board finds that the structure is not an essential part of a unique street section or block front; and
    c. Pursuant to SFCC Section 14-3.1(G)(1)(c), the Board finds that the structure under consideration is not structurally stable, does not meet fire rating requirements, has electrical and mechanical issues that are a risk to safety, and the overall condition of the structure is poor.
8. Based on the Staff Report and exhibits, and the information and evidence presented at the hearing, the Board finds that all applicable requirements for Board review have been met.
9. Based on the Staff Report and exhibits, and the information and evidence presented at the hearing, the Board finds that the Applicant has demonstrated that the demolition criteria have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the application as follows:

1. The Board has the authority to review and approve the application.
2. The Board approves the application to demolish the non-contributing accessory dwelling unit.

IT IS SO ORDERED ON THIS 14th DAY of OCTOBER, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios Date

Chair

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

CITY OF SANTA FE

Memorandum

Date: October 8, 2025

To: Planning Commission, Historic Districts Review Board, Archeological Review Committee, Public Works and Utilities Committee, Quality of Life Committee, Finance Committee, and Governing Body

From: Maggie Moore, Assistant Land Use Director

Via: Mark A. Scott, City Manager
Elisa Montoya, Community Development Director
Heather Lamboy, AICP, Planning and Land Use Director

RE: An ordinance to repeal and replace the Land Development Code, (also known as "Chapter 14") as Phase 1 of the Land Development Code Update, focuses on improving the organization, user-friendliness, and clarity of Chapter 14, as well as certain substantive changes as described in this memo and the Disposition Report.

EXECUTIVE SUMMARY:
The Bill proposes to repeal and replace the Land Development Code (the "LDC"), or Chapter 14 of the Santa Fe City Code of Ordinances, with Phase 1 of 3 of the LDC Update (the "Update"). The Update will improve the organization, clarity, and user-friendliness of the LDC, and create the foundation for subsequent updates anticipated in Phases 2 and 3. The Update provides a code that is accessible to the layperson, easy to understand, and simple to administer, with consistent and transparent regulations. In addition to numerous non-substantive changes aligned with those primary goals, the Update includes certain changes characterized as substantive. These substantive changes are described in detail in this memo and highlighted in the attached Disposition Report (the "Report"). The Report serves as a summary table of all changes proposed in the Update and describes the differences between the current LDC and the Phase 1 Update. This memo provides additional context and rationale for the highlighted substantive changes.

BACKGROUND:
The Planning and Land Use department (the "Department) is leading two concurrent strategic planning efforts: the update of the LDC and the update of the City's General Plan ("Santa Fe Forward"). Together, the existing versions of these documents guide planning and development in Santa Fe, but they have not been comprehensively updated since 1987 and 1999, respectively. To address this issue, the Department initiated the multi-phased update of the LDC with consultants Clarion Associates in 2023 and an update of the General Plan with consultants WSP USA in 2024.

The LDC update has three phases:

Phase 1 - LDC Foundations,
Phase 2 – Promoting Key Standards, and
Phase 3 – General Plan Consistency Review.

Phase 1 LDC Foundations identified opportunities to improve the organization, clarity, and user-friendliness of the LDC, creating the foundation for a new LDC that is easy to understand, simple to administer, and that provides consistent and transparent regulations. Through engagement and collaboration with the community and technical working groups, guidance from City staff, and feedback from City leadership, a discrete set of substantive changes are proposed in the Phase 1 Update. These substantive changes are highlighted in the Disposition Report and discussed in detail in this memo.

Completion of Phase 1 of the LDC coincides with the completion of Santa Fe Forward's first major milestone, the General Plan Assessment Report. The report is a deep dive on existing City projects and programs, demographic trends, and economic analysis. The report's findings will help to inform the work of Phase 2 of the LDC update.

Phase 2 of the LDC Update, Promoting Key Standards, will officially begin following the adoption of Phase 1. Building on the foundation of the newly reorganized LDC, Phase 2 may propose significant revisions to review and approval procedures, design and dimensional guidelines, infrastructure standards, architectural design guidelines, additional use regulations, and consolidation of existing zoning districts. Phase 2 is also an opportunity to resolve any remaining inconsistencies that were not addressed or missed in Phase 1.

Finally, Phase 3 General Plan Consistency Review will include additional substantive revisions to implement the land use and growth goals and policies of the soon to be adopted Santa Fe Forward General Plan, and involve a comprehensive review of existing code provisions to resolve any conflicts between the LDC and the goals and policies adopted in Santa Fe Forward.

LDC PHASE 1 PROCESS:
The Phase 1 Update is the culmination of over two years of public engagement, community input, citywide staff review, and direction from City leadership. Public engagement began in the Spring of 2023 with a virtual Open House and an in-person Open House at the Santa Fe Community Convention Center. Following these events, the team solicited input through public surveys, launched the project website, conducted stakeholder interviews, and collected additional contributions from City staff and leadership. The information gathered from these public engagement efforts was documented in the attached LDC Assessment Report, which was released in the summer of 2023. The project team hosted two public engagement events in the Fall of 2023, one at City Hall and one at the Southside Library, to collect feedback from the public on the LDC Assessment Report.

To further support the Update, the project team convened the Citizens Advisory Working Group (CAWG)[1], the Technical Advisory Working Group (TAWG)[2], a Historic Districts Ordinance Advisory Committee, and met with subcommittees of the Planning Commission, Historic District

[1] The CAWG is composed of Santa Fe residents representing community organizations concerned with land use issues. They provide policy-level feedback on the draft.
[2] The TAWG is composed of professionals highly familiar with the current LDC. They provide detailed, technical feedback on the draft.

Review Board, and Archaeological Review Committee. Advisory group membership is provided in Tables 1 – 4. With support from the project team, these diverse advisory working groups met regularly to review the LDC Assessment Report and provided valuable direction and feedback throughout the drafting process.

Table 1. Citizens Advisory Working Group Members	
Jamie Cassutt	City Councilor, D4
Liz Camacho	Hispanic Chamber of Commerce
Mori Vorenberg Hensly	Santa Fe Watershed Association
Jessica Lawrence	Planning Commissioner, D1 (former)
Lisa Gavioli/Anthony Guida	Friends of Architecture
Johanna Gilligan	Homewise
Don Miller	Santa Fe Conservation Trust
Adam Fulton Johnson	Old Santa Fe Association/Santa Fe County Commissioner
Mary Ann Maestes	Earth Care New Mexico
Daniel Werwath	Senior Housing Policy Advisor
Donna Reynolds	Santa Fe Association of Realtors, Board of Adjustment
Glen Schiffbauer	Green Chamber of Commerce
Bridget Dixon	Santa Fe Chamber of Commerce

Table 2. Technical Advisory Working Group Members	
Sheb Mirando	Planning Commissioner, D2, Architect
Miles Conway	formerly of Santa Fe Area Home Builders Association
Brian Nenninger	Orion-West
Joe Simmons	AIA, Architect
Noah Berke	Wilson Engineering
Frank Katz	Old Santa Fe Association
Jennifer Beidscheid	Historic District Review Board, Architect
Jennifer Jenkins	JenkinsGavin
Grant Alexander	Board of Adjustment, Architect
Shawn Evans	MASS Design
David Eck	Archaeological Review Committee
Tim Rogers	Santa Fe Conservation Trust
Carlos Gemora	Sites Southwest, Planner
Eric Faust	Licensed Commercial Contractor

Table 3. Planning Commission Subcommittee
Peter Smith
Sheb Mirando
Jessie Lawrence, former Planning Commissioner

Table 4. Historic Districts Ordinance Subcommittee	
Cecelia Rios	HDRB Chair
Madeline Aguilar- Medrano	HDRB Member
Scott Cherry	AIA Land Use Working Group
David Rasch	Previous City HPD Manager
Frank Katz	Old Santa Fe Association
Nicole Thomas	Wonderstone (Archaeologist)
Richard Martinez	Martinez Architecture Studio
Alexander Dzurec	Autotroph, Architect
Adam Fulton Johnson	Old Santa Fe Association
Gayla Bechtol	GBA, Architect
Anthony Guida	Friends of Architecture
Shawn Evans	MASS Design Group
Joe Simmons	AIA, Architect
Daniel Strongwater	Architect
Aastha Singh	Homewise
Stephanie Beninato	NM Mediate

NON-SUBSTANTIVE UPDATES:
The vast majority of changes proposed in the Update are "non-substantive" in nature, meaning they do not meaningfully change the standards, regulations, or procedures of the LDC, but simply clarify, correct, reorganize, or better illustrate existing language. An example of a significant, but non-substantive, change includes reorganizing the zoning districts to be consolidated into individual pages for each district that include all relevant standards, rather than the current condition where standards are spread across multiple articles in different locations throughout the LDC. The district standards themselves have not changed, but the placement, organization, and presentation of information are new.

Other general improvements include the addition of pictures and illustrations (see Figure 1), approval procedure diagrams, use of terms that are understandable to the lay person, the resolution of inconsistencies between sections, and over 1,000 cross-references that have been reviewed and updated. Furthermore, the processes for Land Use Director and Land Use Board decisions have been outlined to be clearly understandable. A complete summary of all changes is detailed in the attached Disposition Report.

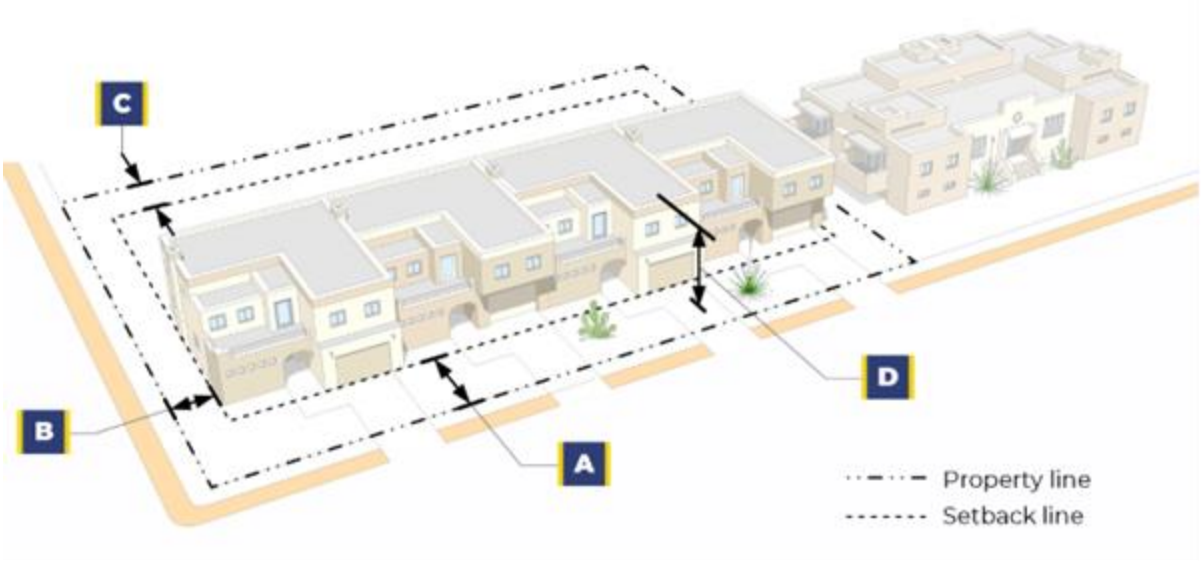


Figure 3.2-3: Moderate-Density Residential Districts

Figure 1. Non-substantive change – district dimensional standard illustrations

SUBSTANTIVE UPDATES:

This memo and the disposition report highlight a number of changes characterized as "*substantive*". Some of the updates may appear more substantial than others, and specific constituencies may identify certain changes as significant, where other constituencies would not. Each of the recommendations were identified through the public engagement process and staff's expertise with the code. The updates were vetted by the CAWG, the TAWG, the Historic Districts Ordinance working group and subcommittees of the Planning Commission, Historic District Review Board and Archaeological Review Committee. The substantive changes also support the overall goals of the Phase 1 Update, including creating a more user-friendly, efficient, and easy-to-administer code. The reasoning behind each substantive update varies and is discussed below and summarized in the Disposition Report. The code citations provided below are the new code sections and correspond with column 2 of the Disposition Report. The order of items 1-41 below generally follows the order in which these highlighted items appear in the Disposition Report.

1. **Section 14-2.2.D Planning Commission.**
   The Update proposes removing the Long-Range Planning Subcommittee from the Planning Commission's "Powers and Duties". The Update retains the "*Ad Hoc Subcommittee*," which provides flexibility for the Planning Commission to assemble committees for long-range planning or for other matters as the Planning Commission may require. This edit resolves a redundancy while preserving the powers delegated to the Commission to assemble subcommittees on an *ad hoc* basis.

2. **14-2.1.B Common Review Procedures**
   The Update proposes to limit the requirement for an Early Neighborhood Notification (ENN) meeting for City capital improvement projects to those exceeding $250,000 in cost; the existing requirement is for any reconstruction or expansion that exceeds $150,000 in cost. Rising construction costs since the last update necessitate this change, while

preserving the original intent of the requirement. The Update establishes a 6-month expiration date for ENNs. If following an ENN, an application hasn't been submitted within a 6-month timeframe, another ENN would be required. Furthermore, after denial of an application, a one-year limitation will be implemented on resubmitting another application of the same project.

3. **Section 14-2.1.D.1 Annexations**
   The Update adds the requirement for a pre-application conference and an ENN for all Annexations, and if denied the applicant must wait 12 months from the date of denial to resubmit, unless the applicant can show a substantial change in circumstances to justify a resubmittal.

4. **Section 14-2.1.F.2 Conditional Use Approval.**
   The proposed name change from "special" to "conditional" is intended to better align with the purpose and intent of a conditional use approval. A conditional use approval process allows the applicable land use board to impose conditions of approval for certain permitted uses, to allow for certain uses at specific sites throughout the community, while minimizing negative impacts on nearby residential uses. These conditions can include limiting hours of operation, enhanced landscape screening, or additional on-site or off-site improvements, among others.

5. **Section 14-4.2.D.4 Archaeological Clearance Permit Required / Utility Mains.**
   The proposal reduces the length of new construction of sewer and utility mains requiring an archaeological clearance permit from 60 to 50 feet within the Historic Downtown Archaeological Review District; from 550 to 100 feet within the Rivers and Trails Archaeological Review District; and from 550 to 200 feet within the Suburban Archaeological Review District. The proposed change will ensure that more sites are assessed for archaeological resources before any ground-disturbing activities take place, leading to fewer construction delays and greater documentation of archaeological resources.

6. **Section 14-3.2 and 14-3.3 Residential Districts and Mixed-Use and Nonresidential Districts Height Increases.**
   An increase in the maximum height in residential districts (from 24 to 26 feet) and mixed-use districts (from 35 or 36 to 38 feet) is needed to accommodate modern "green building" practices. As the climate of Santa Fe warms, the need for HVAC systems and other green building measures, such as higher ceilings and improved insulation, has increased. The proposed height increase will make it easier to meet the standards of the soon-to-be-adopted Green Building Code, which requires extra insulation, ductwork, and other measures, such as rooftop solar panels, which can nominally increase the overall height of structures. Additionally, the increased height will allow more flexibility for screening of rooftop appurtenances (solar panels and HVAC systems) and accommodate rooftop shade structures that can provide for additional outdoor living spaces. The height increase would accommodate 9- and 10-foot ceiling heights, which allow for more passive solar features and are standard in new construction but difficult to achieve under Santa Fe's current height standards. This measure may reduce housing costs by adding flexibility to the design and construction processes. The proposed height increase does *not* supersede additional, more restrictive regulations on height maximums, such as those in the historic districts.

7. **Section 14-3.3C Parks and Open Space Zoning District.**
The Update creates a new Parks and Open Space zoning district, intended to accommodate new and existing parks, trails, and open spaces. Parks and open spaces are currently zoned R-1 (Residential). The new Parks and Open Space Zoning District has not been assigned specific standards or applied to the zoning map as part of Phase 1. The new district will be further developed as part of Phases 2 and 3 of the LDC update project after additional public engagement on the topic is conducted. While the creation of the new district does not rezone existing park properties, it lays the foundation for this change in subsequent phases of the LDC Update to protect and provide stewardship of these valuable community resources.

8. **Section 14-4 Elimination of Unused Overlay Districts.**
As part of the effort to reduce unused overlay districts in the LDC, the Update proposes the elimination of the "RS Residential Suite Hotel/Motel Overlay" and "Ecological Resource Protection District." Neither of these overlays are currently applied to any properties on the zoning map. The RS Residential Suite Hotel/Motel Overlay adds a layer of complexity for a specific use. Generally, use-specific regulations are more effectively applied at the base-zoning level rather than through an overlay district.

9. **Section 14-4.6 Historic District Overlay.**
The Update amends the subdistrict regulations in the Historic District Overlay to focus on defined qualities such as materials, massing, and architectural features, rather than "styles" that are subject to broad interpretation. In 2004, Clarion Associates drafted a rewrite of the Historic code, but the project was never completed. The Historic District Subcommittee determined that some of the Subdistrict Regulations created in the 2004 draft addressed the lack of well-defined regulations in the Historic Districts Ordinance and therefore recommended that they be adopted as part of Phase 1 of this project. The content in specific historic districts has been reorganized to follow a more consistent structure, with each district having the same headings and subheadings. The detailed changes are summarized in items 10-15 of this memo and highlighted in the Disposition Report.

10. **Section 14-4.6E General Design Standards for All Historic Districts.**
The Update adds clarification in several areas of the General Design Standards for all Historic Districts Section 14-4.6E. One example is added clarification that existing porches and portals on significant or landmark structures, and those on the primary façades of contributing structures, shall not be enclosed. It is not the intent for this standard to apply to non-contributing buildings. The current language simply states, "*Existing porches or portals shall not be enclosed.*" This new language clarifies the applicability of this important standard. Consistent with the existing practice for significant structures, language has been added to specify that all facades of significant structures are considered "*primary*" facades. A new provision is proposed to require that window depth and other characteristics of window and door fenestration be preserved. Definitions for *facade* and *elevation* have been updated to provide greater detail.

11. **Section 14-4.6G.2 Downtown and Eastside Design Standards.**
The Update adds Provisions I and II to the design standards for the Downtown and Eastside Historic District. Provision I describes the "architectural character" of the district and Provision II requires that new construction and modifications or alterations to existing

buildings in the district 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.

12. Section 14-4.6G.3 Historic Review District.

The Update proposes edits to Provision II.a 3 to clarify the permitted stucco colors to brown, tan, yeso or local earth tones. Provision II.b.2 modifies requirements to solid wall space; II.c.1, restricts the increase of parapet to two feet to screen solar equipment, II.d adds restrictions on cantilevers to beams, plates, or other projection from a wall.

13. Section 14-4.6G.4 Historic Transition District.

The Update adds a description of the "architectural character" of the district and requires new buildings and alterations to be in the 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, and 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. Section 14-4.6G.1 Don Gaspar Area Historic District.

The Update adds a description of the "architectural character" for the district, describing the state of the district in 2025 and specifies that new 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". New language states that walls may no longer be made of slump block and adds a description of permitted colors for walls. 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, while 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. The Update proposes to limit the increase to parapets to screen appurtenances, including solar, to two feet, and specifies new height limitations for yard walls and fences. A requirement has been added to retain certain trees and alleys. While the standards permit additional roof styles, the height ordinance will control the placement of the different roof styles based on the height ordinance's streetscape analysis.

15. Section 14-4.6G.5 Westside Guadalupe Historic District.

The Update adds a description of "architectural character" as observed in 2025; limits yard wall materials to publicly-visible walls and fences rather than all walls and fences; prohibits unstuccoed concrete block, chain-link, metal wire, or similar materials" 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 the district; and prohibits parking in required front yards.

16. Section 14-4.2 Archaeological Review Districts.

The threshold for applicability has universally been reduced from 75 to 50 years of age at the request of the Archaeological Review Committee in order to be consistent with the Historic Districts Review Board's practice. A new requirement for an Archaeological Clearance Permit has been added if there is ground disturbance within 25 feet of a known archaeological site. As noted above in item 5, the length of disturbance of utility main construction requiring an archaeological clearance permit has been reduced in each archaeological subdistrict.

17. **Section 14-4.5A Removal of Alcohol-Related Regulations in the Airport Rd Overlay District.**
The Update removes all regulations related to the sale of alcohol in this overlay. While well-intentioned, the regulations have had the unintended deterrent effect on some desirable uses such as grocery stores and restaurants, which thereby creates less walkability to services and entertainment. Additionally, content-based regulations related to the advertisement of alcohol are unenforceable restrictions. Further, these regulations are staff-intensive and difficult to monitor, track, and enforce. Finally, the provision that bans the sale of individual "mini" alcohol products has since been adopted state-wide.

18. **Section 14-5 Use Regulations, Residential Housing Types.**
Several housing types have been added to Table 51, the Summary Table of Allowed Uses, including Compound Development, Live-Work Dwellings, Duplexes, Townhomes, Triplexes, and Quadplexes. These housing types are already allowed under the current code but were not previously included under Residential Uses in the Summary Table. This addition also lays the foundation to establish design standards for each typology in Phase 2 of the Update.

19. **Section 14-5.2B Review and Approval of Unlisted Uses.**
This is a new section replaces a blanket prohibition on unlisted uses, and allows a review and approval process for uses that are not specifically listed in Table 51: Summary Table of Allowed Uses. This new process is needed due to the constantly evolving business and residential uses that arise within the community.

20. **Section 14-5.2D Summary Table of Allowed Uses.**
Thirty years ago, the use categories of outdoor dining, urban farm, tiny homes, breweries, doggy daycare, film production, and mobile food truck courts were not nearly as ubiquitous as they are today. The Update proposes adding several new use categories to Table 51, the Summary Table of Allowed Uses (formerly the Table of Permitted Uses), that have become quite common throughout the community. Adding these "*new*" uses to Table 51 will set the stage for additional use-specific standards in Phase 2 and provide for predictable development standards. Several existing uses have been reorganized, consolidated, and redefined.

21. **14-5.3B Residential Uses.**
The Update 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.

22. 14-5.3C Household Living.

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.

23. Section 14-5.3C.2 Accessory Dwelling Unit.

Accessory Dwelling Units (ADUs) currently cannot exceed the height of the primary structure. The proposed Update aims to remove this restriction, allowing ADUs to reach a maximum height of 26 feet outside of the historic districts. This change will allow for greater design flexibility and encourage the construction of ADUs, such as on top of garage structures. The maximum square footage of an ADU will remain at 1,500 square feet. The Update removes an outdated provision which states, "*nothing herein is intended to supersede private covenants or other restrictions*."

24. Section 14-5.3C.3 Compound Development.

New design standards are proposed to clarify and support the development of compound style residential developments.

25. 14-5.3C.11 Private Swimming Pool.

This new section creates a requirement for fencing and establishes other standards for in-ground and above-ground pools with a depth of two feet or greater.

26. Section 14-5.3G Commercial Uses.

Several new subcategories have been included to better organize uses. The Update adds a section regulating outdoor dining.

27. Section 14-5.3I.3 Telecommunication Facilities.

Significant changes have been made to this section for consistency with current federal requirements regarding the review timeframes for telecommunications facilities. Only requests for new facilities are subject to public hearings. All other requests are administrative decisions to be rendered within the 30-, 60-, or 90-day allowance, depending on the type of request. Definitions have been added for new terminology such as "collocation" and "shot clock" and the section has been reorganized for clarity and conformity with federal regulations.

28. Section 14-5.3E Agricultural Uses.

Regulations are added for workers, structures, signs, and parking for agricultural home occupations.

29. Section 14-3.2F High-Density Residential Districts, By-Right High-Density.

The Update removes the requirement to submit a development plan to Planning Commission for a proposed density over 10-units per acre in the R-12 through R-29 districts (high-density residential). Currently, applicants in high-density residential districts are required to submit a development plan to propose densities over 10-units per acre, despite their zoning district designation of R-12, R-21 or R-29. This requirement adds

uncertainty and significant cost and time constraints on development in these districts, especially for small, infill projects, which are prioritized in the General Plan. The requirement is only applied to the high-density districts while other districts can achieve their density designation "by-right" (*e.g.*, R-5, R-7, and R-9). One example of how the requirement for a development plan for higher density affects development is a recent development application that proposed five (5) affordable homes on a City-owned vacant lot at 635 Alto Street. Despite being zoned R-21, which would allow five units on the approximately 0.25-acre lot, the current code requires the applicant to submit a development plan for approval by the Planning Commission. The development plan requirement has significantly delayed and added costs to this 100% affordable housing project. Eliminating the development plan requirement does *not* remove the requirement for development plans for developments above 30,000 SF, or 10,000 SF that are within certain zoning districts or proximate to residential uses. Rather, the change will streamline the approval process for small-scale infill projects.

30. Section 14-7.4(D) Open Space, Additional District Specific Requirements.

The Update clarifies that, in the C-2 district, 250 square feet of open space is required per dwelling unit. The previous wording was unclear, and could be misinterpreted to require open space for only ground-floor units. The new language aligns with the current interpretation of the code regarding open space requirements in the C-2 district.

31. Section 14-8.2 Terrain and Stormwater Management.

The Terrain and Stormwater Management section has been reorganized with copy edits to correct several existing deficiencies and resolve conflicts. Among the new requirements are: a financial guarantee in a form acceptable to the Director if planting is delayed until the next planting season; a requirement that existing grades beneath native trees and shrubs remain undisturbed; a prohibition of mounding soil, fill dirt, organic materials, or inorganic debris under native plant canopies; and a new requirement that if a property or homeowners association assumed the responsibility for maintenance of stormwater infrastructure, the association may not be disbanded without another party assuming the designated responsibilities for repair and maintenance.

32. Section 14-8.4E Plant Material Standards.

The Update proposes several edits to Plant Material Standards, including to provision 2.I, allowing developments that provide 100 % affordable units to plant smaller, one and one-half-inch caliper minimum deciduous trees; provision 2.VIII, requiring gravel mulch that is used in public rights-of-way to be washed and screened prior to site delivery; provision 2IX, prohibiting all impervious barriers in addition to plastic for weed barriers; provision 2.X, permitting temporary irrigation systems; provision 5.I.f, requiring irrigation for a minimum of three years; and provision 5.VI, adding a requirement for irrigation.

33. Section 14-8-4H Parking Lot Landscaping.

The Update amends the parking lot landscaping requirements and lowers the threshold for applicability of interior parking lot landscape requirements and pedestrian circulation from 40 or more off-street parking spaces to 20 or more off-street parking spaces. The section is also updated to specify when a four-foot berm, a four-foot continuous hedge, a planting strip with trees, or some combination of these is required along the perimeter of a parking lot for screening.

34. Section 14-7.5 Off-Street Parking and Loading, Flexible Parking Requirements.
The Update includes several provisions aimed at increasing flexibility in meeting parking requirements and promoting economic development, including: relocating the parking table, parking design standards, and bicycle parking requirements from the Chapter 14 Appendix, and integrating them into the body of the code; exempting the Business Capital District (BCD) from parking requirements; defining the parameters of a Parking Demand Study; allowing on-street parking to count towards off-street parking requirements; allowing shared parking and off-site parking agreements; and decreasing parking requirements for development in close proximity to a transit stop or multi-use trail, transit facilities, on-site carshare, structured parking, commercial parking facilities; and developments with a certain number of affordable or senior housing units.

35. Section 14-7.5J Off-Street Bicycle Parking Requirements.
The Update changes bicycle parking requirements and introduces new regulations for long-term bicycle parking. The Update separates bicycle parking requirements from vehicle parking requirements, allowing for more context-sensitive and adaptable bicycle parking facilities. Currently, the maximum required number of bicycle parking spaces is 12, which is inadequate for larger developments and those located near multimodal infrastructure. Furthermore, the addition of long-term bicycle parking addresses the increasing use of cargo and electric (E-bikes), which typically require secure ground-floor parking that has access to charging stations.

36. Section 14-7.5G EV Charging Space Requirements.
The Update includes a preliminary set of requirements for the provision of Electric Vehicle charging stations for new developments, including the requirement for a certain number of EV charging facilities and EV-ready parking units, depending on the proposed use.

37. Section 14-8.6 Outdoor Lighting.
The Update adds definitions for light trespass and glare, in anticipation of more specific standards to be included in Phase 2; makes minor updates to existing standards to align with the NM Night Sky Protection Act; eliminates the allowance for high- and low-pressure sodium lamps and mercury vapor; adds LED as a permitted lamp type; lowers the permitted strength of incandescent watts from 160 to 150; and adds a method of measurement for compliance with lighting standards.

38. Section 14-7.6 Elimination of Content-based Regulation of Signs.
The Update removes "content-based" regulations, which are illegal under the First Amendment of the United States Constitution. The First Amendment restricts governments from making laws that abridge the freedom of speech. Courts have applied the First Amendment to conclude that cities cannot regulate the content of signs, but can include content-neutral regulations, such as limitations on their location, size, shape, color, etc. Regulations of obscene signs are allowed and regulations on that topic have been carried forward.

39. Section 14-7.2 Santa Fe Homes Program
The Update adds a provision stating that an applicant who is otherwise bound by a previous agreement, may opt to comply with the SFHP requirements in order to receive the

incentives. This addition resolves an issue wherein properties subject to annexation or other prior written agreements, which contain their own affordable housing requirements, prior to 2005, are not allowed to participate in SFPH and are therefore not eligible to receive the incentives offered under the program. The change would allow developers to comply with their existing agreements and also have the opportunity to participate in the SFHP.

40. **Section 14-7.2E Santa Fe Homes Program Standard Development Incentives.**
New language clarifies that in order to receive the standard 15% density bonus, affordable units must be delivered on-site. Developments which opt for the fee-in-lieu of compliance option will not be eligible for the density bonus.

41. **Section 14-7.2F Santa Fe Homes Program Enhanced Affordability Incentives.**
The Update creates a new enhanced affordable housing incentives program within the existing Santa Fe homes Program, which incentivizes the development of additional Santa Fe Homes Program (SFHP) units and market rate units. Projects must provide at least 30% SFHP qualified affordable units to be eligible for a suite of development incentives including scaled density bonuses; administrative review of development plans and subdivisions; dimensional standard flexibility; and certain fee waivers. The proposed incentives do *not* amend the existing SFHP requirements and are a voluntary option for developers. The Enhanced Affordability Program has no fee-in-lieu option. Participants are required to deliver SFHP qualified affordable units in order to take advantage of the suite of development incentives. See the attached Enhanced Affordability Incentives Report for more information on the proposal.

42. **Section 14-1.13A.4 Determination of Nonconformity Status.**
The Update clarifies that the burden of proof for establishing legal non-conformities rests with the applicant or property owner and Section 14-1.13B.2 reduces the period of inactivity from 365 days to 180 days for re-establishing a non-conforming use.

43. **Section 14-1.12D Violations.**
The Update clarifies and reorganizes various references to violations that are currently found throughout the LDC into a single Violations section. The section states which activities constitute a violation of the LDC and describes the remedies, penalties and hearing proceedings.

EVALUATION CRITERIA:
Section 14-3.3, "Amendments to Text of Chapter 14," outlines the process for amending the text of the Land Development Code. To make a positive recommendation to the Governing Body, the Land Use Director and the Planning Commission must find that a text amendment meets the six criteria set forth in Section 14-3.3(B). The criteria are as follows:

(1) compliance with law;
(2) consistency with the general plan;
(3) ***consistency with other policies adopted by the governing body;***
(4) consistency with the purpose and intent of Chapter 14 and of the section being amended;
(5) consideration of how the amendment relates to other provisions of the Santa Fe City

Code and the avoidance of unintended consequences; and
(6) ***consistency with any approved neighborhood conservation overlay districts.***

RECOMMENDATION:
Because the Update meets the above six criteria (where applicable), the Land Use Director recommends that the Governing Body approve the proposed Update.

ACTION REQUESTED:
Adopt the proposed legislation as presented.

ATTACHMENTS:
LDC Disposition Report
LDC Assessment Report
Enhanced Affordability Incentives Report

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
14-1: General Provisions	**14-1 General Provisions**	**No substantial changes.**
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.
	14-2 Administration and Procedures	New article title.
14-2: Review and Decision-Making Bodies	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 *construction permit*, *alternative means of compliance*, *administrative deviations*, and *creation of new historic overlay district*.
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. Removes the long-range planning subcommittee.
14-2.3(F) Long Range Planning Subcommittee		Standing committee removed in favor of the Planning Commission convening ad hoc committees as necessary.
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.
14-3: Review and Approval Procedures	**14-2.1 Review and Approval Procedures**	**Significant reorganization of procedural information into a standard format.**

		Public notice requirements have been changed to specify first class mail, not certified, except where required by state law. Combines demolition of historic structure and landmark structure and makes both a decision by the HDRB, appealable to the Governing Body. 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.
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 Feels, 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	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). 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. 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.
	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	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.
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	Name changed from special use permit to conditional use approval.
14-3.7: Subdivisions of Land	14-2.1.E: Subdivision Procedures	Provision E.1.XII: requirement for mailing changed from certified to first class mail. Section E.6: Name of summary procedure changed to administrative approval subdivision; reference to NM state statute NM Stat § 3-20-8, Alternate Summary Procedure has been added.

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.
14-4: Zoning Districts	**Article 14-3 Zoning Districts**	**All districts: combined purpose statements (14-4) and dimensional standards (14-7).**
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	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. Updated language from "required yards" to "required setback". Added swimming pools and other water features to the list of structures that are exempted from required setbacks. Allows limited non-conforming front setbacks when new development is adjacent to existing development without the full setback. Adds roof-mounted HVAC equipment to exempt structures for calculating building height (up to four feet). Adds 2-foot limitation to structure perimeter, accounting for exemption for awning extending into a setback. Adds sixty-day timeline to trigger an alternative process to creation of neighborhood conservation overlay district.
14-5: Overlay Zoning Districts	**Article 14-4 Overlay Zoning Districts**	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.4Windows, 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
14-5.2KHistoric 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, Archaeological Clearance Permits, to Section 14-5.3, Archaeological 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) Archaeological Clearance Permit Required	14-4.2D Archaeological Clearance Permit Required	Content in this section was relocated from 14-3.13, where information was not strictly procedural.
14-5.3 (D) Archaeological 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) Archaeological 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.

		Increased minimum distance of trees from each structure five to ten feet. Substitutes bench requirements based on building square footage with linear distance on Airport Road. Provides more flexibility to address street frontage landscaping Standards when frontage landscaping strip is of greater depth.
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.
	14-4.4HPermitted 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.
14-6: Permitted Uses and Use Regulations	**Article 14-5 Use Regulations**	- Eliminated table notes from the Summary Table of Allowed Uses. -Changed "special use permit" to "conditional use."

		- Reorganized and recategorized uses; none have been consolidated or eliminated; new uses are highlighted yellow. -New permissions for existing uses are shown as green boxes in the Table. They are [insert here]. -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.
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)	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: Parks and Open Space (POS) is a new district, so all allowed uses in that district are new. Arts and Crafts (AC) zoning district has been eliminated. 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. Ground level urban farm in new code is subject to use specific standard in residential and commercial districts. Roof level urban farm in new code is subject to use specific standards in residential districts. 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. 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. Hospital heliport – new code allows only as accessory use and subject to use-specific standards in hospital zones. Old code permitted in Hospital Zone. 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. 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. 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.

		2016-39 § 3); new code removes that requirement in all places where human services establishments are permitted Doggie daycare is new use. Pet grooming is new use. 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. 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. Film production is new 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 Reception or event center is new Cannabis producer microbusiness in the new code is "P/C" instead of "P" where allowed Indoor and Outdoor cannabis producers were separated in the old code, combined in the new one. New code combines cannabis research facility and cannabis testing facility; they were separate in the old code. 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. Brewery/ distillery etc. is new use. 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. Food truck, mobile food court, and outdoor dining are all new uses. 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. Campground/ RV park is new. 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. Laboratory, research and testing – old code prohibited these in C1 and HZ zones, new code allows them in those zones without restrictions. Commercial recreation is new. Outdoor music is new. 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.

		Seasonal sales is new. Anyplace where the table specified a restriction to under 3000 SF or hours limitations in RAC and MU districts, the new code just references use specific standards in the Code. Tire recapping and retreading – old code permitted in BCD, new code prohibits in BCD Warehouse and distribution is new. Wholesale operations of any size, in new code, are permitted in BCD subject to use specific restrictions. Old code prohibited them in BCD when over 3000 SF Utilities creates a new category of "all, not otherwise listed separately". Telecomm – referenced but no districts listed in the old code. Now telecom is included in the table and permitted everywhere except POS The following uses have been added (as discussed above, the additional housing types are not new, they are just being more explicitly allowed): Compound development, dwelling, live-work, dwelling, single-family attached, dwelling, duplex, dwelling, triplex, dwelling quadplex, tiny home, convent (as part of group living for boarding, dormitory, monastery), agricultural home occupation, farm stand, farmers' market, doggie daycare, boarding facility, pet grooming, film production, reception or event center, brewery, distillery, tasting room, winery, food truck, mobile food court, outdoor dining, campground or RV park, outdoor music, seasonal sales, warehouse and distribution, temporary mobile storage unit, temporary on-site contractor's office. Removes the ability to have principal use by special permit in industrial areas. Separates and distinguishes zones for permitted use for veterinary services and pet grooming. Two sizes of wholesale operations combined as one use type. The Utilities category is broken into types with different zoning permissions.
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.3Telecommunications 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 has 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	
14-7: Building Envelope and Open Space Standards and Measurements	**This information has been redistributed to various sections. See below.**	
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.
14-8: Development and Design Standards	**Article 14-7 Development Standards; Article 14-8 Design Standards**	**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.

		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. 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. 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. Requires requests for a waiver from the standards to be processed by the Planning Commission as a variance.
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	Provision 2.I; Allows Developments providing 100 percent affordable units one and one-half-inch caliper minimum deciduous trees. Provision 2.VIII: Requires gravel mulch used in public right-of-way to be washed and screened prior to site delivery; Provision 2IX: prohibits all impervious barriers in addition to plastic for weed barriers. Provision 2.X: temporary irrigation systems permitted. Provision 5.I.f: 3-year requirement for irrigation is new, per staff. Provision 5.VI: Requirement for irrigation is new, per staff.
14-8.4(G) Street Tree Standards	14-8.4F Street Tree Standards	Provision F.2.III: Changed from "may" to "shall" at staff direction. Provision 3.VII requires 15-foot distance between trees and stop signs. F.3 Minor reordering and copy edits.
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	- Relocated parking table, parking design standards, and bicycle parking requirements from the Chapter 14 Appendix and integrated that content into this section. -Business Capital District (BCD) is exempt from parking requirements in Table 7-4 - Included numerous options to allow greater flexibility in meeting or reducing on-site parking requirements and add detail to requirements for parking demand studies. - 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. - Including basic ADA requirements. - Requirements for provision of EV parking spaces. - Adds information re how to calculate vehicle parking and loading requirements 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. 14-7.5E4 Adds provision allowing off-site parking to contribute towards minimum parking requirements 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. 14-7.5E6 allows reduction in required number of on-site parking spaces for proximity to transit and multi-modal infrastructure 14-7.5E8 allows reduction in required minimum parking for each permanent car share space

		14-7.5E9 required number of off-street parking can be reduced by 20% for developments that provides parking structures 14-7.5E10 allows parking in commercial parking facilities to co count towards 10% of total amt of required off-street parking 14-7.5E11 allows for 25% reduction in off-street parking requirements for affordable and senior developments 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. 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. 14-7.5H1 Design and maintenance – removes a 20% limitation on cost of landscaping in parking and loading areas during remodeling. 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 14-7.5I – removes specification for BCD. 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.
14-8.7: Architectural Design Review	14-7.3 Architectural Design Review	Content has been carried forward with reformatting and minor edits. No major changes have been made in Phase 1. B. Applicability: Content here has been relocated from the Procedures section, originally 14-3.11(C)(1). 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. Specifies the timing of architectural review as part of the review of a development application or, where no

		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.l . 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 unties 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.
14-9: Infrastructure Design, Improvement, and Dedication Standards	**14-6 : Infrastructure Design, Improvement, and Dedication Standards**	**no substantial changes have been made to these sections.**
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

		width shall be as the planning commission requires to serve these purposes. 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." 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."
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.
14-10: Nonconformities	**14-1.13: Nonconformities**	**Content carried forward with edits as noted below. More significant changes are:** ▪ **Decreasing period of inactivity for re-establishment of a nonconforming use from 365 days to 180 days.** ▪ **Removing prohibition against creation of accessory dwelling unit when single-family dwelling is a nonconforming use.**
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	Reduced period of inactivity for re-establishment of a nonconforming use from 365 days to 180 days. Requires any government enlargement or intensification of a non-conforming use to obtain a conditional use

		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.
14-10.3ERepairs 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**	▪ Definitions have been carried forward, with the following edits: ▪ 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; monestary 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

		institution; rehabilitation; renewable energy facility; repair; ▪ 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; termporary on-site contractor's office; theatre, live productions; tiny home; tire recapping and retreading; transit tranfer facility; trellis; trombe wall; wireless communications facility; ▪ Related terms have been grouped under categorical terms, for example "adult arcade" is placed under "sexually oriented business" along with adult bookstore, etc. ▪ 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.

SANTA FE, NEW MEXICO

Land Development Code

Assessment Report



September 2023

SANTA FE
LAND DEVELOPMENT CODE

CITY OF SANTA FE

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LDC Update Assessment Report September 2023

1: Project Overview

The City of Santa Fe has begun a major project to review and rewrite the City's Land Development Code (LDC), which is officially Chapter 14 of the municipal code. The LDC guides how new development and redevelopment may occur in Santa Fe and thus is an important tool for establishing and maintaining the City's physical character. The LDC establishes zoning districts for different areas of the city, identifies allowed land uses within those districts, sets development and design standards to ensure that development is of high quality, and lays out procedures for considering and approving development applications.

The overall goal of this multi-phase project is to prepare and adopt a new LDC that better supports contemporary planning and land use practices through clear and consistent regulations that are easy to understand and simple to administer.



The project will involve a comprehensive review of regulations that have been amended at various times over the past decades. The update will help ensure that future development aligns with the community's needs and desires for future growth. The new LDC also will be an important tool for implementing the Santa Fe General Plan, which will be updated through a separate concurrent project over the next two years.

The City of Santa Fe Land Use Department is leading this multi-phase project, working with Clarion Associates, a Denver-based land-use consulting firm.

Project Phases

The three stages of this project will include:

Phase 1 – LDC Foundations (2023-2024)

The first phase kicked off in February 2023 and will continue through the fall of 2024. This phase (which includes this report) will focus on improving the organization, clarity, and general user-friendliness of the LDC. This phase will result in adoption of a new LDC that carries forward much of the intent of the current document, but in a new format and organization that will be more accessible, easier to understand, and simpler to administer. This phase has been described as "code housekeeping," as it is intended to focus mostly on non-substantive updates, eliminate inconsistencies and unclear language, and propose a new, more user-friendly organization for the document.

Detailed drafting will begin in the late fall of 2023 following discussion of this report. The new draft LDC will be presented to the general public for review and comment in early 2024. Comments will be collected and addressed, and a revised draft will then be carried into the adoption process for additional review and public comment. Consideration of adoption of the Phase 1 LDC will occur in mid-2024.

Items identified as "Phase 1 issues" in this report may be addressed with non-substantive changes or only modest substantive updates. These edits are primarily aimed at improving the usability of the regulations by restructuring the content into a more logical organization, eliminating inconsistencies and unclear information, adding graphics, charts, and illustrations, and updating some of the standards. A better-organized LDC that is easier to use will be the foundation for more substantial revisions that will take place in Phases 2 and 3.

Phase 2 – Promoting Key Standards (2024-2025)

The second phase will begin in late 2024. Building off the new, reorganized "foundation" LDC adopted in Phase 1, the second phase will focus on more substantive revisions. All parts of the document will be considered for potential updates, including administrative procedures, zoning districts, use regulations, and development standards.

Items identified as "Phase 2 issues" in this report are expected to involve more significant edits and will involve substantial public outreach and discussion before the suggested changes are finalized. While it is possible to anticipate many of the more substantial edits to Chapter 14 in this phase, it is also likely that additional changes will come to light during the Phase 1 work. As such, not every change that will be included in Phase 2 is included in this report, but every proposed substantive change will be subject to public review and the public will be given ample time to review and opportunities for feedback.

Phase 3 – General Plan Implementation (2025-2026)

The third phase will include additional substantive revisions to implement the updated Santa Fe General Plan (particularly the land use and growth goals and policies), which is being prepared as part of a separate, concurrent project. Additional changes to the LDC, beyond those addressed in Phase 2, will be needed to align the LDC with the updated General Plan. For example, it is expected that some changes to Santa Fe's zoning districts may be necessary to align with updated land use classifications in the General Plan. Such potential changes are classified in this report as Phase 3. As the new General Plan comes closer to completion, there will be additional discussions (likely in the fall of 2024 at the start of Phase 2) to refine and expand the Phase 3 topic list, when it is possible to gain a more defined idea which General Plan policies will require code amendments.

How will the Public Be Involved?



There will be extensive opportunities for public review and discussion of the new LDC, as well as all interim work products, during all three phases of the project. A project website (https://www.santafeldcupdate.org/) has been established to provide up-to-date information on project status and opportunities for input. In addition, at defined project milestones, the project team will host in-person and online meetings to present draft work products and receive feedback. A Public Participation Plan has been developed to outline the overall approach for fostering community engagement throughout the LDC update project. The Plan is available online at the project website.

General public outreach also will be supplemented by focused meetings with two working groups established by the City:

- A Technical Advisory Working Group (TAWG) is comprised of professionals who have experience using Chapter 14. This group of frequent code users such as planners, design professionals, and agents will have varying levels of familiarity with Chapter 14, some with greater exposure to and grasp of detail than others, but all members understand how the LDC impacts key issues related to land development in Santa Fe, including housing, open space, affordability, preservation, and more. The TAWG will be most involved with the Phase 1 housekeeping edits.
- The Citizen Advisory Working Group (CAWG) is comprised of community advocates who have interest in and knowledge of Chapter 14, and opinions on how to improve it. This doesn't mean Working Group members are able to cite specific chapters and sections of the LDC, but members all possess an understanding of the key issues regarding land development in Santa Fe. Members of the Working Group have wide-ranging interests and expertise, from housing affordability, to historic preservation, to water conservation, and many other topics.

The role and membership of the working groups is expected to evolve over the three phases of the project. Information about the working groups is available at the project website.



About This Report

This Assessment Report contains recommendations for updates to Santa Fe's current Land Development Code, Chapter 14. The recommendations come from three sources: input collected in stakeholder interviews and from surveys completed during the project kickoff in spring 2023; feedback from city staff who regularly use the regulations; and review and assessment of Chapter 14 by the consultant team.

Following this Project Overview, this report is organized into two main parts:



- Key Areas to Improve the LDC. This section identifies major themes that emerged from the project team's analysis and their experience with development regulations in communities across the nation. The discussion includes recommendations for how the current LDO might be improved or replaced to best address concerns pertinent to that issue. The discussion is organized into categories that reflect the major parts of the LDC, including Document Clarity, Organization, and Format; Zoning Districts; and Development and Design Standards.
- Annotated Outline for a New LDC. This section provides an overview of a proposed structure of a new LDC, assuming the recommendations from this assessment are implemented. This section provides an overview of a proposed structure of a new LDC, assuming the recommendations from this assessment are implemented. This section of the report gives the reader the framework of the new structure and the logical grouping of similar provisions.
- Detailed Review Tables. Separate from this report, a detailed table captures specific proposed edits to Chapter 14 that may not rise to the level of major themes discussed in this report. The table is a working document that captures proposed edits noted so far; additional proposed edits may be added to this working table as the drafting continues.

The recommendations in this Assessment Report will be the subject of public meetings that are scheduled to occur in late September of 2023. Specific dates and times will be published on the Santa Fe LDC Update project website: https://www.santafeldcupdate.org/

Summary of Recommendations

The table below is organized around the major focus areas in Part 4: Areas for Improvements to Chapter 14, of this report and consolidates the recommendations that appear in the separate subsections of this Assessment.

While it is possible to anticipate that some topics in this table, such as equity and sustainability, will be concerns throughout the duration of the LDC project, in most cases it is difficult to discern what changes will extend onto Phase 3, absent information on the updated policies and objectives of the General Plan. For that reason, classification of Phases in the table is limited to Phases 1 and 2, with Phase 3 additions to follow as the Plan update progresses.

Focus Area	Recommendations	Phase
Equity		
	▪ Emphasize increased equity when reviewing and updating the LDC. ▪ Focus on expanding housing affordability through adjustments to the SFHP, if needed, and other means such as incentives. ▪ Assess equity and inclusivity in development review procedures such as public notice requirements. ▪ To the extent possible, ensure that decision-making bodies reflect the diversity of the population of Santa Fe.	All phases
Sustainability		
	▪ Incorporate sustainability principles into the baseline standards in all sections of the code. ▪ In the drafting process, evaluate various organizational options for integrating sustainability-focused standards. ▪ Adopt green building standards for private development, or offer a menu of green design options from which developers must incorporate a certain number into their project.	All phases
Document Clarity, Organization, and Format		
Establish a Clear Organization	▪ Reorganize Chapter 14 as proposed in the Annotated Outline in this report. ▪ Consolidate related information where possible. ▪ Ensure cross-references lead to the exact section or subsection of related information. ▪ Review table notes to remove standards and replace in body of code; reduce number of notes. ▪ Incorporate Appendices into the relevant sections of the body of the code.	Phase 1 for all
Improve Page Layout	Establish a more attractive and user-friendly page format with: ▪ Dynamic headers, showing article, section, and subsection on each page; ▪ Consistent formatting and location of tables and graphics; ▪ Clear and prominent hierarchy of heading titles (using color and/or bold fonts); and ▪ Consistent indentation and nested text.	Phase 1 for all

Focus Area	Recommendations	Phase
Add Tables, Illustrations, and Other Graphics	▪ Include illustrations and other graphics (summary tables, flowcharts, etc.) throughout new LDC.	Phase 1
Use Clear, Plain Language	▪ Rewrite code using plain, clear, gender-neutral language.	Phase 1
Zoning Districts		
General Updates for All Districts	▪ Combine purpose statement and dimensional standards for each district in one location. ▪ Clarify the relationship between base zoning districts and overlay districts in instances where purposes are similar, or geographical areas overlap.	Phase 1 Phase 1
Residential Zoning Districts	▪ Ensure there are no conflicting standards in various overlapping base and overlay districts, and seek opportunities to clarify and streamline the regulations in overlapping areas. ▪ Combine all district information in one location, so purpose and applicable dimensional standards are in one place for each district. ▪ Change allowances so that the higher-density districts allow density greater than 10 dwelling units per acre without the approval of a development plan. ▪ Review dimensional standards to identify opportunities for flexibility, or elimination of overlapping standards to projects that make significant contributions to City housing needs. ▪ Consider alternatives to the current density-based structure of residential zoning districts.	Phase 1 Phase 1 Phase 1 Phase 1 Phase 2
Nonresidential Zoning Districts	▪ Update purpose statements of commercial districts to provide a better description of the kind of development that is desired in the different districts. ▪ Reorganize information in commercial districts so each district explains applicable standards, rather than referencing users to various other locations to find applicable standards. ▪ Create Parks and Open Space District, which includes trails. ▪ Improve and expand mixed-use districts, possibly through the creation of districts that are tailored to scale and intensity of mixed-use development. ▪ Determine proper location and extent for industrial land, and preserve industrially-zoned land for industrial uses. ▪ Assess the need to retain special-purpose base districts such as the HZ Hospital Zone, BIP Business and Industrial Park District, PRC Planned Residential Community District, PRRC Planned Resort-Residential Community District, and SC Planned Shopping Center districts.	Phase 1 Phase 1 Phase 1 Phase 2 Phase 2 Phase 2
Overlay Districts		
Historic Districts	▪ Reorganize information within a logical hierarchy that progresses from general information to more specific information.	Phase 1

Focus Area	Recommendations	Phase
	▪ Include maps that depict district boundaries, and photos and illustrations to help users understand design requirements.	Phase 1
	▪ Standardize the elements of information that are included in each of the sub-districts. These sub-sections should not repeat generally applicable standards, which will be covered in a section of standards that apply to all historic districts and should only contain subdistrict-specific information and regulations.	Phase 1
	▪ Clarify information and codify standard practice for common processes that are not described in the current code.	Phase 1
	▪ Review and clarify historic signs regulations.	Phase 1
	▪ Update standards and materials requirements to reflect contemporary practice.	Phase 2
	▪ Revise procedures, accompanied by review of decision-making authority and H-Board composition and qualifications requirements.	Phase 2
Archeological Review Districts	▪ Relocate substantive information from the Review and Approval Procedures Article, in Section 14-3.13, *Archaeological Clearance Permits*, to Section 14-5.3, *Archaeological Review Districts*. What remains in Section 14-3.13 should focus on the steps of the review process.	Phase 1
	▪ Clarify archaeological subdistrict boundaries with the inclusion of maps that show what areas the subdistricts cover.	Phase 1
	▪ Align conflicting state and local regulations and terminology; augment local regulations as warranted by limitations in state requirements.	Phase 1
	▪ Adjust Archaeological Clearance Permit to include testing more specific areas of lots to be developed, testing a greater extent of the lots, tying permits to projects rather than locations, and relating findings on adjacent lots to one another.	Phase 2
	▪ Review ARC process to ensure emphasis is on preservation of resources, rather than completion of paperwork.	Phase 2
Escarpment Overlay	▪ Revise content to eliminate repetition, use simpler language, and eliminate outdated provisions if applicable.	Phase 1 for all
	▪ Simplify method for measuring height. Ensure that the explanation is clear and can be consistently applied throughout the code.	
	▪ Separate slope screening and revegetation requirements from structure landscaping requirements.	
Other Overlays	▪ Eliminate RS Residential Suite Hotel/Motel Overlay, along with elimination of the base district (Shopping Center) with which it is associated.	Phase 1
	▪ Eliminate the Arts and Crafts Overlay district, which is redundant with the Arts and Crafts base zoning district.	Phase 1
	▪ Carry forward Midtown Local Innovation Corridor (LINC) Overlay without changes (pending further discussion).	Phase 1

Focus Area	Recommendations	Phase
	▪ Revisit the purpose of the highway corridors and assess if they are producing the kind of development the city would like to see within these areas. Revise as warranted.	Phase 2
Land Uses and Use-Specific Standards		
Table Format Updates	▪ Improve formatting, eliminate table notes to the greatest extent possible in the Table of Allowed Uses, change "special use permit" to "conditional use," and ensure that links to use-specific standards lead to precise locations, rather than general categories or subcategories. ▪ Include Accessory and Temporary Uses in the master table and ensure that all permissions for these uses are reflected accurately.	Phase 1 Phase 1
Table of Permitted Uses: Substantive Review/Update	▪ Review existing uses and edit as warranted – recategorize certain uses, consolidate others to streamline table, eliminate obsolete uses. ▪ Review permissions for each use, including whether some uses could be allowed more widely if accompanied by appropriate use-specific standards. ▪ Update existing use-specific standards, including those for ADUs, and include standards to enable particular housing types, such as attached townhomes and duplex/triplex structures.	Phase 2 Phase 2 Phase 2
Expand Residential Building Types to Promote Housing Diversity	▪ Expand the types of housing types that are allowed and include use-specific standards to facilitate their construction.	Phase 1
Add New Uses	▪ Add new uses, accompanied by use-specific standards where appropriate.	Phase 2
Development and Design Quality Standards		
Vehicle Parking	▪ Consolidate Appendix information – especially the parking table – into the body of the code. ▪ Include additional options for allowing flexibility in meeting or reducing on-site parking requirements and add detail to requirements for parking demand studies. ▪ Expand bicycle parking requirements, and "untie" them from the number of car parking spaces that must be provided. ▪ Include requirements for EV parking spaces. ▪ Update the schedule of required parking.	Phase 1 Phase 1 Phase 1 Phase 1 Phase 2
Landscaping and Tree Preservation	▪ Emphasize the preservation of existing landscaping and mature on-site trees, and offer incentives to encourage it. ▪ Strengthen planting standards through creation of an Approved Plant List (rather than a recommended one), and consider a Prohibited Plant List as well. ▪ Refine interior parking lot landscaping requirements, with emphasis on provision of shade in the parking area. ▪ Clarify and update irrigation standards. ▪ Focus on water conservation in landscaping requirements. Devise an approach on whether potable water use for	Phase 1 Phase 1 Phase 1 Phase 2 Phase 2

Focus Area	Recommendations	Phase
	landscaping is allowed, and the extent to which gray water is available and may be used.	
Screening and Buffering, Walls and Fences	▪ Clarify issues with combination of fences and retaining walls, measurement of fence height, and consider the inclusion of fence material requirements for areas outside historic districts. ▪ Create Residential Adjacency code section that focuses on buffering residential uses from various impacts of more intensive adjacent uses. ▪ Tailor buffering requirements based on intensity of adjacent development.	Phase 1 Phase 2 Phase 2
Building Design	▪ Improve structure of information, add detail and definitions where needed, and simplify language in the section. ▪ Determine areas of the city where form-based standards would be appropriate, and draft standards to apply in these areas. ▪ Consider how form-based standards intersect with the existing Architectural Style Points System requirements.	Phase 1 Phase 2 Phase 2
Signs	▪ Review all sign regulations to eliminate content-based regulation. ▪ Improve the organizational structure of the section, and include graphics, tables, and illustrations to convey information. ▪ Add regulations for new sign types. ▪ Compare regulations for signs in the Historic District with regulations on historic signs; eliminate any discrepancies or conflicting information.	Phase 1 Phase 1 Phase 2 Phase 2
Parks	▪ Review all regulations to update level of service goals and dedication requirements if necessary. ▪ Consider allowing fee-in-lieu of parkland dedication, accepted at the City's discretion, to support maintenance of existing parks, and targeted expansion in areas of the city where more parks are needed.	Phase 2 Phase 2
Open Space	▪ Add more flexibility in options to meet open space requirements for both residential and non-residential projects. ▪ Consider accepting fee-in-lieu, which could support current and future public parks, trails, and open spaces, or accepting alternate amenities that provide community benefit.	Phase 2 Phase 2
Outdoor Lighting	▪ Add detail to standards, and describe method of measurement. ▪ Align lighting regulations with night sky protections enacted by the state or set higher local standards if desired. ▪ Consider removing community street lighting from the zoning code. If retained, clarify new street lighting requirements for subdivisions, and add detail on pedestrian-scale lighting for sidewalks and trails.	Phase 1 Phase 1 Phase 1

Focus Area	Recommendations	Phase
	▪ Update requirements to reflect current best practices regarding elimination of backlight, uplight, and glare (BUG).	Phase 2
Streets and Sidewalks	▪ Review and standardize requirement for sidewalk width, possibly adapting minimum requirement based on development context.	Phase 1
Development Water Budgets	▪ Use procedural requirements to improve awareness of development water budget requirements earlier in the review process. ▪ Emphasize water conservation as part of the effort to integrate sustainable development practices into the LDC. ▪ Integrate water-related requirements in Chapter 25 with those in Chapter 14.	Phase 1 Phase 2 Phase 2
Procedures and Code Administration		
Application Procedures	▪ Review and update common review, application-specific procedures. ▪ Ensure that all steps of the application process are described in the code, including required post-decision actions.	Phase 1 Phase 1
Approval Criteria	▪ Ensure each procedure has specific, objective approval criteria to define the basis for the decision. ▪ Consider exemption or an expedited review process for projects that meet certain criteria or policy goals of the City Council.	Phase 1 Phase 2
Decision-Making Authority	▪ Review and potentially raise thresholds that require applications to be elevated to higher-level review. ▪ Consider decisions that can be delegated to professional planning staff, Boards, and Commissions, on the basis of clearer approval criteria. ▪ Draft call-up procedures to allow staff to pass application review to a Board, Commission, or Council, and to allow the Council to call-up applications on their own.	Phase 1 Phase 2 Phase 2
Application Process	▪ Assess the level of detail that is required in application information, possibly calibrating it to the progress of the review process, with greater detail required later in the review. ▪ Consider whether review for smaller, less impactful requests can be resolved more expeditiously than large projects that must be subject to full review and public hearing.	Phase 2 Phase 2
ENN / Facilitation Process	▪ Clarify the purpose and potential outcomes of the ENN process.	Phase 1
Public Notice / Public Hearings	▪ Add detail to the current notification requirements, so it is more clear to applicants what they must do to fulfill the requirements. ▪ Expand explanation of limits on communication with members of the public when the governing body is acting in a quasi-judicial capacity. ▪ Consider expanding the methods for public notice, either officially or as informal best practices.	Phase 1 Phase 1 Phase 2

Focus Area	Recommendations	Phase
Nonconformities	▪ Clarify terminology used in the section, eliminate inconsistencies between these regulations and other code sections, and establish which regulations take precedence. ▪ Determine overall approach to nonconformities, and whether the objective is to eliminate them, or facilitate their continued operation.	Phase 1 Phase 2
Legal Lot of Record	▪ Consider if there is a simpler process that could be implemented in establishing a legal lot of record, in particular, one that does not require an appearance before the Planning Commission.	Phase 2
Code Enforcement	▪ Ensure that the steps of the enforcement process after issuing a notice of violation are described in the code. ▪ Review enforcement topics in both Chapter 10 and Chapter 14 to see if any topics should be relocated. ▪ Consider expanding the use of fines, rather than taking people to court for non-compliance.	Phase 1 Phase 1 Phase 2
Relocation of Information	▪ Consider locating information that changes frequently or is of a technical nature outside the code.	All phases
Calculations	▪ Review all calculations to ensure method and application are explained clearly. ▪ Where possible, apply consistent standards to the results, such as always rounding up.	Phase 1 Phase 1
Definitions	▪ Review all definitions: add new definitions as needed and clarify existing ones. ▪ Ensure all policies and regulations are clearly explained, and illustrated where that would assist users' understanding.	Phase 1 Phase 1

2: Key Areas to Improve the LDC

Overarching Issues

Equity

While zoning has historically been used as a tool for exclusion, more recently an altered perspective has been brought to bear, which seeks instead to use zoning to support and accomplish social equity goals. Efforts to incorporate equity in zoning aim to eliminate zoning laws and regulations that implement and perpetuate inequitable outcomes, and to remedy the adverse impacts of prior barriers inherent in the regulations. Inclusivity is central to these ideas, and often linked to concerns about affordability. Affordability is certainly inextricable from notions of equity, but it is not the whole of it. There are also ways to advance equity in zoning implementation by encouraging inclusive and representative participation in zoning processes, and facilitating more diverse enfranchisement of the individuals who implement the rules.

As this project progresses, all aspects of the review will be conducted with the objective of improving the equitable outcomes of the regulations and expanding the inclusivity of participation in their implementation. This section looks at a couple of important areas of emphasis the comprise the equity-focused review.

A. Increase Housing Affordability and Reduce Displacement

Santa Fe has an existing inclusionary housing requirement, as described in the Santa Fe Homes Program (SFHP). The program requires 20 percent of all new for-sale development to be priced affordably for purchasers earning 80 percent or less of the Area Median Income. In for-rent projects, 15 percent of rentals must be priced affordably. For both smaller projects (10 or fewer units) and multi-family developments, there is an opportunity to pay a fee-in-lieu, rather than providing units on-site. While the LDC project may involve updating some of the standards or requirements of the SFHP, the fact that the City already has such a program in place is a significant advantage, the more so as the program has been in effect for a number of years already.

Outside of the SFHP, this project can consider other ways of enhancing housing affordability. Approaches that are common in many communities include offering incentives for a project to include a greater number or higher percentage of affordable housing units than the minimum requirement. A common incentive is a density bonus, but other options include reduction of requirements that add time or cost to a project. Reducing parking, open space, or design requirements can reduce cost, while expedited approval of any project below a certain number of units can reduce time until approval. In Phase 2 of this project, we can work with the city and the community to determine what incentives are appropriate in Santa Fe.

B. Assess Equity and Inclusivity in Development Review and Decision-Making

Equity and inclusivity in governance depends on the ability of the public to participate in decision-making. Public notice is one of the most important means cities have to invite inclusive citizen participation in decision-making, and the Procedures section of this report looks at ways to improve the inclusivity of public notice and participation. Though the diversity of decision-makers is, to some extent, beyond the parameters of zoning, there are nevertheless elements that zoning can contribute to improving. It is important for the City's boards, committees, and staff to reflect the diversity of the population they are empowered to represent, and to represent the viewpoints of all constituents, including those who do not routinely participate in traditional public meetings and processes. The

Council is elected, but the numerous City advisory boards and committees should, in their membership, reflect the diversity of the residents of Santa Fe. Professional qualifications are important to be able to serve competently on some boards that require technical expertise, like the Historic Districts Review Board or the Archaeological Review Committee, but that does not preclude considerations of diverse composition in membership. The City already has experience in ensuring representation of diverse voices on account of the historic composition of Santa Fe's population. This experience can help in ensuring those diverse voices and perspectives are represented in the groups that shape policy and make decisions in Santa Fe.

Equity Recommendations

- Emphasize increased equity when reviewing and updating the LDC.
- Focus on expanding housing affordability through adjustments to the SFHP, if needed, and other means such as incentives.
- Assess equity and inclusivity in development review procedures such as public notice requirements.
- To the extent possible, ensure that decision-making bodies reflect the diversity of the population of Santa Fe.

Sustainability

A. Make Sustainable Development Outcomes a Default Setting

Many sustainability goals can be achieved by making climate-resilient development a part of the "core DNA" of the code. This means integrating sustainable development practices into all parts of the underlying foundations of the code. For example, important sustainable outcomes can be well-supported by site layout standards that limit impervious cover, and that require connectivity and promote walkable urbanism in areas such as the downtown, the historic districts, and developing mixed-use centers and corridors, such as the area along South Guadalupe.

The following table offers a framework for thinking about how various sustainable outcomes may be achieved in a zoning code. The left column includes some typical sustainability goals, the middle column identifies development approaches that help achieve those goals, and the third column suggests specific relevant zoning tools. The table is not comprehensive, but merely a way of thinking about how sustainability may be a fundamental consideration in developing all parts of a code.

Sustainable Goal	Development Approach	Zoning Tools
Reduction of Greenhouse Gas Emissions / Healthy Lifestyle Options	▪ Compact, mixed-use development ▪ Connected trails and sidewalks ▪ Limit new auto-oriented development in remote areas ▪ Remove barriers to expanding multi-modal transportation options	▪ Mixed-use and smaller lot residential zone districts ▪ Mobility and connectivity standards ▪ Bicycle parking requirements ▪ Reduced and better calibrated off-street parking requirements ▪ Streetscape, building form and scale, and other pedestrian-focused design standards, especially in Downtown and community centers

Sustainable Goal	Development Approach	Zoning Tools
Efficient Building and Site Design Practices	▪ Adaptive reuse of existing buildings ▪ Energy efficient buildings ▪ Water conservation and management ▪ Green building materials ▪ Waste reduction and management	▪ Applicability of development standards scaled to the scale of development and incentives for adaptive reuse of buildings ▪ Incentives or requirements to design buildings using LEED, ENERGY STAR, or other national green building standards ▪ Increased limitation on impervious surfaces ▪ Water-efficient landscaping standards
Renewable and Alternative Energy	Introduce opportunities for solar and other renewable energy sources	▪ Accessory renewable energy facility standards for ground- and roof-mounted solar, wind energy, and geothermal energy equipment ▪ Electric vehicle parking requirements or incentives
Environmentally Sensitive Lands and Natural Resource Protection	▪ Limit impact of development on natural resources and sensitive lands ▪ Incorporate natural environment into the development process	▪ Comprehensive floodplain, wetlands, stream buffer, wildlife habitat, grading/land disturbance, and other sensitive land protection regulations ▪ Native landscaping standards

As shown in the matrix, some of the basic sustainability work of an updated code can take place in the core zoning district and site layout standards. These standards will encourage compact and walkable development while setting a path for redevelopment that makes the most of existing infrastructure resources and limits residential and commercial encroachment into greenfields and peripheral lands.

Beyond updating basic zoning tools through a sustainability lens, a range of sustainable development topics can be addressed through specific regulations in areas such as stormwater management, green infrastructure, tree protection, community health, local food production, and renewable energy. Some of these topics are already addressed in the body of this report, and others can be included as part of the rewrite if it is determined they are desirable goals to pursue.

B. Consider the Organization of Sustainability Standards

Beyond the content of the standards, discussed above, their organization and placement within the code deserves attention. A frequent issue that comes up in zoning code rewrites is how much of an individual spotlight to shine on sustainability. There are several approaches to consider:

1. Independent "Sustainability" Section

A standalone sustainability section brings sustainability to the forefront, indicating that it is a community priority. This approach can also allow for coordination of all measures that advance sustainability, and

allow more flexibility (e.g., point systems) and incentives (e.g., tying standards to bonuses), which allows for more creativity and getting applicants used to what is wanted. However, because many of the topics tied to sustainability may already be addressed in other dedicated sections of the code (e.g., landscaping, parking, building design standards), a separate sustainability section may result in similar topics being addressed in two places.

2. Integrated Throughout

Most sustainability measures are already tied to topics that are addressed by zoning tools (e.g., landscaping requirements greatly impact water use). Integrating sustainability-related standards throughout the code, rather than consolidating them into a standalone section, can make compliance more straightforward because standards are included alongside similar regulations on a particular topic that an applicant must meet. However, that can also make it harder to build in broad incentives and a more comprehensive approach to sustainability. Having sustainability-related standards located throughout the code reduces their collective emphasis and the sense of community focus on sustainability; this can either make them easier to approve or harder to publicize as a "win," depending on political realities.

3. Hybrid

Many communities end up with a hybrid approach, that includes some sustainability-oriented standards integrated into baseline code requirements and integrated throughout, alongside a freestanding sustainability section that establishes additional sustainability standards above and beyond the baseline. This can be a useful approach when the community wants to make certain standards mandatory (standards integrated within relevant chapters), while others are incentive-based (standalone section where they may be used by a developer to meet a score or unlock an incentive).

C. Consider Green Building Standard Requirements for Private Development

To help achieve Santa Fe's climate action goals, the City could consider implementing green building standards in private development, either as a mandatory requirement, or using an incentive-based program. The effectiveness of incentives depends on knowing the strength of demand for development in the city, and making the incentives meaningful in terms of reducing cost or processing time for development applications. Whether incentive-based or mandatory, the regulations could offer a menu of options, and allow the developer to choose a certain number to meet the requirements, as is done with the Architectural Style Points System. There are any number of options such a menu could include, but common ones that have been adopted by other communities include renewable energy requirements for building heating and cooling, cool or green roof requirements, building orientation to maximize solar gain or cooling, building materials certification, and water capture and conservation elements.

The location of green building standards and/or incentives requires discussion and may be appropriate in a separate document outside the zoning code. If incentives to encourage green-building practices are integrally linked to zoning standards (e.g., more building height when a green roof is provided), that would argue for locating such incentives in the code. But, often, green building standards operate independently of zoning standards and are a better fit alongside other technical and structural specifications in the Building Code.

Sustainability Recommendations

- Incorporate sustainability principles into the baseline standards in all sections of the code.
- During drafting, evaluate various organizational options for integrating sustainability-focused standards.
- Adopt green building standards for private development, or offer a menu of green design options from which developers must incorporate a certain number into their project.

Document Clarity, Organization, and Format

The first major area for improving the LDC is the format and organization of the document itself, beyond the substantive issues discussed later in this report. Many stakeholders said they find Santa Fe's Chapter 14, the LDC, to be difficult to understand and use. Frequent comments noted unclear organization, redundant and occasionally contradictory information, information that is hard to find, and information related to a single topic split across different sections. There are few illustrations, graphics, tables, and images that could help users to visually comprehend many subjects.

These challenges are not unusual in older zoning codes. Many communities find that, as zoning rules are modified and updated over time, they become increasingly complicated and more difficult to navigate and understand. It has been over a decade since the last comprehensive update of the Santa Fe zoning regulations, and during that time many piecemeal code amendments have led to a document with a challenging organization and many redundancies.

A primary objective of Phase 1 of this project is to develop a well-organized, well-illustrated, user-friendly set of regulations for Santa Fe that should be both easier to understand, administer, and enforce. The recommendations in this section describe various ways the update proposes to accomplish that. All topics below will be addressed in Phase 1 of the project.

Establish a Clear Organization

Chapter 14 should be updated and consolidated in a more intuitive, user-friendly manner. The Annotated Outline later in this report suggests an updated organization.

Beyond implementing that outline, other drafting updates can help improve the document's flow. An important first step in reorganization will be to consolidate related information. For example, the zoning district purpose statements and dimensional standards, which currently are spread across articles 14-4 and 14-7. An example of how this information can be consolidated is shown below in the "Page Layout" discussion. Other examples are noted throughout this report and in the separate detailed review of Chapter 14.

Where related information remains in separate locations, better cross-referencing should be included, with the target heading or subheading spelled out after the reference.

- For example, rather than saying "The review of electrical facilities in historic districts shall be limited as set forth in Section 14-6.2(F)(10)" (where only the underlined text is an active link that leads to the beginning of the section), the end of the phrase would be amended to say "… as set forth in Section 14-6.2(F)(10), Application Submittal Requirements." Both of the underlined sections are active links that lead to the exact location of the related information.

Where information in Chapter 14 is presented in tables, these tables often have an extensive list of table notes, in some cases with 15 or more notes attached to a table. This is complicated for users to flip between table content and notes, and also makes important information easy to miss, particularly since some of these table notes are actually standards, as is the case in the Table of Permitted Uses. Standards should be incorporated into the body of the code. While table notes can be useful, Phase 1 of this project will review the current notes with an eye to reducing their use in the updated code.

Finally, we also recommend that all the Appendices be integrated into the body of the code.

Document Clarity, Organization, and Format Recommendations

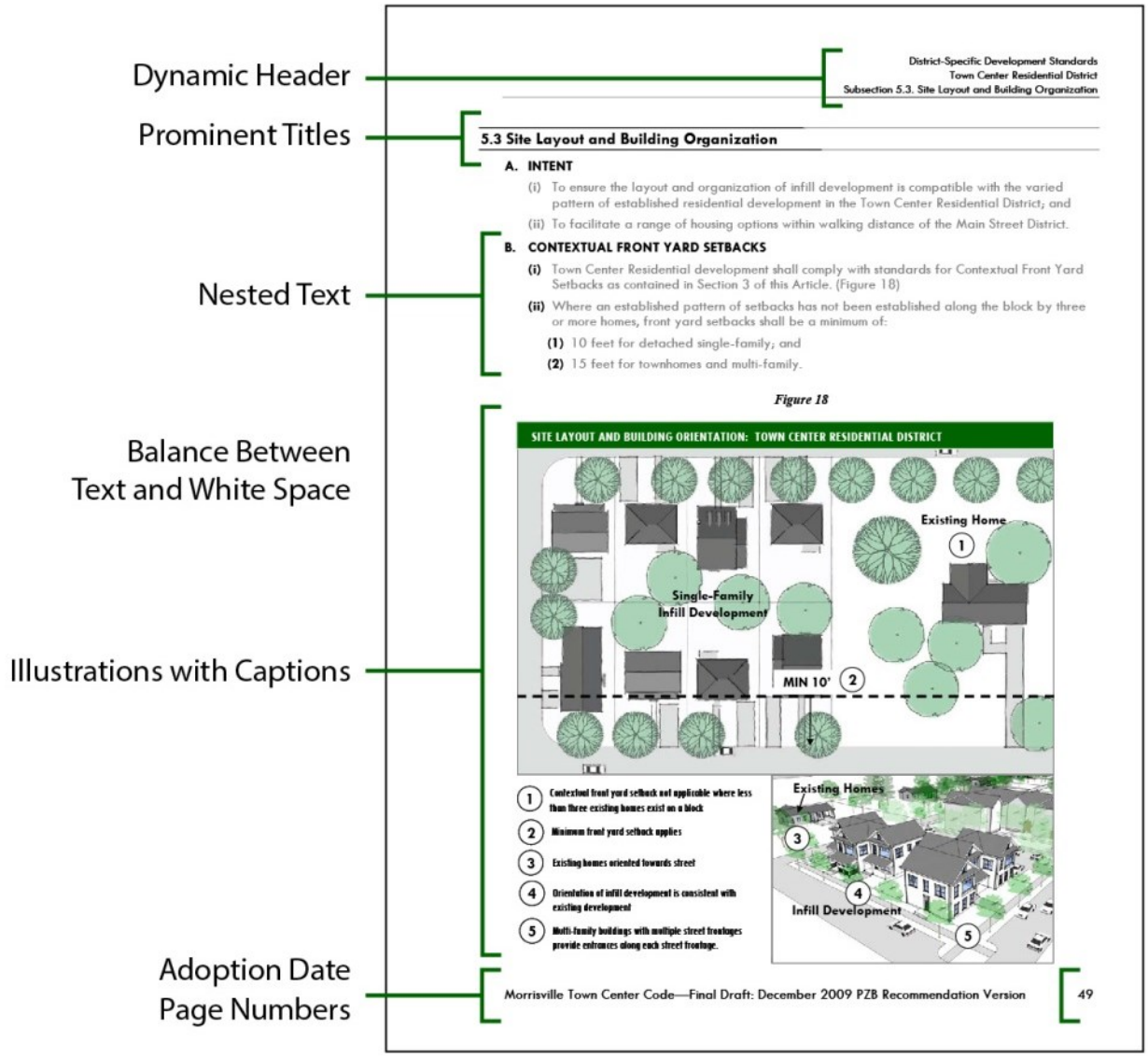
- Reorganize Chapter 14 as proposed in the Annotated Outline in this report.
- Consolidate related information where possible.
- Ensure cross-references lead to the exact section or subsection of related information.
- Review table notes to remove standards and replace in body of code; reduce number of notes.
- Incorporate Appendices into the relevant sections of the body of the code.

Improve Page Layout

The page layout of the new code should be improved to help users quickly find key information. Several types of revisions are necessary.

First, a new document layout with defined headings and subheadings will help establish a clear hierarchy of provisions and enable code users to understand more quickly where in the document a particular provision is located. This new layout also should include dynamic headers, footers, page numbers, and illustrations with captions to make the code more user-friendly.

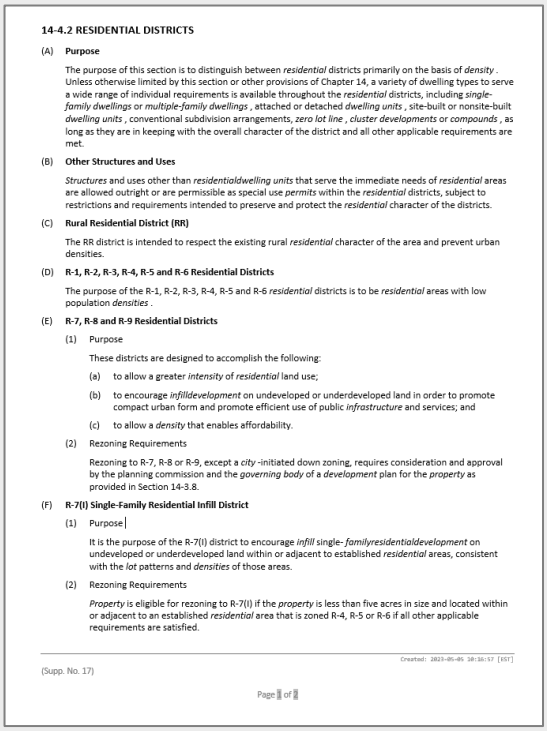
The following graphic illustrates a sample improved layout from another code.



This sample page layout illustrates how headers, text, graphics, and use of page numbers help to modernize a code and make it more user-friendly.

The current Santa Fe LDC is available via the online platform Municode. In addition to an online version of the code, most planning offices also maintain an editable and formatted digital version, usually as a Microsoft Word or PDF file, accessible via the City's website. The digital version allows for enhanced formatting and presents information in a more user-friendly format, enhancing the reader's ability to understand the context for specific provisions. The Word/PDF version also allows staff to keep an internal record of any proposed edits and revisions to the document.

The new LDC will feature a new document layout with dynamic headers (that automatically update) showing section references for that page, footers, page numbers, and illustrations with captions. The following graphic compares a page from the Zoning Districts article in the current Santa Fe LDC to an improved layout from another code Clarion has drafted.



14-4.2 RESIDENTIAL DISTRICTS

(A) **Purpose**

The purpose of this section is to distinguish between *residential* districts primarily on the basis of *density* . Unless otherwise limited by this section or other provisions of Chapter 14, a variety of dwelling types to serve a wide range of individual requirements is available throughout the *residential* districts, including *single-family dwellings* or *multiple-family dwellings* , attached or detached *dwelling units* , site-built or nonsite-built *dwelling units* , conventional subdivision arrangements, *zero lot line* , *cluster developments* or *compounds* , as long as they are in keeping with the overall character of the district and all other applicable requirements are met.

(B) **Other Structures and Uses**

Structures and uses other than *residentialdwelling units* that serve the immediate needs of *residential* areas are allowed outright or are permissible as special use *permits* within the *residential* districts, subject to restrictions and requirements intended to preserve and protect the *residential* character of the districts.

(C) **Rural Residential District (RR)**

The RR district is intended to respect the existing rural *residential* character of the area and prevent urban densities.

(D) **R-1, R-2, R-3, R-4, R-5 and R-6 Residential Districts**

The purpose of the R-1, R-2, R-3, R-4, R-5 and R-6 *residential* districts is to be *residential* areas with low population *densities* .

(E) **R-7, R-8 and R-9 Residential Districts**

(1) Purpose

These districts are designed to accomplish the following:

(a) to allow a greater *intensity* of *residential* land use;

(b) to encourage *infilldevelopment* on undeveloped or underdeveloped land in order to promote compact urban form and promote efficient use of public *infrastructure* and services; and

(c) to allow a *density* that enables affordability.

(2) Rezoning Requirements

Rezoning to R-7, R-8 or R-9, except a *city* -initiated down zoning, requires consideration and approval by the planning commission and the *governing body* of a *development* plan for the *property* as provided in Section 14-3.8.

(F) **R-7(I) Single-Family Residential Infill District**

(1) Purpose

It is the purpose of the R-7(I) district to encourage *infill* single- *familyresidentialdevelopment* on undeveloped or underdeveloped land within or adjacent to established *residential* areas, consistent with the *lot* patterns and *densities* of those areas.

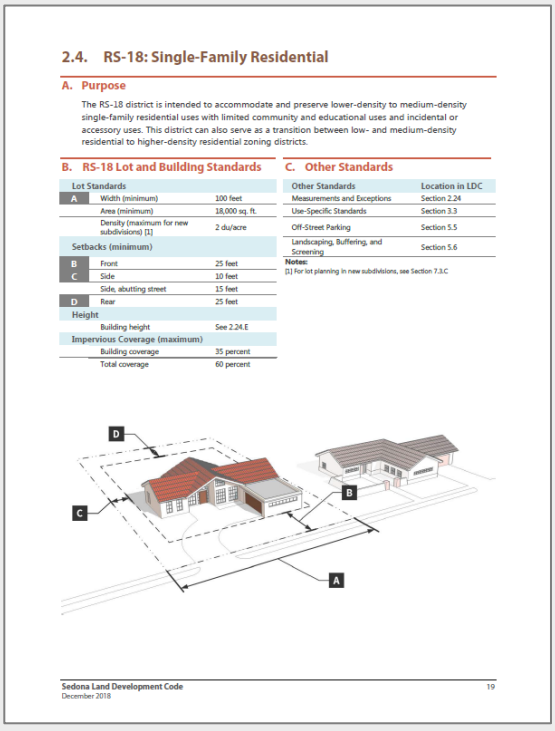
(2) Rezoning Requirements

Property is eligible for rezoning to R-7(I) if the *property* is less than five acres in size and located within or adjacent to an established *residential* area that is zoned R-4, R-5 or R-6 if all other applicable requirements are satisfied.

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Page 1 of 2



2.4. RS-18: Single-Family Residential

A. Purpose

The RS-18 district is intended to accommodate and preserve lower-density to medium-density single-family residential uses with limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between low- and medium-density residential to higher-density residential zoning districts.

B. RS-18 Lot and Building Standards

	Lot Standards	
A	Width (minimum)	100 feet
	Area (minimum)	18,000 sq. ft.
	Density (maximum for new subdivisions) [1]	2 du/acre
	Setbacks (minimum)	
B	Front	25 feet
C	Side	10 feet
	Side, abutting street	15 feet
D	Rear	25 feet
	Height	
	Building height	See 2.24.E
	Impervious Coverage (maximum)	
	Building coverage	35 percent
	Total coverage	60 percent

C. Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 2.24
Use-Specific Standards	Section 3.3
Off-Street Parking	Section 5.5
Landscaping, Buffering, and Screening	Section 5.6

Notes:
[1] For lot planning in new subdivisions, see Section 7.3.C

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A typical page from the Santa Fe LDC (when downloaded from the online version) is shown on the left. Compare this to the sample page layout at the right, which illustrates how headers, text, graphics, and use of page numbers help to modernize a code and make it more user-friendly.

Page Layout Recommendations

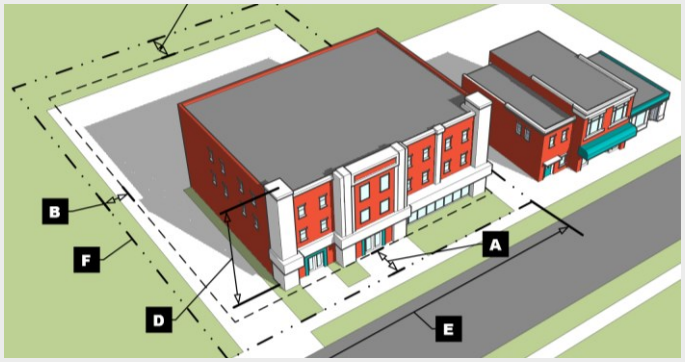
Establish a more attractive and user-friendly page format with:

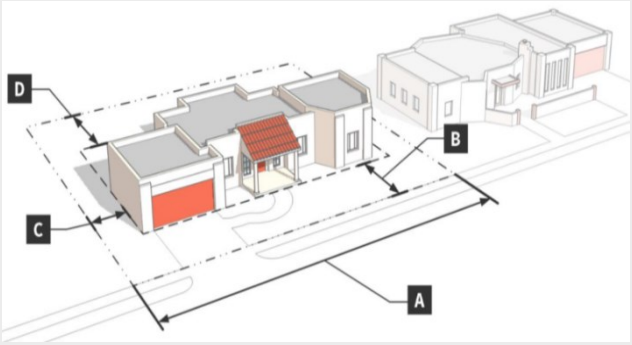
- Dynamic headers, showing article, section, and subsection on each page;
- Consistent formatting and location of tables and graphics;
- Clear and prominent hierarchy of heading titles (using color and/or bold fonts); and
- Consistent indentation and nested text.

Add Tables, Illustrations, and Other Graphics

Illustrations, graphics, flowcharts, and tables should be used frequently throughout the new LDC to explain standards and to summarize detailed information. Sample graphics from other Clarion codes are shown below. These images, from various communities, show a small range of possible topics and formats that can benefit from illustration. Each community is unique in how extensively they choose to illustrate a code, and the extent of detail that is included in the tables and illustrations. We will work with staff during the drafting process to select a consistent style that works best for Santa Fe.

This illustration shows the desired scale and character of a mixed-use zoning district in another community.





Lot Standards		
A	Width (minimum)	145 feet
	Area (minimum)	35,000 sq. ft.
	Density (maximum for new subdivisions) [1]	1 du/acre
Setbacks (minimum)		
B	Front	40 feet
C	Side	20 feet
D	Rear	40 feet
Height		
	Building height	See 2.24.E
Impervious Coverage (maximum)		
	Building coverage	15 percent
	Total coverage	40 percent

These graphics from another community illustrate some of the basic dimensional requirements for a single-family zoning district in another community. Labels (A through D) correlate to a dimensional table that identifies setbacks, height, and lot requirements.

Graphics like these help users identify which sign types are permitted. Graphics can also be customized to identify specific sign standards, such as area, height, placement, etc.





Graphics and Illustrations Recommendation

- Include illustrations and other graphics (summary tables, flowcharts, etc.) throughout new LDC.

Use Clear, Plain Language

The use of clear and precise language is just as important as document organization and format. As part of the rewrite, all content will be reviewed to eliminate unnecessarily complicated and legalistic language, as well as removing gendered language, such as "manmade." Text will be rewritten as necessary to provide greater clarity.

- For example: "The baseline floor-area ratio shall be two and five-tenths to one." This can more simply be stated as 2.5 to one or 2 ½ to one. Though this is a small example, the issue is a prominent one throughout the current regulations.

There are many sections where, in the attempt to add detail or precision to an explanation, the content becomes unnecessarily long and complicated, without really adding the desired clarity.

- An example is the description of how building height is to be measured on the escarpment overlay district (Section 14-5.6(F)(5)), with five increasingly detailed and convoluted paragraphs devoted to explaining a simple measurement. The result, according to stakeholders, is that neither staff nor applicants understand how to apply this in practice, and it creates problems and disagreements.

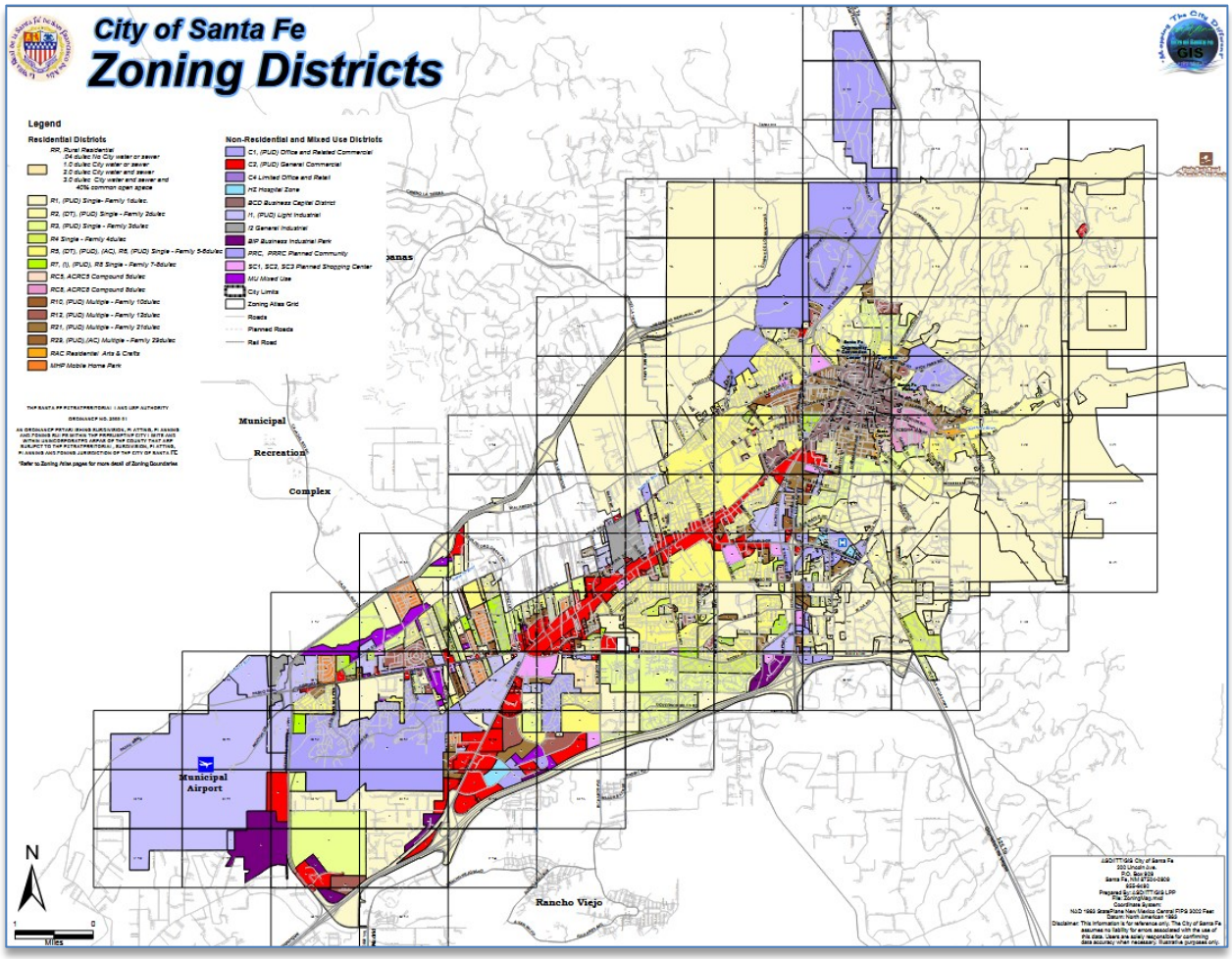
The LDC also contains many instances of vague or subjective language, with qualifiers such as "adequate," "compatible," and "appropriate." These words are not uncommon in codes, but they tend to create uncertainty and time delay by requiring negotiation with applicants on what constitutes meeting the standard, since staff, decision makers, developers, and community members could all interpret the terms differently. This applies equally with architectural design requirements in the case of Santa Fe's approved building colors, where "earth tones" and "high-intensity colors" can be interpreted differently by different readers. Generally, the code should provide greater certainty by avoiding the use of purely subjective language, disconnected from any measurable criteria.

To the greatest extent possible, the rewrite, especially Phase 1, will replace subjective terms that are open to varying interpretation with clear, objective language, and measurable standards where possible. The rewrite also will eliminate duplicated information and reconcile any internal inconsistencies.

Plain Language Recommendation
• Rewrite code using plain, clear, gender-neutral language.

Zoning Districts

The foundation of any zoning ordinance is the collection of zoning districts into which the community is divided, and the land uses allowed within those districts. The current Santa Fe LDC has 31 established base zoning districts and 8 overlay districts.



In evaluating and updating these districts for the new LDC, it will be important to ensure that the revised zoning districts are appropriate to meet the needs of Santa Fe now and in the future. The zoning districts should be cleaned up by removing unnecessary districts and making any necessary adjustments to current district standards. Also, some new zoning districts may be introduced even if they are not immediately applied to the zoning map. The goal should be to broaden Santa Fe's zoning toolbox, so that more types of projects may be built by-right and fewer projects need to opt for negotiated approvals, and so that additional zoning district options are available for future use as the City updates the General Plan and completes other area-specific planning efforts.

Phase 1 of this project will focus on reorganization and structural improvements (described below) to the existing zoning districts. Substantial changes to existing zoning districts are not contemplated in Phase 1. While some targeted substantive changes may be proposed during Phase 1, they will be clearly highlighted for discussion and will be limited to changes that are considered relatively straightforward

(e.g., the addition of a new Parks and Open Space district).

A more substantive re-evaluation of the districts will occur in Phases 2 and 3. During Phase 2, each zoning district will be evaluated to determine if it is producing the kind of development for which it is intended. If it is not, it may be amended or replaced. Phase 2 will also evaluate the need for new zoning districts, such as a slate of new mixed-use districts to replace the current under-utilized MU district. Phase 3 will involve an additional review of the zoning districts to ensure they are aligned with the updated General Plan, including any updated land use classifications.

The sections below discuss Santa Fe's current districts in light of the following questions:

- Is the intent of each zoning district clear and does the district name match the intent?
- Is the zoning district currently used? If not, is it unnecessary or obsolete?
- Are any districts so similar in purpose and standards that they overlap and could be consolidated?
- Are new zoning districts needed to accommodate development patterns that are hard to achieve with existing districts?
- Are the dimensional standards for each district (setbacks, density, and height) appropriately tailored to the purpose of the district?

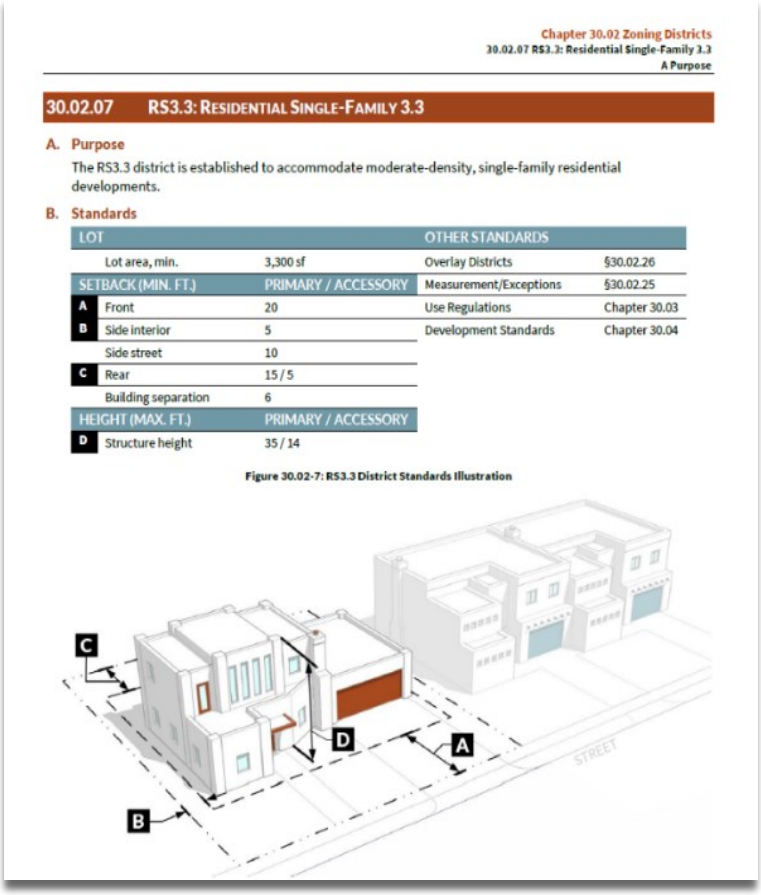
Suggested revisions are noted for all three phases of the LDC update project. General district revisions are noted first, with subsequent sections addressing base residential, base nonresidential, and overlay districts.

General Updates for All Districts

A. Structural Reorganization

As mentioned earlier in the user-friendliness section of this report, the separation of the zoning district purpose statements (Article 14-3) and the respective district dimensional standards (Article 14-7) makes Chapter 14 harder to navigate than it would be if this information were all in one place.

The example at the right shows how a reorganized and reformatted page for a zoning district might look with all information related to a single district in one place. Each district will include a purpose statement, a table with all dimensional standards, and links to other sections with applicable regulations (such as parking requirements or use regulations), and a representative illustration of the kind of development that might occur in the



Chapter 30.02 Zoning Districts
30.02.07 RS3.3: Residential Single-Family 3.3
A Purpose

30.02.07 RS3.3: Residential Single-Family 3.3

A. Purpose

The RS3.3 district is established to accommodate moderate-density, single-family residential developments.

B. Standards

LOT		OTHER STANDARDS	
Lot area, min.	3,300 sf	Overlay Districts	§30.02.26
SETBACK (MIN. FT.)	PRIMARY / ACCESSORY	Measurement/Exceptions	§30.02.25
A Front	20	Use Regulations	Chapter 30.03
B Side interior	5	Development Standards	Chapter 30.04
Side street	10		
C Rear	15 / 5		
Building separation	6		
HEIGHT (MAX. FT.)	PRIMARY / ACCESSORY		
D Structure height	35 / 14		

Figure 30.02-7: RS3.3 District Standards Illustration

district. [1]

B. Clarify Relationship Between Base and Overlay Districts

In reviewing the base districts and the overlays, there are in some cases confusing overlaps. For example:

- The Residential Arts and Crafts District, applied on the map along Alto Street, Canyon Road, and the west side of the Old Santa Fe Trail, is separate from the Arts and Crafts Overlay, which appears to be applied to the east side of Old Santa Fe Trail (among other locations). Both are intended to serve similar purposes, so it is hard to discern why the district applies on one side of the road, and the overlay on the other. Regardless of the original reason for this split on the map, it is possible that, going forward, neither the district or the overlay would be necessary if the City has a neighborhood-scale mixed-use district that permits artisanal manufacturing as a use.
- The BCD Business-Capitol District, and its fourteen street-by-street sub-area standards, overlaps with the Historic District, with its various subdistricts, including the Downtown, and other areas that overlap. Some respondents noted conflicts between the various standards that apply in these districts, sub-areas, and overlays.

Phase 1 will ensure there are no explicit conflicts among existing regulations, while the broader assessment in Phase 2 will seek to disentangle these overlapping districts and overlays, possibly combining some of the elements, or eliminating others, in an effort to reduce repetition and overlap, and clarify the standards that are essential to regulating and maintaining the character of the relevant areas.

General Zoning District Recommendations

- Combine purpose statement and dimensional standards for each district in one location.
- Clarify the relationship between base zoning districts and overlay districts in instances where purposes are similar, or geographical areas overlap.

Residential Zoning Districts

Beyond organizational improvements, the LDC rewrite may also consider improvements to residential district standards.

Density. Santa Fe has numerous residential base districts, which should allow for a variety of lot sizes and development types, but the density-based district structure is confusing. While lot sizes in theory can be relatively small at 3,000-4,000 square feet per unit for single-family dwellings, development capacity is driven by density; the name of each district (R-1 through R-29) represents how many dwelling units per acre are allowed. This density-focused structure is likely to become increasingly cumbersome to implement in a city that is approaching build out, and will pose impediments to creating denser development that the city needs to accommodate growth and address the decreasing affordability of housing. The current density-based districts may also act as barriers to infill and redevelopment.

Phase 2 can investigate alternatives to a density-based system. For example, many communities regulate development based on minimum lot size rather than density; such a system can be easier to administer over the long run. However, any changes to district standards would need to be considered carefully and should minimize the creation of nonconformities. As the project progresses into Phase 2, we will have

[1] This format also would have the advantage of eliminating general references that the standards of one district are the same as those in another, as is currently done in Table 14-7.2-1: Table of Dimensional Standards for Residential Districts, when for example districts R-7 through R-9, among others, simply reference "same as R-1 to R-6" for dimensional standards including minimum lot size, height, and others.

further conversations with the community about alternatives to density-based standards to consider.

Setbacks and Building Height. The LDC update can also revisit other residential dimensional standards besides density. While current setback dimensions are relatively standard in comparison with other communities, there may be some contexts in which they could be more tailored to the kind of development that is occurring in the district, perhaps along transit corridors, where denser development should be brought up to the street through smaller minimum setbacks or perhaps maximum setbacks.

Currently, the height limit for *all* residential districts in Santa Fe – including those that would most likely be used for multi-family development – is 24 feet, or two stories. In the R-21 and R-29 districts, a height up to 36 feet (three stories) may be approved as part of a development plan. While these limits reflect the historically low-rise nature of the City's development, they limit opportunities to consider allowing greater density in certain locations to mitigate housing costs. Many residents expressed general opposition to taller buildings in Santa Fe, and this report does not recommend a unilateral increase to height limits in all districts. However, the rewrite does provide a good opportunity to target certain districts or areas where three-, four- or five-story residential structures may be allowed by right, and ensure that there are districts in place to support that type of development.

Reconsider the Development Plan Requirement. Under Chapter 14's current regulations, it may be possible to eliminate or amend some dimensional standards with approval of a development plan. While this option offers flexibility to consider alternative standards, it also requires approval by the Planning Commission at a public hearing, which prolongs the review process and creates uncertainty. This adds time and cost to these projects, compromising potential affordability gains from higher densities. Depending upon the alternatives proposed, there could also be time-consuming negotiation over the standards. Because Santa Fe has developed as a low-density town, these densities may not seem to "fit" in existing neighborhoods, and such proposals could generate significant opposition among neighbors. So, while the development plan offers an important avenue for flexibility, neither uncertainty nor prolonged processing time is a positive contributor to the cost or timely delivery of more housing. Other alternatives to allow more housing options should be considered.

The threshold for when a development plan is required should be reconsidered in the higher-density districts: R-12, R-21, and R-29. These districts are now limited to ten dwelling units per acre unless they go through the development plan process. A higher threshold before requiring a development plan would allow more density in these districts by right and help provide more housing options. The development plan requirement might also be eliminated altogether, allowing up to the full capacity that these districts can offer, i.e., 12, 21, and 29 dwellings units per acre. New standards in the LDC could be drafted to help ensure that higher-density development meets certain design quality standards. While most items in this section are Phase 2 tasks, this is an example of a targeted substantive change that might be proposed for consideration in Phase 1.

Impact of Standards on Housing. In residential contexts where the lot size and setbacks seem reasonable, the imposition of additional standards can all conspire to limit the possible type of development that can occur on a lot. It is also true that the combination of requirements that apply to a given lot (minimum lot size, minimum yard requirements, maximum height, and maximum lot coverage) all push development to occur on larger lots, even if smaller lots are permitted. This adds costs to the housing that is created on these larger lots, and can preclude housing types like attached townhomes or duplex/triplex structures. This combination of standards can also make higher-density infill, redevelopment, ADUs, and other more compact housing types challenging or impossible in exactly those areas where they are most desired. To avoid maintaining unnecessary barriers to the creation of more housing options, it may be determined

appropriate in Phase 2 to alter or eliminate some of these standards in certain contexts for projects that make substantial contributions to meeting the City's diverse housing needs.

Residential Zoning District Recommendations

- Ensure there are no conflicting standards in various overlapping base and overlay districts, and seek opportunities to clarify and streamline the regulations in overlapping areas.
- Combine all district information in one location, so purpose and applicable dimensional standards are in one place for each district.
- Consider alternatives to the current density-based structure of residential zoning districts.
- Change allowances so that the higher-density districts allow density greater than 10 dwelling units per acre without the approval of a development plan.
- Review dimensional standards to identify opportunities for flexibility, or elimination of overlapping standards to projects that make significant contributions to City housing needs.

Nonresidential Zoning Districts

A. Commercial Districts

Interviewees and survey respondents offered few comments on Santa Fe's existing commercial districts. One stakeholder mentioned that C-2 is often used for multi-family residential, rather than actual residential and mixed-use districts, because it offers more flexibility. Another noted that the C-2 standards are contradictory, though did not offer further detail. Our review focuses on Phase 1 organizational improvements and looks ahead to larger possible changes on Phase 2.

1. Improve Purpose Statements

The purpose statements for these districts should be updated in Phase 1 to provide a clearer idea of the kind of development that is appropriate in each district. The current purpose statements are not consistent in style or level of detail. For example:

- The C-1 purpose statement offers a list of allowed uses.
- The C-2 statement describes the kind of development that is not wanted in the district (strip malls) and that it should "preserve the carrying capacity of the streets and … provide for off-street parking and loading."
- It is not clear from the C-4 purpose statement how the district differs from C-1, except in its focus on "protect[ing] residential property owners who are adversely affected by heavily trafficked city roads."

These statements should be updated to indicate the scale and intensity of appropriate development, though not particular uses, and can describe the level of road classifications that normally serve them; for example, "C-2 is typically located along collector and arterial streets to accommodate the amount of traffic generated by larger-scale commercial uses permitted in the district."

2. Clarify Dimensional Standards

Table 14-7.3-1 (Dimensional Standards for Nonresidential Districts) does not make it easy to understand the applicable dimensional standards for the districts. For example:

- To understand the minimum lot size in C-1, the table says: "Same as R-21 district including residential density and open space requirements." It is unclear if this means the standard ten dwelling units per acre, or the 21 that could be allowed with a development plan (and also whether this applies to commercial development).
- The lot sizes specified in R-21 are 3,000 sq ft for single-family dwellings, or 2,000 square feet with common open space. Does this mean a minimum lot in C-1 can be 3,000 square feet? Or less depending on open space provided? Upon referring to the open space standards in Section 14-7.5, the user finds that there are

different open space standards for commercial versus residential development. At this point, a user has looked in three locations to find one applicable dimensional standard for the C-1 district, and it still not clear how the residential dimensions tie to the commercial open space standards to yield a minimum lot size in C-1.

This sort of multiple cross-referencing that nevertheless does not yield clear information is easy to clear up. As mentioned above for residential districts, each district should have its own one-page description of dimensional and other applicable standards. Even if the standards for a given district are the same as those in several other districts, this is an instance where repeating the information as many times as necessary is preferable to cross-referencing material elsewhere.

B. Mixed-Use Districts

The need for mixed-use development came up frequently in interviews and survey responses. Respondents cited the need to improve the mixed-use district, which has not been particularly successful in allowing such development, with applicants turning instead to C-2 General Commercial.

There are several initial Phase 1 recommendations to make in support of expanding mixed-use development in Santa Fe.

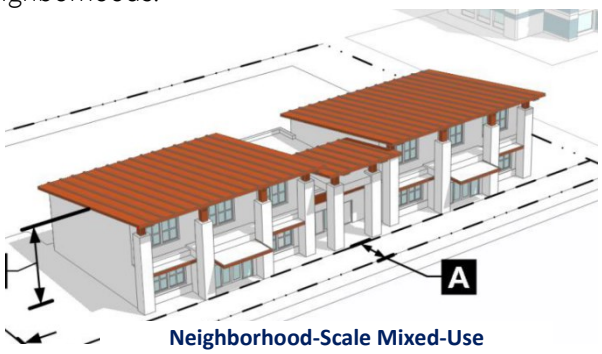
- Amend the purpose statement for the existing district[2], which currently places too much emphasis on mixed-use being infill. Some mixed-use projects will no doubt be infill, but others could be redevelopment, and new greenfield development as well. The important components are the mix of uses, and the creation of compact, walkable, pedestrian-oriented places.
- Eliminate restrictions on Building Tenant Space as described in Section 14-7.3(B)(1)(c), and the floor area and density restrictions applicable to the residential component, as described in (B)(1)(d). The Tenant Space limitation of 20,000 square feet seems like an arbitrary threshold, and would prevent, for example, living units built atop a grocery store, the average size of which is normally closer to 40,000 square feet. Specifying percent requirement of residential development always has a constraining effect on mixed-use development, since a fixed percentage rarely aligns with market demand in various contexts and locations throughout a city. We recommend instead creating more tailored districts (see below), and letting development professionals decide what the market will bear.
- Eliminate the density limitations of 12 dwelling units per acre in buildings of up to 25 feet, and 14 dwelling units per acre in buildings of 25-35 feet. With the exception of the percent residential requirement, all of these requirements appear designed to limit the scale of mixed-use. We suggest that a more effective way to do that is to create districts that reflect the desired scale in relation to context (see below).

In Phases 2 and 3, new mixed-use districts should be considered that calibrate scale to context. While mixed-use development is not appropriate everywhere, it does have advantages that make it a good option for Santa Fe to consider closely in the code update. The mixed-use zones may not be immediately necessary, but they could help provide the tools to encourage further redevelopment consistent with the General Plan. For example, mixed-use zones may be appropriate to help redevelop shopping centers and other secondary centers identified in the plan at nodes where redevelopment and additional density are desired.

Many communities often start with, for discussion, three levels of mixed-use districts: neighborhood, medium, and regional scales. Neighborhood-scale mixed use (i.e., smaller areas of five to 10 acres) could be in local commercial nodes and offer small-scale retail and services with some attached residential units, such as one or two living units atop a commercial storefront. This could be appropriate for allowing

[2] Section 14-4.3(L).

the "corner-store" type development we heard is desired in some of the newer large Santa Fe neighborhoods.

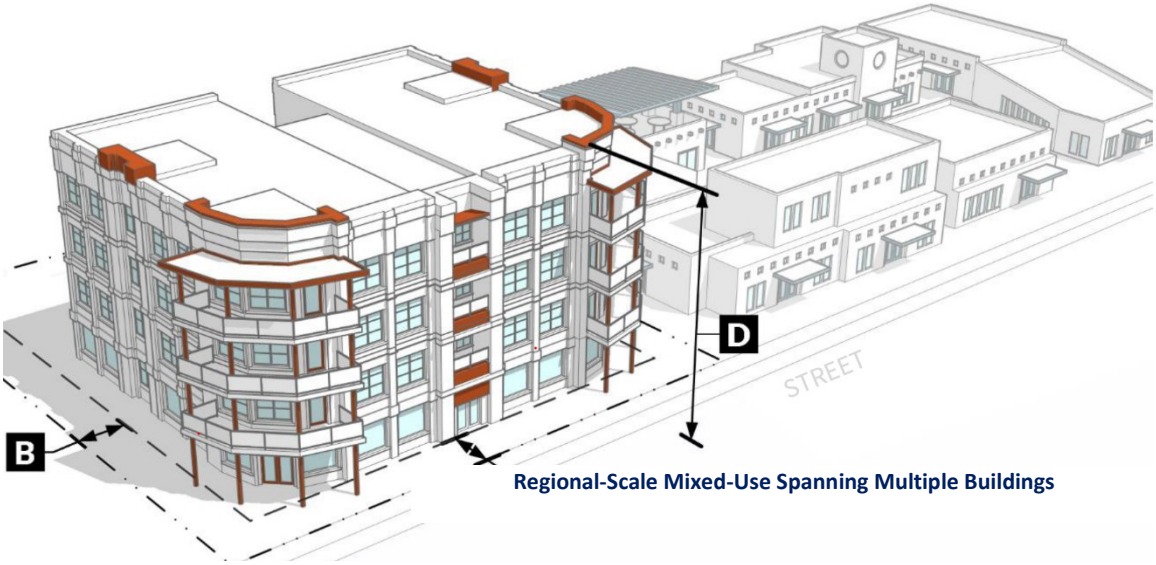


Neighborhood-Scale Mixed-Use



Medium-Scale Mixed-Use

The medium-scale district (i.e., 10 to 30 acres) could allow several stories of dwellings atop a commercial base (which would likely require adjustments to allowed height in Santa Fe). Both are illustrated above. Regional-scale developments could allow even greater height and may have separate structures that may or may not mix development types in individual buildings. This scale of development may not fit in Santa Fe, but it is illustrated below to provide an option for discussion.



Regional-Scale Mixed-Use Spanning Multiple Buildings

All mixed-use districts should be designed to emphasize pedestrian-scale development and the relationship of buildings to the streetscape, and to minimize the presence of off-street parking along street frontages. The focus of these districts should be more on the particular urban form desired, rather than the uses allowed within the districts. Standards should bring buildings to the street, require parking to be located to the side or rear of buildings, and require building designs that support a walkable, pedestrian-friendly streetscape. Illustrations and graphics will help convey the intended character of the districts.

C. Industrial Districts

The general consensus during initial stakeholder interviews was that some industrial land should be maintained in Santa Fe to serve local employment needs and to maintain a diverse economy, though industrial uses are not predominant in the city. Given the acute pressure for residential land development

in Santa Fe, ensuring that industrial lands are protected from alternate development through careful consideration of allowed uses should be one focus area for the rewrite in Phase 2. A second, larger issue is what extent of land should be preserved. As the General Plan progresses, it can provide direction on the extent and location of lands reserved for industrial and other employment uses, and the code can be tailored to support these policies accordingly.

D. Special-Purpose Base Districts

For discussion, this category includes the HZ Hospital Zone, SC Planned Shopping Center, BIP Business and Industrial Park, PRC Planned Residential Community, and PRRC Planned Resort-Residential Community districts. The primary question related to all these districts is: are they still needed?

It is unusual to see zoning districts created for specific uses, such as a hospital or shopping center. While the districts may have been created on account of other available commercial districts being insufficiently flexible to accommodate these uses, a new set of updated districts and use classifications in the new LDC may suffice to accommodate such uses in the future, without the need of specific zoning districts devoted to them.

Given that the PRC and PRRC districts both require a minimum of 160 acres, and Santa Fe does not have vast acreage of unbuilt land within city limits, is it likely that future requests for these districts will come in? For projects like the ones these districts are designed to facilitate, it may be possible to use the existing Planned Unit Development Overlay described in Section 14-5.7, rather than maintaining these districts.

Business and Industrial Park (BIP) districts are becoming less common, as communities recognize they tend to create isolated campuses on the periphery that generate traffic on account of being inaccessible by any other means. Such campuses contribute to a sprawling development pattern, at a time when most communities are switching their focus to encouraging more compact, dense, and walkable development. In lieu of these single-purpose districts, it is possible instead to adapt both light industrial and/or heavy commercial districts to allow the combination of offices, light industrial, and supporting uses that these BIP districts were created to accommodate.

E. Parkland and Open Space District

There is currently no zone for parkland and open space. By default, such lands are zoned R1 Residential, which raises concerns about the potential for development in parks, given the purpose and permitted uses of the R1 district. A new zoning district that can be applied to existing and future parks and open space can be created in Phase 1 to address this concern.

Nonresidential Zoning District Recommendations

- Update purpose statements of commercial districts to provide a better description of the kind of development that is desired in the different districts.
- Reorganize information in commercial districts so each district explains applicable standards, rather than referencing users to various other locations to find applicable standards.
- Improve and expand mixed-use districts, possibly through the creation of districts that are tailored to scale and intensity of mixed-use development.
- Determine proper location and extent for industrial land, and preserve industrially-zoned land for industrial uses.
- Assess the need to retain special-purpose base districts such as the HZ Hospital Zone, BIP Business and Industrial Park District, PRC Planned Residential Community District, PRRC Planned Resort-Residential Community District, and SC Planned Shopping Center districts.
- Create Parks and Open Space District, which includes trails.

Overlay Districts

Overlay districts apply special standards to particular areas, in addition to base zoning standards. They can be important tools to protect unique resources or to allow flexibility in certain areas and development contexts. However, the additional level of regulation they provide can be challenging to administer and enforce, and for the public to understand. Many communities look to fine-tune their overlay districts during code update projects. They update standards to reflect current conditions, and they also investigate whether older overlays can potentially be streamlined or eliminated through updated base zone districts or development standards.

Santa Fe has nearly a dozen overlay districts. While some of these, such as the Historic Districts and the Archaeological Review Overlay, are central to the history and character of the city and will need to be carried forward (with edits), it is possible that others could be eliminated with the application of more flexible, updated base zoning districts. Phase 1 of this project will focus on necessary content reorganization and updates to the existing overlay districts, while Phase 2 will examine broader issues, including whether some existing overlays could be eliminated.

The sections below discuss the overlays that received the most discussion during initial project meetings and stakeholder feedback. The overlays not specifically mentioned here (Planned Unit Development District, Ecological Resource Protection Overlay, Neighborhood Conservation Overlay, and West Santa Fe River Corridor Overlay) will nevertheless be reviewed and updated as part of the overall rewrite, most likely during Phase 2.

A. Historic Districts

In Section 14-5.2, *Historic Districts*, subsections (A) through (D) apply to all historic districts, while subsections I through (I) apply to particular subdistricts. Subsections (J) through (N) are also related to historic districts, but cover various related topics, such as historic compounds, the creation of historic districts, designation of landmarks, plus state and county projects (such as public schools). According to stakeholders, these sections are challenging to navigate and understand. It is not clear how the general requirements in subsections A-D (*General Provisions, Minimum Maintenance Requirements, Regulation of Significant and Contributing Structures in Historic Districts*, and particularly *General Design Standards for All H Districts*) relate to or are superseded by the standards in the individual subsections. Also, the organizational structure for the different subsections is not standard, so that the same information is not necessarily included in each overlay. These issues of structural reorganization, content consistency, elimination of repetition, and other changes for clarity and usability will be addressed in Phase 1 of the rewrite project.

Reorganize Information. Information should be organized from general to specific, and should generally follow the sequencing of activities subject to regulation. Thus, information on creating districts and designating landmarks will precede information on the standards that apply in the districts so created and to the landmarked structures. This will be followed by the standards that apply in all districts, such as the General Design Standards for All H Districts, with the explanation that all standards in this section apply to every subdistrict, and that any additional, district-specific standards are described in the particular district subsection. Finally, information that is currently repeated (though with slightly different variation on phrasing) in various subsections, such as standards regarding solar installations and screening requirements for mechanical equipment, will be relocated to the general standards, to eliminate repetition.

Include Maps, Photos, and Illustrations. As with all parts of Chapter 14, a lack of effective graphics makes understanding of the overlay district regulations challenging. Examples of where text could be conveyed far more effectively through the use of photos, illustrations, or other graphics include:

- A boundary map is missing of the historic district and subdistricts. Currently, Section 14-5.2(A)(3), *Boundaries*, simply says "The boundaries for the historic district are as shown on the map attached hereto and incorporated herein to the historic district ordinance, and as shown on the official map, located in the city planning and land use department." There is an editor's note that the boundary is shown on the official zoning map, though no indication of how a user would access that. The specific subdistricts such as Don Gaspar or Downtown and Eastside do not even have this level of explanation about the areas they encompass. A map should be included for each district and subdistrict. While this may not be practical for historic compounds, it could be done for districts with defined boundaries that are not frequently subject to change. Boundary maps also can be especially helpful in illustrating where more than one overlay applies, such as the BCD, historic, and downtown overlays.
- The acceptable color palette could be depicted with actual colors (and associated RBG values), rather than the vague text description that colors can be "brown, tan, or local earth tones. This does not include chocolate brown colors or white except dull or matte off-white (yeso).
- Illustrations of what "wall dominated" design, and other design features such as allowed extent of fenestration on a façade, should look like.
- The description of the characteristics that distinguish the Old Santa Fe Style from the Recent Santa Fe Style in the Downtown and Eastside Design Standards would benefit enormously from photos that show and contrast the design features the section describes.

Standardize Information. The information included for each of the sub-districts varies, which is confusing for users who have a difficult time finding all relevant information. This issue is partially because of successive insertions of information into the code that have happened over time, with the result that like information is not grouped together, and there is no standard for what information should be included in each section. This can be standardized as part of Phase 1. One example of a district that can be improved through standardization is the Downtown and Eastside. Unlike other subdistricts, the Downtown and Eastside overlay does define the development characteristics that distinguish it, through definition of Old Santa Fe Style, and Recent Santa Fe Style. It is not clear, however, how much of this is just descriptive content, and how much of it is mandatory standards.

This could be clearer if such information were presented in a standard fashion, as described below. Each of the subdistricts should include:

- Purpose Statement. While there is a general purpose statement for the historic districts, each subdistrict should have an explanation of the distinguishing features or characteristics that the overlay aims to protect. For example, what makes Don Gaspar different from Downtown, to which it is proximate?
- Boundary. A map that shows the extent of the overlay should be included for each subdistrict.
- Applicability. This should explain how the regulations apply to structures within the district. In particular, there is currently no explanation of whether standards apply to non-contributing structures within a subdistrict, or if different standards apply to contributing structures versus significant or landmarked structures.
- What Activity is Regulated. Generally, this will explain that the standards apply in cases of construction or alteration. Since demolition is not subject to the standards, it should be addressed separately.
- Standards. This section should explain what is regulated (windows, doors, height, materials, etc.) in the given district. Standards included are specific to the subdistrict, and not a repeat of generally applicable standards, such as regulations for greenhouses, solar installations, screening requirements for mechanical

equipment, as is currently the case in Chapter 14. Instead, users will be directed to find this information in the general standards that apply to all districts.

Clarify Vague or Confusing Provisions. Interviewees and survey respondents indicated that certain information is unclear in the code, or not included at all, and is applied case-by-case on the basis of staff knowledge. We will work with staff to identify practices where this is the case, and update the code to reflect the practice.

- An example is the designation of "primary façade," which is implemented through practice rather than regulation, and it proves problematic for the designation of contributing buildings. Although the definition of the term does specify it can apply to "One or more principal faces or elevations of a building with features that define the character of the building's architecture," the phrase itself seems to imply to opposite, leading to confusion. The terminology could be amended to eliminate the word "primary," but what constitutes a primary façade, the basis for this determination, and the regulations that apply as a result, needs to be in the code.
- "Non-contributing structure" is a defined term in the code; however, the districts currently do not explain if or how the standards they describe apply to non-contributing structures within a district.
- There are also opportunities for clarification in situations where the code describes actions that will be taken, like determination of the list of eligible historic compounds, or recommendation of a map that designates structures for the purpose of regulating landmark structures. There is no indication of whether these actions have been accomplished. If so, these sections can be eliminated, or replaced with the information resources they created.
- There was also mention among stakeholders of the need to clarify regulations for height and height step backs (both issues that apply generally in the code, and not limited to historic districts). Height regulation is one of the central components in the historic districts, so it is important that its measurement and application be clearly described. Step backs are also mentioned, but need to have specific detail or standards included.
- The Downtown and Eastside Overlay defines both "Old Santa Fe Style" and "Recent Santa Fe Style." It does not include any other information that would be helpful to users trying to understand where and how the old or recent styles apply. This section could benefit from clarification regarding timing or eras when the style was prevalent, as in "Old Santa Fe styles dates from 1600 to 1850, while New Santa Fe style emerged after 1925…" and any explanation of areas where one of the styles is predominant over the other. It would also help to explain when the requirements apply – in the case of construction or alteration, as in the other subsections? Some of this clarification will be provided through the inclusion of standardized information in each of the sections, but in other cases such as this one, additional information may need to be included to make the standards clearer.

These are some examples of information that need to be expanded and clarified. As the review and update proceeds, other items will be added to this list as they become apparent. As many clarifications as possible will be included in Phase 1, but this aspect of the update will likely extend beyond into Phase 2 as well.

Update Standards for Materials and Practice. Interviews and surveys made several mentions of the fact that the code is out-of-date and not kept pace with modern preservation guidelines, such as ADA compliance requirements and allowance for solar installation. Stakeholders also indicated that materials standards should be updated so they are no longer referencing materials common in previous eras and instead reflect contemporary best practice. The need to update materials was accompanied by the suggestion to be more specific about what materials are acceptable (stucco? Or cementitious stucco?), in the hope that more detailed guidelines will be helpful in producing intended development outcomes, and reduce instances of superficial guidelines allowing project design that is more focused on cost than quality.

Revise Procedures. Several aspects of procedures were mentioned as being in need of revision. First, there was a suggestion to revise the designation process. Clarifying the use of historic exceptions – should these be common? Or hard to obtain? – was also mentioned numerous times, as was the possibility of not allowing variances in the historic district (or other overlays either). We propose to undertake these items as part of Phase 2, as we believe it is important to establish clear regulations prior to trying to devise appropriate procedures – and approval criteria – that implement them. It is also possible that improvements to the base regulations may reduce the need to seek exceptions or variances.

Review H-Board Authority and Composition. Concurrent with revising the procedures themselves is the assessment of what decisions the Historic Districts Review Board (H-Board) can make, and what decisions could be delegated to staff, assigned to a Hearing Officer, or reserved for the governing body. This assessment can be part of the larger review described in the Procedures section of this report, where improved approval criteria may lead to delegation of authority, because the clearer standards can produce predictable decisions. As with the revision of the procedures themselves, this assessment is proposed as part of Phase 2 of this project.

If there is support for reviewing the requirements regarding the composition of the board, associated membership qualifications, or reconsidering certain decisions that may beyond the typical authority of such boards (such as appeals of final actions of the land use director interpreting or applying historic district regulations), we suggest those be undertaken in Phase 2 as well. During that phase, suggestions such as imposing term limits for Board members, inviting more organizations to make recommendations for board members, and revising required professional qualifications so the Board's composition is more representative of the City's population, can be undertaken at that time.

Clarify Historic Sign Regulations. Clarifications on historic sign regulations will be included in the Phase 1 review of the Historic Overlay. Examples of clarifications needed include: how to deal with a sign once it becomes historic, and whether black and white should count among the three colors permitted for historic signs.

Historic District Overlay Recommendations

- Reorganize information within a logical hierarchy that progresses from general information to more specific information.
- Include maps that depict district boundaries, and photos and illustrations to help users understand design requirements.
- Standardize the elements of information that are included in each of the sub-districts. These sub sections should not repeat generally applicable standards, which will be covered in a section of standards that apply to all historic districts and should only contain subdistrict-specific information and regulations.
- Clarify information and codify standard practice for common processes that are not described in the current code.
- Update standards and materials requirements to reflect contemporary practice.
- Revise procedures, accompanied by review of decision-making authority and H-Board composition and qualifications requirements.
- Review and clarify historic signs regulations.

B. Archaeological Review Districts

Improve Organization. Section 14-5.3, *Archaeological Review Districts*, actually contains little information about the overlay districts. The majority of information pertinent to this overlay is located in the Review

and Approval Procedures Article, in Section 14-3.13, *Archaeological Clearance Permits*. While information specific to the procedure should remain in that section, a majority of the content should be relocated to the overlay in Section 14-5.3. This includes all of Section 14-3.13 (B), Applicability; information related to treatment in each of the three archaeological review districts; and the information in Section 14-3.13 (D),*Other General Provisions*. That would separate the steps of the review process from the substantial regulatory content that applies in the overlay.

Clarify Subdistrict Boundaries. Similar to the historic subdistricts, there is a need to clarify what the boundaries of the three archaeological subdistricts are. Currently, very general descriptions (e.g., "the center of Santa Fe since 1610" and land along "the primary transportation routes important to the settlement of Santa Fe") are insufficient in defining the parameters where the subdistricts apply. This section does not even include the explanation that boundaries can be seen on a map in the planning office or on the zoning map. While maps with the boundaries should be available in both of those places, they should also be included in this subsection of the code.

Align Conflicting State and Local Regulations and Terminology. Workers in Archaeological Review Districts are required to follow state law, yet the local code is not always in alignment with those regulations. One example is that using a backhoe is in direct conflict with state regulations, where use of power equipment is prohibited, yet is being allowed in Santa Fe. Even if the state does not always enforce this requirement, it would be beneficial to do so locally. In this as in other instances, interviewees suggested that, at a minimum, the local regulations should align with what the state does, and then where those requirements are judged insufficient, the local regulations can supplement with additional regulation. While this reconciliation will begin in Phase 1 of the project, and include reconciliation of terms to align with state and federal terminology, decisions on shortcomings of state regulations and the need to augment local requirements as a result would likely be part of Phase 2.

Re-Examine Clearance Permit Requirements. Stakeholders noted a variety of suggested improvements to the Clearance Permit requirements, listed below. We believe all of these can be proposed in Phase 1 .

In the Historic Downtown Review District, there is a requirement for a test of two percent of the lot area to be done by hand. The rest is allowed to be done by "mechanical equipment." Stakeholders suggested reexamination of this requirement suggested two possibilities for improvement. The first is to require that the test be conducted within the area of the lot where the development is proposed, not just anywhere on the lot. The second suggested improvement is to require that more than two percent of the lot be tested, either a greater expanse in one location (five-ten percent) or that multiple tests be conducted at various locations.

Another suggested improvement to the permit process include tying an Archaeological Clearance Permit to a specific project. Currently, Santa Fe allows the property, once cleared, to go ahead with any kind of development, because the clearance extends in time beyond the specific project. An alternative link the permit to the project, not the piece of land. If a project does not come to fruition, future development proposals for the same piece of property would need to secure a new permit.

It would also be an improvement, in the estimation of the Archaeological Review Committee, to relate findings on adjacent lots to one another, rather than considering them in isolation. This could lead to a requirement that, if remains have been found on a property adjacent to the one where development is being proposed, the test on that property would need to be conducted in a location proximate to where remains were found on the adjacent lot.

Finally, conditions of approval associated with a permit are often not clear, with the result that work is not

being done in compliance with approvals. There is currently no enforcement process for ARC clearance permits, but the presence of a professional archaeologist on staff could help with interpretation and compliance with conditions, and also with compliance issues, should they arise.

Refocus Emphasis on Preservation not Process. In revisiting the process by which ARC permits are issued, Phase 2 of this project can attempt to streamline the procedures. The focus of a review would be to minimize the Committee's burden of reports and paperwork, instead allowing it to focus more of its attention on determining if a site has archaeological resources significant enough to warrant protection. The current procedural emphasis reportedly focuses on bureaucratic aspects of preservation, rather than verifying the presence and preservation of unprotected resources.

Archeological Review District Overlay Recommendations

- Relocate substantive information from the Review and Approval Procedures Article, in Section 14-3.13, *Archaeological Clearance Permits*, to Section 14-5.3, *Archaeological Review Districts*. What remains in Section 14-3.13 should focus on the steps of the review process.
- Clarify archaeological subdistrict boundaries with the inclusion of maps that show what areas the subdistricts cover.
- Align conflicting state and local regulations and terminology; augment local regulations as warranted by limitations in state requirements.
- Adjust Archaeological Clearance Permit to include testing more specific areas of lots to be developed, testing a greater extent of the lots, tying permits to projects rather than locations, and relating findings on adjacent lots to one another.
- Review ARC process to ensure emphasis is on preservation of resources, rather than completion of paperwork.

C. Escarpment Overlay

Streamline and Clarify. A significant amount of the material in this overlay, including three subsections devoted to purpose and intent, one to district boundaries, and the provisions related to location of structures and buildable sites, is unnecessarily long and repetitive. As one interviewee observed, "The policy is simple: we don't want to see your house on the mountain." These sections can be more concise in conveying that essential point. Example clarifications include:

- In Section 14-5.6(D)(1)-(3), the extensive repetition makes these provisions longer than they need to be, when all they are effectively saying is: Development rights granted prior to 2/26/92 are more permissive in the overlay than those granted after; and, buildable sites should be outside ridgetop area. An alternative location on a lot may be approved by staff as the buildable site if the visual impact is the same or less than the original buildable area. ("Ridegtop" and "foothills" are shown on the Escarpment Overlay map, but neither term is defined. "View line" is defined, though by reference to these two undefined terms.)
- Section 14-5.6(D)(4) relates to procedures and should be relocated to that section. We note that the requirement for notice to be posted with a building permit application is unusual. While there may be value in informing neighbors of impending construction, this should be balanced against the potential frustration that there is not really any venue for neighbors to respond to this information. There is no public hearing, and while neighbors can contact staff if they have concerns, it is unlikely their concerns will change building plans or permit approvals. We would like feedback on whether there is value in this notification, and if staff believe the procedure should continue.

Revise Description for How to Measure Height. Few issues surfaced related to the Architectural Standards of the overlay, but Site Standards – height, in particular – was the most frequently cited difficulty in implementing the escarpment overlay regulations. The method for measuring height is described in

Section 14-5.6(F)(4) and (5). This section is complicated, without being precise or comprehensible. The instructions in these sections will be revised for clarity, but an equally important addition will be illustrations, augmented with explanatory captions, that will help to show users how height measurements are applied from differing grades.

Landscaping and Screening Requirements. Most of the information contained in Section 14-5.6(G), Landscaping actually has to do with screening and revegetation for disturbed slopes. It should be labelled as such, with the two provisions that deal with landscaping for structures (provisions (6) and (7)) separated in their own subsection. It is also worth noting that provision (5) of this subsection, exempts "Slopes screened from view from any adjacent public street , way, or place by buildings , walls , or fences are exempt from the provisions of Subsections (2) and (3)." Subsections (2) and (3) are the substantial standards that apply to disturbed slopes. We recommend that these provisions should apply whether the slope is visible or not: the required screening is in some measure related to aesthetics, but a more important consideration would be stabilization and erosion control, which should apply regardless of whether a slope is visible from the right-of-way.

Escarpment Overlay Recommendations

- Revise content to eliminate repetition, use simpler language, and eliminate outdated provisions if applicable.
- Simplify method for measuring height. Ensure that the explanation is clear and can be consistently applied throughout the code.
- Separate slope screening and revegetation requirements from structure landscaping requirements.

D. Other Overlays

1. RS Residential Suite Hotel/Motel Overlay District

With the elimination of the SC Planned Shopping Center district, this associated overlay would also be eliminated. Requests for residential suite hotels can be accommodated in base districts, with associated use-specific standards to mitigate impacts related to scale, location, or traffic generation, as warranted.

RS Residential Suite Hotel/Motel Overlay District Recommendation

- Eliminate this overlay, along with elimination of the base district (Shopping Center) with which it is associated.

2. Arts and Crafts District

This overlay is likely one that can be eliminated with improvements to the base code. The uses allowed in the overlay can either be accommodated through the application of a small-scale neighborhood mixed-use district, permission for certain artisanal manufacturing or "maker" uses in districts where Arts and Crafts are desirable, or expanded allowances and permissions for home occupations. It does not seem that an overlay is necessary to allow or encourage this kind of development.

Arts and Craft District Overlay Recommendation

- Eliminate the Arts and Crafts overlay district.

3. Highway Corridor Protection Districts/Airport Road Overlay

Some of the highway corridor protection overlays came up in stakeholder interviews or survey responses, while others did not. However, in our review, they appear to promote a kind of auto-oriented development that the City does not want to see, particularly in areas closer to downtown, where more walkable, transit-oriented development is desired. Prior to any changes to these overlays in Phase 2, further discussion is necessary on what elements of these overlays and subdistricts that should be retained, and whether some could be replaced by base zoning districts that achieve the same goals the overlay aims to accomplish, or amended to promote denser, more walkable development.

In the Airport Road Overlay in particular, there is an unusual amount of regulation dedicated to Alcoholic Beverage Sales Activities. Some standards seem like they would be laborious to enforce, such as requirements related to how alcoholic beverages should be displayed, and how employees should access these products. Because these prohibitions as written could be preventing desirable uses along this corridor, such as grocery stores or certain restaurants, they will be eliminated in Phase 1.

Finally, beyond alcoholic beverage regulations, some of the other development requirements are unusually prescriptive. Describing what site furnishings must be provided, and where, as is required in provision©(9), is an unusually detailed level of regulation, which may not even serve to accomplish the stated purpose of the Overlay (let alone be enforceable by city staff). The requirement to place a bench along the street frontage of a traffic corridor does not "establish an attractive, street-oriented character," by failing to address whether there is anything sufficiently inviting -- or whether sitting adjacent to traffic feels sufficiently safe – to encourage the use of such a fixture once provided.

Highway Corridor Protection Districts Recommendation
• Revisit the purpose of the highway corridors and assess if they are producing the kind of development the city would like to see within these areas. Revise as warranted.

4. Midtown Local Innovation Corridor (LINC) Overlay

This is one of the City's newest overlays, created as a result of the extensive engagement that went into the creation of the Midtown Master Plan effort. Stakeholders made few comments on, or suggestions for immediate revision to, the overlay beyond some proposals to extend it to other areas of the city, particularly those where redevelopment is desired, or the possibility of converting the overlay into a base district for the area where it applies. We propose to carry forward this overlay with no changes to content in Phase 1, but possible expansions and updates will be considered in Phase 2..

Midtown Local Innovation Corridor (LINC) Overlay Recommendation
• Carry forward LINC overlay without changes (pending further Phase 2 discussion).

Land Uses and Use-Specific Standards

Table of Permitted Uses

A central feature of Article 14-6, Permitted Uses and Use Regulations, is the Table of Permitted Uses (Table 14-6.1-1). While we do recommend changes to the content of the Table (described below), the structure is good, with uses grouped in categories (Residential) and subcategories (Household Living). The table structure will be carried forward in Phase 1, though reformatted to improve usability. Here is a sample from another Clarion code, illustrating how a formatted use table might look.

Table 3.1
Table of Allowed Uses
P = permitted **C** = conditional use permit required **A** = accessory **Blank Cell** = use prohibited

	Residential									Non-Residential						Other			Use-Specific Standards
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS	OC	
RESIDENTIAL																			
Household Living																			
Dwelling, Co-Housing							P	P	C	P								P	3.3.A(1)
Dwelling, Duplex							P	P	C	P	P							P	
Dwelling, Live/Work										P	C	P	C	C	C			P	3.3.A(2)
Dwelling, Multifamily							P	P	P	P	P	P	P	P	P			P	3.3.A(3)
Dwelling, Single-Family Attached							P	P	C	P	P		C		C			P	3.3.A(4)
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	C	C								P	3.3.A(5)
Manufactured Home					P	P	C	C	C										3.3.A(6)
Group Living																			
Assisted Living Facility										P	P	P	P		P	P			
Dormitory							C	C	C	C	P	P	C						

A. Table Format Updates

The Phase 1 review will focus on the following format/organization revisions to the table (substantive edits are discussed in the following section).

Special Use Permit. In Phase 1, the name for this procedure will be changed to Conditional Use. This change in terminology recognizes that the procedure and associated approval is not as simple as, for example, review and approval of a building permit. Instead, the procedure considers the appropriateness of a use in a given location, and may require associated conditions of approval to mitigate impacts of the use if it is approved. The name change will be applied in Phase 1, but whether the allowance for such a request changes will be part of the Review of Use Permissions described below, that will be part of Phase 2.

Table Notes. Here as elsewhere, minimizing table notes will be a focus. While including table notes is sometimes useful, the greater the number of them, the easier it is for a user to miss important information. For this use table in particular, these notes should not be used to convey use-specific

standards, as many of them do. For example, Note 2, pertaining to various uses in the mixed-use district, states: "Hours of operation limited to 7 a.m. to 10 p.m." This should be a use-specific standard for each of the uses to which it applies.

Use-Specific Standards. In the far-right column, the current use table contains a cross reference for applicable use-specific standards. This is a good practice. While some of the references in this column are live links in Chapter 14, others are not, or the link only leads to a section, but not a subsection or the specific relevant content. In the updated table, where use-specific standards apply, each of these references will be a live link that takes a user to the exact location of the pertinent use standards.

Accessory Uses. Chapter 14 does have a section dedicated to Accessory Uses, though some of the content in Section 14-6.3(B)(2) does not match the permissions shown in the Use Table (private barbecue pits and private swimming pools are one example). This content should be consistent, or if there is a reason for the difference, that should be explained. The update will reconcile such discrepancies, or add an explanation for them. The update can also consider whether Accessory Uses should be treated in a separate section or integrated into the other categories and subcategories of the table. Such integration can make it easier for users to understand when a use that can be either primary or accessory (outdoor storage) is permitted, and where.

Temporary Uses. There is a code section on Temporary Uses in 14-6.4, but this content does not appear in the table. Generally, these uses should appear in the Table, with common temporary uses added in this category. Common temporary uses often include: special events, seasonal sales, temporary on-site construction buildings, leasing offices, storage pods, and itinerant vendors. If these are not inclusive of all the temporary uses that occur in Santa Fe, we will work with staff to identify any others that need to be included.

Table Format Update Recommendations

- Improve formatting, eliminate table notes to the greatest extent possible in the Table of Allowed Uses, change "special use permit" to "conditional use," and ensure that links to use-specific standards lead to precise locations, rather than general categories or subcategories.
- Include Accessory and Temporary Uses in the master table and ensure that all permissions for these uses are reflected accurately.

B. Table of Permitted Uses: Substantive Review/Update

The Phase 2 substantive review of table content will have three components.

Review Existing Uses. First, a review of existing uses to determine if new uses need to be added (more on this below) or obsolete uses removed. This step will also include determination on whether any of the existing uses should be moved to a different category or subcategory.

- An example of a possible change in use category is the classification of Personal care facilities for the elderly, which is currently listed as a Service Establishment, along with dry cleaners and hair salons. This use likely would be more appropriately categorized as either Group Living, or Hospitals and Extended Care Facilities.

As a final element of this first component of review, we will look for opportunities to streamline the permitted uses, making for a shorter, more usable table.

- The various Retail uses are a good example where the numerous separate varieties of retail use – antique stores, bookshops, furniture stores, grocery stores, etc. – can be collapsed into fewer separate uses. In most cases, what is being sold, is secondary to how large the establishment is, which has a greater bearing on the

impact of the use than whether a book or a shirt is being sold. As such, with the exception of cannabis-related uses, we propose regulation of retail on the basis of the size of the establishment.

Review of Use Permissions. The second review component in Phase 2 will involve reviewing the permissions for all the existing uses. Are there certain uses that should be permitted more widely? Are there some uses that, with the appropriate use-specific standards, could be allowed by right, rather than requiring a special use review? Getting use permissions right can help speed up appropriate development by relying less on individual review, interpretation, and public decision-making.

Revisit Use-Specific Standards. The last element in the Phase 2 review of existing uses is to revisit use-specific standards. As mentioned above, some uses could be allowed by right with the addition of appropriate standards. Others could benefit from updates to the applicable use-specific standards. Here a number of examples where that applies:

- Short-Term Rentals. How to properly regulate short-term rentals is a hot topic in many communities, and particularly those like Santa Fe that have a strong tourism element to their economy. It is an area of regulation that is frequently evolving, and this review can take into account the city's policy approach to short-term rentals and align the regulations accordingly. Here are some elements the review can address:
    - The limit of 1,000 permits for STRs in residential zones may face legal challenge as an arbitrary limit.
    - The limitation on more than 12 STRs in multi-family structures eliminates the possibility of a new type of short-term rental that is becoming increasingly common, where a multi-family structure is professionally managed as STRs. Because the units are professionally managed with dedicated staff on-site, some neighbors find these kinds of rentals more desirable than an absentee corporate landlord renting units in a multi-family structure (regardless of number).
    - Some regulations seem unenforceable, such as the total number of guests that may occupy a short-term rental unit is twice the number of bedrooms, which further does not take into account living areas that may be converted to sleeping areas at night. The host platform regulations also seem like they might be difficult of enforcement. What happens if the host platforms don't comply?
    - The regulation that an owner or operator shall not allow guests to park recreational vehicles on site or on the street could be tailored to allow instances where on a large lot, it may be fine to park on RV on-site.
- Telecommunications / Wireless. The city's existing standards will be reviewed and updated to comply with federal standards for regulating this use.

- Accessory Dwelling Units. ADUs can be an important component in a strategy to expand more diverse, lesser cost housing in the city, and our review indicates that the city has adopted a permissive set of standards that should be helpful in promoting the creation of ADUs. It is a good practice that ADUs do not count towards the zoning district's permitted maximum density, so they are essentially allowed on every conforming lot. It is also a good practice that they can be the same size as the principal dwelling unit, or 1,500 square feet (whichever is less), as this can enable up to two bedrooms. Many communities have much lower maximum floor area limits, which limits who may be able to live in such units. It is also a good practice to allow on-street parking to count as a required parking space (if that parking is available without restriction). However, the city could revisit the requirement that ADUs have to provide dedicated parking. Currently, projects over 1,000 square feet must provide two spaces for the unit. If both spaces must be provided on the lot, in combination with lot coverage limits and open space requirements, larger floor area ADU projects could be rendered impossible. While the definition for ADUs will be updated as part of Phase 1, along with a clarification of how allowable square footage is measured, other potential changes to applicable ADU standards will be considered as part of Phase 2 of this project.

Use Permissions and Use-Specific Standards Recommendations

- Review existing uses and edit as warranted – recategorize certain uses, consolidate others to streamline table, eliminate obsolete uses.
- Review permissions for each use, including whether some uses could be allowed more widely if accompanied by appropriate use-specific standards.
- Update existing use-specific standards, including those for ADUs, and include standards to enable particular housing types, such as attached townhomes and duplex/triplex structures.

Expand Residential Building Types to Promote Housing Diversity

The increasing lack of affordability of housing arose numerous times as a critical concern in Santa Fe. While the city is unusual in, theoretically, allowing multi-family in all residential districts where single-family dwellings are allowed (except R-7(I)), the density limitations built into the districts actually prevents this in most instances. The regulations also mention a very limited number of housing typologies: Multiple-Family, Single-Family, Manufactured Home, Mobile Home, and Short-Term Rental. A manufactured home is a single-family dwelling, and does not need to be listed separately, as long as the definition of single-family dwelling is updated accordingly, and a short-term rental is closer to commercial lodging than housing. This leaves three types of housing, one of which (mobile home) is only allowed with a special use approval.

According to stakeholder feedback, the city should promote construction of a greater diversity of housing types, both in support of enhanced affordability, and to support varying household types (single-person households, housing for aging/elderly residents, intergenerational families) through different housing products. At a minimum, new housing types should be included in the Table of Allowed Uses, including: attached townhomes, 2-4 unit structures (duplex, triplex, and quadplex), tiny homes, and live-work units.[3] While the current code does not preclude these housing types, stakeholders mentioned that the lack of specific standards to enable them makes them particularly hard to build under current regulations.

While merely permitting different housing types will not on its own cause more of them to be built, if there are established permissions and standards for these housing types they will become less risky and time-consuming for developers to propose to build. Over time, the city is likely to see more of them, and with incentives, the expansion of these housing types – all of which are less expensive than single-family homes, and which generate less opposition than large apartment complexes – can occur more rapidly. Standards that are encouraging for smaller apartment structures of 5-10 units are also important. All these housing types make up the "missing middle" that is needed in Santa Fe to expand the options for more affordable housing than detached single family homes. Some examples of this kind of housing already exist as part of Santa Fe's traditional urban pattern, through residential compounds and condos, which fit within the existing character of the city, while allowing added density. Another important consideration is that, because of their modest scale, these types of structures can often be integrated into the existing fabric of neighborhoods and communities without disruption. In communities like Santa Fe that will be seeing an increasing amount of infill, rather than greenfield construction, in the future, making sure somewhat more dense new housing options can fit within the existing fabric if the community is critical.

[3] STAFF: Phase 1 or 2?

Another popular missing-middle housing option the is accessory dwelling unit, discussed above in the use-specific standards section. These are permitted in Santa Fe the city has adopted a permissive set of standards that should be helpful in promoting the creation of ADUs.

Housing Diversity Recommendation

- Expand the types of housing types that are allowed and include use-specific standards to facilitate their construction.

Add Other New Uses

The allowed uses in a modern city are always evolving, with the expansion of previously uncommon businesses (doggie day care), the disappearance of obsolete businesses (video rental stores), and various shifting trends related to technology and demographics. The new LDC should address land uses and use-specific standards for new uses that are increasingly common but are not addressed in Santa Fe's current regulations. Such uses might include:

A. Artisan Manufacturing

These "maker" uses are usually a hybrid between small-scale light industrial, office, and retail uses. For example, an artisan who owns a small welding business where they fabricate metal artwork and sell the products in a retail space, or an artist who fabricates ceramics and sells the products direct to consumers. Some communities establish clear size thresholds for production and manufacturing and prohibit or limit distribution, warehousing, and/or wholesaling.

These "maker" uses are not dissimilar to those that Santa Fe's Arts and Crafts overlay intends to accommodate. Given the products that are created; however, they may be of an intensity that does not work in residential areas. Instead, they might fit better in mixed-use or commercial districts, rather than being relegated to industrial zones. For example, a small-scale distillery would likely not make a good residential neighbor, but also does not need to be confined to industrial zones. In considering these uses, it is important to establish clear size thresholds for production and manufacturing and prohibit or limit distribution, warehousing, and/or wholesaling.

B. Private Art and Event Spaces

Expansion of uses similar to Meow Wolf that combine private arts-based community spaces and event centers are expanding in the community. These uses combine aspects of a museum with an event center, and may require a new use classification and permissions.

C. Conversion of Roadside Motels to Housing

Open space, parking, and kitchen requirements can be impediments to this use. To the extent the city wishes to promote these conversions as a source of affordable housing or transitional housing for previously homeless individuals, standards can be tailored to facilitate this use.

D. Outdoor Dining, Mobile Food Trucks and Food Courts, or other Itinerant Vending

Another area where regulation is evolving to reflect frequently changing business practices, staff have mentioned the need for updated, post-COVID standards for outdoor dining. Standards for similar or related uses, such as mobile food trucks and temporary, fixed-location food courts, can be added as needed, depending on the demand for these uses in Santa Fe.

E. Doggie Day Care

This is a rapidly proliferating use that often does not require the same strict regulation that 24-hour kennels or boarding operations do.

F. Fulfilment Centers and Data Centers

Because of the size of these facilities and their impacts in terms of traffic, and energy/ water use, many communities are adopting design standards, along with more strict regulation on size and operations.

G. New Cannabis Uses

Communities are beginning to regulate for cannabis uses aside from production facilities or retail storefronts. A common concern is the proper allowance and regulation for consumption facilities, such as hookah lounges.

H. Special Events

As a community with many special events occurring year-round, it is reasonable to consider how best to handle the implications of these events on nearby properties.

New Use Recommendation

- Add new uses, accompanied by use-specific standards where appropriate.

Development and Design Quality Standards

Setting a high bar for development aesthetics and quality is important for Santa Fe to protect its neighborhoods and sensitive resources, maintain its cultural, historical, and tourism attractions, and simultaneously allow areas for growth and change . A decades-long tradition of maintaining high standards for the appearance of new development has led to Santa Fe being seen as a positive model of attractive site and building design that sets the city apart from any other community in the state or country.

The LDC's standards regarding development quality range from the broad array of site and building design standards in the historic districts overlay, to freestanding articles that focus on specific topics like grading and drainage. The challenge moving forward will be to take the adopted standards to the next level by:

- Providing more certainty—specifically, by removing vague language and rewriting ambiguous standards, and by clarifying the distinction between standards and guidelines;
- Ensuring that all standards work together, by eliminating repetition and clarifying which standards control in case of conflict; and
- Providing greater flexibility (through menus and options) to achieve compliance with the LDC while still not restricting creativity.

The following sections discuss the major issues that surfaced during stakeholder interviews and our background analysis. Further details are included in the detailed review of current regulations table that accompanies this report.

Vehicle Parking

Parking requirements were mentioned frequently during interviews and in survey responses. Most commenters agreed that a reduction in requirements should be considered, though some thought it should be limited to certain locations, such as those served by transit. In Phase 1, we will undertake a rewrite of the parking standards to enhance clarity and to allow more flexibility in meeting (or reducing) requirements. The opportunities for reduced parking may be narrowly targeted in this phase, applying to on-site ADU parking requirements, or for existing residential units in buildings downtown.

The larger question of whether the city should be requiring parking with development at all can be examined in Phase 2. A growing trend in many locations is to eliminate minimum parking requirements, reasoning that the market and developers will provide parking in an amount that will meet the needs of the project they are developing. Other communities are taking a somewhat more measured approach,

pursuing targeted elimination of parking requirements in downtowns or along high-frequency transit corridors.

A. Consolidate Parking Standards and Update Parking Schedule

In Phase 1, all parking-related information should be consolidated in the main body of the LDC rather than spread across multiple appendices, where it can be difficult to find. Appendices A through D should



be integrated into the main code; they cover parking requirements, parking space standard dimensions, required bicycle parking, and bike rack standards and dimensions.

Phase 2 will include a review of all current parking requirements to compare the current requirements to national standards, similar communities, and our experience in other communities to determine where the current standards may be requiring too many (or too few) spaces. We will then recommend increases or decreases to required parking for each use. The national trend is to move to lower required parking standards since many communities in the past have required an excessive amount of parking. We also recommend consideration of adopting parking maximums, in addition to parking minimums.

B. Offer Options for Flexibility in Meeting Requirements

Another trend nationwide is to provide more flexibility in parking standards and how parking is provided. Santa Fe currently offers limited options for reducing the amount of parking that must be provided on-site. There is a combined use option, where a mixed-use project, for example, can receive a reduction if a parking demand study demonstrates that peak demand for different uses occurs at opposite hours. Reductions are also possible in the BCD and LINC overlay, dependent upon a parking demand study showing lesser parking demand. There is also a possibility for reduction if a property owner grants the right for the City to use a portion of their property for a transit facility.

These are good options and should be maintained. Additional tools for flexibility are proposed below. Parking could be reduced in these pre-defined instances subject to administrative review:

- On-Street Parking. Section 14-8.6(b)(2)(b) specifies that "no required off-street parking space shall be located within the right-of-way…" There is a limited exception to this prohibition in the LINC overlay, but we recommend allowing this more widely. Provided that the on-street spaces are neither metered, time-restricted, or subject to residential parking permit restrictions, on-street parking adjacent to a given use should be allowed to count towards required on-site spaces. While allowing on-street spaces within a

certain proximity to count for required spaces is becoming common practice, it is generally not an option extended to residential development (aside from ADUs).

- Off-Site / Public Parking. Where there is surface or structured parking within a defined proximity of a use, on-site parking requirements can be reduced by a certain percentage.
- Proximity to Transit/Multimodal Trail Network. If there is high-frequency transit within a certain proximity of a use, or if a location is well-connected to the multimodal trail network, the on-site parking required may be reduced by some percentage of the total requirement. Depending on frequency and extent of transit network or proximity to the trail network, some locations eliminate parking requirements altogether along the transit/trail corridor and within a specified distance beyond the transit/trail corridor (extending one or two blocks to adjacent, parallel streets).
- Reduction for Car Share Vehicle Spaces/ Enhanced Bicycle Infrastructure. Where one or more car share spaces are provided on-site, or where accommodation for bicycles is provided beyond the base requirements, these may be counted as a "credit" allowing the reduction of other required vehicle spaces by a defined quantity.

Parking reduction approval is often tied to a parking demand study that demonstrates that fewer parking spaces are needed to meet demand than normally would be required. Santa Fe allows such studies already, but stakeholders indicated the need for improvements; there are not clear definitions or parameters for what information must be included. Many communities require that these studies be prepared by transportation engineers or similarly certified professionals. There is a cost to this requirement, though it is often offset by the reduced cost of providing less on-site parking. Other communities simply require that an applicant who submits a study compile the information based on reliable, recognized sources, such as the Institute of Traffic Engineers (ITE) Parking Demand Calculations. The LDC should identify the situations when parking demand studies can be submitted, by whom they should be prepared, and who is the appropriate decision-making authority to review and approve such requests when they are received.

C. Expand Bike Parking Requirements

Santa Fe has bicycle parking requirements in the current code, but there are opportunities to add detail and strengthen them.

- Standalone Bike Space Requirement. A best practice is to "untie" the number of bicycle spaces required from the number of automobile parking spaces required, as is done in Table 14-8.6-3, General Off-Street Bicycle Parking, where, for example, four bike spaces are required for every 0-5 auto spaces. Because the updated code will likely include reduced base parking requirements, along with various opportunities to request further reduction in required spaces, this prevents the number of bike spaces being reduced when the number of car spaces is reduced. It also avoids complications for any areas, such as the BCD, where the City may decide no parking is required. While the City could specify that reduction in car spaces does not allow reduction in bicycle spaces, we recommend instead requiring bicycle spaces based on square meters of floor area, in the same manner that car space requirements are determined.
- Revisit Base Requirement. The LDC update should take the opportunity to increase the number of bike spaces required to reflect increasing bike usage. Using the current table, a multi-family development with 100 parking spaces would only need to provide 12 bicycle spaces. One approach could tailor the number of bicycle spaces to context, where fewer bike spaces are required in more auto-dependent areas and more in central, bike-accessible areas.
- Differentiate Between Short- and Long-Term Spaces. Most communities differentiate between short-term bicycle spaces, which are generally outdoors, and long-term spaces, which are indoors, or enclosed and secured. Provision of an adequate number of long-term spaces is particularly important in multi-family developments, and also workplaces, so employees who ride to work have a secure place to store their bike.

- Bicycle Space Location and Design. In addition to specifying how many spaces must be provided, the code should require that they be visible and well-lighted, describe how close the bicycle spaces must be to a building entrance and possibly the preferred design (such as a bicycle corral in a parking lot in place of a car space), and require a defined connecting path from the bike racks to the entrance, especially if crossing parking areas or drive aisles. It may also be helpful to specify approved designs for racks to be installed, to reduce the possibility of theft from outdoor, unsecured racks.
- Reduction of Car Spaces. Many communities choose to allow a reduction in the number of car spaces required in exchange for provision of bicycle facilities beyond the minimum. In many cases, this involves not just the number of bike spaces, but that they be long-term, and that supportive facilities (showers, changing rooms) are provided.

D. Include Electric Vehicle (EV) Requirements

With the growing number of electric vehicles available, it has become increasingly common to include standards for provision of EV infrastructure in zoning codes. Many communities start with relatively modest requirements for parking spaces that include full charging infrastructure ("EV-Installed"), but are more aggressive in requiring spaces to be provided with conduits that allow for charging infrastructure to be installed in the future ("EV-Capable"). Below is an example from another community for how EV requirements were included in the code.

Table 30.04-5: EV Charging Requirements by Land Use

Use	Number [1]	Applicability
Single-Family Dwelling	1 Level 2 outlet (240 volt)	N/A
Multi-Family Dwelling	25% EV-Capable, 3% EV-Installed	25 parking spaces or more
Nonresidential – Retail and Services	10% EV-Capable, 3% EV-Installed	100 parking spaces or more
Nonresidential – Resort Hotel, Hotel or Motel, School, Convention Facility, Group Assembly[2], and Recreational or Entertainment Facilities	25% EV-Capable, 3% EV-Installed	50 parking spaces or more
Nonresidential – Warehouse and Distribution, and Manufacturing	5% EV-Capable, 3% EV-Installed	100 parking spaces or more

[1] Based on the required parking spaces for the use, as specified in Table 30.04-2.

While we generally recommend inclusion of EV requirements into the updated code, further consideration will be needed to determine what kind of development will be required to provide the infrastructure (residential, commercial, public facilities), along with the extent required (e.g., 10% EV-Installed for lots of 100 or more parking spaces).

Vehicle Parking Recommendations

- Consolidate Appendix information – especially the parking table – into the body of the code.
- Update the schedule of required parking.
- Include additional options for allowing flexibility in meeting or reducing on-site parking requirements and add detail to requirements for parking demand studies.
- Expand bicycle parking requirements, and "untie" them from the number of car parking spaces that must be provided.
- Include requirements for EV parking spaces.

Landscaping and Tree Preservation

In interviews and surveys, one of the main concerns about landscaping was water consumption. This rewrite offers an opportunity to better align water conservation goals and LDC standards. In this section of the report, a main focus is therefore centered on ways to preserve existing mature plantings, and reduce water use overall in landscaping. The majority of items in this section will be addressed in Phase 1, with the possible exceptions of mandatory tree preservation with incentives, development of an Approved Plant List, and changes to the irrigation requirements of the code.



A. Preserve Existing Landscaping

The purpose statement for the landscaping section of the LDC mentions preserving existing, healthy vegetation: "It is also the purpose and intent of this Section 14-8.4 to preserve existing healthy vegetation to the greatest extent possible as an important cultural, environmental and economic resource." We recommend greater emphasis be placed on preservation of desirable plant species in the updated LDC. Some native plants can establish quickly in the desert environment, but many other plants grow slowly, so the time it takes for new landscaping to become established and offer the same benefits as established plants can be significant.

Section 14-8.4(F)(5), *Preservation of Existing Vegetation*, allows the Land Use Director to require preservation of significant trees (defined as deciduous trees of six inches in caliper or greater, or an evergreen tree eight feet in height or taller). This is a good practice, though it would mainly apply when a proposal for new development or redevelopment comes forward. We suggest that the extent of what is required to be preserved should be expanded, subject either to the decision of the Land Use Director, or adjudication by the Municipal Tree Board. Any request to remove a significant tree could require an assessment by an arborist. If the arborist finds the significant tree is healthy and viable, then removal could be a recommended action by the Tree Board. In addition to preventing significant trees being cut down on a site, preservation requirements could specify that any pruning or trimming of significant trees

requires prior review from staff. If a significant tree is to be replaced, the replacement tree should be a larger caliper than standard planting requirements, and the replacement could be accompanied by a financial guarantee that remains in place during the tree's establishment period, in case the replacement tree dies or becomes diseased, so another tree can be planted if needed.

Preservation could also be extended to include not just smaller caliper or shorter trees, but established drought-tolerant species, and also any significant plantings of established vegetation on a site, including shrubs and native grasses, provided the plants are not invasive or undesirable species. How "significant plantings" is to be defined can be discussed further as the rewrite progresses, but at a minimum, we suggest focusing on mature plants that provide shade and cooling, habitat for native species, or other environmental benefits.

Finally, provision (F)(5)(b) in the preservation section mentions the incentive that preserved pinon trees count for two trees that would otherwise be required on a site. Offering this kind of incentive is a good practice, particularly if the requirements for preservation of vegetation are to be expanded. We suggest expanding the use of such incentives as part of a more formal tree preservation component of the rewrite. Such a program can more actively encourage removal of noxious weeds and undesirable plant species, and can include replacement requirements as well, e.g., if one 12-inch diameter tree is removed, it must be replaced by three 2-inch diameter trees. The example below shows the credit Sedona AZ offers for preserving mature trees against the requirements for new on-site planting. This is a good starting point, but recently more communities, recognizing the numerous benefits of established trees, have increased the credit offered for their preservation.

5. Trees shall be credited according to the following criteria in the quantities shown in Table 5.5.

Table 5.5 Credits for Preserving Trees

Diameter at 4 feet 5 inches above ground	Number of Trees Credited
25 inches or greater	6
13 to 24.5 inches	4
8 to 12.5 inches	3
4 to 7.5 inches	2
2 to 3.5 inches	1

B. Potable Water and Irrigation

Section 14-8.4(C)(E) suggests the use of potable water for irrigation "shall be used only as a back-up or temporary irrigation water source to the greatest extent possible." This is a good practice; however, because we understand that the state of New Mexico, the City, and the Water Department would like to prioritize water conservation and reduce outdoor water usage, the City may want to consider stronger regulation. The City could consider prohibiting the use of potable water for outdoor watering, setting limits for the amount of water that can be used for outdoor watering regardless of the source, and including standards in the code for the use of water catchment and the maintenance of catchment systems. If stricter limitations are imposed, the allowed plant list should reflect these limitations, with increased emphasis on the possibility for xeriscaping or alternative compliance.

The City may also wish to consider stronger language regarding irrigation systems, since one of the most effective ways to reduce water consumption in landscaping is to mandate irrigation drip systems. Currently, the Irrigation Standards in Section 14-8.4(E)(4) "encourage" irrigation designers and installers to use the City Landscape Irrigation System Standards "as a guide to minimum specification for irrigation

systems." These standards could become mandatory, rather than encouraged. The City could also consider a requirement for irrigation designers to be certified, in recognition of that fact that technical knowledge and a basic irrigation plumbing background is necessary to the design of an efficient system.

C. Prohibit or Limit Turf and High Water-Use Plants

Many desert communities are reconsidering allowing turf grass and plants that are not drought tolerant. Clark County, Nevada, bans the use of turf altogether, except in cemeteries, parks, and schools. Existing facilities, such as golf courses, that have extensive areas of turf may maintain them, but no new facilities with this reliance on turf may be constructed. Sedona, Arizona, limits turf to ten percent of a project site, while Tucson only allows non-drought tolerant plants in "oasis areas," which are generally limited to five percent of multi-family sites, and two-point-five percent of other sites.

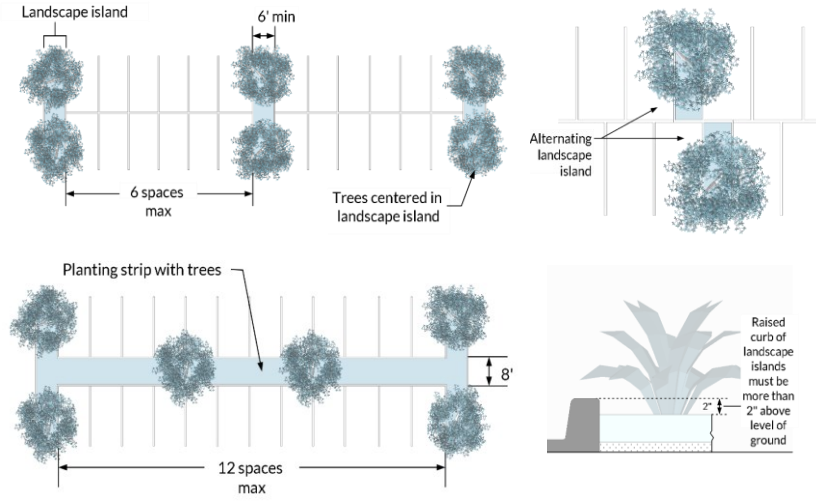
We propose prohibiting future installation of turf in Santa Fe, except in public parks and school or publicly accessible playing fields. A less-stringent alternative would be to ban cool-season grasses, while allowing warm-season grasses for large open space and retention ponds utilizing temporary irrigation, while imposing area limits on how much turf can be installed. Commercial and industrial uses should not be installing any extent of turf to fulfill their open space requirements. Finally, high water use plant species should have limited use in satisfying the requirements of the landscaping section, where they are only included strategically as focal points in landscape areas. Conversely, the rewrite can expand emphasis on xeriscaping (see below, Approved Plant List), which is now only mentioned once in the landscaping section (14-8.4(E), *Water Harvesting and Irrigation Standards*).

D. Approved Plant List

The city has a recommended plant list, but not an approved one that would *require* development to comply rather than recommending it. Given concerns with water usage, it is important to create an Approved Plant List, where the species allowed are primarily low- or very-low-water, drought-tolerant plants that are native to the region, or non-native, non-invasive species that are demonstrably suited to thrive there. The Approved Plant List should include plants that support the possibility of using xeriscaping to meet landscaping requirements, while the code can specify when this option is acceptable to meet those requirements. This list, once created, may be housed outside the code, in recognition of the need to make changes due to the changing environment and global warming. Keeping the list outside the code allows for it to be updated more easily than would be case if a code amendment were needed for each amendment. Secondary to water concerns is availability; the list should take into consideration the kinds of plants that are readily available in area nurseries.

E. Parking Lot Landscaping

Because parking lots are powerful heat generators and contributors to heat island effects, the trend in many communities is to focus on reducing the size of lots, and particularly expanses of unshaded asphalt or concrete (parking lot design and acceptable materials are included in the Vehicle Parking section of this report). We therefore begin by recommending that the requirements for interior parking lot landscaping should be lowered significantly from lots of 40 or more spaces. Many places apply these requirements starting at 10 spaces. Santa Fe currently requires parking lot landscaping using a ratio of 10 square feet of landscape area per parking space, with a minimum of one tree per 90 square feet of landscape area. This is a complicated method for determining how much landscaping must be provided, and the requirement that landscaping shall be "distributed throughout the lot" is vague. In Phase 1, we recommend a change to base landscape island requirements on a certain number of spaces, e.g., one island every 12 spaces, plus islands at the start and end of each row. The illustration below is from another community that adopted similar standards for interior parking lot landscaping requirements.



Further, it is simpler for users to understand and staff to implement when the minimum space for a landscape island is the described in absolute terms (e.g., a minimum of six feet wide, and the length of the adjacent parking space), rather than as square footage.

The emphasis on planting in landscape islands should focus solely on trees and accompanying ground cover, since shrubs and other plantings will not provide shade, even at maturity. The minimum caliper of tree at planting should be specified, along with a requirement that the tree species be selected from the Approved Plant List. As with other landscaping provisions, there should be requirements for maintaining plantings in good condition, and replacing plants that do not survive. To support use of stormwater as an irrigation source for parking lot planting, the section should include low impact development standards. Tree protection standards or screening requirements can be included to prevent landscape island trees from being irreparably damaged by car bumpers. Finally, it is becoming increasingly common to allow the provision of covered parking (either with canopies, or with solar panels) and covered walkways through parking lots to be allowed in lieu of parking lot landscaping, or to be granted some reduction in the live planting requirements. This may be a good alternative to encourage in Santa Fe, where plantings can take a long time to reach a level of growth that would provide sufficient shade.

The improvements above will be part of Phase 1 of the rewrite, along with two items that were mentioned

by stakeholders. One is to clarify whether parking lots adjacent to freeways need to be screened in the same manner as lots along other roadways. The second is to clarify the extent of parking lot buffer required when the lot is set back a significant distance from the roadway.

F. Irrigation and Water Use

While the recommendations of this section focus on using less water in landscaping, there will nevertheless still be instances when irrigation for landscaping is still necessary. Stakeholders had several suggestions for improving the irrigation requirements in the code. One respondent indicated that the irrigation code is written so that it seems acceptable to put trees and shrubs on the same lines, but the City requires the trees and shrubs to be on separate zones. It also requires separation of zones based on water use for each plant type listed; this needs to be clear in the code rules. Another suggested reconciling the inconsistency between landscaping irrigation requirement and the erosion control section: the landscaping section says that irrigation is only needed on seeded areas if the seed mix includes annuals, but the erosion control section says all seed must be irrigated. If the City's pilot projects to establish seed without water continues, this should also be included in the code.

Landscaping and Tree Preservation Recommendations

- Emphasize the preservation of existing landscaping and mature on-site trees, and offer incentives to encourage it.
- Focus on water conservation in landscaping requirements. Devise an approach on whether potable water use for landscaping is allowed, and the extent to which gray water is available and may be used.
- Strengthen planting standards through creation of an Approved Plant List (rather than a recommended one), and consider a Prohibited Plant List as well.
- Refine interior parking lot landscaping requirements, with emphasis on provision of shade in the parking area.
- Clarify and update irrigation standards.

Screening and Buffering, Walls, and Fences

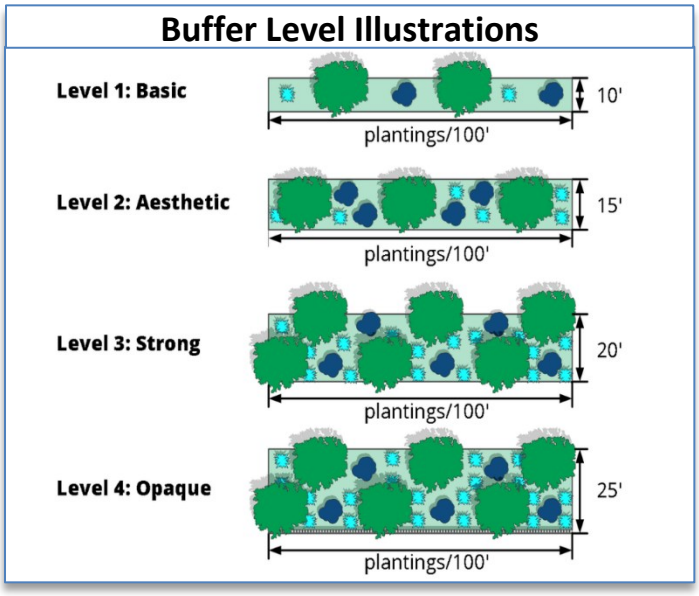
A. Create New Residential Adjacency Section

Screening, buffering, walls, and fences are frequently (though not exclusively) required when more intensive uses share property lines with residential development. To address the issues that such adjacent development can bring, we recommend the creation of a new "Residential Adjacency" section in the new LDC, which would allow a more user-friendly consolidation of this related material. While separate Screening/Buffering and Walls/Fences sections will still exist, any content specifically related to residential adjacency will be relocated into the new section.

For example, Section 14-8.4(J)(3), *Buffer for Non-residential Development Abutting Residential Development*, would be relocated, along with standards applicable in other situations, such as adjacency of uses with drive-throughs, public address systems, or outdoor music; stepback requirements for taller buildings; location of trash and recycling receptacles (Section 14-8.4(J)(4)); signage, noise, and lighting limitations; and other situations that commonly arise.

B. Adopt More Tailored Buffer Options

The existing residential adjacency buffer requirement in Section 14-8.4(J)(3) of 15 feet wide with plantings as required in open space standards (one tree and two shrubs for every 500 square feet) may be adequate for certain adjacent uses, but it may not suffice for others. We recommend a more tailored approach to residential adjacency buffers, such as in example below.



In this example, the intensity of the non-residential use determines the extent of buffering required. A Basic buffer may be required if a residence is converted to a small office, but the neighboring properties remain residential. An Opaque buffer could be required for something like a distribution center, with 24-hour operations, heavy truck traffic, and a lot of loading/unloading activity.

C. Walls and Fences

Few respondents expressed issues with Section 14-8.5, *Walls and Fences*. Further input is needed on what specific changes may be required; however one issue that will be addressed in Phase 1 is a standard method for measuring fence height, accompanied by illustrations. Another possibility is to add information on permitted or prohibited fence materials, which are common in most codes. Including this information could help to address frequent questions on whether and where chain link, barbed wire, or electric fences are permitted in the City. Historic district regulations do specify what materials can be used for fences, but if similar standards would be helpful outside those districts, they can be added in Phase 1.



Screening and Buffering, Walls, and Fences Recommendations

- Create Residential Adjacency code section that focuses on buffering residential uses from various impacts of more intensive adjacent uses.
- Tailor buffering requirements based on intensity of adjacent development.
- Clarify issues with combination of fences and retaining walls, measurement of fence height, and consider the inclusion of fence material requirements for areas outside historic districts.

Building Design

The distinctive architectural character of Santa Fe's downtown and surrounding neighborhoods is one of the city's main attractions, a primary element that makes the "City Different." The LDC's tools for regulating building design, including both the architectural points system and the Historic Overlay standards, have long been important tools for maintaining the City's distinctive character.

The initial survey for the LDC update project generated many comments on such tools. Some stakeholders suggested that all new development and growth should reflect the historic character of Santa Fe. Others emphasized that a variety of architectural styles may be appropriate in different areas, such as the area encompassed by the LINC overlay, where contemporary and mid-century styles should be encouraged.

Some comments specifically focused on the current points system for regulating design, saying it is arbitrary and that any points system is inevitably a "blunt instrument," with superficial descriptions of requirements, that allows bad buildings to be built when they comply, and ultimately is not producing the intended outcomes.

How to approach architectural style requirements outside of Santa Fe's historic districts is likely to be one



of the central focus topics that both the LDC update and also the General Plan rewrite seek to address. Any substantial changes to the existing points system, or introduction of new design standards, should be considered during Phase 2 or 3.

A. Phase 1 Refinements to Architectural Style Point System

There are, however, improvements that can be included in Phase 1 of the LDC rewrite. There are opportunities to clarify information in the section by using simpler language, or adding detail or clearer description in others. One example of vague language is in Section 14-8.7©(2)(d), regarding additions to nonconforming buildings, which states that the points system does not apply to "buildings of unique architectural merit" without any definition or accompanying explanation of what might constitute such a building.

Many improvements can be made to the content, from breaking up long paragraphs of text, to reformatting Table 14-8.7-2 so that LINC requirements are easier to discern by being separated into their own table column. The content in the table would be easier to understand through the addition of photos or illustrations, while definitions for architectural terms of art (articulated lintels, glazing, mullions) should be included to help users understand these terms.

B. Implement Hybrid Form-Based Code

A frequent refrain during stakeholder interviews was that more formally applying form-based standards in certain areas of Santa Fe should be part of the code update. Subject to further discussion on where such form-based controls should apply, and what elements of development they should regulate, these standards can be included in Phase 2 of the project. The incorporation of such standards may supplement or replace reliance on the architectural style points system, or that system could continue to apply in areas that are not regulated by form-based standards.

A more form-based approach would not be entirely new. Numerous sections of the current LDC rely on form-based standards to guide the kind of development that is appropriate in a given area. And many of the historic district overlays reference some standards that are form-based, even if they are mostly rendered through textual descriptions in the code.

Building Design Recommendations

- Phase 1: Improve structure of information, add detail and definitions where needed, and simplify language in the section.
- Phase 2: Determine areas of the city where form-based standards would be appropriate, and draft standards to apply in these areas.
- Consider how form-based standards intersect with the existing Architectural Style Points System requirements.

Signs

A. Remove Content-Based Regulation

A Phase 1 task will be to review for and eliminate content-based regulation that has been rendered illegal by the Reed decision. Since the 2015 U.S. Supreme Court case of *Reed v. City of Gilbert*, nearly every community in the nation has had to evaluate their sign regulations.

Generally, a simple test for content-based regulation is that if someone must read the sign to know if it complies, it is content-based. A review of the City's current regulations, which mostly date to 2001, indicates at least a couple of instances where this would apply. Subsection (G)(28)(e) and (f) refer to Price

Reduction signs and Distress Merchandise Sale signs. Both of these are content-based regulation – one would only know the sign regulates price reduction or going-out-of-business by reading it. These kinds of regulations will be amended or edited to comply with First Amendment requirements.

What sign regulations can still address are the following aspects: where a sign can be (e.g., what zoning district), what type of sign is allowed, how many per lot, and how large it can be, as well as any kind of illumination that is allowed.

Most communities continue to regulate permanent and temporary signs (both on- and off-premises) without reference to their content, in the absence of further decisions limiting such regulations. This is the strategy our review will follow, while also addressing the following issues.

B. Improve Organization and Add Illustrations

The current sign regulation section is quite long, in some part owing to the repetition of information, and also due to the lack of tables, graphics, and illustrations that can better convey the regulations of this section than long blocks of text. The information in the sign regulations should be organized by major topics that make subsections of specific information easier to locate. Information can be conveyed in a consolidated table for each sign type, similar to the example below from another community, rather than relying on text.

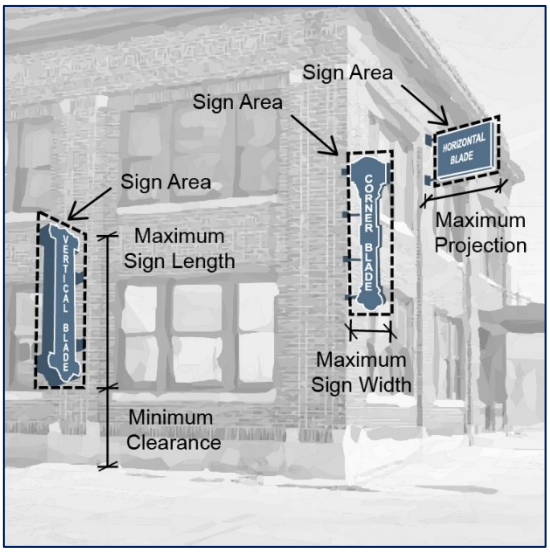
F. Electronic Sign: Animation

Zoning District	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RS2	RM18	RM32	RM50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
Animation																P						P

P=PERMITTED **BLANK**=PROHIBITED

Standards	
Maximum Area	Shall not exceed 25% of the sign area
Maximum Number	1 per site
Maximum Height	If wall sign: Shall not extend above the top of the wall where installed If freestanding sign: Same as underlying zoning district
Illumination	Yes
Other requirements	Allowed only in conjunction with a resort hotel. Allowed in conjunction with freestanding, supergraphic, or wall signs.

Also, illustrations can be effective tools for explaining sign regulations, often more so than text. While some text is still necessary, it can be augmented and improved through use of graphics like the one below.

Zoning Code Text	Graphic Depiction
"Projecting sign" means a sign, other than a fascia or canopy sign, the exposed face or faces of which are not necessarily parallel to a wall and which is attached to a building and extends as a projection of a line of that building or beyond the surface of that portion of the building to which it is attached.	

C. Include New Sign Types

The current regulations do allow for electronic messaging signs (though the standards for what is allowed are in the "Prohibited Signs" section), but many other newer sign types are not addressed in the code. Whether the decision is to allow or prohibit them, the update should include new types of signs that are becoming more common, such as supergraphics, projected light displays, animated and video displays, inflated or wind-driven signs, and mobile signs.

D. Signs in the Historic District & Historic Signs

Section 14-8.10(H) describes "Special Sign Regulations in the H Districts." The regulations here are not the same as those that regulate historic signs. This caused some issues and confusion for stakeholders, leading to the following recommendations. While keeping the regulations in the respective sections is preferable to repeating information in two places, these sections should nevertheless reference each other, particularly if overlapping standards apply. The two sections should be compared as part of Phase 1 to ensure there is no contradictory content, and if any is identified, it should be reconciled.

Signs Recommendations

- Review all sign regulations to eliminate content-based regulation.
- Improve the organizational structure of the section, and include graphics, tables, and illustrations to convey information.
- Add regulations for new sign types.
- Compare regulations for signs in the Historic District with regulations on historic signs; eliminate any discrepancies or conflicting information.

Parks

As mentioned in the Zoning Districts section of this report, Phase 1 will include the creation of a Parks and Open Space District, to replace R-1 being applied to the city's parks and trails. Phase 1 can also include any needed updates to "standards based on the average number of persons per housing unit according

to Census 2000, which is two persons per unit for Santa Fe," as stated in the Purpose statement (Section 14-8.15(A)(3)). Level of service goals included in Section 14-8.15(A)(4) and (5) specify three acres per one thousand persons or per five hundred housing units for neighborhood parks, and 12 acres per one thousand persons or per five hundred housing units for regional parks, community parks, open space and trails. Phase 2 can examine whether there is a need to update these dedication requirements.

During interviews, stakeholders indicated that the Parks Department is asking not to assume any more public lands, and instead allowing private parks to be created. There are issues with these parks not being publicly accessible, and also with the quality of the spaces that are being created. While the current regulations allow for the city to determine that impact fees may be submitted instead of parkland if no suitable land is available in a development (Section 14-8.15(C)(2)), perhaps allowing for a development proposal to offer fee-in-lieu of parkland, subject to approval and acceptance by the city, should be considered. These fees could be used to support maintenance and operations of existing parks, and redress the imbalance of park locations, where there are more parks on the north and east side, but not on south and west sides where they are needed.

Parks Recommendations

- Review all regulations to update level of service goals and dedication requirements if necessary.
- Consider allowing fee-in-lieu of parkland dedication, accepted at the City's discretion, to support maintenance of existing parks, and targeted expansion in areas of the city where more parks are needed.

Open Space

Few stakeholders mentioned the open space requirements in interviews or survey responses, except to say that meeting such requirements can be hard for a change of use, such a motel conversion, and that the amount of open space required for multi-family development should be increased, at the same time as features like retention ponds should no longer be allowed to count in satisfying this requirement. An alternative that is becoming increasingly common in many communities is to define a list of amenities that can be provided in a multi-family residential project that can be provided as part of/instead of open space. Such amenities include swimming pools, child playground areas, grilling and outdoor dining areas, indoor or outdoor fitness facilities, and more. The possibility of expanding the options to meet open space requirements for residential development can be reviewed in Phase 2 of the update.

We would also seek input to better understand if the open space requirement as applied to non-residential development is working for the city, and providing useful, usable space in these contexts. It is possible that as vacant, buildable land becomes scarcer, and the price of land increases accordingly, there need to be more options for how a project might comply with the open space requirement. This is another area where the City could consider accepting a fee-in-lieu of on-site open space in commercial development, and devoting the funds to creating and maintaining new parks in areas where they are needed. The LDC update could also consider whether alternate amenities that provide community benefits – public art, space for on-site childcare, fitness facilities for building tenants, publicly accessible plazas or gardens, to name –few -- could be accepted instead of cash or open space.

Open Space Recommendations

- Add more flexibility in options to meet open space requirements for both residential and non-residential projects.
- Consider accepting fee-in-lieu, which could support current and future public parks, trails, and open spaces, or accepting alternate amenities that provide community benefit.

Outdoor Lighting

The city's current outdoor lighting standards are relatively brief, and unusual in including requirements for street lighting, as well as those for private development. Community street lighting provided in the right-of-way is generally regulated outside of the zoning code, which more typically only regulates private property. If street lighting requirements are retained in the zoning code, clarification of new street lighting requirements for subdivisions can be addressed in Phase 1 of the update, along with additional detail on requirements for pedestrian scale lighting along sidewalks and trails.

The current standards will be updated to distinguish standards for types of lighting fixtures, shielding requirements, the illuminance levels of lighting (and how it is measured), glare standards, parking lot lighting, building lighting, and pedestrian lighting. Generally, the lighting standards should reinforce CPTED principles (Crime Prevention Through Environmental Design) and ensure safety for owners and users of the property while minimizing negative impacts associated with spillover lighting. The updated requirements can be drafted to align with the state of New Mexico's Night Sky Protection Act (N.M. Stat. Ann. §§74-12-1 et seq), or exceed those standards if desired.

Outdoor Lighting Recommendations

- Consider removing community street lighting from the zoning code. If retained, clarify new street lighting requirements for subdivisions, and add detail on pedestrian-scale lighting for sidewalks and trails.
- Update requirements to reflect current best practices regarding elimination of backlight, uplight, and glare (BUG).
- Add detail to standards, and describe method of measurement.
- Align lighting regulations with night sky protections enacted by the state or set higher local standards if desired.

Streets and Sidewalks

Staff have indicated that a separate project to address street typology and design in Santa Fe is about to get underway, so this report does not review the current regulations. The Street Design Guide project will take place concurrently with the LDC Update, but because it is of a shorter duration, the results of that project can be incorporated into the LDC update during Phase 2 or 3 of this project.



While the Street Design Guide will also include a Bicycle and Pedestrian Design chapter, Phase 1 of this project will still include a review and standardization of sidewalk width requirements, though this width may not be universal, instead varying according to the development context. The determination of consistent standards may help with consistent implementation of the regulations, which was mentioned as an issue during stakeholder interviews.

Streets and Sidewalks Recommendation

- Review and standardize requirement for sidewalk width, possibly adapting minimum requirement based on development context.

Development Water Budgets

Many conversations centered on the importance of water conservation in Santa Fe, and the need to have stronger links between land use planning and water planning in general, and the code sections that regulate them in particular (Chapters 14 and 25). Discussion of development water budgets had two areas of focus: developers' lack of understanding about water rights, and a lack of awareness of the requirements related to development water budgets until quite late in the development review process, where a project can get the whole way to permitting in compliance with Chapter 14, but then an applicant discovers another set of requirements in Chapter 25 that they had not known or been told about. The LDC update can look at ways to integrate these two components as part of a procedural review, and staff can advise if there is also a need to change what the requirements for water budgets are as part of the review. At a higher level, efforts to emphasize sustainable development in the code can focus on water conservation by rewarding projects that preserve and protect water, and reduce outdoor water use in particular.

Development Water Budget Recommendations

- Integrate water-related requirements in Chapter 25 with those in Chapter 14.
- Use procedural requirements to improve awareness of development water budget requirements earlier in the review process.
- Emphasize water conservation as part of the effort to integrate sustainable development practices into the LDC.

Procedures and Code Administration

Development regulations should clearly describe the procedures by which new development applications are accepted, considered, and acted upon by local officials. A well-written code makes it easy for staff, the development community, and local officials to know exactly what is required for project approval and helps ensure consistent administration over time.

The sections below discuss a variety of recommended strategies and tools that could help improve Santa Fe's zoning procedures to provide more clarity, transparency, and consistency, which stakeholders identified as potential areas of improvement.

Update Common Review Procedures, Application-Specific Procedures

Santa Fe's development regulations call for a number of different permits and approvals, such as rezonings, variances, subdivision plats, and special use permits. The general procedural steps for each of these application types are outlined in a set of common review procedures, described in Section 14-3.1€ through 14-3.1(M). This organizational framework will be thoroughly reviewed as part of Phase 1, to ensure it is accurate and completely describes how the application process is conducted in Santa Fe.

The Phase 1 review will seek to clarify procedures that are not adequately clear and detailed, which contributes to the public's perspective of a lack of transparency and the perception that the process is not

consistent and fair. Clarification will also aim to address developers' concerns that unclear procedural steps contribute to inconsistent interpretations, prolonged processes, and unpredictable outcomes.

The graphic below from another community illustrates how these procedural steps can be rendered visually, and it is generally included in each section describing specific application types to help users understand which steps among the common review procedures apply. In the example below, where an item is greyed out, that means it does not apply to a particular procedure. The steps that do apply have links to the section of the common review procedures that describe that step in the application process.



One component of the application process that came up frequently in survey responses and interviews was a lack of clarity around post-decision actions. Though these are mentioned in the common review procedures, they are not explained in any of the application-specific information. What is required is a matter of staff knowledge, and because the steps are not outlined anywhere, applicants had the perception the requirements were inconsistent. Some of the specific post-decision actions that were unclear or caused confusion include Action Letters for special use approvals, steps for recording post-approval, and problems with infrastructure verification, where clarification is needed regarding what documents the infrastructure is being inspected against. As part of Phase 1 of the LDC Update, we will work with staff to understand what these post-decision action steps are, and ensure they are codified.

Application Procedures Recommendations

- Review and update common review, application-specific procedures.
- Ensure that all steps of the application process are described in the code, including required post-decision actions.

Refine Approval Criteria

Conformity with approval criteria is the basis on which an application is reviewed, then approved or denied. Specific and objective approval criteria are important since they are not only the basis on which staff and the governing body base their decisions, but clear and objective standards also enhance predictability and transparency for applicants. Currently in Santa Fe, approval criteria, and where applicable, potential conditions, are included with each particular application type. In some cases, the approval criteria and overly general, which can render an approval subjective.

- An example is the approval criteria for a Special Use Permit, among which are: "that granting the special use permit does not adversely affect the public interest," and "that the use and any associated buildings are compatible with … the abutting property and other properties in the vicinity of the premises under

consideration." Both "compatibility" and "adverse effect on the public interest" are subjective judgements that may be construed very differently by different people. A way to improve these criteria is to make them more specific, for example, compatibility may be judged on the basis of the scale and characteristics of a use – is any proposed building a similar size to those surrounding it? Are the hours of operation likely to cause disruption for neighbors? Adverse effects similarly can be assessed more precisely – will the potential use generate noise, or traffic, that is disruptive to the surrounding area?

This is one example of the way approval criteria can be refined to be more specific and predictable as the basis for decision-making. The LDC project will review and update all such criteria as part of Phase 1 of the update.

In Phase 2, the rewrite also can evaluate the feasibility of exempting desirable projects, such as housing proposals up to a certain scale of development, such as five or ten units, from certain requirements or establishing an expedited review process with automatic approval if they comply with the approval criteria.

Approval Criteria Recommendations

- Ensure each procedure has specific, objective approval criteria to define the basis for the decision.
- Consider exemption or an expedited review process for projects that meet certain criteria or policy goals of the City Council.

Delegate Decision-Making Authority to Staff, Boards, and Commissions

With less subjective approval criteria established in Phase 1, Phase 2 can investigate opportunities to delegate certain decisions to administrative approval, or approval by a Board or Commission, without the need for governing body review and public hearings. Site plans, and possibly development plans, are examples that could be staff-level decisions, once approval criteria clearly circumscribe an objective basis for approval or denial. Where it is possible to have administrative decisions based on clearly defined approval criteria, it benefits applicants by adding predictability to the decision-making process, and speeding up the application process. When changes such as these are made, they are normally accompanied by a "call-up" procedure, so that staff have the option of referring any application to a high-level decision-making body, or that body may on their own call-up a given application for decision. Some communities allow this call-up to be at the request of the applicant, while others that do not offer this opportunity nevertheless have appeal procedures in the event that an applicant disagrees with a staff decision.

It may also be possible as part of the Phase 1 update effort to increase the thresholds that elevate review of site plans to a higher decision level: currently, the thresholds are low, at three residential units, and 10,000 square feet. As recommended above, housing proposals up to five or ten units could be automatic administrative approval if they comply with approval criteria. For other projects, the 10,000 square foot threshold could be increased to a higher level.

Decision-Making Authority Recommendations

- Consider decisions that can be delegated to professional planning staff, Boards, and Commissions, on the basis of clearer approval criteria.
- Draft call-up procedures to allow staff to pass application review to a Board, Commission, or Council, and to allow the Council to call-up applications on their own.
- Review and potentially raise thresholds that require applications to be elevated to higher-level review.

Clarify and Streamline Processes

A more in-depth reconsideration of the approval process will take place in Phase 2, including an assessment of what information should be required at different steps of the review process.

Particularly with respect to Development Plans, stakeholders believe that too much detail is required too early in the process, requiring significant expenditure by an applicant before they had any idea whether a proposal could be approved or not. This is a common issue in many communities, where the review process tends to be "front-loaded" with a great amount of detail required up front. A possible solution is to divide review according to a concept plan, which has the basic general information about a project, sufficient to enable a judgement that the project can comply with all applicable regulations to secure approval. Then, at a later stage in the process, detailed plans are submitted for review prior to issuance of any required permits. Though there is a risk to the applicant that their detailed plans or studies surface problems that did not arise in the concept plans, many applicants still prefer this kind of two-step process. The onus of ensuring that detailed plans conform to information in concept plans, and can be approved according to regulations, rests with the applicant. This review can also address perceptions of redundancy, and possibly reduce the amount of time that is required for simple reviews.

A second element to Phase 2 updates will focus on calibrating the level of review to the complexity of the request. In some cases, smaller-scale projects can be handled more expeditiously than larger-scale projects that require review by various departments prior to a public hearing process. Multiple layers of review can extend timelines and may be able to be reduced for simpler permit requests, like sign reviews, approvals for accessory structures like a shed, or roofing approvals.

Application Process Recommendations

- Assess the level of detail that is required in application information, possibly calibrating it to the progress of the review process, with greater detail required later in the review.
- Consider whether review for smaller, less impactful requests can be resolved more expeditiously than large projects that must be subject to full review and public hearing.

ENN / Facilitation Process

The city is currently working to revise the Early Neighborhood Notification Process. It will be important to include a clear explanation of any changes to this process in the rewrite. While the option to use a mediator or facilitation services may be one change to the process, another important element should focus on helping the public to understand the purpose of the process, and what expectations of outcomes they should have for it. This clarification can help the developers who conduct the meetings understand what is expected of them as well. The most important element to address here is the extent to which developers are required to respond to residents' input on a project. If there are any requirements or expectations that developers make changes to their proposals to respond to public comments received as part of this process, those requirements should be defined. The lack of clarity on aspects of the process raises false expectations among participants regarding what changes may occur as a result of their input, and also contributes to disillusionment when residents feel their concerns have not been addressed. Clearer delineation of the purpose and expected outcomes of the ENN process can also contribute to less contention as projects proceed through the public hearing process.

ENN/Facilitation Process Recommendation

- Clarify the purpose and potential outcomes of the ENN process.

Public Notice and Public Hearings

A. Public Notice

A respondent in stakeholder interviews stated that the onus for public notice is placed upon the applicant, but the code does not have enough description for what they are required to do. The code specifies that public notice is required typically 15 days prior to a public hearing or ENN meeting, using the following methods:

- Publication in a "local daily newspaper of general circulation"
- Posting the meeting agenda at City Hall
- Emailing neighborhood associations
- Posting signs at the development site, and
- Sending mailed notice within a specified radius (300 feet) of the proposed development.

Phase 1 of the rewrite will add detail and clarify the public notice requirements, and consider the possibility of expanding them, to try to improve the possibility for equitable and inclusive public participation in city decision-making processes. Since equitable public participation depends upon distribution of information and citizen awareness of what decisions are about to be made, notice that limits the distribution of this information can have negative implications for equity and inclusivity in public participation. Most of these suggestions can be implemented as part of Phase 1; however, the possibility of expansion of requirements is likely to extend into Phase 2 of the project as well.

Some areas where additional detail in the requirements could be helpful in expanding the possibility for public participation is to ensure that notice is in both English and Spanish for mailed, posted, and published notification. Posted signs are an especially effective means of notice to reach anyone in proximity to a development location, and the requirements for posted signs should specify not only where and how long the signs must be posted, but also their minimum size, requirement for bilingual information, the necessity of using plain language on the posters, and the possibility of including QR codes that will link to additional information about the development proposal.

The mailed notice requirement specifies that if the property owner's address is different from the physical address of a property within the notification radius, a notice will be mailed to the physical address as well. This is a good practice, as it can potentially notify tenants in proximity to the proposed development, as opposed to just property owners. However, in the case of a multi-unit commercial or residential structure, where a single notice to a physical address would not suffice to notify all tenants or occupants, many communities are deciding to go one step further with mailing requirements, specifying that each individual unit or tenant must receive mailed notice as well. Adopting this requirement does entail additional work in generating mailing lists and sending additional pieces of mail, but it is important in helping to ensure that renters have the same opportunity as property owners to receive notice and participate in the public process. We recommend that Santa Fe more explicitly include this recommendation in the updated LDC.

Recognizing that US mail and newspaper notice may no longer be sufficient as modern means of communication proliferate, communities are also codifying other methods of communication as official and required means of notice. Many of these rely on staff, rather than applicants, so we propose them as

good practice, with the understanding that their codification and implementation depends on staff capacity to consistently ensure they are accomplished. In addition to "traditional" notice, some cities now require:

- Applications and staff reports posted to City website prior to public hearing (sometimes with capacity for community members to submit official comments on the project online)
- Social media announcements on the City's official accounts
- Physical posting information in city building(s)
- Email notification to individuals and groups who request it (beyond homeowners associations)

If staff capacity limits the possibility of making these official methods of notification, they could also be implemented as best practices, pursued outside formal codification, to the extent that staff capacity allows.

B. Public Hearings

A frequent refrain from stakeholders and the public during kickoff interviews related to the public's lack of understanding of the quasi-judicial role of decision-makers when application is in the midst of public process. Though there is an explanation of this in Section 14-2.8(G), *Communication with Members Prohibited*, constituents do not understand that members of the governing body cannot discuss applications that are in the middle of the decision process. This causes problems between elected officials and constituents, and can contribute to public distrust of elected officials, when constituents feel their concerns are not being heard.

In recognition of this issue, a ballot measure related to the topic will appear before voters on the November 2023 ballot. If passed, the measure would require that decision-making bodies must implement "procedural rules stating that they must adhere to established principles of procedural due process and fundamental fairness when functioning in a quasi-judicial role." The ballot measure would not change limitations on the governing body's ability to communicate with the public on development applications when that body is acting in a quasi-judicial capacity, but what the measure could accomplish is to raise citizen awareness of these strictures, and require written explanation of what they are, i.e., when a decision is quasi-judicial, and what the limitations on communication to and from the governing body are in this situation.

The code's current explanation of this limitation can be relocated to a more prominent location in the updated LDC, and if the ballot measure passes, the content can be augmented in support of the decision. Information related to quasi-judicial communication limitations could be included in any required notice that is distributed to members of the public, included on posted signs, or discussed as a requirement at ENN meetings.

The ballot measure may suffice as a means to raise awareness of the quasi-judicial nature of governing body's responsibility during hearings, while the LDC can define what that means in practice for members of the public, and the governing body.

Public Notice / Public Hearing Recommendations
• Add detail to the current notification requirements, so it is more clear to applicants what they must do to fulfill the requirements. • Consider expanding the methods for public notice, either officially or as informal best practices. • Expand explanation of limits on communication with members of the public when the governing body is acting in a quasi-judicial capacity.

Nonconformities

Phase 1 of the project can ensure that terms used in the section are defined (for example, "intensification" is not defined, but should be if it is the basis for limiting expansion or eliminating nonconforming uses), and that there are no inconsistencies between this section and the rest of the code. Stakeholders suggested that this section needs to be better integrated with the historic districts, so the two sets of standards aren't contradictory. Currently, properties in Historic Districts must conform with underlying zoning, but none of the nonconformities in the district are required to comply, so this creates tension over which requirements apply, or which takes precedence in the event of conflicting information.

As a larger question related to nonconformities that this project can investigate in Phase 2, the objective of the section can be clarified. Currently, users feel it is not clear whether the point of this section is to allow nonconformities to be maintained, continue operating, and possibly expand, or whether the objective is to apply stricter limits that can reduce and eliminate them over time. The approach decided in this Phase will have implications for how long-duration nonconformities are treated. Some stakeholders suggested an "amnesty" for long-term nonconforming uses that could be approved administratively, instead of requiring a variance or special use approval.

Nonconformities Recommendations

- Clarify terminology used in the section, eliminate inconsistencies between these regulations and other code sections, and establish which regulations take precedence.
- Determine overall approach to nonconformities, and whether the objective is to eliminate them, or facilitate their continued operation.

Establishing Legal Lot of Record

There is a process for establishing legal lots of record, though stakeholders described it as being complicated. They noted that, in many cases, these lots that have been in existence for years, with all services, but with no legal status. In Phase 2, the project can look at whether there is some possibility to be flexible in establishing legal lot status, without the time and expense of going to the Planning Commission, particularly if the lot owner has been paying taxes for years.

Legal Lot of Record Recommendation

- Consider if there is a simpler process that could be implemented in establishing a legal lot of record, in particular, one that does not require an appearance before the Planning Commission.

Code Enforcement

Code enforcement discussions had two areas of emphasis: compliance issues and procedural issues. Because there are two code articles that address compliance – Chapter 10 and Chapter 14 – there was some discussion of whether compliance issues were addressed in the right article, or if some topics should be relocated. Weeds and junk vehicles, for example, were mentioned as topics that might be relocated to Chapter 14.

There was also a discussion of penalties and remedies. Fines can be issued for any enforcement topic that is covered in Chapter 14 , but that is not true for Chapter 10 topics, which must go through a court procedure. Since a court procedure is more time consuming and slower of resolution than issuing a fine, there was an inclination to rely more on fines as a remedy if possible. There is also the possibility for the

City to apply liens, though there is no real process or method for liens. The LDC review can assess what penalties should be applicable in different circumstances, as well as the procedure by which these remedies should be applied, since stakeholders mentioned that there is no description of the procedure for what happens once a notice of violation has been issued.

Code Enforcement Recommendations

- Review enforcement topics in both Chapter 10 and Chapter 14 to see if any topics should be relocated.
- Consider expanding the use of fines, rather than taking people to court for non-compliance.
- Ensure that the steps of the enforcement process after issuing a notice of violation are described in the code.

Relocate Supporting/Technical Information Outside the Code

The current development regulations contain information that is either technical in nature or otherwise not necessary to carry forward into the new LDC. Examples include application submittal requirements, plan content requirements, and certificates for plats. This information should live outside the LDC in some sort of an administrative manual, guidebook, or dedicated webpage on the city's website. During the drafting process, the consulting team will maintain a separate document including content from the current development regulations that should be considered for relocation. This will make the LDC shorter and more user-friendly, while also allowing staff to update the technical and administrative content over time without requiring a formal code amendment by City Council.

Supporting Information Recommendation

- Consider locating information that changes frequently or is of a technical nature outside the code.

Clarify Methods of Calculation and Definitions

Various issues related to calculations, definitions, and measurements came up during interviews, and in survey responses. Many of these small details, occurring frequently throughout the length of the current code, contribute to perceptions of the regulations being complicated, unclear, and in some cases contradictory. Adding clarity and consistency for all these items will be addressed in Phase 1.

A. Calculations

Users felt that calculations required in the code are explained in ambiguous terms, while at the same time, having explanations that are overly complicated. Each example of a required calculation will be reviewed, with an eye to explaining carefully and in a straightforward manner how the calculation is to be performed and applied. It will also be helpful to have standard approaches for all calculations, such as consistently rounding up the result of any calculation that results in a fraction or decimal.

Recommendations

- Review all calculations to ensure method and application are explained clearly.
- Where possible, apply consistent standards to the results, such as always rounding up.

B. Definitions

The review and updating of definitions will focus on ensuring that definitions exist for all terms and phrases that are used in the code, and that there are no contradictions between defined terms. The updated definitions will be as clear and as specific as possible, so they are not subject to being misconstrued, or in need of interpretation. New definitions will be added as needed. There are, for example, a number of terms of art in the historic preservation section that are unlikely to be familiar to non-professional users of that section, ranging from defining a trombe wall to explaining what slump block is.

Interviewees mentioned several other areas where clarification or addition of definitions is needed. Those include:

1. Terms that are defined by reference to another definition should be clarified. This is true for the definition of building, which mainly relies on the definition of "structure."
2. Public right-of-way as opposed to private property is not defined.
3. There is no definition for notice of violation.
4. Accessory dwelling units need a better definition.
5. Streets and roads are used interchangeably, but each should be clearly defined.
6. In the context of "family transfer," the definition of family may need to be expanded.
7. Cluster housing has no definition.

The updates to definitions will be conducted along with reviews to determine where policies or regulations need greater explanation or clarification. One example is setback policy, where definition of how setbacks apply and are measured will be included, accompanied with illustrations to help explain the requirements. Interviewees and stakeholders also mentioned the need for clarification on measuring building height (particularly in the Escarpment Overlay), and fence height. Section 14-8.5(A)(2) in Fences and Walls does specify that fence height is to be measured "from the finished grade at the base of the fence, excluding the height of any retaining wall upon which it is built," though it does not specify whether this measurement should be taken from interior or exterior grade, if there is a difference.

Recommendations

- Review all definitions: add new definitions as needed and clarify existing ones.
- Ensure all policies and regulations are clearly explained, and illustrated where that would assist users' understanding.

3: Annotated Outline of the Updated LDC

This part of the report provides an overview of what the proposed structure and general content of a new LDC for Santa Fe will look like if the recommendations in the second part of this report are implemented. This outline is structured as a new Chapter 14 in the Municipal Code of Ordinances. It is intended as a starting point for discussion.

The proposed new articles are below. Each proposed article indicates (with blue shading) which articles and sections from the current Code of Ordinances would be folded into the proposed LDC.

Article 14-1: General Provisions

This article will include provisions that are applicable to the LDC as a whole, including:

Title, Effective Date, and Mapping

This section will establish the title of the LDC, its effective date, and describe how the official zoning map and district boundaries are maintained.

Purpose and Intent

This section will describe generally why the LDC is important to the City of Santa Fe and how it regulates land development to protect the public health, safety, and welfare of residents of the city.

Authority, Applicability, and Jurisdiction

This section will describe the LDC's applicability to development or redevelopment (unless otherwise exempted), the LDC's application to governmental agencies, how internal code conflicts are resolved, and a statement on the LDC's relationship to the extraterritorial areas (ETJ) and private covenants.

Transition from Prior Regulations

This section will describe how prior building permits, violations, nonconformities, and development approvals will be processed under the new LDC. It could also include an option for pending applications to be reviewed and decided either under the current regulations or the new LDC for a defined period of time, typically during the period after adoption, but prior to the designated effective date of the new code.

Nonconformities

This section will describe how legal nonconformities are administered and enforced, along with standards for nonconforming uses, nonconforming structures, nonconforming lots, nonconforming signs, and nonconforming site features.

Enforcement

This section will describe how Santa Fe enforces the LDC, including standards for violations, penalties and remedies. As with other sections in the LDC, we recommend relocating specific information that may change frequently outside the code, such as dollar amounts for fees and penalties.

Severability

This section will clarify that any specific standard in the LDC that is invalidated by a court shall not affect the application or validity of any other standard in the LDC not included by that court's judgment.

Current Sections

The following sections of Chapter 14 will be integrated into the new General Provisions article:

Article 14-1 - GENERAL PROVISIONS
- 14-1.1 TITLE
- 14-1.2 - AUTHORITY
- 14-1.3 - GENERAL PURPOSES

14-1.4 - MINIMUM REQUIREMENTS; UNIFORM APPLICATION
14-1.5 - GENERAL PLAN
14-1.6 - JURISDICTION AND APPLICABILITY
14-1.7 - CONFLICTING PROVISIONS
14-1.8 - TRANSITIONAL RULES
14-1.9 - GENERAL RULES OF CONSTRUCTION
14-1.10 - INTERPRETATIONS
14-1.11 - APPLICABILITY TO OWNERS, OCCUPANTS AND PREMISES

Article 14-10 - NONCONFORMITIES
14-10.1 - GENERAL PROVISIONS
14-10.2 - LEGAL NONCONFORMING USES
14-10.3 - LEGAL NONCONFORMING STRUCTURES
14-10.4 - LEGAL NONCONFORMING LOTS OF RECORD
14-10.5 - LEGAL NONCONFORMING STRUCTURES IN SPECIAL FLOOD HAZARD AREAS
14-10.6 - NONCONFORMING RESIDENTIAL CONDOMINIUMS

Article 14-11 - ENFORCEMENT
14-11.1 - COMPLIANCE WITH CHAPTER; QUESTIONS
14-11.2 - ENFORCEMENT OFFICER
14-11.3 - ENFORCEMENT PROCEDURES
14-11.4 - REMEDIES AND PENALTIES
14-11.5 - ENFORCEMENT OF SANTA FE HOMES PROGRAM OUTSIDE THE CITY LIMITS

Article 14-2: Administration and Procedures

This article will describe the review and approval procedures for the various types of development applications, with revisions to the current standards as described earlier in this assessment. This article will address the concerns we heard related to procedures, including codifying current review practices (especially post-approval actions), incorporating more objective approval criteria, re-assessing the level of decision-making authority, and streamlining procedures.

Summary Table of Development Review Procedures

The review and approval procedures summary table in Article 14-2 should be enhanced to provide a better overview of all procedures in the LDC and include more detail, such as public notice requirements. An example from another community is shown below. This table includes the name of each procedure; what forms of public notice are required, and applicable decision-making bodies. The table also shows whether the decision-making bodies are responsible for review or final decision, and if that decision is made at a public hearing. Finally, the column immediately to the right of the procedure name, highlighted in grey, is the active link that takes the user directly to all application-specific information related to that specific procedure.

Table 8.1
Summary of Development Review Procedures

KEY: R= Review and Recommendation D= Review and Decision A= Appeal ✓ = Required <> =Public Hearing Required

Procedure		Code Reference	Notice			Pre-Application Conference	Review and Decision-Making Bodies				
			Published	Written	Posted		Staff	Historic Prsvtn Comm.	Planning & Zoning Comm.	City Council	Board of Adjustment
Development Permits											
Development Review	Minor	8.4				✓	D [1]		< A >		
	Major	8.4	✓	✓	✓	✓	R	< R >[3]	< D >	< A >	
Conditional Use Permit		8.4.B	✓	✓	✓	✓	R	< R >[3]	< D >	< A >	
Single-Family Residential Review		8.4.C					D				< A >
Temporary Use Permit		8.4.D				✓[2]	D				< A >
Subdivision Procedures											
Preliminary Plat		8.5.A	✓	✓	✓	✓	R		< R >	< D >	
Final Plat		8.5.B					R			< D >	
Land Division or Combination		8.5.C					D				< A >
Reversion to Acreage		8.5.E	✓	✓	✓	✓	R		< R >	< D >	
Ordinance Amendments											
Rezoning		8.6.A	✓	✓	✓	✓	R	< R > [3]	< R >	< D >	
Rezoning to Planned Development (PD)		8.6.B	✓	✓	✓	✓	R		< R >	< D >	
Code Amendment (Text)		8.6.C	✓			✓ [4]	R		< R >	< D >	

Common Review Procedures

Common review procedures identify and describe the steps of the procedures that apply to most development applications, similar to the content included in Sections 14-3.1(A) through (M) in the current code. Any step of an application procedure described in the current code, such as application submittal requirements, public noticing procedures, and hearing procedures, that is generally applicable to many application types will be described once in this section rather being repeated for each application type.

Specific Development Application Types

This section will include any review and approval information that is specific to a given application type, and not covered in the Common Procedures section, including rezonings, text amendments, amendments to the general plan, specific use permits, variances, historic exceptions, and appeals. The section does cross-reference common review procedures, but includes application-specific information such as materials that must be submitted, as well as the approval criteria. In the current code, there are several instances of information that is included in the procedures section that would better be included in the section related to that topic elsewhere in the code. Once example is the extensive description for Archaeological Clerance Permits that is part of the procedures section. Much of the information that describes the purpose of this procedure and the sub-districts should be in the Overlay section of the code.

Review and Decision-Making Bodies

This final section will incorporate the information that is now included in Article 14-2, Review and Decision-Making Bodies, into this chapter. Article 14-2 describes the powers and duties, membership, and basic meeting procedures for the various review and decision-making authorities for development applications.

Current Sections

The following sections of Chapter 14 will be integrated into this article:

ARTICLE 14-2 - REVIEW AND DECISION-MAKING BODIES
- 14-2.1 - SUMMARY OF ORDINANCE ADMINISTRATION AND REVIEW ROLES
- 14-2.2 - GOVERNING BODY
- 14-2.3 - PLANNING COMMISSION
- 14-2.4 - BOARD OF ADJUSTMENT
- 14-2.5 - BUSINESS-CAPITOL DISTRICT DESIGN REVIEW COMMITTEE
- 14-2.6 - HISTORIC DISTRICTS REVIEW BOARD
- 14-2.7 - ARCHAEOLOGICAL REVIEW COMMITTEE
- 14-2.8 - ADDITIONAL PROCEDURES OF LAND USE BOARDS
- 14-2.9 - SANTA FE EXTRATERRITORIAL LAND USE AUTHORITY
- 14-2.10 - SANTA FE EXTRATERRITORIAL LAND USE COMMISSION
- 14-2.11 - LAND USE DIRECTOR
- 14-2.12 - FLOODPLAIN ADMINISTRATOR

ARTICLE 14-3 - REVIEW AND APPROVAL PROCEDURES
- 14-3.1 - GENERAL PROVISIONS
- 14-3.2 - AMENDMENTS TO THE GENERAL PLAN
- 14-3.3 - AMENDMENTS TO TEXT OF CHAPTER 14
- 14-3.4 - ANNEXATIONS
- 14-3.5 - REZONINGS
- 14-3.6 - SPECIAL USE PERMITS
- 14-3.7 - SUBDIVISIONS OF LAND modified
- 14-3.8 - DEVELOPMENT PLANS
- 14-3.9 - MASTER PLANS
- 14-3.10 - DEVELOPMENT IN SPECIAL FLOOD HAZARD AREAS
- 14-3.11 - CONSTRUCTION PERMITS
- 14-3.12 - CERTIFICATES OF OCCUPANCY
- 14-3.13 - ARCHAEOLOGICAL CLEARANCE PERMITS
- 14-3.14 - DEMOLITION OF HISTORIC OR LANDMARK STRUCTURE
- 14-3.15 - MINOR MODIFICATIONS
- 14-3.16 - VARIANCES
- 14-3.17 - APPEALS
- 14-3.18 - UTILITY CONFORMITY REVIEWS
- 14-3.19 - EXPIRATION, EXTENSION AND AMENDMENT OF DEVELOPMENT APPROVALS
- 14-3.20 - RESIDENTIAL CONDOMINIUMS

Article 14-3: Zoning Districts

The zoning districts article establishes the base zoning districts and overlay districts, and describes the features and standards for each, and explains how the districts and overlays relate to one another.

Zoning Districts Established

This section will summarize the current list of zoning districts, with a summary table similar to the one excerpted below.

Table 30.02-1: Districts Established

District		Section
RESIDENTIAL DISTRICTS		
RS80	Residential Single-Family 80	30.02.02
RS40	Residential Single-Family 40	30.02.03
RS20	Residential Single-Family 20	30.02.04
RS10	Residential Single-Family 10	30.02.05
RS5.2	Residential Single-Family 5.2	30.02.06
RS3.3	Residential Single-Family 3.3	30.02.07
RS2	Residential Single-Family 2	30.02.08
RM18	Residential Multi-Family 18	30.02.09
RM25	Residential Multi-Family 25	30.02.10
RM50	Residential Multi-Family 50	30.02.11
COMMERCIAL DISTRICTS		
CN	Commercial Neighborhood	30.02.12
CP	Commercial Professional	30.02.13
CG	Commercial General	30.02.14
CC	Commercial Core	30.02.15
CU	Commercial Urban	30.02.16
CR	Commercial Resort	30.02.17

Residential Districts

Each residential district will be described in this section, including a purpose statement, a summary table of dimensional standards (height, setbacks, lot area requirements, etc.), and any other standards applicable to that specific district. We recommend including graphics similar to the ones shown earlier in this report to illustrate the dimensional standards for each district. Some communities also supplement their zoning districts with photographs depicting typical development in each district. This section will also reference residential design standards.

Mixed-Use and Non-residential Districts

This section will include zoning district information for all mixed-use districts and non-residential districts, including commercial, industrial, and parks and open space districts. The same structure and organization as that recommended in residential districts would also apply here. Each district would have its own section describing purpose, dimensional standards, district-specific standards, graphics, and references to design standards and other applicable standards such as parking, landscaping, open space, etc.

Overlay Districts

This section will describe how new overlay districts are created and applied (for example, designation of a new Neighborhood Conservation Overlay or creation of a new Planned Unit Development). It will also carry forward all of the existing overlays that are to be maintained in the LDC, including the accompanying standards and requirements, subject to edits and amendments as determined in the rewrite process.

Measurements and Exceptions

This section describes both methods of measurement – for example, how building height is measured – along with any exceptions to such standards. The exceptions include any structures, building elements, or site features that are not subject to or are exempt from complying with dimensional standards (such as uncovered porches or shade structures), or may encroach into required areas (such as spires, chimneys, and bay windows).

Current Sections

The following sections of Chapter 14 will be integrated into this article:

Article 14-4 - ZONING DISTRICTS
- 14-4.1 - GENERAL PROVISIONS
- 14-4.2 - RESIDENTIAL DISTRICTS
- 14-4.3 – NON-RESIDENTIAL AND MIXED-USE DISTRICTS

Article 14-5 - OVERLAY ZONING DISTRICTS
- 14-5.1 - GENERAL PURPOSE; RELATIONSHIP TO GENERAL USE ZONING DISTRICTS
- 14-5.2 - HISTORIC DISTRICTS
- 14-5.3 - ARCHAEOLOGICAL REVIEW DISTRICTS
- 14-5.4 - ARTS AND CRAFTS DISTRICT (if retained)
- 14-5.5 - HIGHWAY CORRIDOR PROTECTION DISTRICTS modified (if retained)
- 14-5.6 - ESCARPMENT OVERLAY DISTRICT
- 14-5.7 - PUD PLANNED UNIT DEVELOPMENT DISTRICT
- 14-5.8 - RS RESIDENTIAL SUITE HOTEL/MOTEL OVERLAY DISTRICT (if retained)
- 14-5.9 - ER ECOLOGICAL RESOURCE PROTECTION OVERLAY DISTRICT
- 14-5.10 - NEIGHBORHOOD CONSERVATION OVERLAY DISTRICTS
- 14-5.11 - WEST SANTA FE RIVER CORRIDOR OVERLAY ZONING DISTRICT
- Appendix, Exhibit E - Midtown Local Innovation Corridor (LINC) District Boundary

Article 14-7 - BUILDING ENVELOPE AND OPEN SPACE STANDARDS AND MEASUREMENTS
- 14-7.1 - GENERAL RULES OF MEASUREMENT AND EXCEPTIONS
- 14-7.2 - RESIDENTIAL DISTRICTS
- 14-7.3 – NON-RESIDENTIAL AND MIXED-USE DISTRICTS
- 14-7.4 - BUSINESS-CAPITOL DISTRICT

Article 14-4: Use Regulations

This article will contain all of the standards applicable to specific land uses.

Summary Table of Allowed Uses

Similar to Table 14-6.1-1, the summary table of allowed uses will summarize allowable uses by zoning district or sub-district, indicating the level of approval required (by-right, special use permit, or not permitted), and where additional standards apply to a particular use, one column of the table will include a cross-references that leads to those standards. As discussed previously in this assessment, the current list of categories and uses will be reviewed and amended as part of the rewrite.

Use-Specific Standards

This section will incorporate standards that apply to specific land uses, such as telecommunications, home occupations, drive-throughs, outdoor storage, and other uses that have unique impacts or standards associated with them. As described above, use-specific standards will be cross-referenced in the summary table of allowed uses to provide quick access to additional standards for any given land use. As the rewrite proceeds, additional use-specific standards will be added as necessary to address concerns about the impacts of uses in certain locations as these concerns come to light.

Accessory and Temporary Uses and Structures

This section will describe the standards for accessory uses (such as home day care facilities), accessory structures (such as detached garages), temporary uses (such as seasonal sales), and temporary structures (such as produce stands). Accessory uses will be shown in the table of allowed uses, likely marked with an "A," or at the end of the table in its own category of uses. Temporary uses will likely be included at the end

of the allowed uses table marked with a "T." As with primary uses, use-specific standards will apply to accessory and temporary uses where necessary.

Current Sections

The following sections of Chapter 14 will be integrated into this article:

Article 14-6 - PERMITTED USES AND USE REGULATIONS
- 14-6.1 - LAND USE CATEGORIES; TABLE OF PERMITTED USES
- 14-6.2 - USE-SPECIFIC STANDARDS
- 14-6.3 - MULTIPLE PRINCIPAL USES; ACCESSORY USES OR STRUCTURES
- 14-6.4 - TEMPORARY STRUCTURES OR USES

Article 14-5: Development and Design Standards

Development standards incorporate site layout, building design, and requirements for site features. While the districts and uses articles focus on what a property owner can do with their property, and where they can do it, development standards regulate elements related to how that development should look. These are the standards that make Santa Fe look like Santa Fe.

Site Layout

This section will describe the standards for site layout features, including but not limited to:

- Terrain management and stormwater drainage;
- Infrastructure requirements;
- Access, circulation, and connectivity;
- Open space requirements;
- Landscaping and tree preservation;
- Screening and buffering, and walls and fences; and
- Parking, loading, and stacking.

Each of these components is important to how the physical site is laid out for development, and will be organized in the LDC "from the ground up."

Architecture and Building Design

The section will include building design standards, and the architectural points system, in whatever form the edited program is carried forward. If the City proceeds with form-based standards that apply in more than one district or overlay, those standards will be part of this section, rather than being repeated in each of the individual areas where the form-based standards apply.

Residential Adjacency

This section will consolidate all standards related to residential adjacency that are scattered throughout the current code, and locate them in this one section. These standards will help to address development and redevelopment near existing low-density residential districts, ensuring adequate mitigation of potential impacts. These standards could include building "stepbacks," reductions of light pole height, increased setbacks, additional buffering or screening requirements, and further controls on storage areas or drive-throughs.

Requirements for Site Features

This section will include standards for various elements related to site development, such as landscaping, off-street parking, lighting, and screening and fencing. Performance standards that are more specific to nuisance regulations, such as the noise ordinance, will remain in Chapter 10, Environmental Regulations, though further discussion may cause some sections of that Chapter (weeds, junk vehicles) to be moved over to be regulated in Chapter 14.

Current Sections

The following sections of Chapter 14 will be integrated into this article:

Article 14-7 – BUILDING ENVELOPE AND OPEN SPACE STANDARDS AND MEASUREMENTS
- 14-7.5 – OPEN SPACE STANDARDS

Article 14-8 – DEVELOPMENT AND DESIGN STANDARDS
- 14-8.1 – GENERAL PROVISIONS
- 14-8.2 – TERRAIN AND STORMWATER MANAGEMENT
- 14-8.3 – FLOOD REGULATIONS
- 14-8.4 – LANDSCAPE AND SITE DESIGN
- 14-8.5 – WALLS AND FENCES
- 14-8.6 – OFF-STREET PARKING AND LOADING
- Appendix, Exhibit A – Table 14-8.6-1 Parking and Loading Requirements
- Appendix, Exhibit B – Illustrations of Parking Space Layout and Dimensional Standards
- Appendix, Exhibit C – Off-Street Bicycle Parking Tables 14-8.6-3, 14-8.6-4, 14-8.6-5, 14-8.6-6
- Appendix, Exhibit D – Bicycle Rack Standards and Dimensions
- 14-8.7 – ARCHITECTURAL DESIGN REVIEW
- 14-8.8 – SUPPLEMENTARY REGULATIONS FOR RETAIL STRUCTURES 30,000 SQ FT GFA OR LARGER
- 14-8.9 – OUTDOOR LIGHTING
- 14-8.10 – SIGNS
- 14-8.11 – SANTA FE HOMES PROGRAM (SFHP)
- 14-8.12 – RELOCATION OF GUNNISON'S PRAIRIE DOGS
- 14-8.13 – DEVELOPMENT WATER BUDGETS
- 14-8.14 – IMPACT FEES
- 14-8.15 – DEDICATION AND DEVELOPMENT OF LAND FOR PARKS, OPEN SPACE…
- 14-8.16 – SCHOOL REQUIREMENTS

Article 14-9 – INFRASTRUCTURE DESIGN, IMPROVEMENT AND DEDICATION STANDARDS
- 14-9.1 – GENERAL PURPOSE AND APPLICABILITY
- 14-9.2 – STREET IMPROVEMENT AND DESIGN STANDARDS
- 14-9.3 – BLOCK AND LOT AND DESIGN STANDARDS
- 14-9.4 – UTILITY AND STORM DRAINAGE IMPROVEMENT AND DESIGN STANDARDS
- 14-9.5 – INFRASTRUCTURE DEDICATION, COMPLETION AND GUARANTEES
- 14-9.6 – STANDARDS FOR INHERITANCE OR FAMILY TRANSFER SUBDIVISIONS

Article 14-6: Rules of Construction and Definitions

Rules of Construction

This section will describe how specific terms are interpreted throughout the LDC, such as lists and examples, computation of time, public officials mentioned in the LDC, and mandatory vs. discretionary.

Definitions

This section will include definitions for all terms in the LDC, including definitions for use categories (e.g., group living, agricultural, utilities), definitions for uses included in the Table of Allowed Uses, acronyms, terms of measurement, procedural terms, and development standards and design terms.

Current Sections

The following sections of Chapter 14 will be integrated into this article:

Article 14-12 - DEFINITIONS
- 14-12.1 – DEFINITIONS

CAN

CREATING AFFORDABILITY NOW

Enhanced Affordability Incentives
Land Code Update Phase 1

Report Produced by Homewise



Paseo Corazon, El Camino Crossing, Santa Fe, New Mexico, 2022

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Overview

This report explores the Enhanced Affordability Incentives (EAI), commonly referred to as Creating Affordability Now (CAN), proposed in Phase 1 of the Land Use Development Code Update. Regulatory barriers have limited the development of affordable housing sufficient to meet the needs of particularly lower-income residents in Santa Fe. EAI seeks to expedite deeply affordable housing through a robust set of incentives, without changing any underlying zoning or making any substantive changes to the code.

Santa Fe Has Become Unaffordable for New Mexicans

- Santa Fe, like much of America, has a severe deficit of affordable and workforce housing. Home prices and rents have skyrocketed in recent years, leaving many long-time city residents with no choice but to move outside the city to obtain housing they can afford.
- Consequently, more than 1-in-3 people employed in Santa Fe live outside Santa Fe County. These commuters spend thousands of dollars and hundreds of hours each year commuting, at enormous cost to them, their families, and the environment.
- Land use rules that mandate low-density housing, convoluted, opaque entitlement processes, and discretionary plan reviews contribute to the worsening housing supply crisis confronting many U.S. cities, including Santa Fe.



Growing the Housing Stock Increases Affordability

- Increasing the supply of housing—both market rate and affordable—is an effective strategy for slowing housing cost growth.
- Cities throughout the US have increased their housing supplies by streamlining their land use processes and implementing inclusionary zoning policies.

The Santa Fe Homes Program is Necessary but not Sufficient to Increase Housing Supply in Santa Fe

- Santa Fe's inclusionary zoning program, the Santa Fe Homes Program, currently requires that at least 15 percent of units in new multifamily rental developments and 20 percent of units in new for-sale developments be affordable to low- and moderate-income households. However, the current incentives have not stimulated sufficient production of affordable housing units.
- According to City building permit data, Santa Fe added 1,982 new dwelling units between 2022 and 2023, of which only 82 (about 4.1%) were affordable.

Long Overdue Land Development Code Updates Can Remove Barriers to Housing

- Santa Fe's Land Development Code (LDC), Chapter 14 of the City's Code of Ordinances, is being updated to better support "contemporary planning and land use practices through clear and consistent regulations that are easy to understand and simple to administer" in a multi-phase process expected to span several years.
- Phase 1 of Santa Fe's LDC update includes changes that will streamline and incentivize the production of affordable housing. These changes, if adopted, can slow housing cost growth and out-migration by expanding the supply of housing.

Enhanced Affordability Incentives in the Santa Fe Homes Program Boost Affordability and Access

- To increase production of affordable units, proposed Phase 1 amendments to the City's LDC include Enhanced Affordability Incentives (EAI). The EAI augments the Santa Fe Homes program (SFHP) by creating a special set of incentives applicable only to "deeply affordable" developments that include at least 30 percent affordable units, twice the number of affordable rental units currently required under SFHP.
- Under EAI, in return for producing more affordable units, developers of deeply affordable projects would qualify for density bonuses, reduced parking requirements, fee waivers, greater dimensional flexibility, administrative review, and 'by-right' approval of development plans that conform to all City standards.
- Unlike the SFHP, which requires participation from developers of projects with 10 or more units, the EAI is optional and only applies to developments in which at least 30% of the units are affordable.



Paseo de Peralta, Casa Pacifica, Santa Fe, New Mexico, 2024

Streamlined Development Review is the Cornerstone of Meaningful Reform

- Although all elements of the EAI package are important, standards-based administrative review is the linchpin. Administrative review makes the entitlement process less contentious and more predictable for all stakeholders by stipulating upfront that a development that meets all the City's objective standards can be approved without lengthy and contentious public hearings.
- The City's current process for approving residential housing development, which is often dominated by adjacent property owners, is unwieldy and inefficient, often requiring multiple public meetings.
- If EAI were adopted, development plans for deeply affordable projects would be reviewed by the Land Use Director and, if found to comply with all development standards, would be approved "by right."
- Community feedback could still be provided to land-use staff and the developer, and administrative approvals would remain subject to the standard appeals process.
- Lengthy and onerous land-use entitlement processes drive up housing costs by extending project timelines, increasing holding costs like property taxes and loan interest, and adding uncertainty that deters investment. These delays are especially detrimental to affordable housing, where thin profit margins cannot absorb prolonged regulatory hurdles, rising financing and construction costs, and neighborhood opposition that seeks to stall projects into infeasibility. Moreover, when approval processes prioritize adjacent neighbors' concerns, higher-density development becomes disproportionately concentrated in politically weaker neighborhoods.
- Housing is expensive and many housing-related government initiatives are costly. Land use reform is a notable exception. Streamlined land use processes are not only low cost to implement but also cost-saving for everyone involved – local jurisdictions, developers, home buyers and renters.
- Without a more streamlined, predictable, and consistent process for approving affordable developments, a small cadre of vocal housing opponents will retain control of land use in Santa Fe and desperately needed new housing will not be constructed.



Enhanced Affordability Incentives are Evidence-Based and Interconnected

- All components of the EAI package have been successfully implemented in other communities, producing meaningful supply increases in cities like Minneapolis and Portland. From 2017-2022 Minneapolis increased their housing stock by 12 percent and were able to stabilize rent rates, which increased only 1 percent over the same period.
- The EAI also have precedent in Santa Fe's current land use code. The Santa Fe Homes program currently provides 15 percent density bonuses and fee waivers proportional to the share of affordable units. Similarly, qualifying projects in the Midtown Local Innovation Corridor (Midtown LINC) Overlay District are eligible for administrative review, fee waivers, and preferential pricing on water purchased from the City's water bank.
- The four major components of the EAI – density bonuses, dimensional flexibility, fee waivers and administrative review - are complimentary and designed to work in tandem. To meaningfully increase housing supply, they must be implemented as a package. To illustrate this interconnectedness: fee waivers and density bonuses can significantly reduce the per-unit cost of development, but developers can't take advantage of higher allowed densities without additional dimensional flexibility. Similarly, higher densities and greater dimensional flexibility can produce more housing at lower cost, but in the absence of administrative review and 'by right' approval, development plans will continue to become mired in protracted disputes with housing opponents and constituencies seeking to keep housing prices high.



Density Bonuses



Dimensional Flexibility and Fee Waivers



Administrative Review

Introduction/Context

Santa Fe has struggled for years with a shortage of affordable housing and currently needs almost 10,000 additional units to balance housing supply and demand.[1] New Mexico's state capitol is a major employment center, with thousands of government jobs and robust hospitality, arts, technology, and healthcare sectors that employ thousands more.[2] But many people who work in Santa Fe simply can't afford to live there. More than one-in-three people employed in Santa Fe commute from outside the county, often from homes in more affordable communities like Rio Rancho to the south and Espanola to the north.[3] Long car commutes contribute to climate change and impose high costs – financial, physical, and social - on workers and their families. People employed in Santa Fe who are unwilling or unable to live far from where they work have no choice but to absorb high housing costs that often leave few resources for other necessities like food and healthcare. According to City building permit data, Santa Fe added 1,982 new dwelling units between 2022 and 2023, of which only 82 (about 4.1%) were affordable.[4] The high cost of housing also makes it increasingly difficult for employers to attract and retain workers, affecting essential sectors like education, healthcare, public safety, and more.

Santa Fe's Land Development Code (LDC), Chapter 14 of the City's Code Of Ordinances,[5] governs all aspects of the City's built environment, including development review and approval processes, zoning districts, building development standards, and urban design. The LDC is being updated to better support "contemporary planning and land use practices through clear and consistent regulations that are easy to understand and simple to administer" in a multi-phase process expected to span several years.[6] This report explores proposed Phase 1 changes to Santa Fe's Land Use Development Code that impact the Santa Fe Homes program. Santa Fe Homes seeks to increase access to affordable housing for Santa Fe residents by incentivizing the development of affordable units.



1 Santa Fe County (2023, March). Santa Fe County Affordable Housing Plan. Retrieved from: SantaFeHousingAction.org
2 https://datausa.io/profile/geo/santa-fe-county-nm
3 US Census Bureau. (2021) Longitudinal Employer-Household Dynamics. Retrieved from: https://onthemap.ces.census.gov/. and Santa Fe Housing Actiony. (2020, September 10). Impact of Affordable Housing on Families and Communities Part One. Retrieved from: https://santafehousingaction.org/wp-content/uploads/2021/01/AFFORDABLE-HOUSING-FAMILIESCOMMUNITIES-CDWhitePaper9.9.2020LMD-1.pdf
4 City of Santa Fe Land Use Department, correspondence October 18, 2024
5https://library.municode.com/nm/santa_fe/codes/code_of_ordinances?nodeId=15537
6 https://www.santafeldcupdate.org/_files/ugd/159463_c2b9f4343ab5437486e0c8aa39530902.pdf

Growing the Housing Stock Increases Affordability

To slow the growth of housing costs and the displacement that results, Santa Fe must increase its stock of affordable and middle housing. "Middle" housing refers to housing that sits in the middle of the affordability spectrum – generally more affordable than single family detached homes, but less affordable than large multifamily complexes. Typical middle housing types include townhomes, duplexes, triplexes and fourplexes.

Increasing the supply of housing, both market rate and affordable, is a proven strategy for slowing the growth of housing costs.[8] Recent research documents a significant decrease in area rents when new market rate units are added in low-income communities.[9] This outcome is consistent with the law of supply and demand but also reflects a "filtering" effect wherein new units attract higher income renters whose old units then "filter down" to lower income households. This supply effect won't solve Santa Fe's housing problems, but it can impose downward pressure on prices.[10]



Paseo Corazon, El Camino Crossing, Santa Fe, New Mexico, 2020

Supply-Side vs Demand-Side Incentives

Housing incentives can be divided into two broad categories: demand side incentives that make it easier or less costly to rent or buy a home and supply-side incentives that make it easier and/or less costly to build a home or offer one for rent. Demand side incentives like the federal mortgage interest income tax deduction, subsidized down payment assistance, and rental vouchers can be very effective when housing inventories are sufficient to absorb the higher demand they produce. However, in the absence of adequate supply, increasing the demand for homes simply drives prices even higher. Supply side incentives, like the federal Low Income Housing Tax Credit, density bonuses for developers, and the land use reforms discussed in this report, make it easier and more cost effective to bring housing units to market. As inventories grow and housing markets loosen, upward pressure on home prices is alleviated and housing starts to become more affordable.

8 Been, V., Ingrid Gould, E. & O'Regan, K.M. (2023, November 10). Supply Skepticism Revisited. NYU Law and Economics Research Paper No. 24-12, Available at SSRN: https://ssrn.com/abstract=4629628 or http://dx.doi.org/10.2139/ssrn.4629628
9 Asquith, B.J., Mast, E. & Reed, D. (2019). Supply Shock Versus Demand Shock: The Local Effects of New Housing in Low-Income Areas. Upjohn Institute Working Paper 19-316. Kalamazoo, MI: W.E. Upjohn Institute for Employment Research. https://doi.org/10.17848/wp19-316
10 Mast, E. (2019). The effect of new market-rate housing construction on the low-income housing market. Working Paper

Regulatory Barriers Impede Housing Supply Growth

Santa Fe's efforts to increase the supply of affordable housing have been stymied by financial and regulatory barriers. Most housing is produced and managed by the private sector and must therefore generate a positive return on investment (ROI) if it is to be built. High costs for land, construction services and financing reduce ROI and render many projects financially unfeasible. Impact and other development-related fees add over $11,000 in cost per market-rate unit. In addition, the City's current process for approving residential housing development is unwieldy and inefficient, often requiring multiple public meetings and quasi-judicial proceedings. Onerous land use processes increase costs by delaying approvals and injecting uncertainty into what could be straightforward and predictable processes.

Developments that include a significant share of affordable units are particularly vulnerable to regulatory delays because they typically operate on thin margins and often layer funding from a diversity of public and private sources, each with their own restrictions, timelines and leverage requirements. Delays and uncertainty about approvals can shift the delicate balance of project funding sources, undermining financial feasibility.

A large and growing body of research shows that regulatory barriers that restrict the intensity of land use contribute to supply shortages. Several recent studies have identified strong correlations between measures of zoning strictness, such as the time required to obtain building permits, and both homelessness[11] and higher housing prices.[12] [13] [14] A 2019 California study found that, in addition to increasing the cost of housing, land use restrictions like single-family zoning and lot size minimums contribute to racial segregation.[15]

Recent research also demonstrates the positive impact that reducing regulatory hurdles can have on housing supply.[16] Using data from over 1,000 US cities, Urban Institute researchers identified a statistically significant association between loosened land use restrictions and increased housing supply within three to nine years of the land use policy changes.[17] Pew researchers found that adoption of more flexible zoning rules may have slowed housing cost growth in several U.S. cities.[18] Six years after a major, citywide upzoning by Aukland NZ researchers found significantly lower rents than would have existed had the up-zoning not occurred.[19]

11 Dawkins, C. J. (2023). Homelessness and housing supply. Journal of Urban Affairs, 1–19. https://doi.org/10.1080/07352166.2023.2168553

12 Glaeser, E.L. & and Gyourko, J. (2003). The Impact of Building Restrictions on Housing Affordability. Federal Reserve Bank of New York. Retrieved from: https://www.newyorkfed.org/medialibrary/media/research/epr/03v09n2/0306glae.pdf

13 Hilber, C. A. L., & Vermeulen, W. (2016). The Impact of Supply Constraints on House Prices in England. The Economic Journal, 126(591), 358–405. http://www.jstor.org/stable/24738168

14 Asquith, B.J., Mast, E. & Reed, D. (2019). Supply Shock Versus Demand Shock: The Local Effects of New Housing in Low-Income Areas. Upjohn Institute Working Paper 19-316. Kalamazoo, MI: W.E. Upjohn Institute for Employment Research. https://doi.org/10.17848/wp19-316

15 Rothwell, J. (2019). "Land Use Politics, Housing Costs, and Segregation in California Cities." Terner Center Land Use Working Paper Series.Terner Center for Housing Innovation at UC Berkeley. Retrieved from: http://californialanduse.org/working-papers.html.

16 Lindberg, R. & Horowitz, A. (2024, August 28). Reforms Spur Faster Housing Approvals in California. Pew Charitable Trusts.

17 Stacy, C., Davis, C., Freemark, Y. S., Lo, L., MacDonald, G., Zheng, V., & Pendall, R. (2023). Land-use reforms and housing costs: Does allowing for increased density lead to greater affordability? Urban Studies, 0(0). https://doi.org/10.1177/00420980231159500.

18 Horowitz, A. & Canavan, R. (2023, April 17). New data from 4 jurisdictions that are allowing more housing shows sharply slowed rent growth. Pew Charitable Trusts. Retrieved from: https://www.pewtrusts.org/en/research-and-analysis/articles/2023/04/17/more-flexible-zoning-helps-contain-rising-rents

19 Greenaway-McGrevy, R. & Phillips,P. (2023).The impact of upzoning on housing construction in Auckland, Journal of Urban Economics, Volume 136. Retrieved from: https://cdn.auckland.ac.nz/assets/business/about/our-research/research-institutes-and-centres/Economic-Policy-Centre--EPC-/WP016.pdf

Supply Side Solutions: Land Use Reform and Inclusionary Zoning

Cities throughout the US are reforming their land use policies and procedures to expedite the development of much-needed housing. Minneapolis' suite of land use reforms, which included by-right development of duplexes and triplexes in single-family zoning, is credited with a large expansion of both affordable and market rate housing while keeping annual rent growth under 1 percent. Unlike Santa Fe, housing in Minneapolis has become relatively more affordable in recent years because incomes have grown faster than housing costs.[20] [21]

In Santa Fe, as in much of the US, the private sector has not delivered the new units needed to bring the supply and demand for housing into equilibrium and slow the rapid escalation of housing costs.

To encourage the development of new affordable units, Santa Fe, like many other communities, has enacted an inclusionary zoning (IZ) program. IZ requires real estate developers to include a certain percentage of affordable housing units within new or redeveloped residential projects and provides incentives to offset the resulting costs. Incentives are critical to IZ, which relies on market rate units to cross subsidize affordable ones. Incentives help ensure that market-rate units produce enough income to offset the costs of the affordable units and make the entire development financially feasible for private developers.



Oshara Blvd, Oshara, Santa Fe, New Mexico, 2016

The Santa Fe Homes Program: Necessary but Not Sufficient

Santa Fe's inclusionary zoning program - the Santa Fe Homes Program,[22] requires that new multifamily rental developments include at least 15 percent affordable units and new homeownership developments include at least 20 percent affordable units. Instead of providing affordable units, multifamily rental developers and for-sale developments of 10 or fewer units may pay a 'fee-in-lieu' into the City's Affordable Housing Trust Fund.[23] In return, builders receive a 15 percent "density bonus" which allows them to build 15 percent more units on a given parcel than would be permitted under existing zoning. Participating developers also qualify for fee waivers proportional to the share of affordable units in their project. While increasing the fee-in-lieu may be warranted, additional incentives are also needed to stimulate production of the affordable units Santa Fe needs.

20 Horowitz, A, Liang, L. & Staveski, A. (2024, Jan 4). Minneapolis Land Use Reforms Offer a Blueprint for Housing Affordability. The Pew Charitable Trusts. Retrieved from: https://www.pewtrusts.org/en/research-and-analysis/articles/2024/01/04/minneapolis-land-use-reforms-offer-a-blueprint-for-housing-affordability.
21 City of Minneapolis. (2024). The Way Home: Safe, dignified, and affordable housing for Minneapolis residents 2021-2023 Progress Report. Retrieved from: Way Home Report - City of Minneapolis (minneapolismn.gov)
22 Section 26-1.2 SFCC 1987
23 For-sale developments with more than 10 units do not have a fee-in-lieu option.

The Proposal: Inclusionary Enhancements for Deeply Affordable Housing

Proposed Phase 1 revisions to the City's Land Use Development Code include several provisions that address the regulatory and financial barriers that impede the development of affordable and workforce housing in Santa Fe.[24]



Oshara Blvd, Oshara, Santa Fe, New Mexico, 2020

Density Bonuses

The EAI provide "deeply affordable" developments, defined as those that provide at least 30 percent affordable units, a robust set of incentives including density bonuses that are larger than those available through the SFHP and that increase with the percentage of affordable units.

Density bonuses are incentives offered by local governments that allow developers to build more housing units or square footage than would otherwise be permitted under existing zoning. In exchange for increased density, developers commit to incorporating features that support the jurisdiction's policy goals. Often those policy goals include increasing the supply of affordable housing, although they may also include objectives such as transit-oriented development, green building, or housing for seniors or other specific populations. Density bonuses are common features of inclusionary zoning programs because they help offset the cost of meeting inclusionary requirements by allowing developers to construct more units on a given parcel of land.

Many cities offer density bonuses and some states including California[25] and Oregon[26] have mandated density bonuses statewide. Density bonuses can take a variety of forms including higher maximum floor area ratios (total building area as a percentage of net lot area), larger height allowances, and, as in the SFHP, additional units beyond the zoned maximum.

The SFHP provides a single 15 percent density bonus, regardless of the percentage of affordable units in a development, providing no incentive for developers to exceed the minimum required number of affordable units. In contrast, the EAI density bonuses increase with the share of affordable units, thereby incentivizing projects with a higher percentage of affordable units.

24 Santa Fe, New Mexico, Land Development Code 468 Phase 1 LDC Foundations | PUBLIC DRAFT September 2024
25 California Government Code. Title 7: Planning and Land Use. Retrieved from: https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65915&lawCode=GOV
26 Oregon State Legislature. Retrieved from: https://olis.oregonlegislature.gov/liz/2021R1/Measures/Overview/SB8

The EAI provides tiered density bonuses that become more generous with higher levels of affordability, increasing from 1.5 times the number of affordable units in developments in which 30 to 39 percent of units are affordable to twice the number of affordable units in developments in which 50 percent of more of units are affordable. For example, a developer that builds 3 affordable units on a parcel that would be allowed to include a maximum of 10 units under base zoning would be entitled to build 15 units total, the 10 units allowed under based zoning plus five bonus units (1.5 * 3 = 4.5, rounded up to 5). Similarly, if they built 4 affordable units (40% of the 10 units allowed under base zoning), they could build a total of 17 units - the 10 units allowed under based zoning plus 7 bonus units (1.75*4). Finally, if 5 or more units were affordable, they would be entitled to a density bonus equal to two times the number of affordable units. A 50 percent affordable development on a parcel zoned for a maximum of 10 units could include 20 units total.

30% Affordability

Density Bonus of 1.5x
the # of affordable units

For example, in a project with **10 base dwelling units**, if **3 units are affordable**, there would be a **density bonus of 5 units**, enabling a **total of 15 units**.



40% Affordability

Density Bonus of 1.75x
the # of affordable units

For example, in a project with **10 base dwelling units**, if **4 units are affordable**, there would be a **density bonus of 7 units**, enabling a **total of 17 units**.

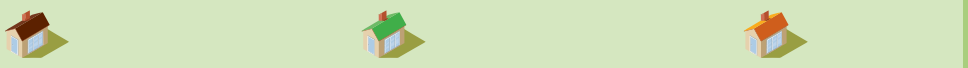


50% Affordability

Density Bonus of 2x
the # of affordable units

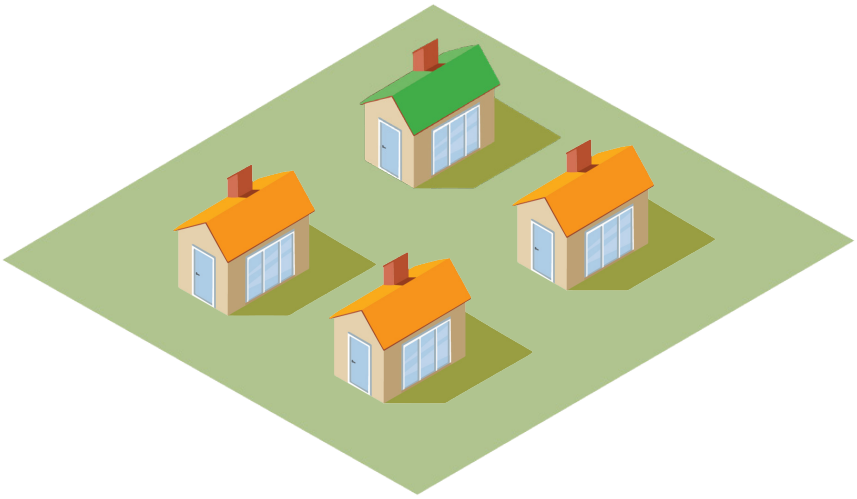
For example, in a project with **10 base dwelling units**, if **5 units are affordable**, there would be a **density bonus of 10 units**, enabling a **total of 20 units**.





Several factors mitigate the actual amount of units a project could deliver; for example, height standards will remain unchanged and would potentially limit a developer's ability to reach the maximum density bonuses, even if they are willing to deliver up to 100% affordable units. Additionally, financial factors affect the project design. Going beyond a 50% affordability commitment will likely prove infeasible unless the developer has significant subsidy.

To better incentivize infill, small projects on less than 2.5 acres in R1 (one dwelling unit per acre) zones would qualify for an enhanced density bonus in which each affordable unit would authorize the construction of three additional market rate units, for a total of 4 units on each one-acre parcel. The dwelling units may be attached or detached single family units or units within a multi-family building. This incentive will enable landowners to develop traditional housing compounds on single family lots, provided that at least one of the units in the compound is affordable.



Affordable Unit

Density Bonus Unit

Precedent:

Density bonus programs are widespread in the U.S. and a common feature of inclusionary zoning programs. As noted previously, the Santa Fe Homes program has offered a 15 percent density bonus in return for 15 to 20 percent affordability or an in-lieu payment since 2011.

Some communities utilized tiered density bonuses to further incentivize development in specific areas. In **Denver**, new market-rate housing developments with ten or more units must provide on-site affordable units or pay a fee in lieu. Denver requires developers to provide a higher degree of affordability in the city's pricier neighborhoods. In exchange, developers receive density bonuses in the form of increased height allowances. **Austin's** density bonus program is also tiered, offering larger bonuses for projects close to public transit.[27]

Sliding scale density bonuses, like those included in the EAI, that increase with the percentage of affordable units and/or the degree of affordability are also popular. **California's** density bonus law guarantees density bonuses of up to 100 percent to developers that include affordable units in their projects pursuant to a sliding scale that increases with both the percent of affordable units and the degree of affordability.[28] For example, developments can qualify for a 20 percent density bonus if 5 percent of units are affordable to very low income (<50% AMI) households or if 10 percent of units are affordable to low income (<80% AMI) households.[29] The more affordable units a developer provides, the higher the density bonus they can claim. Developments that are 100 percent affordable are not subject to density limitations. Many cities, including **San Diego**, **Los Angeles**, and **San Francisco** offer additional density bonuses beyond those mandated by the state. **Portland, Oregon** also offers unlimited density to developments in which all units are affordable for households under 60 percent AMI. **Madison, Wisconsin's** density bonus program allows developments of 10 or more units in which at least 15 percent are affordable to exceed zoning limits on height or unit density. The city uses a point system to determine the size of the density bonus, with greater densities allowed at greater percentages of affordability.

27 City of Austin Planning Department. Downtown Density Bonus Program. Retrieved from: https://www.austintexas.gov/page/downtown-density-bonus-program
28 California Code, GOV 65915. Retrieved from: leginfo.legislature.ca.gov.
29 Goetz, J. & Sakai, T. (2021, January). Guide to the California Density Bonus Law. Retrieved from: https://www.meyersnave.com/wp-content/uploads/California-Density-Bonus-Law_2021.pdf

Density Bonus Summary: Treatment of Deeply Affordable Developments: Standard SFHP versus EAI		
	Standard Santa Fe Homes Program (SFHP)	**Enhanced Affordability Incentives (EAI)**
Deeply Affordable Developments (>30% affordable)	15% of total units	30%-39% affordable: 150%*SFHP units 40%-49% affordable: 175%*SFHP >49% affordable: 200%*SFHP units
Infill enhanced bonus for R1 lots of 2.5 acres or less	N/A	3 additional units for every 1 SFHP unit, up to 4 units/acre

Dimensional Flexibility

To take full advantage of density bonuses, developers will need more design flexibility than is provided for under the City's current dimensional standards. Dimensional standards, which are generally based on a property's underlying zoning, include factors such as lot coverage, setbacks, maximum heights, and open space requirements. The EAI includes less restrictive minimum lot sizes, waiver of minimum setbacks and step-backs along internal lot lines, and reduced off-street parking requirements. In addition, under the proposed enhancements, developments that provide at least 250 sq ft of open space per dwelling unit would not be subject to existing lot coverage requirements.

Lot Coverage/Open Space

Lot coverage requirements limit the percentage of a parcel of land that can be covered by buildings or structures. Maximum coverage limits are designed to control the density of development, preserve open space, and manage stormwater runoff. Santa Fe currently limits lot coverage to 40 percent or up to 50 percent if additional private open space is provided.[30] The EAI proposal would eliminate lot coverage maximums if at least 250 sf of open space is provided per dwelling unit and stormwater management standards are met.

Precedent:

Numerous U.S. cities have adjusted their maximum lot coverage requirements to increase housing density and promote the production of affordable housing. The **Minneapolis** 2040 Plan, which allowed by-right development of duplexes and triplexes in single-family zoning citywide, also increased lot coverage allowances to support higher-density housing. In **Salida, Colorado**, residential developments with at least 16.7 percent affordable units may increase the allowed density and are subject to reduced dimensional standards, including smaller minimum lot sizes and higher lot coverage ratios.[31]

Portland's Residential Infill Project (RIP) legalized the construction of two-, three-, and four-unit developments on almost all residential properties and permits up to six units per single family lot, provided that at least three of those units are affordable to households under 60 percent AMI.[32] This density bonus, coupled with new restrictions on the maximum size of new single-family homes, has prompted developers to shift away from building McMansions and toward the development of middle housing (duplexes, triplexes, fourplexes, and ADUs), by making the latter more profitable than the former. RIP went into effect in August 2021 and produced 127 additional units of 'middle'

30 §14-7.5(C)(1)
31 City of Salida. Retrieved from: https://www.cityofsalida.com/media/8581
32 City of Portland. Retrieved from: https://www.portland.gov/bps/planning/rip/about-project

housing in low density zones in just its first six months.[33] **Austin's** Affordability Unlocked program waives certain development regulations, including maximum lot coverage requirements, for projects that meet specific affordable housing criteria. In **Durham, North Carolina**, the Expanding Housing Choices policy allows for increased lot coverage for duplexes, triplexes, and accessory dwelling units (ADUs) in areas previously restricted to single-family homes. **Seattle**, **San Francisco** and **Denver** are additional examples of cities that allow developers to increase lot coverage and density if they provide affordable housing.

Parking

Most U.S. cities have minimum parking requirements that stipulate the number of off-street parking places that must accompany each new dwelling unit. Parking minimums are a barrier to affordable housing because they increase the amount of land needed for a development, which increases the cost of housing and reduces the amount of developable land. In Santa Fe, those limits are currently two parking spaces per dwelling unit for single family homes and multifamily rental projects of five or fewer units. Parking minimums for large multifamily developments are complex and onerous. The EAI proposals would streamline parking requirements, predicating parking minimums on number of bedrooms rather than square footage, with one- and two-bedroom units requiring one parking space and units with more than two bedrooms requiring two spaces. EAI parking minimums also do not differentiate between dedicated and common parking spaces in multifamily developments.

Precedent:

An ever-growing number of U.S. cities have reduced or eliminated parking requirements to increase housing production and affordability. In 2017, **Buffalo** became the first major U.S. city to eliminate all parking minimums.[34] Other cities including **San Francisco**, **Minneapolis**, **Sacramento**, **Cincinnati**, and **Austin** have since followed suit. **Portland** eliminated parking requirements for buildings with fewer than 30 units located near public transit. **Los Angeles** has also targeted parking reductions to transit-adjacent developments. LA's Transit Oriented Communities (TOC) Incentive Program encourages the construction of affordable housing by reducing the need for expensive parking facilities. In **Seattle,** no off-street parking is required for new developments in designated Urban Villages (areas of the city where growth and development are concentrated with the goal of creating dense, mixed-use neighborhoods that are walkable, transit-oriented, and sustainable).



33 Britschgi, C. (2022, June 13). Portland Legalized 'Missing Middle' Housing. Now It's Trying to Make It Easy to Build. Reason Magazine. Retrieved from: https://reason.com/2022/06/13/portland-legalized-missing-middle-housing-now-its-trying-to-make-it-easy-to-build/

34 Orbach, R. & Minott, O. (2023, Sept 14). Eliminating Parking Minimums in Buffalo, NY. Bipartisan Policy Center. Retrieved from: https://bipartisanpolicy.org/blog/eliminating-parking-minimums-in-buffalo-ny/#:~:text=Reforms%20Implemented,off-street%20parking%20minimums%20citywide.

Dimensional Flexibility Summary: Treatment of Deeply Affordable Developments: Standard SFHP versus EAI		
	Standard Santa Fe Homes Program (SFHP)	**Enhanced Affordability Incentives (EAI)**
Minimum net lot area	**Single-family dwellings (if city sewer and water are provided)**: 4,000 sq. ft. minimum; 2,000 sq. ft. if common open space is provided **Multifamily dwellings**: 4,000 sf per DU or as required to comply with maximum gross density	The size necessary to comply with the maximum allowed density.
Maximum Lot Coverage & Open Space	40%, up to 50% if additional open space is provided (§14-7.5(C)(1))	Developments that provide at least 250 sq ft of open space for each dwelling unit and meet stormwater management standards are not subject to lot coverage requirements.
Minimum setback and stepback (distance from other properties, streets, and structures)	**Setbacks: R1-R9 Zones** Street: 7 ft Side: 5 or 10 ft Rear: Lesser of 15 ft or 20% of the avg lot depth **Setbacks: Higher Density** Zones established in development plan approved by Planning Commission **Stepbacks** Within 10 ft of side or rear property line 14 ft. Within 15 ft of side or rear property line 24 ft	Minimum setback and step back requirements are waived along internal lot lines.
Parking	Detached and 2-5 unit attached: 2 spaces per dwelling unit Attached >5 units: <800 sf – 1 dedicated, .25 common 800-1200 sf – 1 dedicated, .5 common >1200 sf – 1 dedicated, 1 common	1-to-2-bedroom dwelling units: 1 space Dwelling units with more than 2 bedrooms: 2 spaces (If at least one bicycle parking space is provided in addition to the standard off-street bicycle parking requirements)

Administrative Review

Under Santa Fe's current code, development plans are presented by the developer to the community at an Early Neighborhood Notification (ENN) meeting. They are then reviewed and approved by the Planning Commission over the course of one or more public meetings. Under the EAI proposal, development plans for deeply affordable projects would no longer be subject to review by the Planning Commission. Instead, they would be reviewed by the Land Use Director and, if found to comply with all development standards, approved "by right."[35] Administrative review makes the process less contentious and more predictable for all stakeholders by stipulating upfront that a development that meets all the City's objective standards cannot be denied approval solely based on public input. Cities that streamline their land use decisions shave weeks or even months off approval timelines, which may explain why researchers have found correlations between streamlined land use decisions and lower housing costs.[36] There is also abundant evidence from across the country that the input received at public land use hearings disproportionately reflects the preferences and priorities of residents who are older, whiter and more likely to be homeowners than city residents overall.[37] Typical land use processes provide an outsized voice to these small but vocal and well-resourced opposition groups, often enabling their concerns about property values and parking to trump the community's need for more housing. More efficient local land use processes also have strong public support. A 2023 Pew survey found that 86 percent of American adults favored requiring "local governments to use a quick and clear process for making decisions about building permits."[38]



35 Special use permits, variances, and exceptions to overlay requirements for deeply affordable projects would continue to be reviewed and approved by the Land Use Board, but the development as a whole would be reviewed and approved at the administrative level.
36 Glaeser, E. & Gyourko, J. (2018). The Economic Implications of Housing Supply. Journal of Economic Perspectives 32, no. 1 pp 3-30. Retrieved from: https://pubs.aeaweb.org/doi/pdfplus/10.1257/jep.32.1.3.
37 Einstein, K. L., Glick, D. M., & Palmer, M. (2019). Neighborhood Defenders: Participatory Politics and America's Housing Crisis. Cambridge: Cambridge University Press.
38 Horowitz, A. & Kansal, T. (2023, Nov. 3). Survey Finds Large Majorities Favor Policies to Enable More Housing. The Pew Charitable Trusts. Retrieved from: https://www.pewtrusts.org/en/research-and-analysis/articles/2023/11/30/survey-finds-large-majorities-favor-policies-to-enable-more-housing.)

Discretionary land use approvals are a major impediment to the timely development of affordable housing. Lengthy land-use entitlement processes increase the cost of housing by extending project timelines, which leads to higher holding costs, such as property taxes and loan interest. These delays also add uncertainty and risk, making projects less attractive to investors and more costly due to potential redesigns, regulatory changes, and construction cost increases. Additionally, prolonged timelines result in higher financing costs, as developers face increased interest payments and stricter equity requirements to secure funding. Regulatory delays are particularly detrimental to affordable housing projects which have tight margins and are often dependent on time-limited grant funding. The costs imposed on developers by protracted and unpredictable land use processes are ultimately absorbed by homeowners and renters in the form of higher housing costs.[39]

Administrative review by land use personnel rather than discretionary review by elected or appointed officials reduces costs and uncertainty for all participants in the process and brings projects to market faster.

Administrative review provides cities the opportunity to concentrate public input at the legislative level, where it can guide policy and thus have the greatest impact. By actively soliciting public participation and utilizing inclusive and transparent processes in developing and adopting updates to the city's General Plan, Santa Fe can focus public attention on the establishment of community-wide development standards rather than approval of specific projects. More intense community outreach and engagement at the General Plan level can also reduce the public's perceived need to participate in site-specific approvals because they have participated in developing the standards that administrative reviewers must apply.

Precedent:

The City of Santa Fe already requires administrative review of qualifying projects in the City's LINC Overlay.

Many local governments throughout the U.S. have adopted administrative review of housing development plans, improving the speed and predictability of land use approvals by enabling housing projects that meet all objective standards to bypass onerous public hearing requirements.

Pursuant to a 2022 Executive Directive,[40] the City of **Los Angeles** requires administrative reviews of all affordable housing developments that do not require zoning changes, variances, or General Plan amendments, within 60 days of receipt.[41] LA has employed administrative review as a development incentive since at least 2017, when the city's Transit Oriented Communities Affordable Housing Incentive Program (TOC) began allowing administrative review and 'by-right' approval as well as density and parking bonuses for housing developments within a one-half mile radius of a major transit stop. City officials credit this component of the program with significant increases in both affordable and market rate units in TOC areas.[42] The cities of **Oakland**,[43] **San Francisco**, **San**

39 Glaeser, E. & Gyourko, J. (2018). The Economic Implications of Housing Supply. Journal of Economic Perspectives 32, no. 1 pp 3-30, https://pubs.aeaweb.org/doi/pdfplus/10.1257/jep.32.1.3.
40 Office of Los Angeles Mayor Karen Bass. (2022, Dec 16). Mayor Bass signs Executive Directive to dramatically accelerate and lower the cost of affordable housing and temporary housing | Mayor Karen Bass (lacity.gov)
41 City of Los Angeles Interdepartmental Correspondence (2023, February 9). Retrieved from: ed-1-implementation-guidelines.pdf (ladbs.org

Diego, and **Redwood City** are some of the other California communities that expedite approval of affordable housing through administrative review.

Legislation adopted by the **State of Washington** in 2023 allows local jurisdictions to exempt residential development plans for "middle"[44] and infill housing from public hearing requirements. The cities of **Seattle**[45] and **Auburn** are two Washington communities that provide for administrative design review, particularly for affordable housing projects, allowing for quicker approvals under certain conditions.

Colorado's Proposition 123 requires expedited review of all development projects in which at least fifty percent of the residential units are affordable. Many Colorado communities, including **Denver**, **Salida**, **Commerce City**,[46] [47] and **Fort Collins**,[48] have adopted administrative review to help speed affordable housing approvals. According to officials in Salida, shifting to administrative review trimmed weeks from the approval process. **Denver** is currently overhauling its permitting process to speed approvals and meet its goal of cutting permit review time by 30 percent[49] and permitting new affordable housing developments in under 90 days.[50]

In **Phoenix**, the city's planning and development department reviews site plans, development plans, land divisions, plats, and plat amendments administratively and can approve them without public hearings or city council approval. These changes have shaved well over a month off the approval process. [51] In **Minneapolis**, streamlined land use approvals, including administrative review, reduced approval time by up to two months.[52]

Finally, **New York City** provides an example of why administrative review is the linchpin of local efforts to increase density and expedite approvals. In 2016, New York adopted the Mandatory Inclusionary Housing Program (MIH), which offered increased density to residential construction projects in exchange for new affordable housing units.[53] The MIH, which is triggered by rezonings for increased density, seeks to capture some of the value that upzoning creates for private developers to increase the city's affordable housing stock. In NYC, rezonings entail review and public hearing at multiple levels of local government (community board, borough president, City Planning Commission, and City Council). Because such hearings give disproportionate voice to well-funded and well-organized opposition from wealthier city residents, upzoning has been limited to lower income areas and even in those areas rezoning proposals that include MIH requirements have faced strong community opposition which has delayed rezonings and slowed housing growth.

42 Terner Center for Housing Innovation (2019, Dec). Lessons in Land Use Reform: Best Practices for Successful Upzoning. Retrieved from: https://ternercenter.berkeley.edu/wp-content/uploads/pdfs/Lessons_in_Land_Use_Reform.pdf
43 City of Oakland Department of Housing and Community Development. 2024 PRO Housing application. Retrieved from: https://cao-94612.s3.us-west-2.amazonaws.com/documents/PRO-Housing-2024-PUBLIC-COMMENT-DRAFT.pdf
44 defined in the WA law as fourplexes, attached and detached accessory dwelling units, cottage housing, stacked flats, townhouses with more than four units, and courtyard apartments
45 Seattle Department of Construction and Inspections. 2023 SEPA Exemption for Infill Housing (SB 5412). Retrieved from: FAQSEPAExemption.docx (live.com)
46 State of Colorado Department of Local Affairs. Side-by-Side Analysis of Challenges and Strategies | Department of Local Affairs (colorado.gov)
47 Commerce City Colorado. Expedited Priority Case Review Policy. Retrieved from: 638103263849470000 (c3gov.com)
48 City of Fort Collins. Development Incentives for Affordable Housing - City of Fort Collins (fcgov.com)
49 City of Denver. Citywide Goals 2024. Retrieved from: https://www.denvergov.org/files/assets/public/v/3/mayor/documents/2024-town-hall-6.pdf
50 State of Colorado Department of Local Affairs. Side-by-Side Analysis of Challenges and Strategies | Department of Local Affairs (colorado.gov)
51 City of Phoenix Approves New Streamlined Plat Approval Process
52 New Minneapolis ordinance aims to increase housing downtown | MPR News
53 National Association of Homebuilders. (2015) Development Process Efficiency: Cutting Through the Red Tape. Abt Associates. Retrieved from: https://www.nahb.org/-/media/NAHB/advocacy/docs/top-priorities/housing-affordability/overview-part-2-expedite-approvals-for-affordable-projects.pdf

Administrative Review Summary: Treatment of Deeply Affordable Developments: Standard SFHP versus EAI		
	Standard Santa Fe Homes Program (SFHP)	**Enhanced Affordability Incentives (EAI)**
Review and Approval of Development Plans	Development plans are subject to multiple public meetings and quasi-judicial review by the Planning Commission	Development plans for deeply affordable developments are reviewed by the land use director and, if found to comply with all objective standards, approved 'by right.'



Oshara Blvd, Oshara, Santa Fe, New Mexico, 2016

Three Kinds of Land Use Decisions

Local governments engage in three distinct types of land use decision-making: Legislative, quasi-judicial, and administrative. The three types of decisions differ procedurally and in the amount of discretion afforded the decision-makers.

Legislative decisions entail the most discretion. Legislative decisions produce broadly applicable laws and typically involve public meetings and citizen engagement. The Santa Fe City Council is acting in its legislative capacity when it develops and adopts laws.

Quasi-judicial decisions are made by the City Council and Planning Commission based on the application of pre-existing laws or regulations to specific, individual cases. Quasi-judicial decision-makers can exercise discretion, but it is strictly limited by local ordinance and state law. When making quasi-judicial decisions, the Council and Planning Commission act like courts—evaluating evidence, applying legal standards, and making rulings that affect the rights or interests of specific parties.

Quasi-judicial proceedings typically involve one or more formal hearings and must follow the basic standards of due process, including properly noticed hearings, opportunities for all sides to present their cases, no ex parte contacts (i.e., contact between a party involved in a case and the decision maker(s) without the other parties' knowledge), and impartial decision-makers free from bias and conflicts of interest. Quasi-judicial proceedings create a record consisting of all the evidence, testimony, and documents presented during the hearing that can be used if the decision is appealed in court.

Administrative decisions are typically made by staff, not elected or appointed officials. They involve the application of clear standards set by policies or ordinances and thus allow very little discretion on the part of the decision-maker(s). Strict adherence to objective standards means that administrative decisions are often more predictable, faster, and more likely to conform to the letter of the law than other types of decisions.

Voting to adopt the SFHP Enhanced Affordability Incentives as part of the Phase 1 General Plan amendments would be a legislative decision. Implementing them would shift some decisions currently made in a quasi-judicial fashion by the Planning Commission to administrative review and approval by the Land Use Director.

Eliminating quasi-judicial review of site-specific development for projects that meet all objective criteria and are in full compliance with all development standards:

- Reduces uncertainty and delays
- Expedites the process and reduces administrative cost to taxpayers
- Lowers carrying and other financing costs for developers
- Lowers development costs for the City of Santa Fe because the city is often an investor in affordable housing projects

Fee Waivers and Reductions

Santa Fe charges a variety of development-related fees including impact fees, construction permit fees, plan review fees, development review fees, wastewater utility expansion charges (WW-UEC), and water utility expansion charges (W-UEC). The Santa Fe Homes program currently provides fee reductions proportional to a development's share of affordable units. Applicable fees include development review fees, construction permit fees, impact fees and utility expansion fees. Fee waivers are also a feature of the Midtown Local Innovation Corridor (Midtown LINC) Overlay District. Under the proposed EAI, these fees would be waived for all units, both affordable and market-rate, included in deeply affordable developments. **Table 1** compares the fee waivers and reductions available under the Standard SFHP and the SFHP with EAI.

Table 1. Development Fee Waivers and Reductions

Fee	Santa Fe Homes Program (SFHP)	Enhanced Affordability Incentives (EAI)
Development review	For Sale Units: Reduced by the 1x the % of SFHP units Rental Units: Reduced by 2x the % of SFHP units Manufactured home lots: Reduced by 2x % SFHP lots	For Sale Units: Reduced by the 1x the % of SFHP units Rental Units: No Change Manufactured home lots: Reduced by 2x the % SFHP lots
Construction permit	For Sale Units: Reduced by the 1x the % of SFHP units Rental Units: Reduced by 2x the % of SFHP units Manufactured home lots: Reduced by 2x the % SFHP lots	Project is exempt as set by resolution of the Governing Body
Impact	Reduced at the time of construction permit application for SFHP units	Waived
Wastewater UEC	Reduced at the time of construction permit application for SFHP units	Waived
Water UEC	Reduced at the time of construction permit application for SFHP units	Waived
Water Budget	Reduced at the time of construction permit application for SFHP units	Reduced rate ($12,000/AF)

The City of Santa Fe requires developers to offset any additional demand their project places on the City's water system. Residential developers can satisfy this requirement by purchasing water demand offsets from the City[54] at a cost of $16,600 per acre foot (AF). Single family subdivisions typically require a demand offset of .15 AF per dwelling unit. Developers participating in the SFHP are required to obtain .15 AF for each unit they develop but pay less per AF for affordable units. SFHP water price reductions are determined on a case-by-case basis. The SFHP EAI do not reduce the required water demand offsets but do enable developers of deeply affordable developments to purchase them at the reduced rate specified in §14.07.07E, Dedication of Water to Development, or $12,000/AF for all units in the development.

A market-rate single family home is subject to City fees totaling $11,816. Under the SFHP, fees on a single-family home in a subdivision with 40 percent affordable units would average $8,130. Under the EAI, per unit fees for the same subdivision would average $1,800 per unit (**Table 2**).

Table 2. Example: 30 Unit Subdivision Development Fees

	Fees @ 0% Affordable Units	**Fees @ 40% Affordable Units**	
	All Market Rate	**Standard SFHP**	**SFHP Enhanced Affordability Incentives**
Impact	$107,910	$64,746	0
Building Permit	$50,333	$30,200	0
Building Plan Review	$25,167	$15,100	0
Development Review	$21,015	$12,609	0
Wastewater UEC	$14,970	$8,982	0
Water UEC	$60,390	$45,834	0
Water Budget	$74,700	$66,420	$54,000
Total	**$354,485**	**$243,891**	**$54,000**
Per Unit	**$11,816.00**	**$8,129.70**	**$1,800.00**

Precedent:

Many U.S. cities, including **San Francisco**, **Seattle**, **Los Angeles**, **Boston**, **Austin**, **Denver**, **Miami**, and **Phoenix** waive or reduce development fees for affordable housing. In fact, development fee waivers are one of the common incentives offered to developers to offset the cost of providing affordable housing units under inclusionary zoning programs.[55] Such waivers typically cost the granting jurisdiction between **$5,000 and $30,000** per unit.

54 The City's Water Bank is a repository for transferred water rights and water credits derived from conservation programs. Section 25-10 SFCC 1987

55 Jacobus, R. (2015). Inclusionary Housing Creating and Maintaining Equitable Communities. Lincoln Institute of Land Policy. Retrieved from: https://www.lincolninst.edu/app/uploads/legacy-files/pubfiles/inclusionary-housing-full_0.pdf

Fee Waivers and Reductions Summary: Treatment of Deeply Affordable Developments: Standard SFHP versus EAI		
	Standard Santa Fe Homes Program (SFHP)	**Enhanced Affordability Incentives (EAI)**
Fee Waivers	Development review and construction permit fees prorated by percent affordability for for-sale units and twice the percent affordability for rental units or MH lots. Impact fees, utility expansion charges and water budget fees are prorated by percent affordability.	Development review, construction permit, plan review, impact fees, water and wastewater expansion charges fees are waived for 100% of the project. Projects must obtain water to meet their city-approved development water budgets but are subject to reduced rate ($12k/AF)

Conclusion

The Enhanced Affordability Incentives included in the proposed Phase 1 revisions to Santa Fe's Land Development Code have the potential to meaningfully increase the city's housing supply and improve affordability throughout the city. The new incentives for developments in which at least 30 percent of units are affordable include density bonuses, dimensional flexibility, fee waivers, water fee reductions, and administrative review. These elements are complimentary and designed to work in tandem. To achieve their goals, they must be implemented as a package. Adoption of the package will stimulate the development of infill housing for working families enabling Santa Fe to remain a great place for families to live, work, and grow.



Santa Fe, New Mexico

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2024-17

INTRODUCED BY:

Mayor Alan Webber

Councilor Jamie Cassutt

A BILL

REPEALING AND REPLACING SFCC 1987 CHAPTER 14 ("LAND DEVELOPMENT CODE"); CLARIFYING AND CONSOLIDATING VARIOUS REFERENCES TO CODE VIOLATIONS INTO ONE VIOLATIONS SECTION; SPECIFYING THAT THE APPLICANT OR THE PROPERTY OWNER HAVE THE BURDEN OF PROOF FOR ESTABLISHING LEGAL NON-CONFORMITIES; REDUCING THE EARLY NEIGHBORHOOD NOTIFICATION REQUIREMENT FOR CITY CAPITAL IMPROVEMENT PROJECTS TO THOSE EXCEEDING TWO HUNDRED AND FIFTY THOUSAND DOLLARS; RENAMING "SPECIAL USE PERMIT" TO "CONDITIONAL USE PERMIT"; REMOVING HISTORIC DISTRICT REVIEW BOARD'S ("HDRB") AUTHORITY TO RECOMMEND PERSONAL PROPERTY ACQUISITIONS; REQUIRING ARCHAEOLOGISTS TO HOLD A NEW MEXICO STATE BURIAL EXCAVATION PERMIT FOR CERTAIN WORK; REMOVING WAIVERS OF QUALIFICATIONS FOR ARCHAEOLOGISTS BY ARCHAEOLOGICAL REVIEW COMMITTEE; INCREASING PERMITTED BUILDING HEIGHTS FOR RESIDENTIAL DISTRICTS AND NON-RESIDENTIAL DEVELOPMENT; ESTABLISHING DENSITIES

underscored material = new [~~bracketed material~~] = delete

AND HEIGHT BY RIGHT FOR CERTAIN RESIDENTIAL ZONES EXCEEDING TEN UNITS PER ACRE; CREATING A PARKS AND OPEN SPACE ZONING DISTRICT; PERMITTING ADDITIONAL FLEXIBILITY FOR CERTAIN STRUCTURES AND SITUATIONS REGARDING SETBACKS; ELIMINATING RESIDENTIAL SUITE HOTEL/MOTEL AND ECOLOGICAL RESOURCE PROTECTION OVERLAY ZONING DISTRICTS; REDUCING THE LENGTH AT WHICH AN ARCHAEOLGICAL CLEARNACE PERMIT IS REQUIRED FOR SEWER AND UTILITY MAIN CONSTRUCTION; REMOVING ALCOHOL SALE REGULATIONS IN THE AIRPORT ROAD OVERLAY; IDENTIFIYING A STRATEGY TO REVIEW AND APPROVE LAND USES NOT SPECIFICALLY LISTED IN THE "SUMMARY TABLE OF ALLOWED USES"; CLARIFYING THAT DUPLEXES, TRIPLEXES, TOWNHOMES, AND RESIDENTIAL COMPLEXES ARE PERMITTED USES; CREATING USE CATEGORIES AND SUBCATEGORIES AND REORGANIZING SOME EXISTING USES INTO NEW CATEGORIES WITHIN THE TABLE OF ALLOLWED USES; REQUIRING TREES TO BE INTEGRATED INTO STORMWATER INFRASTRUCTURE IN THE AIRPORT ROAD OVERLAY DISTRICT; REMOVING CERTAIN PROHIBITIONS FOR VEHICLE PARKING AT RESIDENCES; ALLOWING ACCESSORY DWELLING UNITS TO BE THE MAXIMUM ALLOWABLE HEIGHT OF THE ZONING DISTRICT; ESTABLISHING DESIGN AND DIMENSIONAL STANDARDS FOR RESIDENTIAL COMPOUND DEVELOPMENT; REGULATING IN-GROUND AND ABOVE-GROUND POOLS; REGULATING AGRICULTURAL HOME OCCUPATIONS; REASSIGNING THE USE, "LABORATORY, RESEARCH, OR TESTING" FROM INDUSTRIAL TO COMMERCIAL; REGULATING OUTDOOR DINING; UPDATING TELECOMMUNICATION FACILITIES CODE TO BE CONSISTENT WITH FEDERAL STANDARDS; ESTABLISHING NEW SUBDISTRICT

REGULATIONS IN THE HISTORIC DISTRICT OVERLAYS; SPECIFYING PRIMARY FACADES FOR SIGNIFICANT STRUCTURES AND THE STRATEGY FOR IDENTIFYING PRIMARY FACADES ON CONTRIBUTING STRUCTURES; UPDATING DEFINITIONS FOR FAÇADE AND ELEVATION; PROHIBITING ENCLOSURE OF EXISTING PORCHES AND PORTALS ON PRIMARY FACADES OF CONTRIBUTING STRUCTURES; REQUIRING WINDOW DEPTH AND OTHER CHARACTERISTICS OF WINDOWS AND DOORS BE PRESERVED IN HISTORIC DISTRICTS; INCREASING AFFORDABILITY INCENTIVES, INCLUDING ADMINISTRATIVE REVIEW AND DENSITY BONUSES; SPECIFYING THAT OPEN SPACE REQUIREMENTS IN THE C-2 DISTRICT ARE PER DWELLING UNIT; EXPANDING OPTIONS TO REDUCE ON-SITE PARKING AND EXEMPTING THE BUSINESS CAPITAL DISTRICT FROM PARKING REQUIREMENTS IN TABLE 7-4; REDUCING REQUIRED OFF-STREET PARKING SPACES; REQUIRING ELECTRIC VEHICLE CHARGING STATIONS FOR ALL NEW DEVELOPMENTS; DISTINGUISHING PARKING REGULATIONS APPLICABLE TO BICYCLES FROM THOSE APPLICABLE TO VEHICLES, AND REQUIRING LONG-TERM BICYCLE STORAGE AND PARKING; ELIMINATING CONTENT-BASED SIGN RESTRICTIONS; IMPOSING A VARIETY OF NEW REGULATIONS PROTECTING THE CITY'S TERRAIN AND STORMWATER MANAGEMENT; IMPOSING NEW LANDSCAPING STANDARDS FOR PLANTS AND TREES; ELIMINATING ALLOWANCE FOR HIGH- AND LOW-PRESSURE SODIUM LAMPS AND MERCURY VAPOR, ADDING LED AS THE PERMITTED LAMP TYPE, AND DECREASING THE PERMITTED INCANDESCENT WATTS FROM 160 TO 150; SUNSETTING THE BUSINESS CAPITOL DISTRICT DESIGN REVIEW COMMITTEE AND LONG RANGE PLANNING SUBCOMMITTEE; DEFINING NUMEROUS TERMS; IMBEDDING GRAPHICAL

DEPICTIONS OF PROCESSES; AND MAKING NON-SUBSTANTIVE CHAPTER ORGANIZATIONAL CHANGES.

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

Section 1. Chapter 14 of SFCC 1987 is hereby repealed in its entirety.

Section 2. Chapter 14 of SFCC 1987 is replaced with Exhibit A.

PASSED, APPROVED, and ADOPTED this _____day of _____, 2025.

APPROVED AS TO FORM:

Erin McSherry
Erin McSherry (Oct 3, 2025 21:49:25 MDT)

ERIN K. McSHERRY, CITY ATTORNEY

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Article 14-1 General Provisions

14-1.1 Title

This Chapter 14 of the Santa Fe City Code (SFCC) shall be known as "Chapter 14 " and may be referred to internally as "this Chapter," "the Land Development Code (LDC)," "LDC," or "this Code."

14-1.2 Authority

A. Chapter 14 is adopted pursuant to the enabling authority in N.M. Const. art. X, Sections 6(D), 6(E), the following sections of New Mexico Statutes Annotated (NMSA) 1978, and any other applicable authority:

1. §3-15-1 et. seq., Municipal Charter Act;
2. §§3-17-1 through 3-17-6, *Ordinances;*
3. §3-18-1, General Powers;
4. §§3-19-1 through 3-19-12, *Planning and Platting;*
5. §§3-20-1 through 3-20-16, *Subdivisions;*
6. §§3-21-1 through 3-21-26, *Zoning Regulations;*
7. §§3-21A-1 through 3-21A-8, Manufactured Housing and Zoning;
8. §§3-22-1 through 3-22-6, Historic Districts and Landmarks; and
9. §§3-41-1 through 3-41-5, *Flood Control.*

B. Whenever a provision of Chapter 14 refers to or cites a section of the NMSA 1978 and that section is later amended or superseded, Chapter 14 is deemed amended to refer to the amended section or the section that most nearly corresponds to the superseded section.

14-1.3 General Purposes

The purposes of Chapter 14 are the following:

A. Implement the purposes of the General Plan, including guiding and accomplishing coordinated, adjusted, and harmonious development of Santa Fe that best promotes health, safety, order, convenience, prosperity, and the general welfare, while providing for efficiency and economy in the development review and approval process; and

B. Create conditions favorable to the health, safety, convenience, prosperity, and general welfare of the residents of Santa Fe by coordinating streets within proposed subdivisions with existing or planned streets or other features of the General Plan; providing parks and trails; providing sewer, water, and other infrastructure; providing adequate open space for traffic, recreation, drainage, light, and air; and providing for the appropriate distribution of population and traffic.

14-1.4 Minimum Requirements; Uniform Application

The provisions of Chapter 14 are minimum requirements that apply uniformly to land within the same zoning districts and structures of the same type.

14-1.5 Schedule of Fees, Charges and Expenses

The Governing Body may amend by resolution its schedule of fees, charges, and expenses, and a collection procedure for construction permits, appeals, subdivisions, amendments, and other applications. This schedule of fees, charges and expenses in place in Ordinance 2020-23 shall remain until replaced by resolution and shall be available on the City's web site and may be altered or amended only by the Governing Body. No application shall be processed, nor any permit or approval required under Chapter 14 shall be issued or granted unless and until applicable charges, fees and expenses are paid in full.

14-1.6 General Plan

The General Plan is the basic policy guide for the administration of Chapter 14. The General Plan serves as the statement of goals, recommendations and policies guiding the development of the physical environment of Santa Fe and any other geographic areas specifically addressed by the General Plan. The goals, vision, recommendations, and policies of the General Plan may be amended from time to time to meet the changing requirements of the City. Procedures for amending the General Plan are set forth in Section14-2.1C.

14-1.7 Jurisdiction and Applicability

To the extent allowed by law, the provisions of Chapter 14 shall apply to all land, buildings, structures, and uses, including those owned or operated by local, County state, and federal agencies, within the corporate limits of Santa Fe. Where the provisions of this title do not

apply to such land, buildings, structures, and uses, such agencies are encouraged to meet the provisions of this title.

14-1.8 Conflicting Provisions

A. Chapter 14 is not intended to interfere with, abrogate, or annul any ordinance, rule, regulation, or permit previously adopted or issued that is not in conflict with any of the provisions of this Chapter 14, or that is adopted or issued pursuant to law and that is, likewise, not in conflict with this Chapter 14. Chapter 14 is not intended to interfere with, abrogate, annul, or enforce any easement, covenant, or other agreement between parties, except those required by this Code. If this Chapter 14 imposes a greater restriction than such an easement, covenant or other agreement, Chapter 14 controls.

B. In the case of a conflict within Chapter 14, or between Chapter 14 and any other ordinance or regulation, the more restrictive limitation or requirement shall prevail, unless an exception is specifically stated, and the provision shall govern that requires:

1. The greater width or size of yards, courts, or other open spaces,
2. The lower height of structure or lesser number of stories,
3. The greater percentage of lot or land to be left unoccupied, or
4. Other higher standards.

14-1.9 Transitional Rules

A. Violations Continue

A violation of the former Chapter 14 continues to be a violation under this Chapter 14 and is subject to penalties and enforcement under Section14-1.12, *Enforcement*, unless the use, development, construction, or other activity complies with the provisions of this Chapter 14. A civil penalty assessed under the former Chapter 14 must be paid, even if the original violation is no longer considered a violation under this Chapter 14.

B. Approved Projects

As to approved projects:

1. Except as provided in Section14-1.9E, *Specific Findings,* approvals or permits granted under the former Chapter 14 that were valid on [ADOPTION DATE], shall remain valid until their expiration date. Projects with valid approvals or permits may be carried out with the development standards in effect at the time of approval.
2. A provision of Chapter 14 shall not require any change in the plans, construction, or designated use of any structure for which a construction permit was issued prior to the effective date of this Code.
3. A re-application for an expired project approval shall meet the standards in effect at the time of re-application.

C. Nonconformities Under Prior Ordinance

A legal nonconformity under the former Chapter 14 is also a legal nonconformity under this Chapter 14. If a legal nonconformity under the former Chapter 14 becomes conforming because of the adoption of this Chapter 14, then the use, structure, or lot is no longer a legal nonconformity.

D. Effect of Code Amendments

An amendment to Chapter 14 does not affect the following approvals or permits that are otherwise valid on the date of the amendment, except as otherwise provided in this section:

1. Construction permits;
2. Recorded plats;
3. Recorded development plans; and
4. Permit, plan, or plat applications deemed complete at the time of the effective date of the amendment.

E. Specific Findings

A code amendment may affect projects that otherwise comply with Section14-1.9B.1 if the Governing Body makes a specific finding of such applicability.

14-1.10 Interpretations

The Planning and Land Use Director is responsible for interpreting the provisions of Chapter 14, after consultation with the City attorney, as follows:

A. Interpretations of Chapter 14 shall be made in writing.

B. Interpretations may be made in response to a formal request for interpretation or as the need arises in the administration of Chapter 14.

C. The Planning and Land Use Director shall make all current interpretations available for public inspection.

D. Final action of the Planning and Land Use Director interpreting provisions of Chapter 14 may be appealed pursuant to Section 14-2.1.B.5.IV, *Appeal*.

14-1.11 Applicability to Owners, Occupants, and Premises

A. Responsibility for Compliance

The requirements of Chapter 14 and any development approved under its authority apply to the owners of real property and any tenants or occupants thereon.

B. Applicability to Premises

The requirements of Chapter 14 and any development approval made pursuant to this Code apply to each individual legal lot of record except when the Planning and Land Use Director determines that a recorded easement, enforceable agreement, or the intent of any specific regulation or development approval is such that it applies to premises that include more than one lot, whether owned by different persons or not.

14-1.12 Enforcement

A. Compliance with Chapter; Questions

1. Compliance

   All persons shall comply with the provisions of Chapter 14 and any regulations, orders, or conditions of approval issued by a decision-making body pursuant to Chapter 14.

2. Questions

   Questions of administration and enforcement shall be presented first to the Planning and Land Use Director. Questions shall be presented to the Board of Adjustment only by reference from the Planning and Land Use Director.

B. Enforcement Officer

One or more administrative officials designated by the City Manager shall enforce Chapter 14. The enforcement officer may be provided with the assistance of such other persons as the City Manager directs.

C. Enforcement Procedures

1. Complaints of Violations

   A person may file a written complaint alleging a violation of Chapter 14. The complaint shall state fully the causes and basis of the complaint and shall be filed with the enforcement officer. The enforcement officer shall record the complaint properly, investigate promptly, and take action as provided in this Chapter.

2. Notice of Violations

   If, in response to a complaint or upon the enforcement officer's own initiative, the enforcement officer finds that any of the provisions of Chapter 14 have been violated, the enforcement officer shall issue a written notice of violation that:

   I. Describes the specific violation;

   II. Orders the action necessary to correct the violation;

   III. Establishes a specific and reasonable period for the correction of the violation;

   IV. States that failure to comply with the notice may result in one or more of the sanctions provided in Section 14-1.12E, *Remedies and Penalties*; and

   V. Is posted on the property in a conspicuous place, delivered in person to the property owner and/or tenant if applicable, or sent by first class mail, with a certificate of mailing provided by the U.S. post office, to the last-known address of the property owner and/or to the tenant, if applicable.

3. Alternatives to notice of violation.

   The enforcement officer may proceed with any other lawful remedy in addition to or in lieu of a written notice of violation.

D. Violations

1. Activities Constituting a Violation

   Any person who violates any provision of this LDC or assists in the commission of any violation shall be subject to Section 14-1.12E, *Remedies and Penalties,* up to and including misdemeanor penalties, and fines, as described therein. Each of the following activities constitutes a violation of this LDC:

   I. Activity Inconsistent with LDC

      Any construction, reconstruction, remodeling, alteration, maintenance, expansion, movement, or use of any land, building, structure, or sign that is inconsistent with this LDC.

   II. Activity Inconsistent with a Permit or Approval

      Any development, use, or other activity that is in any way inconsistent with the terms or conditions of any permit or approval required to engage in such activity under this LDC.

III. Illustrative Examples of Violations

Example violations of this LDC include but are not limited to:

a. Increase the density or intensity of any use or structure except in accordance with the requirements of this LDC;
b. Reduce or diminish the lot area, setbacks, buffers, landscaping, trees, open space, or other standards below the minimum requirements established by this LDC;
c. Failure to install, improve, or maintain any public or private improvements required by the terms of any permit or approval;
d. Failure to abide by conditions of any approval or agreements such as annual reporting executed in association with an approval;
e. Failure to comply with applicable requirements for a certificate of occupancy or construction permit; or
f. Failure to obtain any required permit.

2. Continuing Violations

Any violation of this LDC shall be considered a separate offense for each day during any portion of which any violation of this LDC is continued past the date of the issuance of notice of violation, with each violation punishable in accordance with Section14-1.12E, *Remedies and Penalties*.

3. Prior Violations

Violations of the prior development regulations are continued in effect and are not excused by the adoption of this LDC. However, upon adoption of this LDC, if a development or activity that was in violation of the prior development regulations now fully complies with this LDC, that development or activity shall no longer be deemed a violation.

4. Persons Liable

The owner, tenant, or occupant of any building or land, or any part thereof, and any architect, builder, contractor, agent, or other person who participates in, assists, directs, creates, or maintains any situation that is contrary to the requirements of this LDC or a permit or approval issued pursuant to this LDC, may be held responsible for the violation and be subject to the penalties and remedies provided in this section.

E. Remedies and Penalties

1. Remedies

I. If a structure is erected, constructed, reconstructed, altered, repaired, converted, or maintained in violation of Chapter 14; or a structure or property is used in violation of Chapter 14; or if any other violation of this Chapter 14 occurs, the Governing Body, City attorney, enforcement officer, or other proper City official may institute appropriate actions or proceedings to prevent, restrain, correct, or abate such violation or to mandate compliance.

II. The Planning and Land Use Director may:

a. Withhold or revoke permits that the Planning and Land Use Director is authorized to issue, including construction permits and short-term rental permits, if the applicant or permittee has violated a regulation relating to the granting of the permit, or if in the judgment of the Planning and Land Use Director the public welfare requires that the permit be revoked or withheld;

b. Withhold or revoke certificates of occupancy;

c. Withhold the recording of plats or development plans;

d. Order discontinuance of illegal use of land or structures;

e. Order discontinuance of any illegal work being done;

f. Order removal of illegal structures or alterations;

g. Order that any land or structure modified in violation of this Chapter 14 be restored to compliance; or

h. Order a one-year waiting period for application for a short-term rental permit by a person who has operated a short-term rental unit in violation of the short-term rental ordinance, Section14-5.3C.12, or has failed to pay or report taxes on the short-term rental unit as required by law.

III. The Planning and Land Use Director may use one or more of the remedies and penalties provided in Section 14-1.12, *Remedies and Penalties,* Enforcement without limiting the authority of the Planning and Land Use Director or other officials to take other enforcement actions provided in this Code, including the suspension or revocation of a permit by the building official pursuant to Chapter 7, *Building and Housing,* or the pursuit of other legal remedies.

2. Fines, Imprisonment

Violations of Chapter 14 or of violations of terms of approvals made pursuant to Chapter 14 may be punished as provided in Chapter 1, Section 1-3, *General Penalty*.

3. Civil Penalties

I. Assessment of Civil Fines

In addition to other penalties or remedies, the Planning and Land Use Director may assess civil fine for any of the following:

a. Violation of any provision of Chapter 14;
b. Construction or other development without a required permit;
c. Rental of a short-term rental unit without a permit or registration;
d. Material misrepresentation of fact on an application submitted to the Planning and Land Use Department; or
e. Failure to pay or report fees or taxes owed.

II. Civil Fine Schedule

Each act subject to a civil fine constitutes a separate civil violation. For violations that can be remedied within one day, each day after receipt of notice of violation constitutes a separate civil violation. A civil violation shall subject the applicant, permittee, owner, operator of a short-term rental unit, and/or tenant, as applicable, to civil fines for violations during any consecutive 36-month period as set forth in the fine schedule adopted by the Governing Body.

a. A civil fine of $100.00 for the first offense;
b. A civil fine of $250.00 for the second offense; and
c. A civil fine of $500.00 for the third and subsequent offenses.

III. Civil Citation

If the Planning and Land Use Director determines that a civil penalty should be assessed, the Planning and Land Use Department shall issue a written civil citation.

a. Delivery

The civil citation shall be posted on the property in a conspicuous place; delivered in person; or by sent via first class mail, with a certificate of mailing provided by the U.S. post office, to the last-known address of the applicant, permittee, owner, operator of a short-term rental unit, and/or tenant, as applicable.

b. Form and Contents

The civil citation shall contain the following information:

i. The address, location, or legal description of the parcel where the violation occurred;
ii. A description of the specific violation;
iii. A statement of whether this is the first, second, third or subsequent offense;
iv. Instructions for submitting payment of the civil fine;
v. A statement that within 15 days of issuance of the civil citation the cited person must either pay the civil fine or submit a written request for hearing;
vi. The name and phone number of the City employee from whom the person cited may obtain further information or submit a request for hearing; and
vii. A copy of this subsection.

IV. Administrative Hearing

a. Request for Hearing

A person who is issued a civil citation may request an administrative appeal hearing before a hearing officer, who shall be appointed by the City Manager. If there is no hearing officer, the citation will be heard in civil court. Any request for hearing must be made in writing and must be submitted to the Planning and Land Use Director within 15 days of the date that the civil citation was posted, delivered, or mailed.

b. Deposit Pending Appeal

Payment in an amount equal to the civil fine assessed must accompany a request for hearing. The City shall hold the payment as a deposit until the hearing officer or court makes a decision. The hearing officer shall schedule a hearing within 30 days of the request for hearing. If the hearing officer upholds the civil citation, the City shall apply the deposit toward the civil citation. If the hearing officer or court decides in favor of the requestor, the City shall return the deposit to the requestor.

V. Appeal to District Court

If the hearing officer denies an appeal, the appealing party may file an appeal in the first judicial district court under Rule 1-074 NMRA. If the court rules in favor of the appealing party, the City shall dismiss the civil citation and return the deposit to the requestor.

VI. Revenue

The revenue generated through civil fines shall be retained by the Planning and Land Use Department and shall be used exclusively for enforcement of the land use code.

F. Revocation of Approvals

Land use and development approvals, including but not limited to conditional use approvals, development plan approvals, variances, design approvals by the HDRB, construction permits, or short-term rental permits, may be revoked by whichever body or official approved them, upon determining that there exists a substantial, continuing, or recurring violation of any of the conditions of approval or other provisions of this Code and that revocation is an appropriate remedy given the nature of the violation.

1. The procedure to revoke an approval shall be similar to the procedure for its issuance.
   I. For an approval that was granted by a land use board or the Governing Body, a public hearing shall be required at the same body to consider revocation. The Planning and Land Use Director shall provide public notice of the revocation hearing by publication of the meeting agenda and/or a public hearing notice and by posting the property as required for the approval hearing. The Planning and Land Use Director shall also provide notice 15 days prior to the hearing by first class mail, with a certificate of mailing provided by the U.S. post office, to the permittee and to any person who has filed a written complaint concerning the violation.
   II. The Planning and Land Use Director or other administrative official may revoke an approval that he or she has granted upon written notice delivered to the permittee by hand, by posting a notice on the property where the violation occurs, or by the applicant via first class mail, with a certificate of mailing provided by the U.S. post office.
2. Vacation of recorded subdivision plats shall be as provided in Section 3-20-12 NMSA 1978 and Section 23-1.2 SFCC 1987. Revocation of approved amendments to the General Plan future land use map or the official zoning map shall be as provided for City-initiated amendments to those maps.

G. Enforcement of Santa Fe Homes Program Outside City Limits

This provision only applies to projects outside city limits that have an agreement under the Santa Fe Homes Program. If, after having been given notice as set forth in Chapter 26, Section 26-1.19, *Enforcement of SFHP,* a property owner subject to a SFHP agreement fails to comply with Section 14-7.2, *Development Standards,* or Section 26-1, *Santa Fe Homes Program*, the Office of Affordable Housing may request that the City Manager authorize the City Attorney's office to pursue enforcement of specific performance requirements in accordance with the SFHP agreement.

14-1.13 Nonconformities

A. General Provisions

1. Purpose

   The purpose of this section is to allow legal nonconforming uses to continue until they cease and to allow legal nonconforming structures to be maintained until they are removed, but not to encourage their continuance. Nonconforming uses are deemed incompatible with permitted uses. It is further the intent of this article to limit nonconforming structures so they are not allowed to be enlarged, expanded, extended or reconstructed after major damage or used as grounds for adding other structures or uses prohibited elsewhere in the same district, unless otherwise allowed by Chapter 14.

2. Conflicting Provisions

   Where any applicable provision of this subsection conflicts with the standards and provisions in any other article, section, subsection, or provision of Chapter 14, the standard that imposes the greater restriction or standard controls.

3. Authority to Continue

   Nothing in Chapter 14 requires a change in the plans, construction, or use of a structure on which actual construction is in compliance with all permits and that was lawfully initiated prior to the effective date of adoption or amendment of Chapter 14 that rendered the structure or designated use nonconforming.

4. Determination of Nonconformity Status

   The Planning and Land Use Director shall determine the status of a nonconforming lot, nonconforming use, nonconforming structure, or nonconforming sign; however the burden of proof for establishing legal nonconforming status rests with the applicant or property owner. For purposes of this section, each sign is treated as a separate structure, including those attached to or painted on buildings.

5. Change of Tenancy or Ownership

   Change in tenancy or ownership of a legal nonconforming lot or a lot containing a legal nonconforming structure or legal nonconforming use without change in the use or structure, does not affect the status of that lot, structure, or use.

B. Legal Nonconforming Uses

A legal nonconforming use may be continued subject to the following provisions:

1. No Increase in Nonconformity

   A legal nonconforming use shall not be enlarged, intensified, increased, or extended to occupy a greater area of land or structure than was occupied at the time the use became nonconforming, and a structure containing a legal

nonconforming use shall be subject to the provisions of Section14-1.13C below, unless and until the legal nonconforming use of the structure is terminated.

2. No Relocation on Parcel

   A legal nonconforming use shall not be moved in whole or in part to any other portion of the parcel occupied by that use at the time the use became nonconforming.

3. Termination of Nonconforming Use

   I. Except as provided for in provision II below in this subsection, a legal nonconforming use of land or use of a structure that ceases for any reason for a period of more than 180 days or is replaced by a permitted use, may not be resumed and any subsequent use of the land or structure shall conform to Chapter 14.

   II. If a legal nonconforming use of land or use of a structure owned by a federal, state, or local governmental entity and used by that entity for governmental purposes ceases, regardless of the length of time for which activity ceases, it may be resumed. Such resumed uses may not be enlarged or intensified, except that in zoning districts where a conditional use approval is required, a conditional use request must be approved before the use is enlarged or intensified.

4. No Additional Structures

   Additional structures shall not be erected in connection with a legal nonconforming use of land or structure.

5. Change of Use

6. A legal nonconforming use may be modified according to the procedure in Section 14-2.1(F)(2), *Conditional Use Approval*.

7. Exception for Single-Family Dwellings

   Notwithstanding the provisions of Section14-1.13B.1 through Section14-1.13B.4 above, a single-family dwelling that is a legal nonconforming use and associated accessory uses may be expanded if:

I. The nonconforming dwelling and associated accessory uses are the only uses on a legal lot of record.

II. The combined gross floor area of the dwelling and accessory uses after expansion does not exceed 2,500 square feet.

III. The expansion will not cause or increase the degree or extent of nonconformity with applicable development standards such as lot coverage, setbacks, or height.

C. Legal Nonconforming Structures

Legal nonconforming structures may be maintained subject to the following provisions:

1. No Increase in Nonconformity

   A legal nonconforming structure shall not be enlarged or altered in a way that increases the degree or extent of its nonconformity; however, this subsection is not intended to prohibit additions or alterations that do not increase the nonconformity.

2. Reduction in Nonconformity

   A legal nonconforming structure that is modified in such a way as to eliminate or to reduce the degree or extent of nonconformity, including the demolition or removal of a nonconforming feature for any reason, shall not be reconstructed except in conformance with Chapter 14.

3. Substantial Destruction of Legal Nonconforming Structure

   If a legal nonconforming structure is destroyed by any means to an extent of more than 66 and 2/3 percent of the existing building structure and shell (exterior skin and framing, excluding window assemblies and exterior wall and roof coverings), it shall not be reconstructed except in conformity with the provisions of Chapter 14. If any structure containing a legal nonconforming use is similarly destroyed, the legal nonconforming use shall not be resumed.

4. Relocation of Legal Nonconforming Structure

   If a legal nonconforming structure is moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the zoning district in which it is located after it is moved.

5. Repairs, Maintenance, and Alterations

   I. Ordinary repairs and maintenance to the exterior elements of a structure are allowed, including replacement of exterior wall and roof coverings.

   II. Repair, maintenance, or replacement of interior nonstructural elements, fixtures, wiring or plumbing, is allowed.

   III. Alterations to the legally nonconforming portions of the building structure are not allowed except to bring the structure into conformance with the provisions of Chapter 14.

   IV. Nothing in this section prevents alteration or repairs necessary to ensure the safety of a structure that has been declared to be unsafe by an official charged with protecting public safety, on order of such official.

6. Exception for Single-Family Dwellings

   Notwithstanding the provisions of Section14-1.13C.1 through Section14-1.13C.5 in this subsection, a single-family dwelling that is a legal nonconforming structure and associated accessory structures may be expanded as provided in Section14-1.13B.6.

D. Legal Nonconforming Lots of Record

1. Use of Legal Nonconforming Lot

   I. Within a district in which single-family dwellings are allowed, and notwithstanding limitations imposed by other provisions of Chapter 14, a single-family dwelling and accessory buildings may be erected on a single legal lot of record that is nonconforming with regard to minimum lot area or dimensions, maximum density, or the dwelling unit access standards in Table 6-1: *Design Criteria for Street Types*, provided that the lot does not adjoin a lot under common ownership, except as provided in provisions 2 and 3 below in this subsection.

   II. Dimensions of required setbacks, along with all other requirements that do not involve lot area or dimensions of the lot, density, or access standards, shall conform to the regulations for the district in which the lot is located.

2. Adjoining Lots

   I. Within the R-5, R-6, R-7, R-7(I), R-8 and R-9 districts, two adjoining commonly owned legal nonconforming lots may each be developed if each of the lots has a minimum lot area of 4,000 square feet and has a width, depth, and frontage equal to at least 80 percent of the minimum dimensions required by Chapter 14.

   II. Development of one or more adjoining, commonly owned legal nonconforming lots requires a conditional use approval, as described in Section 14-2.1F.2, *Conditional Use Approval.*

   III. Conditional use approval shall depend upon a finding that the proposed development is consistent with the overall lot patterns and development characteristics of the surrounding neighborhood regardless of the area or width of the legal nonconforming lot.

3. Combination of Lots

   Contiguous lots under common ownership may be combined in order to meet the standards of provisions 1 and 2 or this subsection. The boundaries between adjoining commonly owned lots may be adjusted in order to meet the standards of those provisions; provided that no lot with an area of less than 1,900 square feet may be expanded to create an individually developable lot.

E. Legal Nonconforming Structures in Special Flood Hazard Areas

A structure that on June 17, 2008, was legally nonconforming because of its location within a special flood hazard area, and that is substantially damaged by flood, fire or other casualty may be replaced or repaired within the special flood hazard area subject to the following:

1. If there is a site on the property outside the special flood hazard area that will accommodate a structure of the same gross floor area as the legal nonconforming structure, the structure may be reconstructed outside the special flood hazard area, but shall not be repaired or replaced within the special flood hazard area.
2. If the legal nonconforming structure was located within the flood fringe and there is no other site on the property that will accommodate a structure of the same gross floor area, the structure may be repaired or replaced in the flood fringe. The repaired or replacement structure must not exceed the gross floor area or the footprint of the original legal nonconforming structure and the footprint must be sized to minimize flood hazard.
3. If the legal nonconforming structure was located in the floodway but there is a site on the property outside the floodway that will accommodate a structure of the same gross floor area as the legal nonconforming structure, the structure may be reconstructed outside of the floodway, but shall not be repaired or replaced within the floodway. The footprint of the replacement structure must be sized to minimize flood hazard and must not exceed the gross floor area or the footprint of the original legal nonconforming structure.
4. If the legal nonconforming structure was located within the floodway, and there is no other site on the property that will accommodate a structure of the same gross floor area, the structure may be repaired or replaced in the floodway. The repaired or replacement structure must not exceed the gross floor area or the footprint of the original legal nonconforming structure and the footprint must be sized to minimize flood hazard;
5. A structure that is repaired or replaced within the special flood hazard area shall comply with all applicable FEMA requirements and all provisions of this subsection that are more stringent than FEMA requirements.
6. A structure that is repaired or replaced in accordance with this subsection shall not require a waiver to be constructed in a special flood hazard area; provided that any necessary variance to other requirements of Chapter 14, including setbacks and terrain management, is granted; and
7. As a condition of construction permit issuance for a replacement structure, any remaining portion of the original legal nonconforming structure that existed in the special flood hazard area shall be demolished or removed.

F. Nonconforming Residential Condominiums

1. Applicability

   This subsection applies to a condominium (including constructed condominium units and unconstructed condominium units in the form of reserved development rights) if the condominium declarations were recorded prior to May 30, 2012, and:

I. The condominium does not meet the zoning density requirements of Chapter 14; and

II. The condominium did not meet the zoning density requirements of Chapter 14 when the most recent condominium declarations were recorded.

2. Density Exception for Constructed Condominium Units

Constructed condominium units described in provision 1 above are legal nonconforming uses and structures with regard to the zoning density requirements of Chapter 14. A constructed condominium unit as described in provision 1 above that is destroyed by any means may be reconstructed if the reconstructed unit complies with all other applicable provisions of Chapter 14.

3. Unconstructed Condominium Units

Unconstructed condominium units described in provision 1 above that are in the form of reserved development rights in excess of the zoning density requirements of Chapter 14, are not legal and may not be developed.

4. Condominium Units Owned by the Original Declarant

A condominium described in provision 1 above where all condominium units are owned as of May 30, 2012, by the original declarant, or by an entity controlled by the original declarant, are not legal and are nonconforming uses and structures.

5. Condominium Units Constructed without Required Permits

Condominium units described in provision 1 above that were constructed without required construction permits are not legal and are nonconforming uses and structures. Such condominium units must be issued all required construction permits and a certificate of occupancy to legal nonconforming uses and structures subject to provision 2 above.

6. Applicability of Other Regulations

The density exception described in provision 2 above is not intended to provide an exception to the other provisions of this section regarding nonconforming uses and structures.

Article 14-2 Administration and Procedures

14-2.1 Review and Approval Procedures

A. Summary Table of Review Procedures

Table 2-1 shows the review and decision-making bodies for all development approvals authorized by Chapter 14.

Table 2-1: Summary Table of Review Procedures

Table Abbreviations
R = Review
REC = Recommendation
REP = Report
D = Decision
A = Appeal
[ ] = Public hearing
*** = See individual procedures for addtl. detail**

Decision-Making Bodies
PLUD = Planning and Land Use Director
ARC = Archaeological Review Committee
HDRB = Historic Districts Review Board
BOA = Board of Adjustment
PC = Planning Commission
GB = Governing Body
rfrd. = Referred

Procedure	Section	PLUD	ARC	HDRB	BOA	PC	GB
Plan Amendment							
General Plan Amendment	§14-2.1C	R / REP				R / REC	R / [D]
Ordinance Amendments							
Annexation	§14-2.1D.1	R / REP				R / REC	R / [D]
Code Text Amendment	§14-2.1D.2	R / REP	R / REC*	R / REC*		R / REC	R / [D]
Rezoning	§14-2.1D.3	R / REP	R (if rfrd.)	R / REC (if rfrd.)		R / REC	R / [D]
Subdivision Procedures							
Subdivision of Land	§14-2.1E	R / REP R / D*				R / D A*	A
Development Review Procedures							
Certificate of Occupancy	§14-2.1F.1	R / D*					
Conditional Use Approval	§14-2.1F.2	R / REP			R / [D]	R / [D]*	A
Construction Permit	§14-2.1F.3	R / D*					
Development Plan	§14-2.1F.4	R / REP R / D*				R / D A*	A
Master Plan	§14-2.1F.5	R / REP				R / REC	R / [D]
Residential Condominium	§14-2.1F.6	R / D			A		
Utility Conformity Review	§14-2.1F.7	R / REP R / D*				R / D* A*	A
Archaeology and Historic Preservation Procedures							
Archeological Clearance Permit	§14-2.1G.1	R / REP	R / [D]				A
Creation of New Historic Overlay District	§14-2.1G.2	R / REP	R (if rfrd.)	R / REC (if rfrd.)		R / REC	R / [D]
Demolition of Historic or Landmark Structure	§14-2.1G.3	R / REP	R (if rfrd.)	R / [D]			R / A
Flexibility and Relief Procedures							
Variance	§14-2.1H.1	R / REP			R / [D]	R / [D]*	
Minor Modifications	§14-2.2H.3.II	R/D				A	
Alternative Means of Compliance	§14-2.2H.3.I	R/D				A	
Administrative Deviations	§14-2.2H.3.III	R/D				A	
Historic District Exception	§14-4.6D	R/REC		R/D			A

B. Common Review Procedures

This section describes the standard review procedures required for all applications unless otherwise stated in this LDC. Generally, the review procedures include the steps shown below; however, not every application requires every step. Application-specific procedures are described in Sections 14-2.1C through 14-2.1H.

1. Pre-Development Meetings
   I. Pre-Application Conference
      a. Purpose
         The pre-application conference is an opportunity for potential applicants to discuss the proposed development plans, review procedures, submittal requirements, any impact to public facilities, infrastructure needs, and mitigation measures, if necessary. For annexations and rezonings, the purpose of the pre-application conference is to review the proposal for conformity with the General Plan, availability of community facilities and utilities, proposed utilities, street improvements, required park and open space improvements, and other requirements as may be dictated by City ordinance.
      b. Applicability
         1. Pre-application conferences are required prior to submission of applications for:
            i. Annexations;
            ii. Rezonings;
            iii. Subdivisions, unless the Planning and Land Use Director waives, in writing, the requirement for good cause shown; and
            iv. Any residential development request on a lot that is subject to the Santa Fe Homes Program set forth in Chapter 26, Section 26-1, and described in this LDC in Section14-7.2.
         2. The Planning and Land Use Director may determine that a pre-application conference is necessary for other applications to land use boards due to the scope or complexity of the proposed project; and
         3. The Planning and Land Use Director may waive or modify the pre-application conference procedures based on a determination that the purposes of the conference have been achieved by other means or that the limited scope or simplicity of the project does not warrant a formal pre-application conference.
      c. Procedure
         1. Scheduling
            At least 15 calendar days before the application is submitted, the applicant shall request a pre-application conference with the Planning and Land Use Director.

2. Subdivision Preapplication Required Submittals
   i. The applicant shall submit to the Planning and Land Use Director a sketch plan and supplementary data sufficient to determine the feasibility of the proposal. The applicant should employ a competent land planner, professional engineer, architect, or professional land surveyor to assist in the development of the proposed subdivision.
   ii. The Planning and Land Use Director, the public works department and other City departments as appropriate shall advise the applicant as to the appropriateness of the subdivision proposal in relation to the General Plan, utility accessibility, road and street system capacity, terrain management and suitability of the proposed subdivision in relation to present City codes, regulations, and ordinances; and
   iii. For subdivisions comprising fewer than ten lots, the Planning and Land Use Director may waive the requirement to provide the sketch plan and supplementary data at the pre-application conference.

d. Effect of Discussion and Information

Discussions that occur and information that is conveyed at a pre-application conference are preliminary, advisory, and not binding upon the City or the meeting participants. Advice to the applicant does not limit the discretion of any land use board or the Governing Body in making conditions of approval for the proposed development, whether or not anticipated at the time of the pre-application conference.

II. Early Neighborhood Notification Meetings

a. Purpose

Early neighborhood notification (ENN) is intended to provide for an exchange of information between the applicant and residents and property owners in affected neighborhoods before plans become too firm to respond meaningfully to community input and before changes in plans might cause major financial losses by the applicant. Notification set forth in this section is in addition to notification required elsewhere in Chapter 14 unless the other notification procedures are duplicative with the requirements of this section.

b. Applicability to Projects Reviewed by the Board of Adjustment, Planning Commission, or the Governing Body

1. ENN is required prior to submission of applications for the following types of projects when they require public hearings with the Board of Adjustment, Planning Commission, or Governing Body:
   i. Annexations;
   i. Master plans;
   ii. Rezonings;
   iii. Development plans, except final development plans for which ENN procedures were followed at the preliminary development plan review stage;
   iv. Subdivision plats, except final subdivision plats for which ENN procedures were followed at the preliminary plat review stage;
   v. Vacation and dedication of rights-of-way, as described in Chapter 23, *Streets, Sidewalks and Public Places,* Section 23-1.2;
   vi. Conditional use approval, except those for mobile homes;
   vii. Telecommunications facilities as set forth in Section 14-5.3I.3;
   viii. Electric facilities as set forth in Section 14-5.3I.1;
   ix. Amendment to any of the preceding;
   x. Amendments to the future land use map of the General Plan; and
   xi. Variances, except those requesting:
      (a) Construction or modification of an individual single-family dwelling and appurtenant accessory structures;
      (b) A reduction in the total parking requirements of 20 percent or less and
      (c) Variances to Section 14-7.6, *Signs;*
2. ENN is not required in the following circumstances:
   i. Projects or amendments to project approvals that do not require public hearings before the Board of Adjustment, Planning Commission or the Governing Body; and
   ii. Time extensions that do not otherwise modify a project approval.

c. Applicability to City Capital Improvement Projects

ENN is required for any City capital improvement in excess of $250,000.

d. Procedure

1. Scheduling and Notice

ENN meetings shall be scheduled with the Planning and Land Use Director prior to issuing notice. Notice of meeting shall be given in accordance with Section 14-2.1B.3.V, *Notice Requirements.*

2. ENN Meeting
   i. The announced meeting shall take place at least ten days before the development project application is submitted.
   ii. The applicant shall present schematic or preliminary plans for the proposed project and a drawing or other graphical representation suitable to reasonably indicate streets and structures within a 200-foot radius from the perimeter of the property that is the subject of the application.
   iii. A representative of the Planning and Land Use Department shall attend the meeting with the objective of explaining to attendees and the applicant the applicable provisions of City ordinances, City codes, and the development review process.
3. Expiration
   If no application has been filed for the project discussed at the ENN within six months of the meeting date, a new ENN shall be required before an application for substantially the same project will be accepted for consideration.

e. ENN Guidelines
   For any project application required to meet ENN requirements, the guidelines provided in this subsection are adopted for use by applicants meeting with community members, to assist in the discussion of the project. The guidelines are based on the requirements of Chapter 14 and the General Plan and other formally adopted City plans.
   1. Effect on Character and Appearance of Surrounding Neighborhoods
      When applicable, the applicant shall state how existing requirements for architectural design review, historic districts, lighting, signs, telecommunications, open space, landscaping, trails, parks, and the business-capitol district (BCD) regulations are met. Considerations may include:
      i. The number of stories of buildings;
      ii. The building setbacks;
      iii. The mass and scale of the project;
      iv. Architectural style of any construction;
      v. Landscaping;
      vi. Lighting; and
      vii. Access to public places, open spaces, and trails.
   2. Effect on Protection of Physical Environment
      When applicable, the applicant shall state how existing code requirements and adopted plans for terrain management, escarpment, landscape, BCD, architectural design, open space and

trails, and flood management regulations are met. Considerations may include:

i. Existing tree cover,
ii. Existing open space,
iii. Rivers, arroyos, and floodplains,
iv. Rock outcroppings and escarpments,
v. Trash generation,
vi. Lighting,
vii. Fire risk,
viii. Use of hazardous materials, and
ix. Whether the project involves easements, density transfers or other legal mechanisms that result in open space or other environmental protection.

3. Impacts on Prehistoric, Historic, Archaeological or Cultural Sites or Structures, Including Acequias and Historic Downtown
   When applicable, the applicant shall state how existing Chapter 14 requirements for the historic districts and archaeological review are met. Consideration may include the project's compatibility with any historic or cultural sites located on the property where the project is proposed.
4. Relationship to Existing Density and Land Use Within Surrounding Area and With Land Uses and Densities Proposed by the General Plan
   When applicable, the applicant shall state how the application meets requirements for annexation and rezoning and historic district regulations and how the application is consistent with the General Plan future land use map and other policies.
5. Effects on Pedestrian or Vehicular Traffic and Access to Services
   When applicable, the applicant shall state how the requirements for parking, the Americans with Disabilities Act, the General Plan future land use map and other policies and traffic studies are met. Considerations may include:

i. Increased access to public transportation and public transportation corridors,
ii. Effects of design or services provided on traffic in the neighborhood and Citywide,
iii. Whether the project helps in the equitable distribution of traffic Citywide, reduces overall travel distance or encourages alternate transportation modes,
iv. Traffic mitigation measures, including changes in flow of pedestrian and vehicular traffic,
v. Cumulative traffic impacts,
vi. Enhancement of transit options,
vii. Pedestrian access to destinations; and
viii. New or improved pedestrian trails to recreational and cultural activities and human and educational services.

6. Impact on Economic Base of Santa Fe

When applicable, the applicant shall state how the provisions for the City's economic development plan and the General Plan are met. Considerations may include:

i. Availability of jobs to Santa Fe residents,
ii. Whether or how the project promotes and encourages businesses consistent with the City's economic development plan and compatible with neighborhood livability,
iii. Market impacts on local businesses and potential displacement of local property and businessowners, and
iv. How the project supports economic development efforts to improve living standards of neighborhoods and their businesses.

7. Effect on Availability of Affordable Housing and Availability of Housing Choices

When applicable, the applicant shall state how existing requirements for the Santa Fe Homes Program (SFHP) and the policies of the General Plan are met. Considerations may include:

i. Creation, retention, or improvement of affordable housing,
ii. How the project contributes to meeting the needs for various housing types serving different ages, incomes, and family sizes to maintain the unique, heterogeneous character of Santa Fe,
iii. Whether or how the project increases or decreases the supply of housing for which there is an identified need,
iv. Whether the project contributes to a more even distribution of this housing throughout Santa Fe,
v. The creation or retention of affordable business space, and
vi. Whether or how the project increases the availability of all housing types close to the City center or neighborhood centers.

8. Effect On Public Services and Infrastructure Elements
When applicable, the applicant shall state how existing requirements for telecommunications and City and utility company requirements are met. Considerations may include whether or how the project maximizes the efficient use or contributes to the improvement of existing public infrastructure and services.

9. Impacts on Water Supply, Availability, and Conservation Methods
When applicable, the applicant shall state how existing requirements for landscaping, water and sewer availability statements, water conservation and policies of the City's Water Division are met. Considerations may include:

i. Conservation and mitigation measures,
ii. Efficient use of distribution lines and resources, and
iii. Whether or how the construction or use of the project may affect water quality and supplies.

10. Effect on Opportunities for Community Integration and Social Balance
When applicable, the applicant shall state how the existing requirements for community integration are met. Considerations may include how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers or pedestrian-oriented design.

11. Effect on Urban Form
When applicable, the applicant shall state how the policies for urban form are met. Considerations may include:

i. Whether the project promotes a compact urban form through appropriate infill development and consolidation of the City's boundary to avoid leapfrog development; and
ii. The effect of the project on the need for travel between different parts of Santa Fe and between employment centers and areas.

2. Application Submittal and Acceptance

III. Authority to File Applications
a. Unless otherwise specified in Chapter 14, applications for review and approval under Chapter 14 may be filed by:
1. The owner of the property that is the subject of the application,
2. The owner's authorized agent with written authorization,
3. A land use board, or
4. The Planning and Land Use Director.
b. When a land use board files an application, it does so without prejudice to the outcome.

IV. Form of Application
a. Applications required by Chapter 14 shall be submitted in the form and format prescribed by the Planning and Land Use Director.
b. Each application shall include information, plans, calculations, and reports sufficient to clearly demonstrate compliance with all applicable provisions of Chapter 14 and applicable state and federal regulations that are administered or enforced by the City.
c. The Planning and Land Use Director shall provide standardized checklists and format guidelines for each type of application. The Planning and Land Use Director, a land use board, or the Governing Body may waive the submittal of items on the checklist, or require supplemental materials not included on the checklist where such action is necessary to clearly demonstrate compliance with applicable provisions.

V. Schedule of Fees, Charges, and Expenses

The Governing Body shall establish by resolution a schedule of fees, charges, and expenses, and a collection procedure for construction permits, appeals, subdivisions, amendments, and other applications. This schedule of fees is accessible on the City's website and may be altered or amended only by the Governing Body. No permit or approval required under Chapter 14 shall be issued or granted unless and until all applicable charges, fees, and expenses have been paid in full.

VI. Required Submittals

It is the applicant's responsibility to submit all materials necessary to prove that an application complies with the terms of Chapter 14. The Planning and Land Use Director may require additional materials reasonably necessary to determine compliance with the terms of this Chapter 14.

VII. Relationships Among Different Applications, Permits and Approvals

Construction permits and certificates of occupancy are the final forms of approval for most development within Santa Fe. Issuance of construction permits and certificates of occupancy may be contingent on the applicant having previously received one or more other permits or forms of approval, such as a rezoning or development plan approval. Where possible without creating an undue administrative burden on the City's decision-making bodies and staff, simultaneous processing of applications for different permits and approvals that may be required for the same development project is allowed to expedite the overall review process for the project.

VIII. Withdrawal

a. A property owner or applicant may withdraw an application at any time, by submitting the withdrawal request in writing to the Land Use and Planning Department; however, no property owner or applicant may request to withdraw an application initiated by the Governing Body or other City or government entity.
b. An applicant is not entitled to a refund of application fees for withdrawn applications. However, the City may refund a portion of fees not expended during the first round of staff review if the application is withdrawn within ten days of acceptance and prior to preparation or distribution of any official written comments or notices to the public.
c. Applications withdrawn before any public meetings besides an ENN are held may be submitted for reapplication at any time. the Planning Commission holds a public hearing on it, reapplication may be made at any time.

IX. Applications Previously Denied

An application that is substantially similar to one that was denied shall not be resubmitted within 12 months from the date denial. If there is a question about whether an application is substantially different from what was previously denied, it shall be the responsibility of the Planning and Land Use Director to determine if such an application may proceed.

3. Application Analysis

I. Review for Application Completeness

a. The Planning and Land Use Director shall determine application completeness. An application is complete if it is submitted in the required form; includes all mandatory information, including all exhibits specified by the Planning and Land Use Director; and is accompanied by the applicable fee. If an application is determined to be incomplete, the Planning and Land Use Director shall provide notice to the applicant along with an explanation of the application's deficiencies. No further processing of the application shall occur until the deficiencies are corrected in a future re-submittal.

b. Land Use and Planning Department staff shall review the application and submit recommendations and comments on revisions to the pending application. Such comments and recommendations shall be conveyed to the applicant in a form established by the Department. The application shall not move forward for further review until the applicant has adequately responded to the City's recommendations and comments.

II. Referral to City Departments and Review Agencies

The Land Use and Planning Department shall distribute the complete application to appropriate staff in other City departments, and pertinent reviewing agencies, as appropriate.

III. Application Review and Staff Report

Following application review, the Land Use and Planning Department staff shall prepare a written staff report, stating whether or not the application complies with requirements of this LDC, other relevant Chapters of the City's Code of Ordinances, and any other applicable standards and requirements of the City. The staff report may include recommended conditions of approval for consideration by the decision-making body, and shall include a recommendation for approval, approval with conditions, or denial of the application.

IV. Scheduling Public Hearings

a. Applications subject to a public hearing per Table 2-1: *Summary Table of Review Procedures,* shall be scheduled at a regular meeting of the designated decision-making body, after allowing sufficient time for staff analysis of the plat or development application, and preparation of a staff report.

b. Where required, scheduling shall also allow sufficient time for review and recommendation by decision-making bodies, prior to final decision at a public hearing. This allowance is limited by the provision that if a land use board does not act on an application within 90 days of an application

being deemed complete, the applicant may request review of the application by the Governing Body.

V. Notice Requirements

a. Notice Content

The notice shall be approved by the Planning and Land Use Director. Neighborhood associations that wish to receive notifications of hearings and meetings and copies of agendas, including email notifications, must register with the Planning and Land Use Director. The notices required by this section shall indicate:

1. The action proposed (rezoning, conditional use approval, annexation, etc.);
2. The property that will be affected by the action;
3. The time, date, and place of the hearing or meeting; and
4. The deadline for receiving written comments regarding the request, if applicable.

b. General Notice Requirements

The notice requirements below apply to public hearings and ENN meetings, except that:

1. Public hearings concerning development review actions initiated by the City require notification as described in Section 14-2.1B.2.V.d;
2. Public hearings concerning Archaeological Clearance Permits require notification in accordance with Section 14-2.1G.1.lll.c;
3. Public hearings concerning projects heard before the Historic Districts Review Board shall meet the requirements in provisions 1 and 2 below, Agenda Notice and Posted Notice, but mailed notification is not required; and
4. Public hearings concerning appeals must provide notice as described in Section 14-2.1B.5.IV, *Appeals*.

c. Types of Notice

1. Agenda Notice

The Planning and Land Use Director shall post the tentative meeting agenda on the City's website and send a copy to neighborhood associations that are registered with the Planning and Land Use Director, at least 15 days prior to the scheduled meeting.

2. Posted Notice
   i. For all ENN meetings and public hearings required before a land use board, except appeals, the property shall be posted by the applicant with posters obtained from the Planning and Land Use Director at the applicant's expense.
   ii. At least one poster shall be prominently displayed, visible from each public and private street and road abutting the property, and securely placed on the property at least 15 calendar days prior to the scheduled meeting. Placement of the posters shall be in such a manner as to not compromise public safety.
   iii. The posters shall be removed within 30 days after final action, and failure to do so may result in the City removing the poster and charging the applicant a civil fee of $50.00.
3. Mailed/Emailed Notice
   Except when state law requires certified mailing, notice of a public hearing or ENN meeting shall be sent by the applicant via first class mail, with a certificate of mailing provided by the U.S. post office at least 15 calendar days prior the public hearing or meeting as follows:
   i. To all owners of property within 300 feet of the subject property's boundaries as shown in the records of the county treasurer, and to the physical addresses of such properties where the property's address is different than the address of the owner.

i. To neighborhood associations that have registered with the Planning and Land Use Director and that will be directly affected by the proposed action or that have a boundary within 300 feet of the subject property. Email notices to the neighborhood associations shall be provided on the same day the applicant sends postal notices.

ii. For zoning changes encompassing one block or less, notices to property owners for public hearings before the Governing Body or the Planning Commission shall be sent by certified mail with return receipt requested as required by Section 3-21-6 NMSA 1978.

iii. If a notice by certified mail of a zoning change is returned undelivered, the City shall attempt to discover the owner's most recent address and shall send the notice by certified mail to that address as required by Section 3-21-6 NMSA 1978.

iv. In the case of an application for a telecommunications facility, all property owners within the corresponding setback distances listed in Section 14-5.3I.3,*Telecommunication Facilities,* shall also receive notices.

v. Copies of all required mailing lists, mailing certificates, or return receipts shall be provided to the Planning and Land Use Director prior to the public hearing or ENN meeting.

4. Published Notice
At least 15 days before a public hearing before a land use board, the City must publish a display advertisement in a local daily newspaper of general circulation stating the action that will be considered at the public hearing, as well as the date, time, and place of the public hearing. This publication requirement does not apply to appeals.

d. Notice Requirements for City-Initiated Development Review Actions

1. Agenda Requirement
Agendas must be posted and published as provided in Section 14-2.1B.4.II.c.1.

2. Posting Requirement
For a project that affects one lot or other clearly delineated premises, posting must occur as provided in Section 14-2.1B.4.II.c.2. For a project that affects a larger project area, the City shall securely place in the public right-of-way one poster at each major intersection within or near the plan or project area. There shall also be at least one poster for every 300 acres. Where the City is the applicant and the plan or project area is less than one City block, one poster shall be placed within the public right-of-way at the nearest intersection to the subject property. All posters shall be placed at the appropriate sites at

least 15 calendar days prior to the scheduled public hearing or meeting and shall indicate the nature of the change proposed; identification of the plan or project area; and the time, date and place of the public hearing or ENN meeting.

3. Mailing Requirements
   Mailed notice shall be provided as required in Section 14-2.1B.4.II.c.3.
4. Publishing Requirements
   At least 15 days before the public hearing, the City must publish an advertisement as required in Section 14-2.1B.4.II.c.4.

e. Notice to the Santa Fe Public School District for Certain Residential Development

1. Purpose
   The Governing Body deems it in the best interest of the City and its citizens to assist the Santa Fe Public School District in planning for adequate school facilities and operations in response to residential development.
2. Applicability
   i. This section applies to applications for development approvals or construction permits that create six or more new residential lots or dwelling units.
   i. Nonresidential developments are encouraged to provide notice to the school district as set forth in this section.
3. Notice Requirement
   Prior to submitting an application, the applicant shall provide written notice of the proposed application to the Santa Fe Public School District. The notice shall include:

i. The proposed number, size, and price of dwelling units;
ii. Description of the project's target market;
iii. Proposed timeline for build out of the project; and
iv. Such other information as the school district determines is necessary to evaluate the potential impact of the proposed development on the school district.

4. School District Response
   i. When submitting the application to the City, the applicant shall include a written response from the Santa Fe Public School District acknowledging receipt of the notice of the proposed project as well as written comment from the school district as to potential impacts of the proposed project on its facilities and operations.
   ii. Such written comment shall be included in the materials reviewed by all decision-making bodies.
   iii. If the school district fails to provide written comments to the applicant within 30 days of receipt of the notice set forth above in provision 3, *Notice Requirement,* the applicant may submit the application to the City without the school district's comment.

VI. Postponed or Recessed and Reconvened Public Hearings and Meetings

If a public hearing or ENN meeting is postponed prior to the scheduled meeting, re-notification is not necessary if notice of the new date, time and location of the meeting is clearly posted at the time and place where the original public hearing or meeting was to be held. A public hearing or meeting may be recessed and reconvened without re-noticing if the date, time, and place for the meeting is specified immediately prior to recessing.

VII. Minor Defects in Notice Shall Not Invalidate Proceedings

Minor defects in any notice shall not invalidate the public hearing proceedings if a bona fide attempt has been made to comply with applicable notice requirements.

a. Failure to Receive Notice Shall Not Invalidate City Action

The failure of any person or entity to receive notice sent as set forth in this Chapter shall not constitute grounds to invalidate the actions of the City.

b. Failure in Posted Notice Shall Not Invalidate City Action

Once posted, if a sign is removed, falls down, or becomes illegible due to effects of the elements, this does not constitute a substantial defect in notice, and shall not be sufficient cause on its own to invalidate public hearing proceedings.

4. Hearing, Review, and Decision

I. Public Hearing Procedure

Public hearings shall follow the procedures adopted by resolution of the Governing Body.

II. Conditions of Approval

Applications may be approved with conditions of approval to ensure compliance with the purpose and intent of Chapter 14 or any section of this Chapter 14 and any applicable City land use policy.

III. Alternative Compliance and Minor Modifications

Pursuant to Section 14-2.2H.3, *Approval Authority*, the Planning and Land Use Director shall have the authority to approve alternate means of compliance, administrative deviations, and minor plan modifications to application for which they are the final decision-maker. Likewise, land use boards have the same authority for any applications that appear before them for recommendation or decision at public hearing.

IV. Applications with No Public Hearing

a. Administrative Decisions

If an application is subject to staff review and a final decision by the Planning and Land Use and Planning Director, staff shall make a decision based on the review standards applicable to the application type. The decision shall be in writing and shall clearly state reasons for a denial or for conditions of approval.

b. Finality of Decision
    1. For any application subject to administrative review and decision, the decision is immediately final.
    2. An applicant who disputes the validity of a staff-level decision or any condition attached thereto may file an appeal as described in Section 14-2.1B.5.IV*Appeals.*

V. Applications with Public Hearings
    a. The application shall be subject to review, recommendation(s), hearing(s), and decision(s) as indicated in Table 2-1: *Summary Table of Review Procedures.*
    b. The decision-making body listed in Table 2-1: Summary Table of Review Procedures shall have the authority to take final action.
    c. The decision-making body shall consider the project application, relevant supporting materials, staff report, recommendations from other reviewing bodies, along with any public comments or public testimony presented at the public hearing.
    d. On the basis of the information in provision c above, and conformity with general and application-specific criteria for approval, the decision-making body may:
        1. Approve the application request as submitted;
        2. Approve the application request subject to conditions of approval (where applicable); or
        3. Deny the application request based on failure to comply with the requirements of this LDO or the applicable approval criteria.
    e. The decision-making body may also continue the hearing, or postpone the item at its own initiative, or at the request of the applicant.

VI. General Review and Approval Criteria and Findings

All applications shall be reviewed on the basis of the following criteria:

a. Compliance with law;
b. Consistency with the General Plan;
c. Consistency with other plans and policies officially adopted by the Governing Body;
d. Compliance with all applicable provisions of Chapter 14 and all other chapters of the SFCC; and
e. Consideration of how the amendment relates to other provisions of the Santa Fe City code and the avoidance of unintended consequence.

5. Post-Decision Actions and Limitations

I. General Provisions

The general provisions of this section shall apply to final actions to approve development pursuant to Chapter 14, including:

a. Conditional use approvals;
b. Development plans, including preliminary and final development plans;
c. Master plans;
d. Variances;
e. Subdivisions, including preliminary and final plats, inheritance and family transfer subdivisions, resubdivisions and other administrative plat approvals; and
f. Development within historic districts or affecting landmark properties.

II. Final Actions

Determination of final actions shall be as provided in Section 14-2.1B.5.IV.a and Section 14-2.1B.5.IV.d, *Date of Final Action.*

For the purpose of computing expirations and time extensions, the date of final action for a development approval that is appealed one or more times pursuant to the provisions of Chapter 14 is the date of final action by the land use board or Governing Body on the last appeal. The date of final action for a development approval that is appealed pursuant to the provisions of Section 3-21-9 NMSA 1978, *Zoning – Appeal,* is the date a written decision is filed pursuant to Section 39-3-1.1 NMSA 1978.

III. Specific Provisions Pursuant to Conditions of Approval

A final action may incorporate conditions of approval that establish shorter time limits than those specified in Chapter 14. Final action to approve a phased development project may incorporate a phasing plan with longer time limits than those specified in Chapter 14.

IV. Appeals

Only final actions may be appealed.

a. Final Action
    1. Final action includes:
        i. Decision of a land use board after a public hearing, including the final approval or denial of a preliminary plat or preliminary development plan.
        ii. Decision of the Planning and Land Use Director, including the written issuance or denial of a permit, approval or denial of an application for a final plat for resubdivisions or administrative approval subdivision, or other approval or denial within the Planning and Land Use Director's jurisdiction.
    2. Final action does not include:
        i. A recommendation;
        ii. A delay in rendering a decision;
        iii. A decision to postpone or remand;
        iv. A decision not to take enforcement action;
        v. An informational response to an inquiry;
        vi. Any action for which an appeal is specifically prohibited;
        vii. Any action regarding procedural matters or requirements, provision of notice, the admissibility, relevance or weight of evidence or the procedure controlling an upcoming public hearing; however, these actions may be raised by parties as part of an otherwise valid appeal.

b. Basis for Appeal

    An appeal may only be filed for the following reasons:

    1. To contest noncompliance of a final action with Chapter 14 or Sections 3-21-1 through 3-21-14 NMSA 1978;
    2. To contest the application of Chapter 14; or
    3. To appeal a decision lacking substantial evidence to support it.

c. Standing Required to Appeal

    Appeals of final actions may be filed by the following persons:

1. The applicant when the application is denied or, if approved, the approval included conditions not accepted by the applicant;
2. All persons or neighborhood associations that were required to be mailed notice for the application giving rise to the final action being appealed;
3. Persons or organizations duly organized at the time the decision appealed from was rendered alleging injury to their economic, environmental or aesthetic interests;
4. City staff members acting in their official capacity; and
5. Any person who has a recognized legal interest under New Mexico law.

d. Date of Final Action

The date of the final action shall be deemed to be the date of the final written decision and determined as follows:

1. Final Action by Planning and Land Use Director
   The date of issuance of any written decision, letter, permit (including construction permit) or other document, including recordation of a final plat for resubdivision or summary subdivision, that grants or denies an approval or request for relief; or
2. Final Action by Land Use Board or the Governing Body
   The date the decision-making body adopts a written decision containing findings of fact and conclusions of law; provided that if the decision-making body has not adopted findings of fact and conclusions of law within 35 days of the date the vote deciding the matter was taken, then the date of final action shall be deemed to be the 35th day after the date the vote deciding the matter was taken.

e. Time Limit for Appeal

Appellants shall file an appeal as follows:

1. Final actions by land use boards on subdivision plats, master plans, or development plans: within 30 days.
2. Final action by the Planning and Land Use Director on application for a final plat for resubdivision or summary subdivision: within 30 days.
3. All other final actions: within 15 days.

f. Amended Appeals

An appellant may amend an appeal until the time for appeal has expired.

g. Response

Any party may file a response to the appeal as set forth below in Section 14-2.1H.2.III.e, *Submittals by Parties.*

h. Process to File an Appeal

1. Filing an Appeal
   The appellant shall file the written appeal with the Planning and Land Use Director. The appeal shall be filed on a form provided for that purpose and shall be verified, signed by the appellant under oath and notarized.
2. Receipt of Filing; Service of Appeal
   The Planning and Land Use Director shall initial and enter the date and time of filing on both copies of the appeal and return one copy to the appellant. Within three days of the filing date, the appellant shall hand deliver a copy of the appeal to any appellee or deliver it by first-class mail, with a certificate of mailing provided by the U.S. post office.
3. Appeal Fee
   An appeal fee shall be paid at the time of filing an appeal, according to the fee schedule established by the Governing Body. The Planning and Land Use Director may waive or reduce the appeal fee if the Planning and Land Use Director determines that the appellant would qualify for the City's utility fee poverty exemption set forth in Section 15-1.3, *Utility Billing - Poverty Exemption.*

i. Multiple Appeals and Multiple Jurisdictions

1. An appellant may not appeal any single final action more than once.
2. Every appeal requires an independent basis. Final actions may not be appealed solely on the basis of alleged mistakes in prior stages of the same project, whether or not the prior final actions were appealed.
3. More than one appellant may file an appeal of a final action, and appellants may combine their appeals and share the appeal fee proportionally. All appeals of any single final action shall be consolidated for hearing purposes.
4. Any review by the Governing Body of a Planning Commission decision under Section 14-2.2B.3 shall be combined with the hearing on an appeal of that decision.
5. In the case of an appeal that includes final actions that fall under the jurisdiction of more than one land use board, the Planning and Land Use Director shall determine the appropriate land use board to hear any issue on appeal, except as otherwise provided in this section.

j. Withdrawal

An appellant may withdraw the appeal at any time. A withdrawal does not affect any related appeal. At any time after an appeal has been filed, an appellant and appellee may agree to settle any matters raised in the appeal and the appellant may withdraw the appeal; provided that such

settlement complies with applicable code requirements, including any conditions of approval of the final action being appealed.

k. Conformity of Appeal

The Planning and Land Use Director shall promptly review all appeals for conformity with the requirements of Section 14-2.1.B.5.IV. If the Planning and Land Use Director determines that an appeal does not conform to the requirements, the Planning and Land Use Director shall refer the matter to the City attorney for review.

1. If the City Attorney concurs with the Planning and Land Use Director's determination, the City Attorney's written recommendation shall be forwarded to the Governing Body for discussion. The Governing Body may accept the City Attorney's written recommendation and the decision is final and may be appealed to district court. If the Governing Body does not accept the City Attorney's recommendation, the appeal shall be heard as set forth in Chapter 14.
2. If the City Attorney does not concur with the Planning and Land Use Director's determination, the appeal shall be heard as set forth Chapter 14.

l. District Court Appeals

An appeal of a final action of the Governing Body or a land use board, or of an action of the City Manager, the City Attorney, or the Planning and Land Use Director that is only subject to appeal to district court, shall be to the first judicial district court pursuant to Section 39-3-1.1 NMSA 1978, Rule 1-074, NMRA or Rule 1-075, NMRA, as amended, or other relevant statute or court rule.

m. Stay of Action and Suspension of Permits
   1. Except as otherwise provided in this section, the timely filing of an appeal shall:
      i. Suspend the issuance of a permit or the validity of a permit already issued that is the subject of the appeal;
      ii. Prohibit the recordation of a plat or the filing of a development plan pursuant to that final action; and
      iii. Prohibit the issuance of a permit pursuant to that final action.
   2. The timely filing of an appeal of an enforcement action, including the revocation or suspension of a permit, shall not stop the enforcement action, except as provided in this section or when due process otherwise requires a hearing.
   3. The filing of an appeal shall not limit the ability of an applicant to file other applications.
   4. The filing of an appeal shall not limit the ability of any party to file an appeal of any other final action related to the same project or application provided there is an independent basis for such appeal.
   5. Upon determination by the Planning and Land Use Director that the suspension of a permit or enforcement action would cause imminent peril to life or property, a permit approving only so much of the application as is required to address the immediate danger shall be issued. When reasonably practicable, the Planning and Land Use Director shall give all parties such notice prior to the issuance of the permit as is possible. The Planning and Land Use Director's action related to the issuance of the permit is not subject to appeal to any land use board or the Governing Body and may be appealed only to the district court.
   6. The filing of an appeal of an action of the Planning and Land Use Director revoking or suspending a permit in any matter involving a sexually oriented business shall stop or suspend the action before the appeal is heard, except upon determination by the Santa Fe police department that there is a reasonable expectation that stopping or suspending the Planning and Land Use Director's action would constitute a grave imminent danger to the public welfare, including life or property, in which case the City may exercise its authority to restrain, prohibit or otherwise abate the source of such danger.

n. Communication with Members Prohibited

   Communication regarding an appeal is limited as follows:

   1. Parties

      During the appeal period after a final action is taken or after an appeal is filed, a party shall not communicate with individual

members of a land use board that may hear the appeal or the Governing Body outside an appeal hearing concerning the merits or substance of the appeal, except in writing filed with the Planning and Land Use Director within the prescribed time for inclusion in the public hearing record.

2. Other Persons
   No person other than the City attorney shall communicate outside a public hearing with a member of a land use board or the Governing Body concerning the merits or substance of an appeal to be heard by that body.
3. Site Inspection
   Individual members of a land use board or the Governing Body may not inspect the site of any subject property, except pursuant to a publicly noticed site visit that affords all parties the opportunity to attend.
4. Effect of Improper Communication
   A member of a land use board or the Governing Body receiving a communication in violation of this section shall disclose the substance of the communication on the record, and the member shall recuse themselves if the member cannot be fair and impartial in hearing the appeal.

V. Amendment of Development Approval

a. Minor Amendments by the Planning Commission to Plans Approved by the Governing Body

1. The Planning Commission may approve minor amendments to master plans, preliminary or other development plans approved by the Governing Body, including minor amendments to master plan design standards. Such amendments must be consistent with prior action by the Governing Body, including any specific restrictions, limitations or requirements adopted as provisions of the master plan, preliminary or other development plan, rezoning ordinance, annexation ordinance or annexation agreement.
2. Action by the Planning Commission to approve a minor amendment must be taken at a public hearing with notice.
3. An amendment to significantly increase the density or intensity of development previously approved by the Governing Body may not be approved as a minor amendment and requires amendment of the previous approval by the Governing Body.

b. Master Plans in the MU and BIP Districts

The Planning Commission may approve amendments to master plans in the MU and BIP Districts.

c. Substantive Amendments

Substantive amendment or revisions to final actions approving development shall follow the same procedure that would apply to a new application, unless a specific alternative procedure is provided in this Article, or elsewhere in Chapter 14.

VI. Expiration of Development Approval

a. Timing

1. Unless a time extension is approved as described in provision VII below or shorter time limits are imposed as part of a condition of approval, development approvals shall expire as indicated in the specific review procedure.
2. Approvals for development not otherwise specified in this Article shall expire three years after final action approving them unless actual development of the site or off-site improvements has begun and is continued pursuant to provision b, or unless a different expiration date is specified elsewhere in other applicable chapters of the City's Code of Ordinances.

b. Continuing Development Activity Required

Approvals for the uncompleted portions of development other than recorded subdivisions expire if, at any time prior to completion of all phases of the approved development, no substantive development progress occurs:

1. For an approved master plan, during any interval of five years; or
2. For a development plan or other development approval as specified in provision 2 above during any interval of three years.
3. Substantive development progress means actual development of the site or related off-site infrastructure, filing for record of a development plan or subdivision plat for a phase of the approved development, or obtaining subsequent development approvals from a land use board, such as a final development plan approval subsequent to a preliminary development plan approval.

c. Effect of Expiration on Partial Development

Development and use of land that occurs prior to expiration of a development approval shall continue to be subject to applicable provisions of that approval until and unless it is amended.

VII. Extension of Development Approval

a. Application Filing

Applications for extensions shall be filed prior to the expiration of the final action for which the extension is requested. The application shall state the reason for the extension request and shall document the progress made

toward completion of the approved development and the proposed time schedule for final completion.

b. Administrative Extensions

1. The Planning and Land Use Director may approve two consecutive extensions to the time limits for an approved development, each not to exceed one year.
2. Approval shall be based on review of the findings and conditions of approval of the original final action and a finding by the Planning and Land Use Director that no substantive changes have occurred to the regulations or policies that apply to the development or to the circumstances affecting the site and its vicinity.
3. The administrative extension shall not approve revisions to the development or amendments to the conditions of approval, and no early neighborhood notification is required.
4. Administrative time extensions approved by the Planning and Land Use Director, pursuant to this subsection, for development approvals that were granted by the Planning Commission or the Governing Body, are subject to review by the Planning Commission. The Planning and Land Use Director shall identify the action taken and place it on a consent agenda for the Planning Commission. The Planning and Land Use Director shall provide the Planning Commission with the applicant's written application and the Planning and Land Use Director's written proposal. The Planning Commission may accept, reject, or modify the proposal.

c. Time Extensions by Land Use Boards

Extensions of time that do not meet the requirements for administrative approval may be made by following the procedures for amending the type of action for which extension is requested.

C. General Plan Amendment

1. Purpose

   The General Plan is a guide for the City's land use decisions. The regulations, restrictions, and policies of the City affecting development of Santa Fe shall be in accordance with the General Plan as provided in Section 3-21-5 NMSA 1978. When necessary, the General Plan shall be amended in accordance with this section.

2. Applicability

   The General Plan must first be amended before any proposed changes in the City's policies on urban area boundaries, annexation, growth, economic development, special review districts or other long-range planning items not in conformance with the General Plan may be approved. For example:

   I. Annexations must conform to the General Plan. The General Plan must be amended before any annexations not already in conformance with the General Plan may be approved; and

   II. The official zoning map provided for in Section 14-3.1D, *Official Zoning Map,* must conform to the General Plan. The General Plan must first be amended before:

      a. New zoning regulations establishing new land use classifications may be approved; or

      b. Approval of a change in zoning district designation that is inconsistent with the land use classification shown on the General Plan's future land use map. The determination of consistency shall be made based on review of the future land use map and applicable policies of the General Plan, recognizing that there may not be in every case a direct correspondence between the land use classifications in the General Plan and the zoning district designations in Chapter 14.

3. Amendments Not Required

   Changes in the City's specific policies and code provisions that do not conflict with the General Plan do not require General Plan amendments.

4. General Plan Amendment Procedure

   I. Pre-Development Meetings

      No pre-development meetings are required for a General Plan amendment.

   II. Application Submittal and Acceptance

      The application shall be submitted and accepted, and may be revised or withdrawn, in accordance with Section 14-2.1B.2. An application initiated by the City is exempt from fees.

III. Application Analysis

The Land Use and Planning Department shall review the application and prepare a staff report in accordance with the approval criteria in Section 14-2.1D.2.IV.

IV. Scheduling and Notice of Public Hearings

The application shall be scheduled for public hearings before the Planning Commission and the Governing Body, and shall be noticed pursuant to Section 14-2.1B.4.II.

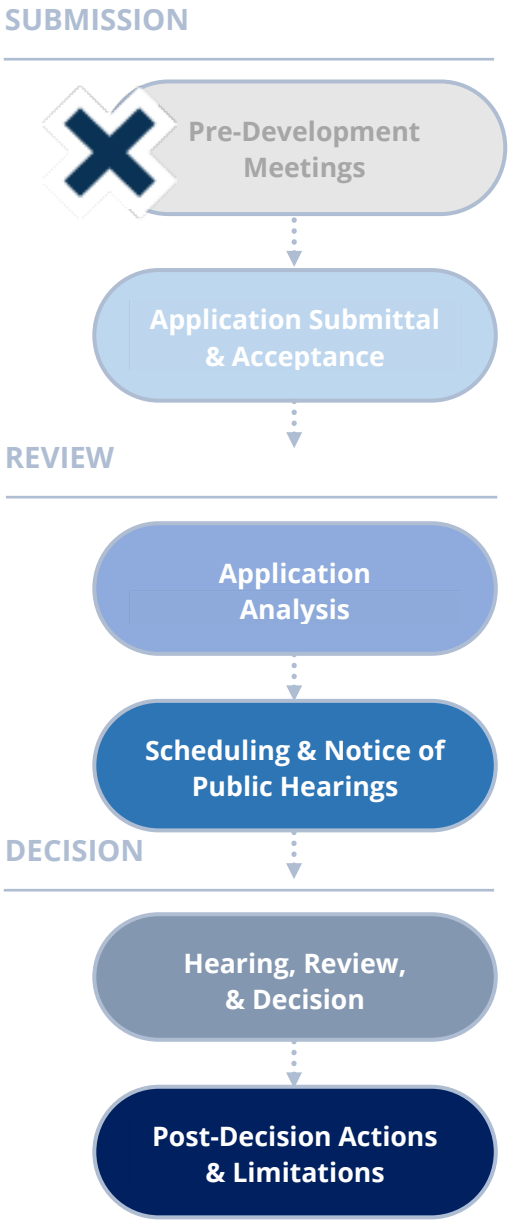


Figure 2.1-1: General Plan Amendment Procedure

V. Hearing, Review, and Decision

a. Planning and Land Use Director Review and Recommendation

1. The Planning and Land Use Director shall determine in writing whether an amendment to the General Plan is first required for applications for annexations, rezonings or other Governing Body or Planning Commission cases.
2. The Planning and Land Use Director shall review applications for amendment to the General Plan for compliance with Chapter 14 and other City land use policies and make a recommendation to the Planning Commission.
3. If an amendment is required, the amendment may be considered by the Planning Commission and the Governing Body concurrently with other applications.

b. Planning Commission Review and Recommendation

1. All proposed General Plan amendments shall be submitted to the Planning Commission for review and recommendation at a public hearing.
2. The Planning Commission shall then transmit the application to the Governing Body, together with a recommendation based on the approval criteria in Section 14-2.1C.5, regarding approval, denial, desirable changes, and special conditions and safeguards.

c. Governing Body Review and Decision

Before acting on a proposed General Plan amendment, the Governing Body shall hold a public hearing. After reviewing the Planning and Land Use Director report, the recommendation of the Planning Commission and any evidence obtained at the public hearing, the Governing Body shall take final action to approve, approve with conditions or deny the proposed General Plan amendment.

d. Post-Decision Actions and Limitations

Post-decision actions and limitations in Section 14-2.1B.5 shall apply with the following modifications:

1. Expiration
   Once approved, plan amendments do not expire.
2. Denial
   If a proposed plan amendment is denied, no application with a proposed plan amendment that is substantially similar to what has been denied shall be eligible for resubmittal for 12 months from the date of denial, unless the applicant can show a substantial change in circumstances to justify a resubmittal. The Planning and Land Use Director shall resolve issues regarding substantial similarity.

3. Appeal
   An applicant who is aggrieved by the denial of a General Plan amendment request may file an appeal as described in Section 14-2.1B.5.IV.

5. General Plan Amendment Approval Criteria

I. Criteria for All Amendments to the General Plan

The Planning Commission and the Governing Body shall review all General Plan amendment proposals based on the following criteria, and shall make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any amendment to the General Plan:

a. Consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure,
b. Consistency with other parts of the General Plan,
c. The amendment does not:
   1. Allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area, or
   2. Affect an area of less than two acres, except when adjusting boundaries between districts, or
   3. Benefit one or a few landowners at the expense of the surrounding landowners or the public.
d. An amendment is not required to conform with provision c. above if it promotes the general welfare or has other adequate public advantage or justification,
e. Compliance with extraterritorial zoning ordinances and extraterritorial plans,
f. Contribution to a coordinated, adjusted, and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity, or the general welfare, as well as efficiency and economy in the process of development, and
g. Consideration of conformity with other City policies, including land use policies, ordinances, regulations, and plans.

II. Additional Criteria for Amendments to Land Use Policies

In addition to complying with the general criteria set forth in this subsection, amendments to the land use policies section of the General Plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the General Plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision

must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:

a. The growth and economic projections contained within the General Plan are erroneous or have changed,
b. No reasonable locations have been provided for certain land uses for which there is a demonstrated need, or
c. Conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.

III. Procedure for Neighborhood Plans

In addition to complying with the general approval criteria for General Plan Amendments set forth in provisions I and II above in this subsection, the adoption of neighborhood plans shall comply with the following:

a. Purpose

The purpose of the neighborhood plan is to record neighborhood-specific policies to promote the well-being of the neighborhood.

b. Definition of Neighborhood

For purposes of neighborhood planning, a neighborhood is defined as the geographic area, people, and facilities that satisfy a household's basic needs for food, shelter, recreation, social identity, security, primary education, and other basic services.

c. Calculations

When calculating the percentages required in this subsection, each parcel is entitled to a single vote no matter how many persons might own the single parcel.

d. Public Information Meetings

The Planning and Land Use Director shall conduct public information meetings regarding the neighborhood planning process.

e. Petition

A neighborhood may petition the Planning and Land Use Director to develop a neighborhood plan. The petition shall contain:

1. A description of the proposed boundaries of the neighborhood,
2. The signatures of forty percent of the property owners of record in the proposed boundaries, and
3. The names and contact information for a steering committee of at least five persons from the neighborhood to work with the Planning and Land Use Director.

f. Acceptance of Petition
   1. The Planning and Land Use Director shall review neighborhood boundaries and recommend changes, if necessary, so that the proposed boundaries adhere to the definition of a neighborhood as set forth in provision b. above.
   2. The Planning and Land Use Director shall verify that the petition has the requisite number of signatures of property owners.
   3. The Planning and Land Use Director may prioritize the processing of neighborhood plans based upon:
      i. Available City resources,
      ii. How the neighborhood plan integrates and potentially furthers broader City planning objectives and projects, and
      iii. Changes in the community.
   4. If, after the Planning and Land Use Director has accepted the petition for the preparation of a neighborhood plan, the City is unable to begin the process for the neighborhood plan within 60 days, a neighborhood whose petition has been delayed may proceed as set forth in Section 14-4.1A.2.VI, *Alternative for Creation of Neighborhood Conservation Overlay District*

g. Preparation of Neighborhood Plan
   1. The neighborhood steering committee is responsible for the preparation of the neighborhood plan with input from the neighborhood and the assistance of the Planning and Land Use Director.
   2. The plan shall respond to and address the General Plan themes set forth in Section 1.7 of the General Plan.
   3. The plan shall include at least these elements:
      i. A description of the neighborhood, including its history, assets, existing conditions, and future challenges,
      ii. A detailed listing of neighborhood issues and concerns,
      iii. A statement expressing a neighborhood vision or goals,
      iv. Neighborhood recommendations outlining actions to be taken to implement plan elements, and
      v. An implementation strategy designed to enact neighborhood priority recommendations.
   4. In addition, the plan may include the following elements:

i. An improvement plan containing an assessment of the physical improvement needs of the neighborhood; and
ii. The characteristics of the neighborhood that are proposed to be regulated within a proposed neighborhood conservation overlay district in Section 14-5.1A.2.

h. Public Meetings
1. The neighborhood steering committee shall hold at least two public meetings at which the proposed neighborhood plan shall be discussed and developed. The meetings shall be coordinated with the Planning and Land Use Director and held at a reasonable time and place to maximize public attendance.
2. Notice for the first public meeting shall follow the requirements for early neighborhood notification in Section 14-2.1B.1.II.d.1, *Scheduling and Notice*. Notice for subsequent meetings shall be determined by the steering committee. If the proposed boundaries are enlarged, notice shall be given to those additional property owners and physical addressees as for the first scheduled meeting.

i. Planning Commission Subcommittee
A final draft of the neighborhood plan shall be submitted to a subcommittee of the Planning Commission, such as the long-range planning subcommittee, which shall review and make recommendations regarding the completeness of the plan and its adherence to the General Plan themes.

j. Neighborhood Ballot
1. The steering committee shall send by U.S. mail a ballot to all residents within the plan boundaries. The ballot shall ask for a single affirmative or negative vote for the proposed plan. The steering committee shall include a stamped envelope addressed to the Planning and Land Use Director for returning ballots.
2. If, within 30 days of mailing the ballot, the City receives ballots approving the plan from greater than 50 percent of the residents within the neighborhood plan boundaries, the Planning and Land Use Director shall initiate a General Plan amendment to adopt the neighborhood plan as set forth in this section.

k. Time to Complete Plan
From the date of receipt of petition to initiate a neighborhood plan to the deadline for receipt of neighborhood ballots shall not exceed two years unless a specific time extension is approved by the Planning and Land Use Director.

D. Ordinance Amendments

1. Annexation

I. Purpose

This procedure provides for the possibility of annexing land currently outside the limits of the City of Santa Fe to be incorporated into the boundaries of and become subject to the jurisdiction of the City.

II. Applicability

There are three methods of annexing territory:

a. Arbitration Method

The arbitration method may be used by the Governing Body to annex contiguous territory as authorized by Sections 3-7-5 through 3-7-10 NMSA 1978.

b. Municipal Boundary Commission method

The municipal boundary commission method may be used by the Governing Body or by a majority of landowners of the territory proposed to be annexed, upon petition to the municipal boundary commission as authorized by Sections 3-7-11 through 3-7-16 NMSA 1978.

c. Petition Method

The petition method may be used by a majority of landowners of the territory proposed to be annexed and the petition must be presented to the Governing Body for approval or rejection as authorized by Section 3-7-17 NMSA 1978.

III. Zoning Designation for Newly Annexed Parcels

All newly annexed parcels shall be considered to be in the R-1 district unless otherwise classified by rezoning.

IV. Annexation Procedure

a. Pre-Development Meetings

1. A pre-application conference is required. See §14-2.1B.1.I.
2. An ENN meeting is required. See §14-2.1B.1.II.

b. Application Submittal and Acceptance

The application shall be submitted and accepted, and may be revised or withdrawn, in accordance with Section 14-2.1B.2. An application initiated by the City shall be exempt from fees.

1. Annexation Petitions by Landowners
   i. All annexation requests by petition of the landowners shall be accompanied by a letter of application, a plat of the area proposed to be annexed, a master plan or a concurrent rezoning application, or both, for the area proposed to be annexed, a proposed annexation agreement and other supporting materials required by the Planning and Land Use Director, and shall meet all other requirements of Section 3-7-17 NMSA 1978. When the City is the petitioning landowner, a map showing the City-owned land to be annexed may be submitted in lieu of a plat.
   ii. In the case of an annexation request by petition of landowners brought by municipal boundary commission method, the petition must conform to the requirements listed in Item (i) above as well as those set forth in Section 3-7-13 NMSA 1978.

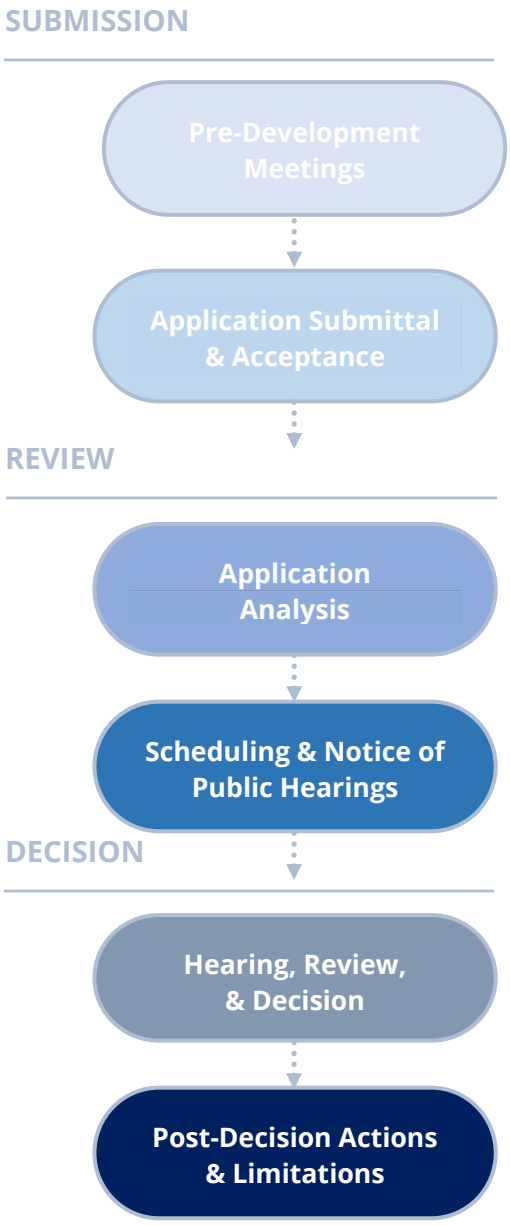


Figure 2.1-23: Annexation Procedure

2. Annexation Requests Initiated by the Governing Body
   When an annexation is initiated by the Governing Body under the arbitration or municipal boundary commission methods, the Governing Body shall provide the information required by Sections 3-7-5 and 3-7-13 NMSA 1978, respectively. In addition, the following shall apply:

i. When annexation is initiated to consolidate City boundaries or services, a plan demonstrating how such consolidation will take place shall be provided; and
ii. When annexation is proposed for purposes other than consolidation of City boundaries or services, a sector plan shall be provided.

c. Application Analysis
1. The Planning and Land Use Director shall determine in writing whether an amendment to the General Plan is first required prior to the annexation proceeding.
2. The Land Use and Planning Department shall review the application and prepare a staff report in accordance with the approval criteria in Section 14-2.1D.2. V.
3. Application analysis shall include a determination of whether the impacts of potential development on annexed land can be demonstrated to the City's satisfaction as to the assumptions, methodology, and data, with the outcome that:
i. The applicant and the City shall negotiate to offset the increased infrastructure, public facilities, or operating costs to the City due to the proposed development; or
ii. The City shall deny the annexation.
4. If analysis indicates that the annexed area creates a need for additional major public infrastructure expansion, the applicant may be required to contribute a proportional fair share of the cost of necessary expansions.

d. Scheduling and Notice of Public Hearings
The application shall be scheduled for public hearings before the Planning Commission and the Governing Body, and shall be noticed pursuant to Section 14-2.1B.3.V. Additionally:
1. The City shall submit each annexation petition to the board of county commissioners as required by Section 3-7-17.1 NMSA 1978.
2. The City shall notify the school board about the public hearing date for all petition-method annexations over 25 acres at least 15 days in advance of the hearing.
3. The City shall notify the county planning and land use department of all annexations approved by the City.

e. Hearing, Review, and Decision
1. Protest Petitions
If the owners of 20 percent or more of the land included in the area, or within 100 feet, excluding public rights-of-way, of the area proposed to be annexed protest the annexation in writing, the proposed petition-method annexation shall not become effective

unless it is approved by a majority vote of all the members of the Governing Body.

2. Annexation Agreements
   i. For all landowner petition method annexations, an annexation agreement shall be entered into between the City and the applicant.
   ii. The annexation agreement shall be recommended by the Planning Commission to the Governing Body and adopted by the Governing Body as a part of the ordinance setting forth the boundaries of the annexed area.
   iii. The agreement shall include, as appropriate:
      (a) A list of property owners;
      (b) Reference to the way in which the annexation is in conformance with the General Plan;
      (c) Provision for necessary off-site facilities;
      (d) Designation of land uses;
      (e) A phasing and staging plan;
      (f) Land to be dedicated to the City;
      (g) Impact fees;
      (h) Provision of City services, including fire and police protection, wastewater collection and sewer services, refuse disposal and street and road improvements;
      (i) Site design;
      (j) Archaeological site protection;
      (k) Provision of parks and open space and other items as agreed to by the City and the applicant; and
      (l) The provision of water, consistent with adopted policies of the City, shall be addressed.
   iv. A revised annexation agreement must be approved if the master plan approved as part of the annexation application becomes invalid and a new master plan is approved.
3. Planning and Land Use Director Review and Recommendation
   The Planning and Land Use Director shall review applications for annexation for compliance with Chapter 14 and other City land use policies and make a recommendation to the Planning Commission.

4. Planning Commission Review and Recommendation
   i. All proposed petition-method annexations shall be submitted to the Planning Commission for review and recommendation at a public hearing based on the approval criteria set forth in Section 14-2.1D.1.V. In the course of the review, the Planning Commission shall make complete findings of fact on all applications. The Planning Commission shall not rule on the economic feasibility of any development proposed in an annexation master plan.
   i. The Planning Commission shall transmit the application to the Governing Body, together with a recommendation based on the approval criteria in Section 14-2.1D.1.V, regarding approval, denial, desirable changes and special conditions and safeguards.
   ii. If the Planning Commission does not act on a request for annexation application review within ninety days after submission, the applicant may request review of the proposed annexation by the Governing Body.
5. Governing Body Review and Decision
   i. Before taking action on any proposed petition-method annexation, the Governing Body shall hold a public hearing. After reviewing the Planning and Land Use Director's report, if any, the recommendation of the Planning Commission and any evidence obtained at the public hearing, the Governing Body shall take final action to approve, approve with conditions or deny the proposed annexation.
   ii. When a proposed petition-method annexation has failed to receive the recommended approval of the Planning Commission, the annexation shall not be approved by the Governing Body except by a majority vote of all the members of the Governing Body.

f. Post-Decision Actions and Limitations

Post-decision actions and limitations in Section 14-2.1B.5 shall apply with the following modifications:

1. Expiration
   Once approved, annexations do not expire.
2. Denial
   If a proposed annexation is denied, no application that is for annexation of the same property that has been denied shall be shall be eligible for resubmittal for 12 months following denial, unless the applicant can show a substantial change in circumstances to justify a resubmittal. The Planning and Land Use Director shall resolve issues regarding substantial similarity.

3. Appeal
   An applicant who is aggrieved by the denial of a request for annexation may file an appeal as described in Section 14-2.1B.5.IV.

V. Annexation Approval Criteria

The Planning Commission and the Governing Body shall review all petition-method annexation proposals on the basis of the following criteria. The reviewing entities must make complete findings of fact sufficient to show that the criteria provided in this section have been met before recommending or approving any annexation:

a. Annexations must conform to the General Plan. Proposed annexations not already in conformance with the General Plan shall require a General Plan Amendment as described in Section 14-2.1C, before the annexation may be considered and approved.
b. The proposed annexation is within the urban area boundary.
c. In all cases the proposed annexation must be contiguous with existing City boundaries, generally furthering a consolidation of City boundaries and service areas; provided that allowance shall be made for those properties that are prohibited from annexation by charter or other legal instrument.
d. Generally, a proposed development should not impose an economic burden on citizens or result in an indirect subsidy of services by the City. Specifically, evidence shall be provided by the applicant that the existing infrastructure; public facilities, including fire stations and parks; and operating services, such as ongoing garbage collection, police and fire, can accommodate the impacts of the proposed development.
e. The amount of and proposed use for the land to be annexed is consistent with the City's policies regarding the provision of urban land sufficient to meet the amount, rate, and geographic location of growth of the City. The City has no obligation to annex land if it is determined as a matter of City policy that the inventory of urban land, by land use category, is adequate to meet the projected absorption rates of the City for housing and other purposes for a specified number of years as set forth in that policy.
f. Any proposed development is compatible with the provisions of extraterritorial land use ordinance no. 2009-01 establishing subdivision, platting, planning and zoning rules within the presumptive city limits, as amended.
g. All annexation requests are for areas of no fewer than 25 acres unless the area produces a consolidation of City boundaries or services or is in phase with the staging plan of the General Plan.

2. Code Text Amendment

I. Purpose

This procedure provides for the review and approval of amendments to the text of this Land Development Code (LDC).

II. Applicability

A code text amendment may be proposed by:

a. The Governing Body,
b. The Planning Commission,
c. A department or agency of the City; or
d. Any other person, who must submit a request for a code text amendment, in writing, directly to the Governing Body, or a member thereof.

III. Code Text Amendment Procedure

Figure 2.1-4 identifies the applicable steps from the common review procedures in Section 14-2.1B that apply to the review of code text amendment requests, with additions or modifications noted below.

a. Pre-Development Meetings

No pre-development meetings are required for a code text amendment.

b. Application Submittal and Acceptance

The application shall be submitted and accepted, and may be revised or withdrawn, in accordance with Section 14-2.1B.2. An application initiated by the City shall be exempt from fees.

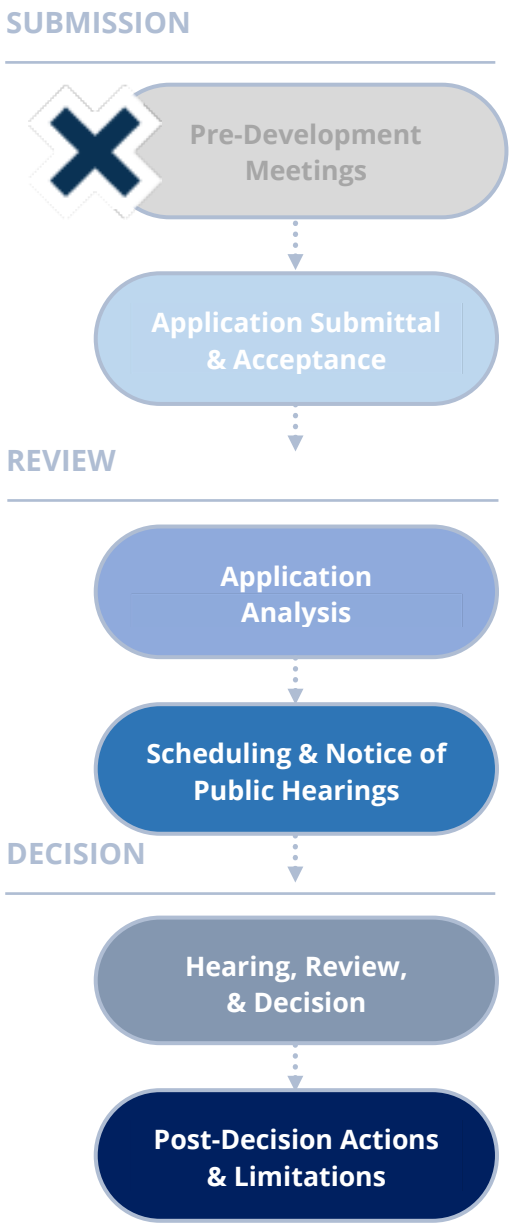


Figure 2.1-4: Code Text Amendment Procedure

c. Application Analysis

The Land Use and Planning Department shall review the application and prepare a staff report in accordance with the approval criteria in Section 14-2.1D.2.IV.

d. Scheduling and Notice of Public Hearings
The application shall be scheduled for public hearings before the Planning Commission and the Governing Body, and shall be noticed pursuant to Section 14-2.1B.4.II.

e. Hearing, Review, and Decision
1. Planning Commission Review and Recommendation
i. The Planning Commission shall review the application and forward its recommendation to the Governing Body, except for proposed amendments to:
(a) Section 14-2.2F, *Historic Districts Review Board*, and Section 14-4.6, *Historic Districts*, when the Historic Districts Review Board shall review and issue recommendations;
(b) Section 14-2.1G.1, *Archaeological Clearance Permit*, and Section 14-4.2, *Archeological Review Districts*, when the Archaeological Review Committee shall review and issue recommendations; and
(c) Section 14-7.7, *Development Water Budgets,* when the public works and utilities committee shall review and issue recommendations.
ii. The Planning Commission or other recommending body may recommend edits or amendments to the proposed code text amendment.
iii. The land use board's review and recommendation shall be based on the approval criteria in Section 14-2.1D.2.IV.
2. Governing Body Review and Decision
i. At the public hearing, the Governing Body may review and approve, approve with amendments to proposed text amendment, or deny the application.

f. Post-Decision Actions and Limitations
Post-decision actions and limitations in Section 14-2.1B.5 shall apply with the following modifications:
1. Expiration
Once approved, text amendments do not expire.
2. Denial
Other than proposals by the Governing Body, if a proposed code text amendment is denied, no application with a proposed LDC text change that is substantially similar to what has been denied shall be eligible for resubmittal for 12 months from the date of denial, unless the applicant can show a substantial change in circumstances to justify a resubmittal. The Planning and Land Use Director shall resolve issues regarding substantial similarity.

3. Appeal
   An applicant who is aggrieved by the denial of a request for a code text amendment may file an appeal as described in Section 14-2.1B.5.IV.

IV. LDC Text Amendment Approval Criteria

In reviewing a proposed LDC text amendment, the Planning Commission and Governing Body shall consider whether and to what extent the proposed text amendment is:

a. Necessary to correct an error in the text of this LDC;
b. Necessary to address a demonstrated community need;
c. Necessary to respond to substantial changes in conditions and/or policy; and
d. Consistent with the general purpose and intent of this LDC and the section being amended.

3. Rezoning

I. Purpose

The rezoning procedure allows requests to amend the permitted land uses for a property by assigning it to a new zoning classification within the City of Santa Fe that allows for the proposed land use.

II. Applicability

A rezoning, or amendment to the official zoning map, may be proposed by:

a. The Governing Body,
b. The Planning Commission,
c. Any department or agency of the City, or
d. Any other person, who must submit a request in writing to the Governing Body, along with all submissions required by Chapter 14 and any other information requested by the Planning and Land Use Director as reasonably necessary to determine compliance with this Chapter 14.

III. Neighborhood Conservation Overlay District

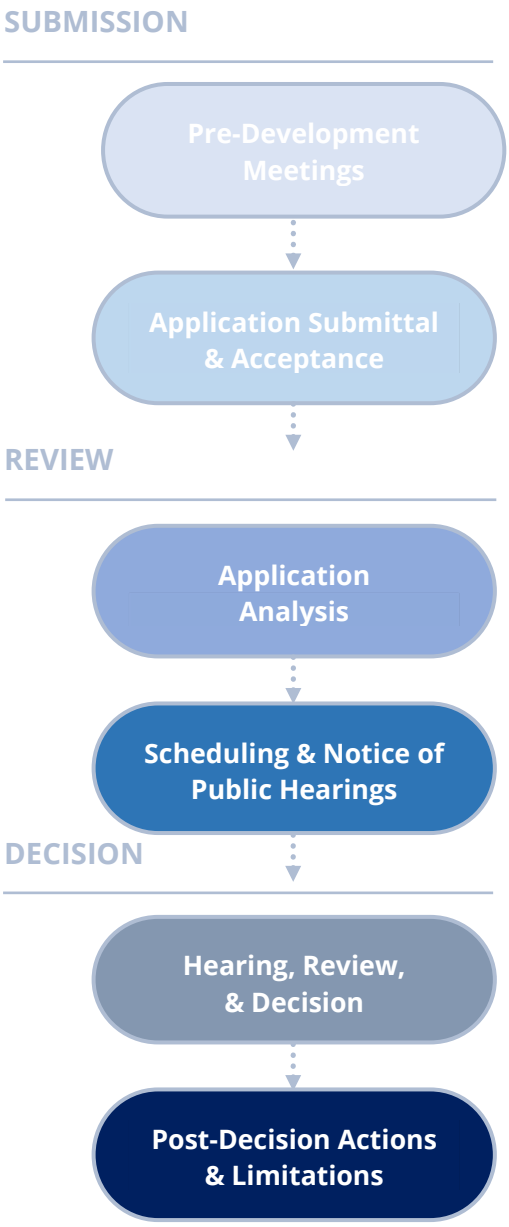


Figure 2.1-5: Rezoning Procedure

Neighborhood Conservation Overlay District.

IV. Plan Requirements

Plan submittal requirements for rezonings are set forth in Article 14-3, *Zoning Districts*, and Article 14-4, *Overlay Districts.*

V. Uniform Zoning Classification for Entire Lot Required

Except where a legal lot of record is divided by a zoning district boundary, no request to change the zoning classification on a portion of a legal lot of record shall be considered unless the change will establish a uniform zoning classification for the entire lot. A new zoning district boundary shall not divide a legal lot of record, except to establish overlay district boundaries based on topography or other physical conditions.

VI. Rezoning Procedure

a. Pre-Development Meeting

1. A pre-application conference is required. See §14-2.1B.1.I.
2. An ENN meeting is required. See §14-2.1B.1.II.

b. Application Submittal and Acceptance

The application shall be submitted and accepted, and may be revised or withdrawn, in accordance with Section 14-2.1B.2. An application initiated by the City shall be exempt from fees.

c. Application Analysis

1. The Planning and Land Use Director shall determine in writing whether an amendment to the General Plan is first required prior to the rezoning proceeding.
2. The Land Use and Planning Department shall review the application and prepare a staff report in accordance with the approval criteria in Section 14-2.1D.3.VII.
3. If the impacts of the proposed rezoning cannot be accommodated by the existing infrastructure and public facilities, the City may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable City ordinances, regulations, or policies.
4. If the proposed rezoning creates a need for additional streets, sidewalks, or curbs necessitated by and attributable to the new development, the City may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-7.9, *Impact Fees.*

d. Scheduling and Notice of Public Hearing

The application shall be scheduled for public hearings before the Planning Commission and the Governing Body and shall be noticed pursuant to Section 14-2.1B.4.II.

e. Hearing, Review, and Decision

1. Protest Petitions

   If the owners of 20 percent or more of the land included in the area, or within 100 feet of the land proposed to be rezoned excluding public rights-of-way, protest in writing, the proposed rezoning shall not become effective unless it is approved by a majority vote of all the members of the Governing Body.

2. Planning Commission Review and Recommendation
   i. All proposed rezonings shall be submitted to the Planning Commission for review and recommendation at a public hearing. The Planning Commission's review and recommendation shall be based on the approval criteria and balancing test set forth in Section 14-2.1D.3.VII, *Rezoning Approval Criteria.* The Planning Commission shall not consider or rule on the economic feasibility of any development proposed in a rezoning master plan or development plan unless the application is for a public project.
   ii. The Planning Commission shall transmit the application, including any plan, to the Governing Body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or denial.
3. Governing Body Review and Decision
   i. Before taking action on a proposed rezoning, the Governing Body shall hold a public hearing. In the course of the hearing, the Governing Body may request other information from the applicant that is reasonably necessary to determine compliance with Chapter 14 and may suggest changes to the application as a condition of Governing Body approval. After reviewing the Planning and Land Use Director report, if any, and the Planning Commission recommendation and any evidence obtained at the public hearing, the Governing Body shall take final action to approve, approve with conditions or deny the proposed rezoning. The final action shall be based on the approval criteria and balancing test provided in subsection (C) of this section.
   ii. The Governing Body may approve a rezoning to a less intensive zone district than originally requested by the applicant. In such cases, no re-application or re-processing of the original application shall be required.
   iii. When a proposed rezoning fails to receive the recommended approval of the Planning Commission, the rezoning shall not be approved by the Governing Body except by a majority vote of all the members of the Governing Body.

f. Post-Decision Actions and Limitations

Post-decision actions and limitations in Section 14-2.1B.5 shall apply with the following modifications:

1. Expiration

Once approved, rezonings do not expire.

2. Approved Rezonings to be Reflected on Official Zoning Map
   i. After the Governing Body has approved a rezoning application, the official zoning map shall be amended in accordance with Section 14-3.1D to note the new zoning designation.
   ii. In the case of approval by the Governing Body of a rezoning to PUD, the PUD classification shall be attached to the existing zoning designation on the official zoning map, i.e., "____-PUD" with the underlying zoning district abbreviation indicated in the blank.
3. Post-Approval Procedure
   i. If, in accordance with the provisions of Chapter 14 and Sections 3-21-1 through 3-21-11 NMSA 1978, changes are made in district boundaries or other matter portrayed on the official zoning map, those changes shall be made on the official zoning map within 30 days after the ordinance adopting the change in zoning classification has been approved by the Governing Body.
   ii. A rezoning ordinance shall be published one time either in its entirety or by title and a general summary of the subject matter contained in the ordinance, whichever the Governing Body elects to do at least five days prior to its effective date, unless otherwise provided by law.
4. Denial

   Unless proposed by the Governing Body, if a proposed rezoning is denied, no rezoning application that is substantially similar to what has been denied shall be eligible for resubmittal for 12 months from the date of denial, unless the applicant can show a substantial change in circumstances to justify a resubmittal. The Planning and Land Use Director shall resolve issues regarding substantial similarity.
5. Appeal

   An applicant who is aggrieved by the denial of a rezoning request may file an appeal as described in Section 14-2.1B.5.IV.

VII. Rezoning Approval Criteria

a. The Planning Commission and the Governing Body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

1. One or more of the following conditions exist:
   i. There was a mistake in the original zoning;
   ii. There has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or
   iii. A different use category is more advantageous to the community, as articulated in the General Plan or other adopted City plans;
2. All the rezoning requirements of Chapter 14 have been met;
3. The rezoning is consistent with the applicable policies of the General Plan, including the future land use map;
4. The amount of land proposed for rezoning and the proposed use for the land is consistent with City policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the City; and
5. The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

b. Unless the proposed change is consistent with applicable General Plan policies, the Planning Commission and the Governing Body shall not recommend or approve any rezoning, the practical effect of which is to:

1. Allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;
2. Affect an area of less than two acres, unless adjusting boundaries between districts; or
3. Benefit one or a few landowners at the expense of the surrounding landowners or general public.

E. Subdivision Procedures

1. Jurisdiction and Applicability

I. These land subdivision regulations shall govern all platting or re-platting of land within the jurisdiction of the City.

II. No person shall subdivide land, nor shall construction of any kind commence on subdivided land, nor shall transfer of ownership be made of subdivided land prior to the approval of a subdivision of the land by the Planning Commission or the Planning and Land Use Director, and prior to the recording of the subdivision in the office of the county clerk. Until the Planning Commission or the Planning and Land Use Director has approved a subdivision, the owner of the land within the subdivision or their agent shall not transfer or sell, or negotiate to or agree to transfer or sell, the land or any part of it by reference to, the exhibition of or any other use of, a plat or subdivision of the land. The description by metes and bounds in an instrument of transfer or other document used in the process of selling or transfer shall constitute prima facie evidence of a violation of this section.

III. Conflicts With Other Code Provisions

a. No subdivision plat shall be approved that does not comply with applicable provisions of the Santa Fe City Code that regulate the development and use of land, or that increases the degree or extent of noncompliance with those provisions, unless the appropriate variance or other relief procedure is approved.

b. Whenever there is a discrepancy or conflict between minimum standards or dimensions for subdivisions and those contained elsewhere in Chapter 14, Chapter 7, *Building and Housing,* Chapter 12, *Fire Prevention and Protection,* or other official regulations of the City, the more restrictive standard shall apply as provided in Section 14-1.8, *Conflicting Provisions.*

IV. Acceptance of Improvements

The dedication of any or all of the lands for public use of any nature within the City shall be specifically accepted by the Planning Commission or Governing Body, and such acceptance may be conditioned on a finding by the Planning and Land Use Director of compliance with all conditions of approval of the subdivision plat. Approval of a subdivision by the Planning Commission does not constitute acceptance by the City of the streets, alleys or other public ways or easements and parks or other public lands dedicated on the subdivision plat by the owners.

V. Phasing

Subdivision plats may be approved by the Planning Commission in phases at the preliminary or final plat stage, or the Planning and Land Use Director may approve phases within an approved final plat. Each phase shall include all

infrastructure and amenities necessary and appropriate to the stand-alone operation of that phase and for the orderly development of other properties in the vicinity.

VI. Common Promotional Plans

A plan or scheme of operation undertaken by a single applicant or a group of applicants acting in concert to offer for sale or lease lots where the land is either contiguous or part of the same area of land or is known, designated, or advertised as a common unit or by a common name shall constitute a single subdivision plat.

VII. Subdivision by Court Order

a. Court proceedings must not be used to circumvent the provisions of Chapter 14 relating to the subdivision or resubdivision of property or to create or increase a nonconformity.
b. A legal lot of record that is properly partitioned, partially condemned or otherwise divided or altered by court order as provided in Chapter 42 NMSA 1978 continues to be a legal lot of record.
c. Development of property that is divided or altered by court order remains subject to the standards and requirements of Chapter 14.

VIII. Plats Containing Special Flood Hazard Area Land

A plat showing land all or partly within the special flood hazard area, shall meet the requirements of Section 14-8.3, *Flood Regulations*, and shall be approved and signed by the Floodplain Administrator, in addition to other approval authorities described in this section.

IX. Resubdivision

The Planning and Land Use Director has the authority to review and approve or deny resubdivisions where the combination or recombination of portions of previously platted lots does not increase the total number of lots and the resulting lots comply with the approval criteria in Section14-2.1E.3.

X. Serial Subdivisions

a. Except for resubdivisions, a proposed subdivision that occurs within five years after the approval of an earlier subdivision of any part of the affected land shall be subject to the same standards and shall follow the same procedures as though the cumulative number of lots created by the successive plats were created by the currently proposed subdivision.

b. The Planning and Land Use Director may waive provision a above for an administrative approval subdivision within a master planned area that creates legal lots of record that will be further subdivided or developed pursuant to a development plan.

XI. Certificate of Compliance

a. Approval by the Planning and Land Use Director

When the Planning and Land Use Director determines that a single lot not shown on an approved subdivision plat is a legal lot of record, the Planning and Land Use Director may approve and cause to be recorded a certificate of compliance. The certificate of compliance describes the lot, the circumstances of its creation and the documentation and applicable regulations upon which the determination of compliance is based.

b. Approval by the Planning Commission

The Planning Commission may approve a certificate of compliance for a lot or contiguous lots that have been created in violation of the procedural requirements of this section if it determines that the lots comply with all other applicable standards of Chapter 14 or it imposes conditions of approval necessary to ensure such compliance. Upon meeting any conditions of approval and recordation of the certificate of compliance, the lot or lots shall be legal lots of record.

c. Procedures for Approval

Approval of a certificate of compliance by the Planning Commission shall follow the procedures required for a final subdivision plat, including those for any variances requested.

d. No Creation of Nonconformity

A certificate of compliance shall not be granted to divide land in a way that precludes compliance with the provisions of Chapter 14 by any other portion of the previous legal lot of record out of which the approved lots are created.

e. Inclusion on Recorded Plats

A certificate of compliance may be recorded as a separate document or in the form of a statement included on a subdivision plat approved and signed by the appropriate City officials.

XII. Notice of Violation

a. When the Planning and Land Use Director determines that real property has been divided in violation of this section, the Planning and Land Use Director shall record a notice of violation describing the affected property and the nature of the violation and listing any recorded documents upon which the determination of the violation is based. If the owner of record of the affected property can be determined, the name of the owner shall be included on the notice of violation, and a copy shall be sent to the owner at the address on file with the county treasurer via first class mail, with a certificate of mailing provided by the U.S. post office.

b. When the violation has been corrected by means of a certificate of compliance or approved subdivision plat, the notice of violation and correction shall be referenced on the certificate or plat. When the violation is corrected by other legal means, the Planning and Land Use Director shall record a notice of correction referencing the notice of violation and describing the means by which the violation has been corrected.

c. The procedures described in provisions VII and XI of this subsection are in addition to those provided for enforcement of Chapter 14 in Section 14-1.12, *Enforcement,* or elsewhere in Chapter 14.

2. Preliminary Plat Procedure

I. Pre-Development Meetings

a. A pre-application conference is required. See §14-2.1B.1.I.

b. An ENN meeting is required. See Section 14-2.1B.1.II.

II. Preliminary Plat Submittal and Acceptance

a. The applicant shall prepare or cause to be prepared a preliminary plat, together with improvement plans and other supplementary material as specified in checklists issued by the Planning and Land Use Director and in conformance with the standards of Article 14-6, *Infrastructure Design, Improvement, and Dedication Standards.*

b. The plat shall be prepared by a professional land surveyor.

c. Exception

Preliminary plat procedures are not required for inheritance and family transfer subdivisions.

III. Application Analysis

The Land Use and Planning Department shall review the application and prepare a staff report in accordance with the approval criteria in Section 14-2.1D.3.VII.

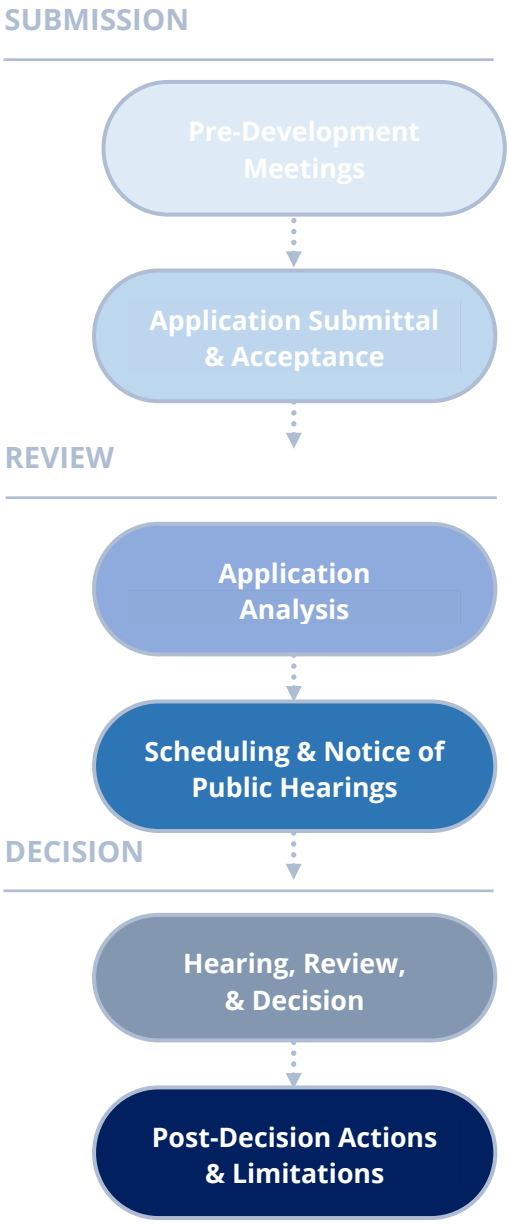


Figure 2.1-6: Preliminary Plat Procedure

IV. Scheduling and Notice of Public Hearings

The application shall be scheduled for a public hearing before the Planning Commission and shall be noticed pursuant to Section 14-2.1B.4.II.

V. Hearing, Review, and Decision

a. Planning and Land Use Director Review

The Planning and Land Use Director shall review the submitted preliminary plat and supplementary materials for conformity to this article. The Planning and Land Use Director shall provide the Planning Commission with a written report of findings together with a

recommendation that the preliminary plat be approved, approved with conditions, or denied. A recommendation to conditionally approve shall contain the conditions and a recommendation for denial shall contain the reasons for that recommendation.

b. Planning Commission Review and Decision

The Planning Commission shall review the preliminary plat and other materials submitted for conformity to this article, consider the Planning and Land Use Director report and recommendations and require any changes deemed advisable and the kind and extent of improvements to be made by the applicant. Following this, the Planning Commission shall act on the application within 35 days unless an extension of time is applied for in writing by the applicant and granted by the Planning Commission. The Planning Commission shall approve or deny the application.

VI. Post-Decision Actions and Limitations

a. Effect of Approval

Approval of a preliminary plat does not constitute approval of the final plat; rather, it is an expression of approval of the layout submitted on the preliminary plat as a guide to the preparation of the final plat. The final plat shall be submitted to the Planning Commission for approval and recorded when the provisions of this article and the conditions of preliminary plat approval are met.

b. Expiration

Approval of a preliminary subdivision plat shall expire three years after final action approving it unless the final plat or development plan is approved.

c. Extension

Plat approval may be extended as provided in Section 14-2.1B.5.VII.

d. Denial

If a preliminary plat is denied, the applicant may resubmit an updated plat that complies with the standards and requirements of this LDC without the requirement to wait for 12 months from the date of denial.

e. Appeal

An applicant who is aggrieved by the denial of a preliminary plat may file an appeal as described in Section 14-2.1B.5.IV.

3. Subdivision Approval Criteria

See §14-2.1E.9, *Approval Criteria for All Subdivisions,* below.

4. Final Plat Procedure

I. Conformity with Preliminary Plat Required
The final plat shall conform substantially to the preliminary plat as approved.

II. Final Plat Submittal and Acceptance
a. An application for approval of a final plat shall be filed with the Planning and Land Use Director and shall consist of maps that show the proposed development layout and the related information and drawings specified by the Planning and Land Use Director.
b. The original drawing of the final plat and all other exhibits required for approval shall be prepared as specified by the Planning and Land Use Director.
c. The Planning and Land Use Director shall verify that all required filing and review fees have been paid in full.

III. Application Analysis
The Planning and Land Use Director shall determine whether:
a. Public lands for park and recreation facilities have been dedicated on the final plat or the optional fee in lieu of land dedication for such facilities has been paid in full as required in Section 14-7.9, *Impact Fees,* and Section 14-6.3, *Dedication and Development of Park Land, Open Space, Trails, and Recreation Facilities.* Such dedication shall not be recorded, nor take effect, unless the final plat is recorded at the same time;
b. The final plat conforms substantially to the preliminary plat as approved.

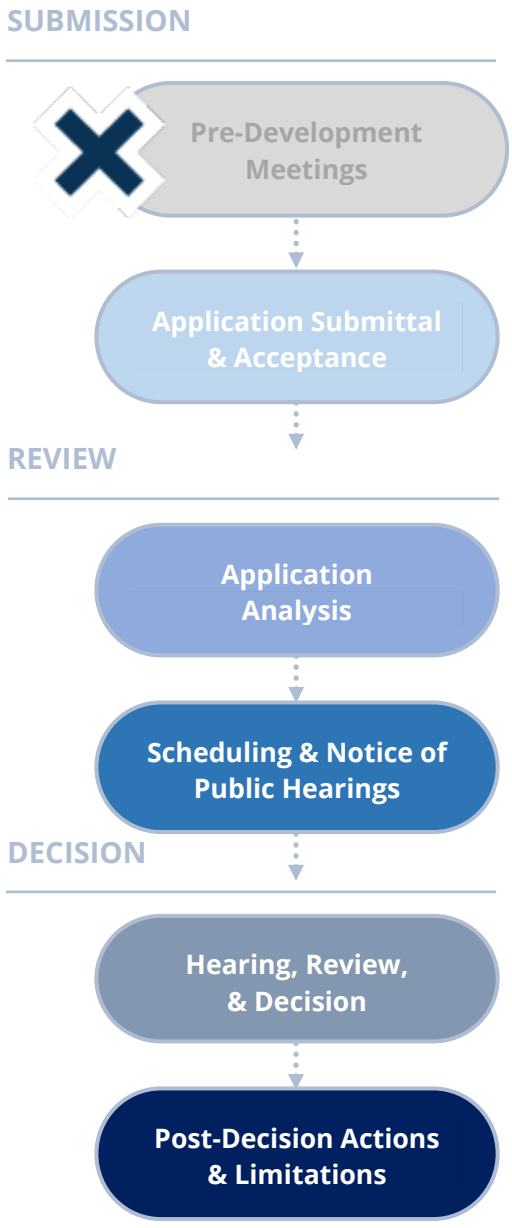


Figure 2.1-7: Final Plat Procedure

IV. Scheduling and Notice of Public Hearing

The application shall be scheduled for a public hearing before the Planning Commission and shall be noticed pursuant to Section14-2.1B.4.II.

V. Hearing, Review, and Decision

a. Planning and Land Use Director Review

The Planning and Land Use Director shall provide the Planning Commission with a written report of findings together with a recommendation that the final plat be approved, approved with conditions, or denied. A recommendation to conditionally approve shall contain the conditions and a recommendation for denial shall contain the reasons for that recommendation.

b. Planning Commission Review and Decision

1. The Planning Commission shall approve or deny the final plat within 35 days of the date it first considers the complete submittal of the plat at a public hearing unless an extension of time is agreed to by the applicant and the Planning Commission.
2. If the final plat is approved by the Planning Commission, the approval shall be recorded on the face of the original drawing of the final plat. The approval shall be dated and verified on the original drawing by the signature of the chair and secretary of the Planning Commission in the spaces provided. If the plat is approved, the original drawing shall be used in part for recordation purposes and shall be retained in the files of the engineering division. If the final plat is denied, the original drawing shall be returned to the applicant.

VI. Post-Decision Actions and Limitations

a. Recording

Final plats shall be recorded only by the City and the Planning and Land Use Director shall notify the applicant of the date of the recording. The recording of a plat does not imply the acceptance by the City of maintenance obligations for any public dedication shown on the plat.

b. Expiration

1. Approval of a final plat for a subdivision, including resubdivisions and any other administrative plat approved by the Planning and Land Use Director, shall expire three years after final action approving it unless the plat is filed for record with the county clerk. If the final plat approval expires, then the approval of the corresponding preliminary plat expires simultaneously.
2. All conditions of final plat approval shall be completed within three years of recording the plat unless a different schedule has been approved by the Planning Commission or an extension is applied for in writing and approved by the Planning Commission.

c. Extension

Plat approval may be extended as provided in Section 14-2.1B.5.VII.

d. Denial

If a final plat is denied, the applicant may resubmit an updated plat that complies with the standards and requirements of this LDC without the requirement to wait for 12 months from the date of denial.

5. Subdivision Approval Criteria

See Section 14-2.1E.9, *Approval Criteria for All Subdivisions,* below.

6. Administrative Approval Subdivisions

I. Authority

According to the delegation authority recognized by NMSA 1978, Section 3-20-8, Alternate Summary Procedure, the Planning and Land Use Director may review and provide administrative approval for the following:

a. Resubdivisions that result in the same or a fewer number of lots; and
b. Subdivisions that result in the creation of one additional lot.

II. Notice Requirement for Subdivisions Creating One Additional Lot

At least 30 calendar days before the Planning and Land Use Director acts on an application for a subdivision that would create one additional lot, the applicant shall provide the following notice:

a. Posted Notice

A public notice poster obtained from City staff shall be posted on the property. The poster shall:

1. Be prominently displayed;
2. Be visible from a public street;
3. Be securely placed on the property; and
4. Indicate the nature of the request, identity of the applicant, property affected, earliest date that a decision will be made, and phone number for the City staff contact.

b. Mailed Notice

Mailed notice to all owners of properties, as shown in the records of the county treasurer, and to the physical addresses of such properties where the property's address is different than the address of the owner, and to all neighborhood associations that are within 300 feet of the property. The

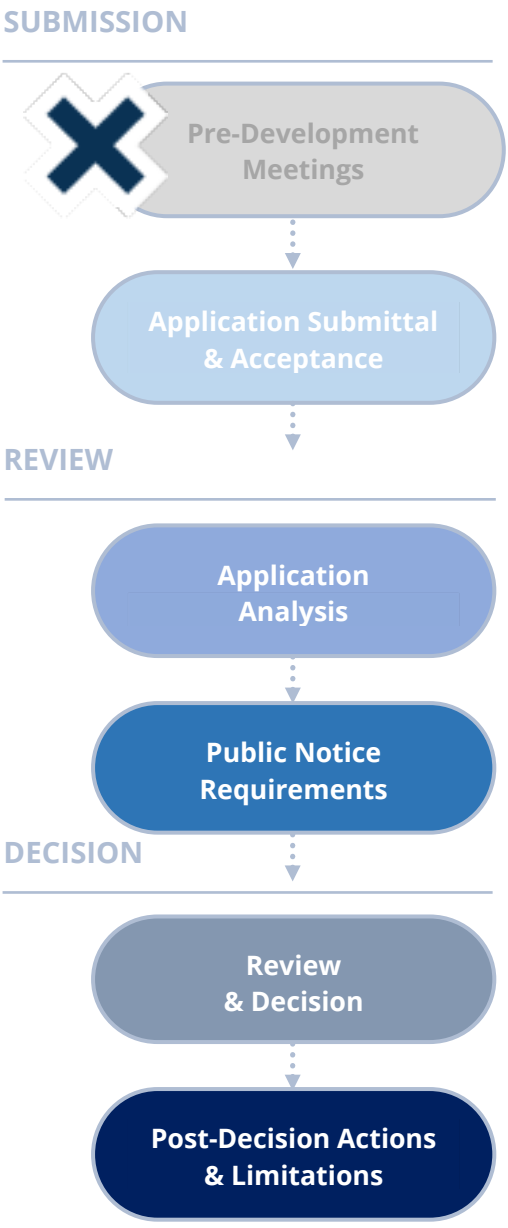


Figure 2.1-8: Final Plat Procedure

notice shall describe how the public may review the application, and how they may submit written comments to the Planning and Land Use Director. A member of the public may also request that the application be referred to the Planning Commission for review and decision.

III. Administrative Review and Decision

a. The Planning and Land Use Director shall not act on an application before the expiration of the 30-day notice period set forth in provision II above in this subsection.
b. Administrative approval subdivisions are subject to the procedural requirements, approval criteria and development standards that apply to other subdivisions, except that no preliminary plat or hearing is required.
c. The Planning and Land Use Director may defer the construction of public and semi-public improvements required by Chapter 14 until such time as the lots are developed and may waive the requirements of this Chapter 14 for the posting of financial guarantees for the improvements prior to recording an approved plat. Deferral or waiver shall be made only upon finding that the improvements or guarantee is not needed to protect the interests of prospective purchasers of the lots created; to provide for the orderly development of other properties in the vicinity; or to protect the public health, safety, and welfare.
d. The Planning and Land Use Director may opt to refer an application to the Planning Commission for review and decision, either in response to public input received or on the Planning and Land Use Director's own initiative.

IV. Post-Decision Actions and Limitations

a. Recording

Final plats shall be recorded only by the City and the Planning and Land Use Director shall notify the applicant of the date of the recording. The recording of a plat does not imply the acceptance by the City of maintenance obligations for any public dedication shown on the plat.

b. Expiration

1. Approval of a final plat for a subdivision, including resubdivisions and any other administrative plat approved by the Planning and Land Use Director, shall expire three years after final action approving it unless the plat is filed for record with the county clerk. If the final plat approval expires, then the approval of the corresponding preliminary plat expires simultaneously.
2. All conditions of final plat approval shall be completed within three years of recording the plat unless a different schedule has been approved by the Planning Commission or an extension is applied for in writing and approved by the Planning Commission.

c. Extension

Plat approval may be extended as provided in Section 14-2.1B.5.VII.

d. Denial

If a final plat is denied, the applicant may resubmit an updated plat that complies with the standards and requirements of this LDC without the requirement to wait for 12 months from the date of denial.

e. Appeal

A final decision of the Planning and Land Use Director may be appealed to the Planning Commission within 30 days of the decision.

7. Subdivision Approval Criteria

See Section 14-2.1E.9, *Approval Criteria for All Subdivisions,* below.

8. Inheritance and Family Transfer Subdivision

I. Purpose

The purpose of this section is to support the continuation of traditional patterns of land transfer and division within families and to increase affordable housing within the family group. This section is intended to assist in the transfer of property from parents to children or grandchildren with only those restrictions that are essential to the health, safety, and welfare of the citizens of Santa Fe. There is no intention to promote the resale of such properties outside the family or to create favorable opportunities for developers. Standards for inheritance and family transfer subdivisions have been written to reflect traditional development.

II. Applicability
   a. A subdivision is created by inheritance if it is created by a will or order of court in probate proceedings for the purpose of transmitting property to heirs, but not for the purpose of sale or lease and not creating more than one lot per family member or violating the provisions of this section.
   b. A subdivision is created by family transfer if it is created by a parent or guardian for the purpose of transferring a lot or lots to their children, natural or adopted, or grandchildren, or it is created by a person who has performed the function of father, mother, grandfather or grandmother for the purpose of transferring a lot to a person for whom such person has performed that function; provided that the person proposing to create the subdivision and transfer the lot or lots files appropriate documentation of conveyance along with an affidavit with the County Clerk containing the following:
      1. A legal description of the property being transferred; and
      2. A statement that the transferor has not made any other transfers of any other lots to the person receiving it that would require the filing of an affidavit pursuant to this section.

III. Restrictions and Requirements
   a. Inheritance and family transfer subdivisions are allowed only in residential districts.
   b. In all cases, proof of a legal lot of record shall be required as part of the submission requirement.
   c. Any one person may receive only one lot total by family transfer.
   d. No sale or lease of any lot designated on a subdivision plat creating an inheritance or family transfer subdivision shall occur within three years of the date of the transfer.
   e. The plat shall show the name of each family member to whom a lot is being transferred. Before the final subdivision plat is filed, a copy of the instrument of transfer to the transferee or their authorized representative must be provided to the City. A construction permit shall not be issued to a person other than the transferee or their authorized representative within three years of the date of the transfer.
   f. If the property is transferred to a different family member acceptable under this section within three years, the plat and affidavit must be amended to reflect the different transferee.
   g. If an owner of a lot that was part of an inheritance or family transfer subdivision applies for a subdivision, residential development, PUD or other rezoning, then all the provisions of Chapter 14 shall apply with no special provision for the prior family transfer subdivision.

IV. Procedure

a. Applications for inheritance or family transfer subdivisions that create one additional lot shall follow the procedure described in Section 14-2.1E.6, *Administrative Approval Subdivisions.*
b. Applications for inheritance or family transfer subdivisions that create two or more additional lots shall be follow the procedure described in Section 14-2.1E.4, *Final Plat Procedure*.

V. Application Submittal and Acceptance
a. An application for approval of an inheritance or family transfer subdivision final plat shall be filed with the Planning and Land Use Director and shall consist of maps that show the proposed development layout and the related information and drawings specified by the Planning and Land Use Director.
b. Every final plat for an inheritance or family transfer subdivision shall contain the following legend prominently portrayed:
1. "NOTICE: This subdivision has been approved pursuant to the inheritance and family transfer provisions of the Santa Fe City Code. Procedures for inheritance and family transfer subdivision improvements are significantly different than for other types of subdivisions. No sale or lease of any lot designated on this subdivision plat shall occur within three years of the date this transfer is legally made. Any person intending to purchase a lot within this subdivision should contact the City of Santa Fe Planning and Land Use Director. Requests for construction permits on illegally sold lots shall be denied."

VI. Development Standards and Required Improvements
Proof of compliance with the following standards is required for the approval of an inheritance or family transfer subdivision:
a. Terrain Management Regulation
Compliance with terrain management regulation submissions as set forth in Section 14-8.2, *Terrain and Stormwater Management,* is required.
b. Design Standards
Subdivision design standards as set forth in Section14-6.5, *Street Improvement and Design Standards*, apply.
c. Required Improvements
Inheritance and family transfer subdivisions shall comply with the required improvements set forth in Section14-6.5, *Street Improvement and Design Standards*, along with all other applicable requirements of Article 14-6, *Infrastructure Design, Improvement, and Dedication Standards.*

d. Density and District Regulations

Inheritance and family transfer subdivisions are required to meet all applicable standards for use, density, building placement, height, open space, and parking, unless otherwise specifically exempt by this LDC.

VII. Post-Decision Actions and Limitations

a. Recording

Final plats shall be recorded only by the City and the Planning and Land Use Director shall notify the applicant of the date of the recording. The recording of a plat does not imply the acceptance by the City of maintenance obligations for any public dedication shown on the plat.

b. Expiration

1. Approval of a final plat for a subdivision, including resubdivisions and any other administrative plat approved by the Planning and Land Use Director, shall expire three years after final action approving it unless the plat is filed for record with the county clerk. If the final plat approval expires, then the approval of the corresponding preliminary plat expires simultaneously.
2. All conditions of final plat approval shall be completed within three years of recording the plat unless a different schedule has been approved by the Planning Commission or an extension is applied for in writing and approved by the Planning Commission.

c. Extension

Plat approval may be extended as provided in Section14-2.1B.5.VII.

d. Denial

If a final plat is denied, the applicant may resubmit an updated plat that complies with the standards and requirements of this LDC without the requirement to wait for 12 months from the date of denial.

e. Appeal

A final decision of the Planning and Land Use Director may be appealed to the Planning Commission within 30 days of the decision.

VIII. Subdivision Approval Criteria

See Section 14-2.1E.9, *Approval Criteria for All Subdivisions,* below.

9. Approval Criteria for All Subdivisions

I. All subdivision plats must meet the minimum standards for surveying in New Mexico and must comply with plat standards adopted by the Planning and Land Use Director.

II. In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.

III. The Planning Commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety, or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate erosion or flood hazard. Such land shall be set aside within the plat for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-8.3, *Flood Regulations*.

IV. All plats shall comply with the standards of Article 14-6, Infrastructure Design, Improvement, and Dedication Standards.

V. A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.

VI. A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other Chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that Chapter 14 prior to approval of the plat.

F. Development Review Procedures

1. Certificate of Occupancy

I. Purpose

The purpose of a certificate of occupancy is to confirm that a building meets safety standards, adheres to approved plans, and satisfies zoning requirements. Issuance of a certificate of occupancy is required before a building may be occupied.

II. Applicability
   a. The Planning and Land Use Director must issue a certificate of occupancy that certifies compliance with all provisions of Chapter 14 before any change in the use or occupancy of land or change of use or occupancy of a building or premises, or part thereof, is created, erected, changed, converted, or wholly or partially altered or enlarged in its use or structure, other than the change of residential occupants, or before any new building is occupied for any purpose.
   b. The Planning and Land Use Director may require the renewal of certificates of occupancy on an annual or other appropriate basis.
   c. The approval of certificates of occupancy shall be coordinated with the approval of permits or certificates required by other agencies, including:
      1. When required by the provisions of Chapter 7, *Building and Housing,* the building official shall approve the certificate of occupancy prior to issuance; and
      2. When required by the provisions of Chapter 12, *Fire Prevention and Protection*, the fire marshal or other code official shall approve the certificate of occupancy prior to issuance.
   d. The Planning and Land Use Director shall maintain for at least 50 years a record of all certificates of occupancy issued.

III. Temporary Uses/Temporary Certificates of Occupancy
   a. Temporary uses allowed by Chapter 14 may be approved by obtaining a temporary certificate of occupancy. Such certificates shall be obtained in the same manner as general certificates of occupancy.
   b. The Planning and Land Use Director may issue a temporary certificate of occupancy for a use that is not intended to be temporary in the following circumstances:
      1. The Planning and Land Use Director determines that it is impossible to fully comply with the provisions of Chapter 14 due to weather conditions or other factors beyond the control of the permittee; or
      2. The certificate of occupancy is part of a phased development for which multiple permits are issued or for which one permit comprises multiple buildings or structures.
   c. Temporary certificates of occupancy for uses that are not intended to be temporary shall comply with the following provisions:
      1. The Planning and Land Use Director shall impose conditions that ensure compliance with the provisions of Chapter 14 and other applicable regulations that protect the public health, safety and welfare;
      2. The certificate is subject to an enforceable agreement by the permittee and landowner that:

i. Does not rely on the actions of a person that is not a party to the agreement;
ii. Provides a schedule for meeting all provisions of Chapter 14 within a reasonable time;
iii. Provides a financial guarantee in a form acceptable to the Planning and Land Use Director for completion of all public or quasi-public improvements required by Chapter 14; and
iv. Provides for revocation of the certificate by the Planning and Land Use Director and termination of the approved occupancy by the permittee if the terms of the agreement are not complied with; and

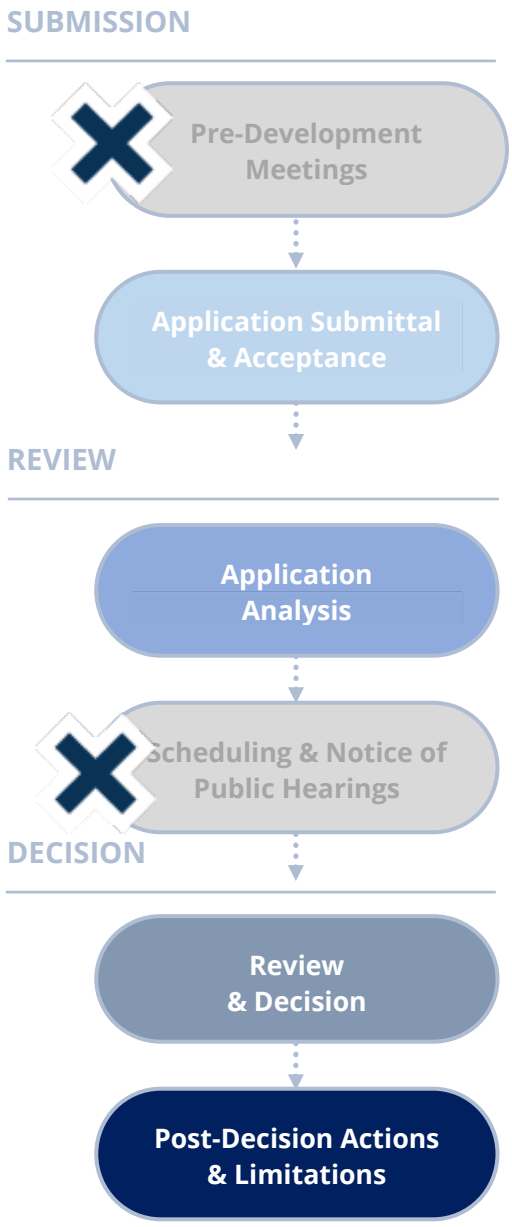


Figure 2.1-9: Certificate of Occupancy Procedure

v. The Planning and Land Use Director may approve a temporary certificate of occupancy for an initial period up to six months. The Planning and Land Use Director may approve extensions not to exceed an additional six months.

IV. Certificate of Occupancy Approval Procedure

a. Pre-Development Meetings

No pre-development meetings are required for a Certificate of Occupancy.

b. Application Submittal and Acceptance
The application shall be submitted and accepted, and may be revised or withdrawn, in accordance with Section 14-2.1B.2.

c. Application Analysis
The Land Use and Planning Department shall review the application to ensure compliance with all provisions of Chapter 14, and all other applicable regulations and ordinances.

d. Administrative Review and Approval
Administrative approval of a certificate of occupancy by the Planning and Land Use Department does not require public notice or a public hearing.

e. Post-Decisions Actions and Limitations
Post-decision actions and limitations in Section 14-2.1B.5 shall apply with the following modifications:

1. Expiration
A certificate of occupancy, once issued, does not expire.

2. Denial
If a certificate of occupancy is not granted, the developer shall remedy issues identified in the inspection as the basis for the denial, prior to scheduling a new inspection. Provided all identified issues have been adequately remedied and no new issues arise, the certificate will be granted.

3. Appeal
An applicant who is aggrieved by the denial of a request for a certificate of occupancy may file an appeal as described in Section 14-2.1B.5.IV.

2. Conditional Use Approval

I. Purpose

Conditional use approvals are intended to allow flexibility in providing for, regulating, or preventing specified uses within various districts as provided in Table 5-1: *Summary Table of Allowed Uses,* so they are compatible with existing or desired land use patterns. Conditional use approval is required for certain uses so that potential detrimental effects may be reduced or avoided and conflicts in land use may be prevented.

II. Applicability

When a use in Table 5-1: *Summary Table of Allowed Uses,* has a "C" in a cell, that indicates that the use may be established in the associated zoning district only if reviewed and approved as described in this procedure.

III. Conditional Use Approval Procedure

a. Pre-Development Meetings

An ENN meeting is required. See Section 14-2.1B.1.II.

b. Application Submittal and Acceptance

1. The application shall be submitted and accepted, and may be revised or withdrawn, in accordance with Section 14-2.1B.2.
2. The application shall indicate the section of Chapter 14 under which the conditional use approval is sought and state the grounds on which it is requested.

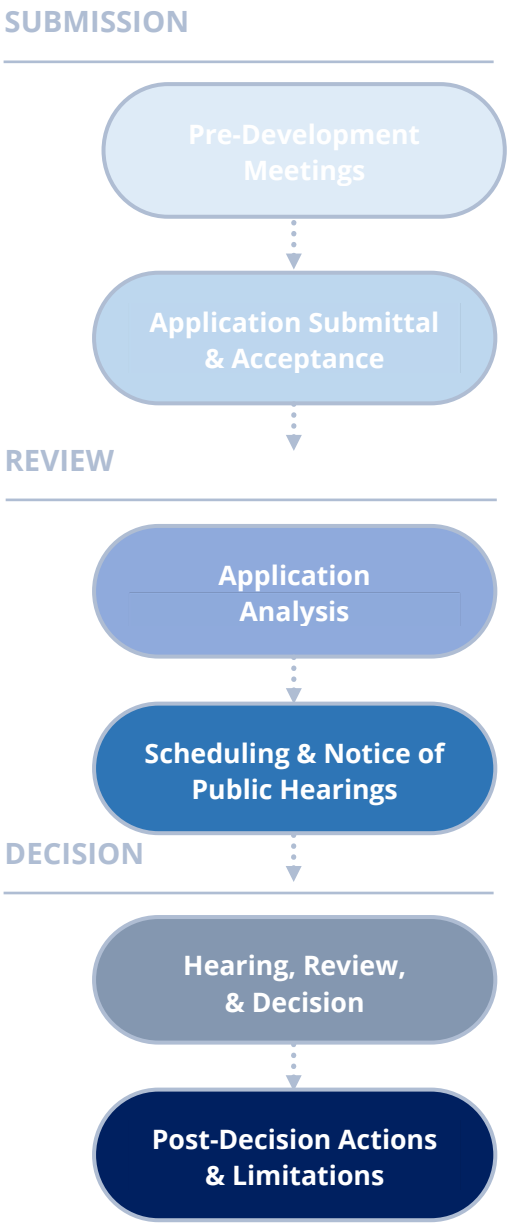


Figure 2.1-10: Conditional Use Approval Procedure

c. Application Analysis

The Land Use and Planning Department shall review the application and prepare a staff report in accordance with the approval criteria in Section 14-2.1F.2.IV.

d. Scheduling and Notice of Public Hearing
The application shall be scheduled for public hearings before the Planning Commission or the Board of Adjustment and noticed pursuant to Section 14-2.1B.4.II.

e. Hearing, Review, and Decision
1. Site Plan Approval
Conditional use approvals shall include approval of a site plan and other site development drawings necessary to document that the type and extent of development proposed can be accomplished in conformance with applicable development standards.
2. Planning Commission or Board of Adjustment Review and Decision
At the public hearing, the land use board may review and approve, approve with conditions, or deny the application.

f. Post-Decisions Actions and Limitations
Post-decision actions and limitations in Section 5 shall apply with the following modifications:
1. Approval Limited
i. A conditional use approval is granted for a specific use and intensity.
i. Any request to change to a new or different use that requires a conditional use approval as designated in Table 5-1: *Summary Table of Allowed Uses,* requires a new application, review, and hearing.
ii. A new application, review, and hearing are also required for any significant expansion or intensification of an approved conditional use.
2. Expiration
i. Development associated with an approved conditional use that has not been initiated within three years from the date of the approval expires as provided in Section 14-2.1B.5.VI.*a.*
ii. If the use approved by the conditional use ceases for any reason for a period of 365 days or more, the conditional use approval shall expire except as provided for government uses in Section 14-1.13B.3.II.
3. Extension
Approval of the conditional use may be extended as provided in Section 14-2.1B.5.VII.
4. Denial
If a conditional use approval request is denied, no application with a proposed use that is substantially similar to what has been denied shall be eligible for resubmittal for 12 months from the date of denial,

unless the applicant can show a substantial change in circumstances to justify a resubmittal. The Planning and Land Use Director shall resolve issues regarding substantial similarity.

5. Appeal
   An applicant who is aggrieved by the denial of a request for conditional use approval may file an appeal as described in Section 14-2.1B.5.IV.

IV. Conditional Use Approval Criteria and Conditions

a. Necessary Findings
   To approve a conditional use request, a land use board shall make the following findings:
   1. That the land use board has the authority under the section of Chapter 14 described in the application to grant a conditional use approval;
   2. That granting the conditional use approval does not adversely affect the public interest, and
   3. That the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.

b. Conditions
   The land use board may specify conditions of approval that are necessary to accomplish the proper development of the area and to implement the policies of the General Plan, including:

1. Special yards or open spaces;
2. Fences, walls or landscape screening;
3. Provision for and arrangement of parking and vehicular and pedestrian circulation;
4. On-site or off-site street, sidewalk or utility improvements and maintenance agreements;
5. Noise generation or attenuation;
6. Dedication of rights-of-way or easements or access rights;
7. Arrangement of buildings and use areas on the site;
8. Special hazard reduction measures, such as slope planting;
9. Minimum site area;
10. Other conditions necessary to address unusual site conditions;
11. Limitations on the type, extent and intensity of uses and development allowed;
12. Maximum numbers of employees or occupants permitted;
13. Hours of operation;
14. Establishment of an expiration date, after which the use must cease at that site;
15. Establishment of a date for annual or other periodic review at a public hearing;
16. Plans for sustainable use of energy and recycling and solid waste disposal;
17. Any other appropriate conditions and safeguards, in conformity with Chapter 14 or provisions of other Chapter 14s of the Santa Fe City Code that regulate development and use of land; and
18. Conditions may not be imposed that restrict the use to a specific person or group.

3. Construction Permit

I. Purpose

The purpose of a construction permit is to authorize a project or development to begin construction. Issuing a construction permit verifies that the project or development as proposed has been reviewed and found to comply with building codes, safety regulations, and zoning regulations, in the interest of protecting public health and safety.

II. Applicability

a. A building or other structure that is regulated by Chapter 14 shall not be erected, moved, added to, or altered, nor shall other development activities described in this section occur, without a construction permit issued by the Planning and Land Use Director or building official. However, no construction permit shall be required for construction, alterations, or other development activities that are specifically exempted from permit requirements by the provisions of Chapter 14 or Chapter 7, *Building and Housing,* or by written policies adopted by the Planning and Land Use Director or the building official for specified minor repairs, minor construction, minor alterations, and minor development activities.

b. The Planning and Land Use Director shall not issue a construction permit except in conformity with the provisions of Chapter 14. When required by the provisions of Chapter 7, *Building and Housing,* the building official shall approve the construction permit prior to issuance. When required by the provisions of Chapter 12, *Fire Prevention and Protection,* the fire marshal or other code official shall approve the construction permit prior to issuance.

III. Combined Permits

The Planning and Land Use Director may require separate construction permits for multiple categories of development or may issue a combined construction permit for two or more categories of development.

IV. Compliance With Permit Requirements

a. No construction or other development for which a permit is required shall occur prior to obtaining the permit. All work shall comply with the provisions of the approved permit.

b. Construction permits issued on the basis of plans and applications approved by the Planning and Land Use Director or building official, and other officers or agencies where additional approval is required, authorize only the use, arrangement, location, and construction set forth in the approved plans and applications and no other use, arrangement, location, or construction. Any use, arrangement, location, or construction that is at variance with that authorized by the construction permit is a violation of Chapter 14 and is punishable as provided in Section 14-1.12, *Enforcement.*

V. Construction Permit Approval Procedure

a. Pre-Development Meetings
No pre-development meetings are required for a Construction Permit.

b. Application Submittal and Acceptance
The application shall be submitted and accepted, and may be revised or withdrawn, in accordance with Section 14-2.1B.2.

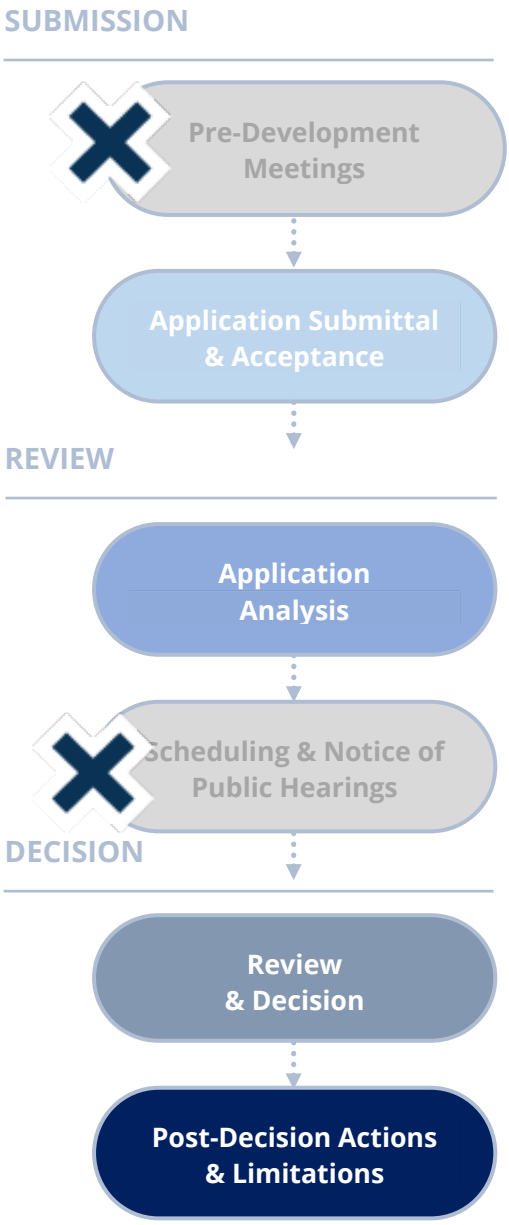


Figure 2.1-11: Construction Permit Procedure

c. Application Analysis
    1. All applications for construction permits pursuant to this section shall include plans and other documentation as required by the Planning and Land Use Director that show compliance with the applicable provisions of Chapter 14.
    2. The Land Use and Planning Department shall review the application to ensure compliance with all provisions of Chapter 14, and all other applicable regulations and ordinances.

d. Administrative Review and Approval
    1. Administrative approval of a certificate of occupancy by the Planning and Land Use Department does not require public notice or a public hearing.
    2. A construction permit shall not be approved until it is determined that the construction or other development activity authorized by the permit complies with all applicable provisions of Chapter 14 and applicable state and federal laws and regulations.
    3. The approval of construction permits by the Planning and Land Use Director or other City officials shall be coordinated with the approval of permits required by other agencies.
    4. The Planning and Land Use Director shall retain one approved set of plans in the City's records for not less than ten years, use one set of plans for inspections and enforcement and return one set of plans to the applicant after they are reviewed and approved.

e. Post-Decisions Actions and Limitations
    1. Amendments to Applications
    Any change from the approved site plans or floor plans shall first be approved by the Planning and Land Use Director and shall be submitted in writing and approved prior to commencement of any construction related to the proposed amendment.
    2. Posting of Construction Permits
    Within 24 hours after issuance of a construction permit, the applicant shall post the property for which the permit has been issued with posters obtained from the Planning and Land Use Director. One or more posters shall be prominently displayed, readable from each public and private road abutting the property, and securely placed on the property. If the property does not abut a public street or road, the Planning and Land Use Director shall require additional posters within nearby public streets or roads to provide effective notice to the public. Placement of the posters shall be in such a manner as not to compromise public safety. The posters shall remain in place until after the completion and final inspection of all work covered by the permit.

3. Expiration
   For expiration of construction permits see Section 7-1.6 SFCC 1987.
4. Extension and Renewal
   The Planning and Land Use Director may adopt procedures for the extension and renewal of construction permits consistent with the provisions of Section 7-1.6 SFCC 1987.
5. Record of Construction Permits
   The Planning and Land Use Director shall maintain a record of all construction permits, including the person to whom the permit is issued, the address, the date of issuance, the proposed use, the square footage of buildings constructed or altered and the type of construction. The record shall be retained in the City's records for not less than 50 years. Permit copies or summary records for secondary construction permits such as plumbing, mechanical and electrical permits shall be retained for not less than ten years.

VI. Construction Permits for Signs

a. Applicability

1. Construction Permit Required
   Construction permits are required for all signs displayed to be readable from off the premises, unless specifically exempted in this section. All signs shall comply with the requirements of Section 14-7.6, *Signs*.
2. Construction Permit Not Required
   A construction permit is not required for the following:
   i. Changing of the advertising copy or message on an approved painted or printed sign structure or on a marquee or similar approved sign, including the interchange of sign facings; provided that no portion of the size or color of the signor size or color of the lettering or background are changed; or
   ii. Changing the message or display of an electronic messaging sign;
   iii. Painting, cleaning and other normal maintenance and repair of a signor sign structure unless a structural change is made.

b. Permit Applications

New construction permit applications for signs shall contain:

1. The signature of the applicant;
    i. The name and address of the sign owner and sign erector;
    ii. Three scaled lined drawings showing the design and dimensions of the sign and standard sign structure; and
    iii. Three scaled lined drawings of the site plan or building façade indicating the proposed location of the sign and all other existing signs maintained on the premises and regulated by Chapter 14.

VII. Construction Permits for Grading and Drainage

a. Prior to the issuance of a construction permit for grading, all projects shall comply with applicable provisions of Section 14-8.2, *Terrain and Stormwater Management*, and may be subject to an archaeological review under Section 14-2.1G, *Archaeology and Historic Preservation Procedures.*

b. Minimum standards and submittal requirements for construction permits for grading are in Section 14-8.2D.

c. A construction permit for grading shall be required for grading that is not exempt under Section 14-8.2G, including:
    1. Work within an arroyo or drainageway that in the natural course of events may lead to changes in flow characteristics, including earthwork, construction of drainage devices or erosion control devices, removal of significant trees and modifications of arroyo or drainageway banks or bottom, in addition to state or federal permits that may be required;
        i. Grading and paving for driveways and roads;
        ii. Utility trenching for all commercial and public projects; and
        iii. Any of the following individual activities:
        iv. Removal of more than 25 percent of significant trees or grass coverage on a site; or
        v. Clearing and grading of more than 5,000 square feet.

d. A construction permit is not required for the following activities if mature landscaping and natural slopes 30 percent or greater are not disturbed:
    1. Removal, trimming or replacement of streambed vegetation that does not alter the channel shape or flow characteristics and does not require or result in mechanized earth moving;
        i. Refuse disposal sites controlled by other regulations;
        ii. Cemetery graves in approved cemeteries;
        iii. Excavation for wells;
        iv. Exploratory excavations under the direction of archaeologists, soil engineers. Engineering geologists or environmental engineers; and
        v. Grading that is exempt from the terrain and stormwater management standards provided in Section 14-8.2(B)(2).

VIII. Construction Permits for Landscaping and Utilities

A construction permit is required for the following development:

a. Work for which a landscape plan is required by Section 14-8.4, *Landscape and Site Design*; and
b. Site improvements, including private utilities that are subject to the provisions of Chapter 14 but for which a construction permit is not otherwise specifically required, as determined by the Planning and Land Use Director.

IX. Building Codes

For applicable building codes and additional requirements for construction permits, see Chapter 7, *Building and Housing.*

4. Development Plan

I. Purpose

The purpose of the development plan is to:

a. Enable the Planning and Land Use Director and the Planning Commission to verify compliance with Chapter 14;
b. Document compliance with final actions to approve or conditionally approve development applications; and
c. Provide the plans to be followed in construction operations, including phasing.

II. Applicability

A development plan typically encompasses development of one or more parcels under common ownership or unified control that will be planned and developed as a whole.

a. Administrative Review and Approval

Administrative approval of a development plan by the Planning and Land Use Director is required for:

1. Multi-unit dwelling development comprising three or more dwelling units with a gross floor area less than 10,000 square feet; and
2. Santa Fe Homes Program (SFHP) proposals, as described in Section 14-7.2F, *Santa Fe Homes Program (SFHP) Enhanced Affordability Incentives.*

b. Planning Commission Review and Approval

Planning Commission approval of a development plan is required for:

1. Certain districts as provided in Article 14-3, *Zoning Districts*, and Article 14-4, *Overlay Districts,* in conjunction with rezoning applications*;*
2. Gross floor area of 10,000 square feet or more in a residential district or in the C-1, C-2, C-4, BCD, HZ, I-1, I-2, BIP, PRRC, RS, SC or MU district, and with a property boundary within 200 feet of the boundary (including public rights-of-way) of any RR, R-1 through R-6, R-7, R-7-i, R-8, R-9, RC-5, RC-8, R-10, R-12, R-21, R-29, RAC, AC, PRC, and MH district;
3. Construction of any single-family dwelling that has a gross floor area greater than 10,000 square feet, including accessory buildings;
4. Flea market with 15 or more vendors;
5. Outdoor commercial recreational uses in any zoning district where the total area devoted to recreation and related pedestrian circulation and amenities, excluding parking and vehicular circulation areas, exceeds 15,000 square feet; provided that this provision does not apply to temporary carnivals, circuses, and similar short-term entertainment uses required to obtain a permit from the City;
6. Gross floor area of 30,000 square feet or more located within any zoning district of the City; or
7. Cumulative square footage of multiple permits that meets or exceeds the criteria in provisions 2 through 5 of this subsection (or a combination of those subsections) when the permits are for coordinated development of a project comprising multiple buildings or outdoor uses, including phased projects and projects involving development of adjoining commonly owned parcels.

c. Exceptions

A development plan is not required for the following projects:

1. The construction of single-family dwellings, each of which has a gross floor area of 10,000 square feet or less, including accessory buildings, on lots created prior to the effective date of Ordinance No. 1999-13 or on lots within a subdivision that was subject to early neighborhood notification procedures.

2. If the new or changed use or development described in subsections (B)(2) and (3) was part of a development plan approved as part of a rezoning or other action before the Governing Body or the Planning Commission, for which an early neighborhood notification meeting occurred as set forth in Section 14-2.1B.1.II.

III. Construction of qualifying projects within the Midtown LINC Overlay District, with the exceptions that:
   a. Approval of a development plan by the Planning and Land Use Director is required prior to, or concurrent with, the issuance of a construction permit for a qualifying project consisting of new building square footage totaling more than 10,000 square feet; and
   b. Early neighborhood notification is required pursuant to Section 14-2.1B.1.II prior to the issuance of a construction permit for a qualifying project consisting of a new building with floor area of 30,000 or more square feet.

IV. Santa Fe Homes Program developments that are pursuing affordability incentives pursuant to Section 14-7.2.

V. Development Plan Procedure
   a. Pre-Development Meetings
      An ENN meeting is required. See §14-2.1B.1.II.
   b. Application Submittal and Acceptance
      Applicants for developments that require development plans under this section shall submit plans and other documentation as required by the Planning and Land Use Director that show compliance with the applicable provisions of the Code as provided in Section 14-2.1B.2.II, *Form of Application,* including the following:

1. Existing conditions on the site and within 200 feet of the site;
2. Proposed modifications to the site, including the locations of existing and new structures, grading, landscaping, lighting, pedestrian and vehicular circulation, parking and loading facilities;
3. The types, extent and intensity of land uses that are proposed;
4. Proposed modifications to the infrastructure serving the site, including public and private streets, driveways and traffic control measures and utilities;
5. Documentation of compliance with development standards such as required yards, lot coverage, height of structures and open space;
6. The phases of development, if applicable;
7. For residential development, a proposal for provision of affordable housing as required by Section 14-7.2, *Santa Fe Homes Program (SFHP);*
8. A development water budget as required by Section 14-7.7;
9. For a development plan or final development plan, sufficient detail to clearly show how each applicable development standard is to be met and identify any variance or waiver required,
10. For a preliminary development plan, sufficient detail to demonstrate the feasibility of meeting all applicable development standards, including an analysis of the type and extent of variances or waivers required, specific requests for which may be included.

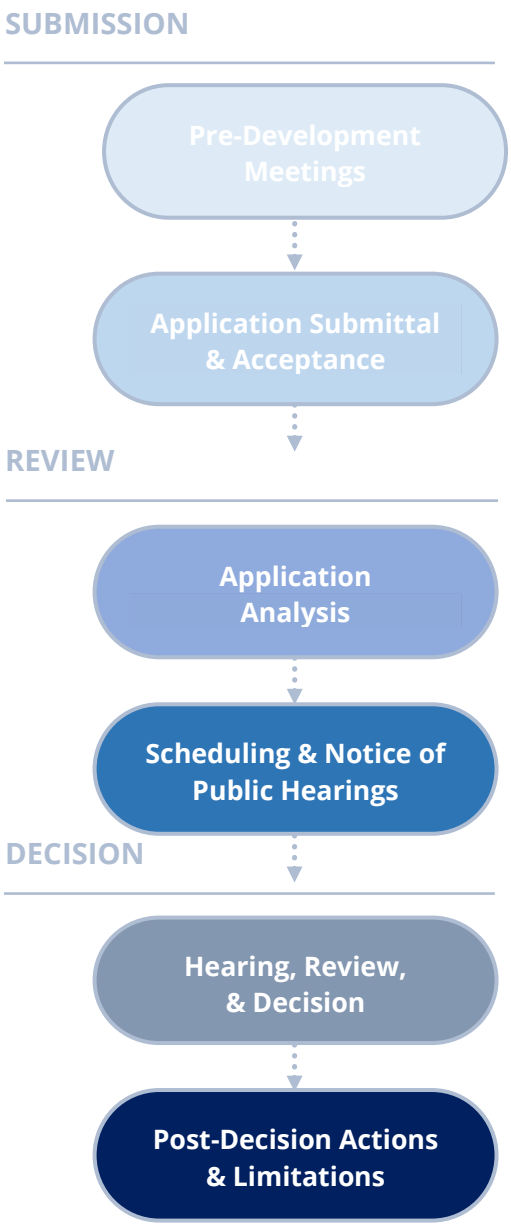


Figure 2.1-12: Development Plan Procedure

c. Coordination with Other Review Procedures

1. Development plans required for rezonings by Article 14-3 *Zoning Districts*, and Article 14-4, *Overlay Districts,* shall be reviewed by the Planning Commission at a public hearing with notice provided as required by Section 14-2.1B.4.II, and then transmitted to the Governing Body with any recommendations, as set forth in Section 14-2.1(D)(3**)**, *Rezoning.*
2. A conditional use approval or variance request associated with a development plan shall be reviewed concurrently and approved or denied by the Planning Commission.
3. Development plans for Santa Fe Homes Program development may receive administrative review and approval; however, standard procedures shall apply if there is an associated subdivision or other land use request that requires the review and approval of a land use board.
4. If review and approval of a development plan by the Planning Commission and the Governing Body is required in conjunction with a rezoning action, the applicant may submit a preliminary development plan for consideration at the time of rezoning. If the rezoning is approved, a separate application for a final development plan must be approved by the Planning Commission prior to development of the affected property.
5. If review and approval of a development plan by the Planning Commission only is required, the applicant may first submit an application for a preliminary development plan. If the preliminary development plan is approved, a separate application for final development plan approval by the Planning Commission must be approved prior to the development of the property.
6. If review and approval of a master plan by the Planning Commission and the Governing Body is required in conjunction with a rezoning action, and if approval of a development plan by the Planning Commission would be required for one or more phases, the applicant may either:
   i. Submit a development plan for the entire affected area for review and approval in lieu of a master plan; or
   ii. Submit a development plan for one or more portions of the affected area for review and approval concurrently with the master plan.
7. Action on a development plan by the Planning Commission must be taken at a public hearing with notice provided as required by Section 14-2.1B.4.II.

d. Application Analysis

The Land Use and Planning Department shall review the application and prepare a staff report in accordance with the approval criteria in Section 14-2.1F.2.IV.

e. Scheduling and Notice of Public Hearing
   1. Administrative approval of a development plan by the Planning and Land Use Director for multi-unit dwelling development comprising three or more dwelling units with a gross floor area less than 10,000 square feet or for Santa Fe Homes Program proposals does not require an ENN meeting, public hearing, or public notice, and is not required to be filed for record with the county clerk.
   2. The application shall be scheduled for public hearing before the Planning Commission and noticed pursuant to Section 14-2.1B.4.II.

f. Hearing, Review, and Decision
   1. Planning and Land Use Director Review
      The Planning and Land Use Director shall review the development plan for conformity to this article.
      i. Where the review applies to a development plan that may be administratively approved, the Planning and Land Use Director shall approve, approve with conditions, or deny the development plan. If conditions are applied, or if the development plan is denied, the Planning and Land Use Director's written response shall explain the reasons for the conditions or the denials.

g. ii. Where the development plan must be reviewed and approved by the Planning Commission, the Planning and Land Use Director shall provide the Planning Commission with a written report of findings together with a recommendation that the development plan be approved, approved with conditions, or denied. A recommendation to conditionally approve shall contain the conditions and a recommendation for denial shall contain the reasons for that recommendation. Planning Commission Review and Decision
   The Planning Commission shall review the development plan and other materials submitted for conformity to this article, consider the Planning and Land Use Director report and recommendations and require any changes deemed advisable for compliance with the Code and the kind and extent of improvements to be made by the applicant to comply with the Code. Following this, at the public hearing the Planning Commission shall approve, approve with conditions, or deny the development plan.

h. Post-Decision Actions and Limitations

1. Recording of Plans; Infrastructure Construction
   i. The signed original mylars of the development plan and associated engineering and improvement drawings shall be filed with the Planning and Land Use Director and shall be the basis for issuance of construction permits. The development plan shall be filed for record with the county clerk by the Planning and Land Use Director.
   ii. If dedication of public rights-of-way or easements is required, a separate dedication plat shall be recorded concurrently with the development plan.
   iii. Infrastructure improvements shall comply with Article 14-6Infrastructure Design, Improvement, and Dedication Standards.
2. Scope of Amendments to Approved Development Plans
   i. The Planning and Land Use Director has the authority provided in Section 14-2.2H.3.II, *Minor Modifications to Development Approvals.*
   ii. The Planning Commission has the authority provided in Section 14-2.1B.5.V, *Amendment of Development Approval.*
3. Expiration of Final Development Plans
   Approval of a final development plan, or any development plan for which no preliminary development plan was required, shall expire three years after final action approving it unless actual development of the site or off-site improvements has begun and is continued pursuant to Section 14-2.1B.5.VI.b. If the final development plan approval expires, approval of any corresponding preliminary development plan expires simultaneously.
4. Extension
   Approval of the development plan may be extended as provided in Section 14-2.1B.5.VII.
5. Denial
   If a development plan is denied, no application that is substantially similar to what has been denied shall be eligible for resubmittal for 12 months from the date of denial, unless the applicant can show a substantial change in circumstances to justify a resubmittal. The Planning and Land Use Director shall resolve issues regarding substantial similarity.
6. Appeal
   An applicant who is aggrieved by the denial of a development plan may file an appeal as described in Section 14-2.1B.5.IV.

VI. Development Plan Approval Criteria and Conditions

a. Consistency with Master Plans and Preliminary Development Plans

1. Development plans must be consistent with applicable provisions of approved master plans as provided in Section 14-2.1F.5.II.c.
2. Final development plans within an area that is subject to an approved preliminary development plan must comply with the provisions of the previously approved preliminary plan unless it is amended or repealed. Final actions by the Governing Body, land use boards and the Planning and Land Use Director concerning rezonings, subdivisions, conditional use approvals, development plans and construction permits shall include a specific finding or determination that the action complies with all applicable provisions of the preliminary plan.

b. Necessary Findings

To approve a development plan, the Planning Commission must make the following findings:

1. That approving the development plan will not adversely affect the public interest; and
2. That the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.

c. Conditions

The Planning Commission may specify conditions of approval that are necessary to accomplish the proper development of the area and to implement the policies of the General Plan, including:

1. Special yards or open spaces;
2. Fences, walls or landscape screenings;
3. Provision and arrangement of parking and vehicular and pedestrian circulation;
4. On-site or off-site street, sidewalk or utility improvements and maintenance agreements;
5. Noise generation or attenuation;
6. Dedication of rights-of-way or easements or access rights;
7. Arrangement of buildings and use areas on the site;
8. Special hazard reduction measures, such as slope planting;
9. Minimum site area;
10. Other conditions necessary to address unusual site conditions;
11. Limitations on the type, extent and intensity of uses and development allowed;
12. Maximum numbers of employees or occupants permitted;
13. Hours of operation;
14. Phases of development, if applicable;
15. Establishment of an expiration date, after which the use must cease at that site;
16. Establishment of a date for annual or other period review at a public hearing;
17. Plans for sustainable use of energy, recycling and solid waste disposal;
18. Any other appropriate conditions and safeguards, in conformity with Chapter 14 or provisions of other Chapter 14s of the Santa Fe City code that regulate the development and use of land; and
19. Conditions may not be imposed that restrict the use to a specific person or group.

5. Master Plan

I. Purpose

The purpose of a master plan is to:

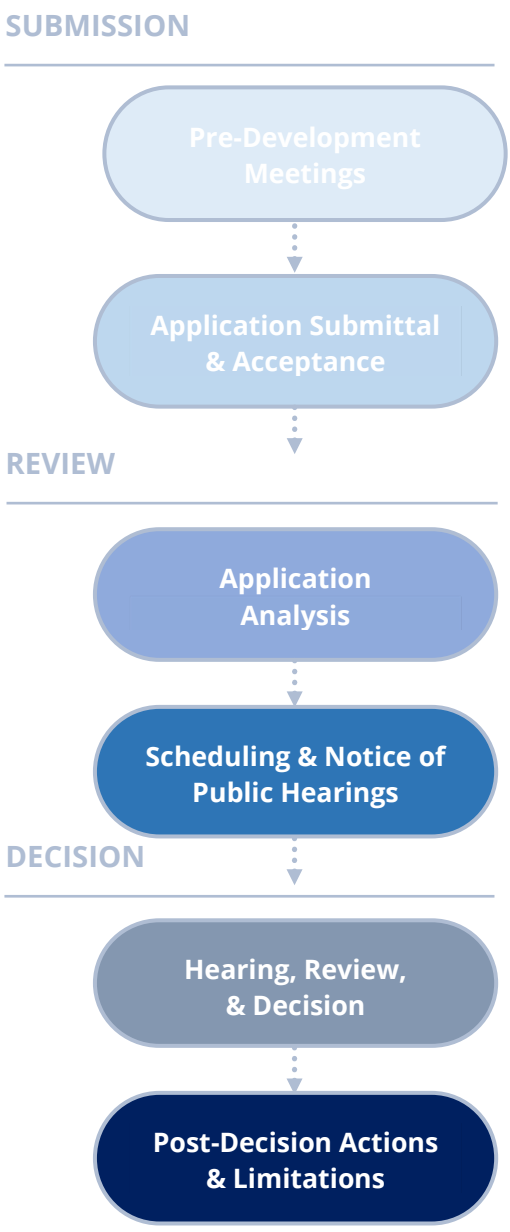


Figure 2.1-13: Master Plan Procedure

a. Provide a comprehensive plan that must be followed during the subsequent review and approval of development plans and subdivision plats for the master-planned area.
b. Enable the Governing Body, land use boards and Planning and Land Use Director to ensure compliance with Chapter 14;
c. Document compliance with final actions to approve or conditionally approve development applications;
d. Provide for comprehensive and coordinated planning for the development of land, often involving multiple phases occurring over a period of several years or more and may also involve multiple developers; and
e. Plan for the funding and phased construction of major public or private infrastructure improvements required to serve the planned development.

II. Applicability
a. A master plan is required in conjunction with rezoning applications in certain districts as provided in Article 14-3 *Zoning Districts*, and may be required in conjunction with specified annexation applications as provided in Section 14-2.1D.1, *Annexation.*
b. A development plan may be submitted in lieu of a master plan as provided in Section 14-2.1F.4.III.c.4.
c. All use and development of land within a master-planned area must comply with the provisions of the adopted master plan. Final actions by the Governing Body, land use boards and the Planning and Land Use Director concerning rezonings, subdivisions, conditional use approvals, development plans and construction permits shall include a specific finding or determination that the action complies with all applicable provisions of the master plan.

III. Master Plan Procedure
a. Pre-Development Meetings
An ENN meeting is required. See §14-2.1B.1.II.
b. Application Submittal and Acceptance
Applicants for developments that require master plans shall submit plans and other documentation as required by the Planning and Land Use Director that show compliance with the applicable provisions of Chapter 14 Form of Application, including plans that show:

1. Existing conditions on the site and within the vicinity;
2. Proposed modifications to the site, including the locations of existing and new structures, grading, landscaping, lighting, pedestrian and vehicular circulation, parking and loading facilities;
3. Proposed changes to the zoning of land within the master plan area and the types, extent and intensity of land uses that are proposed;
4. The proposed boundaries of tracts comprising the various land use areas and development phases,
5. Proposed modifications to the infrastructure serving the site, including locations of utilities and public and private streets and driveways and traffic control measures;
6. Phases of development, if applicable,
7. If public or private infrastructure is proposed to be constructed in phases, a plan for the timing, financing and responsibility for infrastructure construction;
8. For residential development, a proposal for provision of affordable housing as required by Section 14-7.2, *Santa Fe Homes Program (SFHP)*;
9. A development water budget as required by Section 14-7.7*Development Water Budgets;* and
10. For master plans involving five or more acres of land, the Planning and Land Use Director may require an analysis of the fiscal impact to the City of providing utility and other municipal services to the area.

c. Special Development Standards and Design Guidelines
   1. Approval of the master plan may include approval of special development standards or design guidelines to be applied within the master plan area when such regulations are necessary to implement specific goals of the master plan.
   2. Special standards and guidelines must be approved as part of the master plan.
   3. Special standards and guidelines are normally more restrictive than the general standards contained in Chapter 14. All aspects of land use and development within a master planned area that are not addressed by a special guideline or standard are subject to the general standards of Chapter 14.

d. PRC and PRRC Master Plans
   1. The master plan must include a designation of the maximum density allowed for each tract designated for use. Unless special standards are adopted, development standards for each tract shall be those specified for the corresponding zone district.

2. The master plan must include a designation of the type of use and extent of development allowed for each tract designated for nonresidential or mixed-uses. In addition to nonresidential uses allowed in residential districts, such as schools and religious assembly, the development may include:
   i. Neighborhood shopping centers intended primarily to serve development within the PRC district and immediate vicinity as provided in Section 14-3.4E, *Planned Shopping Center Districts*;
   ii. Not more than 35 percent of a planned residential community may be designated for development with mixed-uses consistent with the standards for the MU district; and
   iii. Within the PRRC district, neighborhood centers as provided in Item (i) above, resort accommodations and resort-related commercial services.
3. Unless special standards are adopted, the provisions of Article 14-5, *Use Regulations,* apply within the PRC and PRRC districts.

e. Application Analysis
The Land Use and Planning Department shall review the application and prepare a staff report in accordance with the approval criteria in Section 14-2.1F.2.IV.

f. Scheduling and Notice of Public Hearings
1. Notice and Action by Planning Commission
Action by the Planning Commission to recommend approval of a master plan, or to approve an amendment as provided in Section 14-2.1B.5.V.b, *Master Plans in the MU and BIP Districts,* must be taken at a public hearing with notice provided as required by Section 14-2.1B.4.II.
2. Notice and Action by Governing Body
Action by the Governing Body to approve or amend a master plan must be taken at a public hearing with notice provided as required by Section 14-2.1B.4.II.

g. Hearing, Review, and Decision
1. Planning Commission Review and Recommendation
The Planning Commission shall review the master plan and other materials submitted for conformity to this article, consider the Planning and Land Use Director report and recommendations, and propose any conditions of approval for the application. Following this, at the public hearing the Planning Commission shall approve, approve with conditions, or deny the master plan.

2. The Planning Commission shall then transmit the application to the Governing Body, together with a recommendation based on the approval criteria set forth in Section 14-2.1F.5.IV regarding approval, approval with conditions, or denial.
3. Governing Body Review and Decision
   The Governing Body shall hold a public hearing on the master plan, to review the Planning and Land Use Director report, the recommendation of the Planning Commission, and any evidence obtained at the public hearing. The Governing Body shall then take final action to approve, approve with conditions, or deny the master plan.

h. Post-Decision Actions and Limitations
   1. Expiration
      Approval of a master plan shall expire five years after all applicable appeal periods, and any appeals of the final action approving it unless:
      i. Approval is granted for a development plan or subdivision plat within the master plan boundaries; or
      ii. Actual development of the site or off-site improvements is begun and is continued pursuant to Section 14-2.1B.5.VI.b.
   2. Extension
      Approval of the master plan may be extended as provided in Section 14-2.1B.5.VII.
   3. Denial
      If a master plan is denied, no application that is substantially similar to what has been denied shall be eligible for resubmittal for 12 months from the date of denial, unless the applicant can show a substantial change in circumstances to justify a resubmittal. The Planning and Land Use Director shall resolve issues regarding substantial similarity.
   4. Appeal
      An applicant who is aggrieved by the denial of a master plan may file an appeal as described in Section 14-2.1.B.5.IV(5)(IV).

IV. Master Plan Approval Criteria and Conditions
   a. Necessary Findings
      Approval or amendment of a master plan requires the following findings:

1. The master plan is consistent with the General Plan;
2. The master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;
3. Development of the master plan area will contribute to the coordinated and efficient development of the community; and
4. The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.

b. Conditions

Approval of the master plan may specify conditions of approval that are necessary to ensure compliance with the provisions of Chapter 14 and implement the policies of the General Plan, including:

1. Requirements for construction and funding of private or public infrastructure, including utilities, municipal buildings, roads, parks and trails;
2. Provisions for the use and protection of areas of special hazards or environmental sensitivity;
3. Modifications to the proposed plan, including changes to the boundaries of land use tracts, patterns of land uses, infrastructure plans, phasing plans and special development standards and guidelines.

6. Residential Condominium Declarations

I. Purpose

The purpose of the residential condominium declaration section is to confirm that a proposed or amended condominium declaration complies with the zoning density requirements of this Chapter 14.

II. Applicability

The provisions of this section apply to residential condominium declarations recorded on or after May 30, 2012, that create a condominium or that amend an existing condominium declaration to change the number of condominium units or reserved development rights.

III. Residential Condominium Procedure

a. Application Submittal

Prior to the recordation of a condominium declaration, the declarant shall submit information to the Planning and Land Use Director sufficient to determine whether the proposed or amended condominium declaration complies with the zoning density requirements of this Chapter.

b. Application Analysis

The Planning and Land Use Director shall determine the sufficiency of the information submitted.

c. Administrative Review and Decision

If the proposed or amended condominium declaration complies with the zoning density requirements of this Chapter 14, the Planning and Land Use Director shall issue a written confirmation to the condominium declarant for inclusion in the contents of the condominium declaration as required

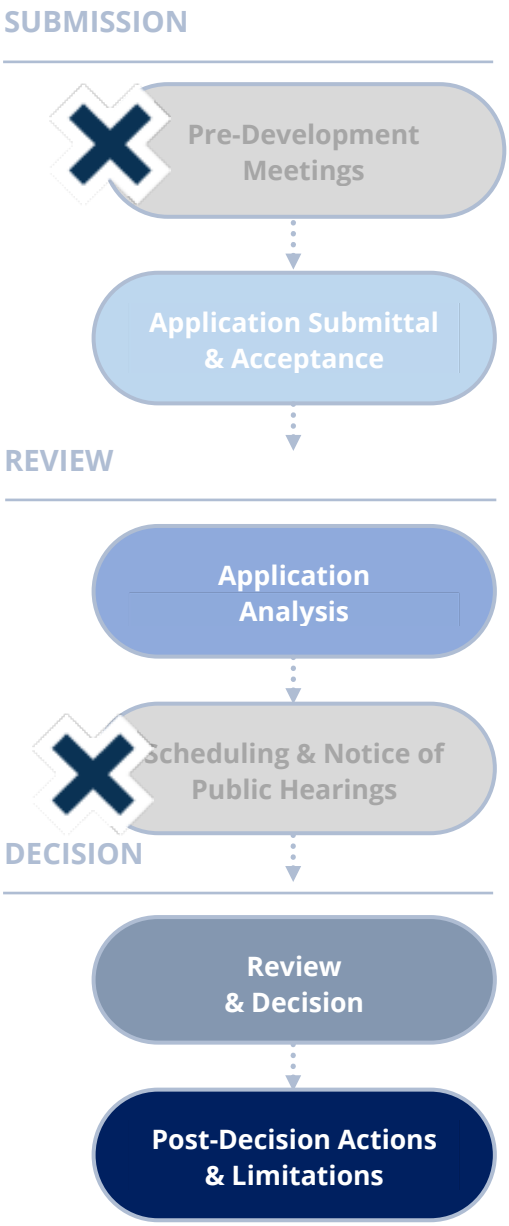


Figure 2.1-14: Residential Condominium Procedure

by 47-7B-5 NMSA 1978. The Planning and Land Use Director shall maintain copies of written confirmations issued pursuant to this section.

IV. Existing Residential Condominiums

a. A condominium (including constructed condominium units and unconstructed condominium units in the form of reserved development rights) is in conformance with the zoning density requirements of Chapter 14 when:

1. The condominium meets the zoning density requirements of Chapter 14; or
2. The condominium met the zoning density requirements of Chapter 14 when the most recent condominium declarations were recorded.

b. A condominium (including constructed condominium units and unconstructed condominium units in the form of reserved development rights) is subject to the provisions of Section 14-1.13F, *Nonconforming Residential Condominiums,* if the condominium declarations were recorded prior to May 30, 2012, and:

1. The condominium does not meet the zoning density requirements of Chapter 14; and
2. The condominium did not meet the zoning density requirements of Chapter 14 when the most recent condominium declarations were recorded.

7. Utility Conformity Review

I. Purpose

Pursuant to Section 3-19-11 NMSA 1978, the Planning Commission shall conduct utility conformity reviews of electrical facilities when administrative approval is not provided as described in "Applicability", below.

II. Applicability

Utility conformity review is required when administrative approval is not permitted, as described in:

a. Section 14-5.3I.1, Electric Facilities;
b. Section 14-5.3I.2, *Underground Electric and Cable Utility Lines*
c. Section 14-5.3I.3, Telecommunication Facilities.

III. Utility Conformity Review Procedure

a. Pre-Development Meetings

An ENN meeting is required. See §14-2.1B.1.II.

b. Application Submittal and Acceptance

The application shall be submitted and accepted, and may be revised or withdrawn, in accordance with Section 14-2.1B.2.

c. Application Analysis

See Section 14-5.3I for information on when an application is required for utility review.

d. Scheduling and Notice of Public Hearing

1. Administrative Approvals

Fifteen days prior to the submittal of an application to the Planning and Land Use Director, the utility service provider shall provide notification by first class mail with mailing certificate, proof of which is to be included with the application, to all property owners within 200 feet of the subject

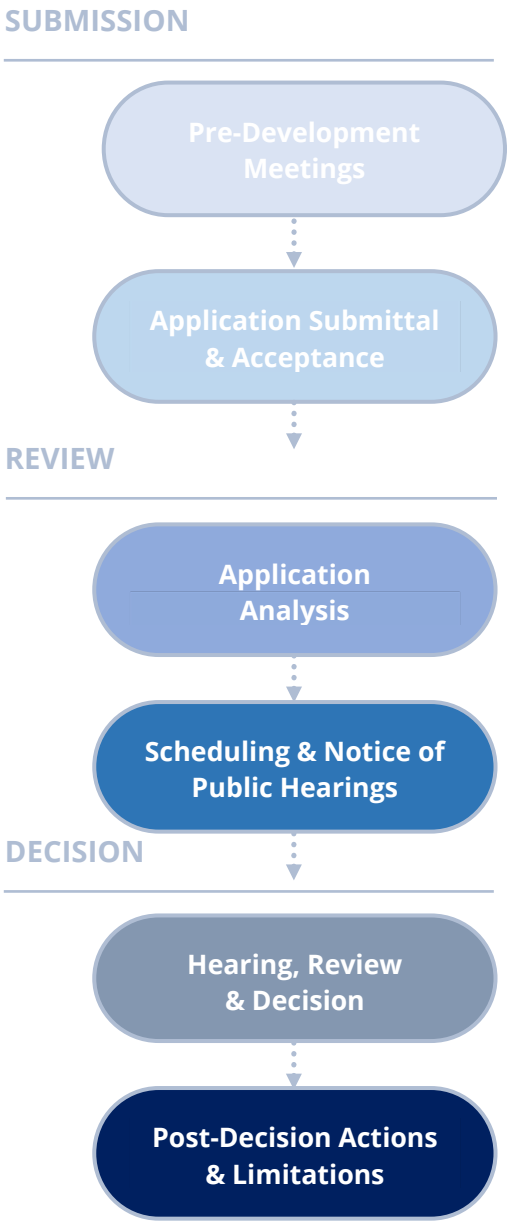


Figure 2.1-15: Utility Conformity Review Procedure

property, exclusive of right-of-way. If the property proposed to be used lies within the boundaries of a neighborhood association that has been listed with the Land Use Director, notice also shall be provided to the neighborhood association.

2. Planning Commission Approval
   For applications requiring Planning Commission approval, the electric service provider shall comply with the provisions of Section 14-2.1B.1.II, *Early Neighborhood Notification Meetings,* and 14-2.1B.4.II, *Notice Requirements.*

e. Post-Decision Actions and Limitations
   1. Appeals
      i. Final actions of the Land Use Director may be appealed pursuant to Section 14-2.1.B.5.IV, *Appeal.*
      ii. For appeals to the Planning Commission, notice shall be given as provided in Section 14-2.1B.4.II.

G. Archaeology and Historic Preservation Procedures

1. Archaeological Clearance Permit

I. Purpose

The purpose of a Archaeological Clearance Permit (ACP) process is to preserve Santa Fe's valuable archaeological resources by providing the means for identifying sites and mitigating adverse effects of development.

II. Applicability

III. Archaeological clearance permits are required as described in Section 14-4.2 for the Historic Downtown Archaeological Review District, River and Trails Archaeological Review District, and the Suburban Archaeological Review District.

IV. Archaeological Clearance Permit Procedures

Provisions a through c below apply to ACP requests in all districts.

a. Pre-Application Conference

A pre-application conference, as described Section 14-2.1(B(1)(I), is required.

b. Initiation of Construction Permit

Application for an archaeological clearance permit is considered to be initiation of application for a construction permit.

c. Scheduling of Hearings and Notice
The Archaeological Review Committee shall make all determinations at a public hearing. The applicant shall be notified, and staff shall post the preliminary Committee agenda at City Hall at least seven days in advance of the meeting.

d. Procedures for Historic Downtown District
The applicant shall meet the following procedures before an archaeological clearance permit is issued for projects in the historic downtown archaeological review districts:

1. Reconnaissance
Reconnaissance shall be completed by an archaeologist, hired by the applicant, meeting the professional qualifications set forth in Section 14-2.2G.5. Reconnaissance requiring archaeology dealing with historic period sites shall be completed by person qualified as a historical archaeologist and as a historian. As a minimum, the reconnaissance shall consist of:

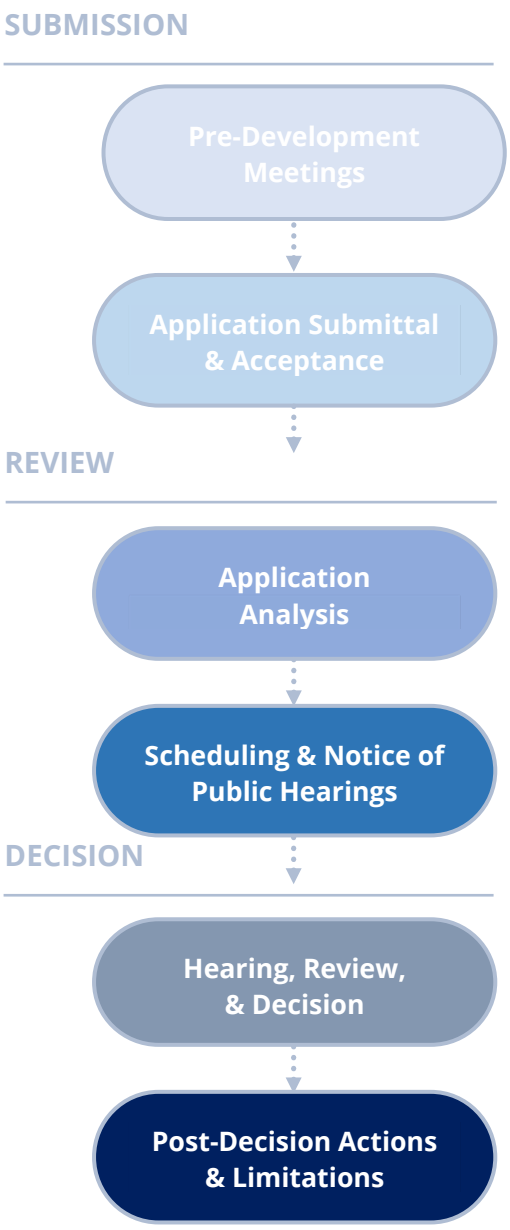


Figure 2.1-16: Archeological Clearance Permit Procedure

i. Archival research and analysis of land titles, historic maps, the archaeological records management systems (ARMS) files of the state of New Mexico, and other existing data;
ii. Visual examination of the property for evidence of archaeological features, artifacts or culturally altered landscapes at least 75 years old. A sample of surface artifacts shall be recovered; and
iii. Test excavations encompassing a minimum of two percent of the total lot area. At least 18 square feet shall be dug by hand after which further excavations may be made by mechanical equipment. Excavations shall proceed to a depth where no archaeological features or artifacts are encountered, or until the maximum depth to which excavations can be safely made.

2. Reconnaissance Report
   Upon the completion of the reconnaissance, a reconnaissance report shall be submitted by the applicant to the Archaeological Review Committee containing materials prepared to the specifications of the Committee.
3. Review and Decision by Committee
   At a hearing the Committee shall review the applicant's reconnaissance report and vote to approve or deny the recommended significance status and if required, the recommended treatment of archaeological resources. The determination made by the Committee for treatment shall be a condition of approval for the archaeological clearance permit and the building or grading permit.
   i. If the project site is determined by the Committee not to be significant, then no further treatment is required, and an archaeological clearance permit shall be issued.
   ii. If the project site is determined by the Committee to be significant and the Committee determines that the data potential of the site is exhausted because a sufficient sample has been taken and no subsurface cultural remains exist, then no further treatment is required, and an archaeological clearance permit shall be issued.
4. Treatment
   If the project site is determined by the committee to be significant and to contain further potential data, then the recommended treatment shall be reviewed and shall include the following procedures:

i. If additional surface remains exist, then additional collections shall be made; and/or
ii. If subsurface cultural remains do exist then the test pits shall be expanded, artifacts shall be collected, and an excavation shall be made of archaeological features such as hearths, living surfaces, or other non-portable cultural remains. In addition, further archival research shall be conducted concerning human occupation and the land use of the project site; or
iii. The site shall either be treated as a public or private open space or shall be treated in such a way that no subsurface disturbance takes place. The procedure is intended as an alternate to paragraph (ii) above. The choice of alternatives is made by the applicant. The committee may recommend but not require that one alternative rather than another be chosen.
iv. Following implementation of the treatment plan, a treatment report is required containing a description of the collection, excavation, research, and other procedures, and a summary of the findings. The report shall be submitted by the applicant to and approved by the committee before an archaeological clearance permit is issued. A final report is due within one year of the date of the issuance of the clearance permit. Upon request of the archaeologist, the committee may grant a one-year's extension.
v. A mapped and written record shall be kept by City staff of all surveyed areas and test excavations.

5. Maximum Funding Limit
In the historic downtown archaeological review districts, in no case shall the applicant be required to spend more than one percent of the valuation of the property shown on the construction permit in providing reports and other information requested by the Archaeological Review Committee.

6. Maximum Time for Excavations and for Excavation of Significant Sites
In the historic downtown archaeological review district, in no case shall the archaeologist be required to spend more than 15 eight-hour equivalent days in carrying out test excavations, or an additional 20 eight-hour equivalent days in carrying out additional excavation of significant sites.

e. Procedures for River and Trails Area, Suburban Area, and Utility Mains
The following procedures shall be met before an archaeological clearance permit is issued to an applicant in the archaeological review districts for the river and trails district, the suburban district, or a utility main.

1. Reconnaissance
   Reconnaissance shall be completed by an archaeologist, hired by the applicant, meeting the professional qualifications set forth in the Archaeological Review Districts Ordinance. Reconnaissance requiring archaeology dealing with historic period sites shall be completed by a person qualified as a historical archaeologist and as a historian. The reconnaissance shall consist of:
   i. Archival research and analysis of land titles, historic maps, ARMS files and other existing data; and
   ii. Visual examination of the property for evidence of archaeological features, artifacts, or culturally altered landscapes at least 75 years old. Linear transects at intervals not exceeding 25 feet shall be walked. If a sample of surface artifacts is recovered during reconnaissance, then the archaeologist in charge of the reconnaissance shall inform the property owner of the desirability of permanently storing the artifacts in a statewide repository such as the museum of New Mexico.
2. Reconnaissance Report
   Upon the completion of the reconnaissance, a reconnaissance report shall be submitted by the applicant to the Archaeological Review Committee containing materials prepared to the specifications of the Committee.
3. Committee Review and Decision
   The Committee shall review the reconnaissance report and vote to approve or deny recommended significance status on an archaeological site by site basis and, if required, the recommended treatment of archaeological resources. The Committee's determination for treatment shall be a condition of approval for the archaeological clearance permits. Treatment shall be completed before approval by the Planning Commission of the final development plan or plat. For phased projects, treatment shall be completed before approval of the final development plan or plat for the phase in question.

4. Treatment
   i. No further treatment is required if the archaeological site is determined by the Committee not to be significant, and an archaeological clearance permit shall be issued.
   ii. If the archaeological site is determined by the Committee to be significant and to contain potential data, then the recommended treatment shall be reviewed and shall meet the following:
      (a) A sample of surface artifacts shall be collected; and
      (b) If there is reason to believe that subsurface remains do exist, then test excavations shall take place. At least eighteen (18) square feet shall be dug by hand, after which further excavations may be made using mechanical equipment. Excavations shall proceed to a depth where no archaeological features or artifacts are encountered, or until the maximum depth to which excavation can be safely extended.
      (c) In addition, further archival research shall be conducted concerning human occupation and the land use of the site; or
      (d) Surface artifacts shall be collected and documented. The site shall alternatively be treated as a public or private open space, park or greenbelt or shall be treated in such a manner that no subsurface disturbance takes place. The choice of alternatives is made by the applicant. The committee may recommend but not require that one alternative rather than another be chosen.
   iii. Following implementation of the treatment plan, a treatment report is required containing a description of the collection, excavation, research, and other procedures, and a summary of the findings. The report shall be submitted to and approved by the committee before an archaeological clearance permit is issued and before approval of the final development plan by the Planning Commission. A final report is due within one year of the date of the issuance of the clearance permit. Upon the request of the archaeologist, the committee may grant a one-year's extension.
   iv. A map and written record shall be kept by City staff of all surveyed areas and test excavations.
5. River and Trails and Suburban Area: Funding Limit
   i. In the river and trails area, in no case shall the applicant be required to spend more than $3,000 dollars plus $100 per acre for the treatment of an archaeological site.
   ii. In the suburban area, in no case shall the applicant be required to spend more than $4,000 plus $100 per acre for the treatment of an archaeological site.

iii. The definition of treatment of an archaeological site is as set forth in this Chapter 14. The procedures for treatment are set forth in Section 14-2.1G.1.III.e.4.
iv. The dollar amounts of the cost ceiling shall be reviewed on an annual basis and updated for cost-of-living increases.

f. Procedures for Santa Fe Trail
1. The tracks of the Santa Fe Trail are shown on the map located in the Planning and Land Use Department and incorporated herein by reference.
2. For development within such an area as set forth by Section 14-2.1G.1.III.e.1, the applicant is required to submit a reconnaissance report which identifies on an aerial map of at least a scale of one-inch equals 400 feet the precise location of the tracks, and which recommends measures for the on-site preservation of the tracks. The committee shall approve the reconnaissance report before the issuance of an archaeological clearance permit.
3. In no case shall the tracks of the Santa Fe Trail be disturbed by the development, except upon the approval of the Archaeological Review Committee. Criteria for approval by the Committee for allowing disturbance of the tracks shall be as follows:
i. The tracks have been mapped and photographed and such information has been provided to City staff; and
ii. The portion of the tracks to be disturbed is ten percent or less of the total square footage of tracks on the applicant's site; or
iii. The square footage of the tracks constitutes more than 60 percent of the total square footage of the lot and preservation of all of the tracks would constitute a "taking" of the lot.

g. Appeals
Any aggrieved person may appeal a final action of the Archaeological Review Committee to the Governing Body pursuant to Section 14-2.1.B.5.IV.

V. Other General Provisions
a. Ownership of Artifacts
All artifacts discovered as a result of a reconnaissance or further treatment, with the exception of human remains, are the property of the property owner. Property owners are encouraged to donate artifacts to the museum of New Mexico or a similar repository.

b. Human Remains
If human remains are discovered, compliance with Section 18-6-11.2 NMSA 1978 is required in addition to the requirements of this section.

i. Persons making the discovery shall contact the City police department and the City Planning and Land Use Department to ensure compliance with all applicable local, state, and federal laws.
ii. If the human remains are determined to be prehistoric, or from the historical period and older than seventy-five years, then the site is considered to be significant. For significant sites, the ARC must approve a treatment plan and report for the remains that meets the requirements of this section.
iii. Any treatment plan dealing with human remains shall include consideration of local Native American or other religious concerns, if applicable.

2. If the remains represent an unplatted cemetery from the historical period, they may not be disturbed unless a district court order is granted authorizing their removal in conformance with Section 30-12-12 NMSA 1978 as amended.

c. Unexpected Discoveries

1. Any cultural remains that are discovered during construction activities shall be reported to City staff. Construction activities shall immediately cease within the area of the discovery for a maximum of 24 hours from time of discovery. Sunday hours may not be included in the 24-hour time period. No construction activity shall continue that in any way endangers the cultural remains. Every effort should be made by the City to prevent unnecessary construction delays. Designated City staff and one archaeologist from the Archaeological Review Committee shall visit the site and shall determine the archaeological significance and the data potential of the site. If the site is determined to be significant and to have data potential, then:
   i. Designated City staff and one archaeologist from the Archaeological Review Committee shall determine a buffer area in which construction activities shall temporarily cease; and
   ii. The property owner shall present a treatment plan to the committee for their approval. The treatment plan shall meet applicable requirements of the archaeological district in which the discovery is located pursuant to Sections 18-6-11 and 18-6-11.1 NMSA 1978 as amended.
2. Failure to report such finds can result in a suspension of construction permits.
3. If human remains are discovered:
   i. Persons making the discovery shall contact the City police department d the City Planning and Land Use Department.
   ii. The New Mexico Office of the Medical Investigator determines if it has jurisdiction.

iii. If the remains are determined to be 75 years old or older, consultation with the Archaeological Review Committee shall be undertaken to identify an appropriate treatment plan.
iv. The treatment plan and all treatment activities shall be performed by an archaeologist with a State of New Mexico Permit to Excavate Unmarked Human Burials and shall conform with standards outlined in the New Mexico Cultural Properties Act.
v. The treatment plan shall indicate consideration of local Native American or other religious concerns, if applicable.
vi. If the remains represent an unplatted cemetery, they may not be disturbed unless a district court order is granted authorizing their removal in conformance with Section 30-12-12 NMSA 1978 as amended.

d. Emergency Actions

Nothing in this section shall be construed as preventing or delaying emergency actions as needed to protect human health or wellbeing, or public or private property. However, if cultural remains are uncovered or disturbed as a consequence of such emergency actions, the disturbed remains will be treated as unexpected discoveries in accordance with Section 14-2.1G.1.IV.c once a state of emergency has ceased to exist.

e. Archaeological Fund and Projects
   1. For the purpose of this section, Citywide significance means:
      i. An outstanding example of a certain category of site or of a type not adequately documented;
      ii. A site associated with a person or event of special historical significance to Santa Fe; or
      iii. A project that contributed to the body of knowledge or archaeological or historical matters.
   2. An archaeological fund shall be established to receive revenue from construction permits, the general fund, and other sources.
   3. The Archaeological Review Committee may recommend expenditure of money from this fund for the following projects:
      i. Additional analysis or other treatment of a site or an unexpected discovery of citywide significance when the funding limit for treatment of a site as set forth in this section has been reached;
      ii. Analysis of artifacts from a site of Citywide significance collected prior to adoption of the Archaeological Review Districts Ordinance; or
      iii. Archaeological surveys or studies of a Citywide scope.

VI. Approval Criteria / Archaeological Significance

Sites identified as significant shall be those that have yielded or may be likely to yield information that is important in the study of prehistory or history. These shall be sites that have:

a. Cultural remains ; and
b. Cultural remains that are directly associated with events or developments that have made an important contribution to local history or prehistory; or
c. Cultural remains that are directly associated with the lives of persons significant in local history; or
d. Areas where a high frequency, density, diversity, or a substantial number of prehistoric cultural remains are present; or
e. Areas with cultural remains known to rarely occur in the Santa Fe area; or
f. Human remains over 75 years old.

2. Creating New Historic Overlay Districts

I. Purpose

The purpose of the creation of a new historic overlay district is to allow for the recognition and delineation of defined areas of the city so that these areas may be preserved. Historic overlay districts shall be areas of historical, architectural, cultural, or special aesthetic interest.

II. Applicability

This procedure shall apply when the Governing Body on its own motion, on recommendation of the Historic Districts Review Board, or in response to petition, wishes to designate an area as an historic district.

III. Procedure for the Creation of a New Historic Overlay District

The procedure for establishing a new historic overlay district shall be that prescribed for other rezonings, as described in Section 14-2.1D.3, but shall also comply with this section.

a. Pre-Application Conference

A pre-application conference, as described Section 14-2.1B.1.I, is required.

b. Application Submittal and Acceptance

Any petition for designation of a historic district shall be accompanied by an application supporting materials, and any other information requested by the Historic Districts Review Board.

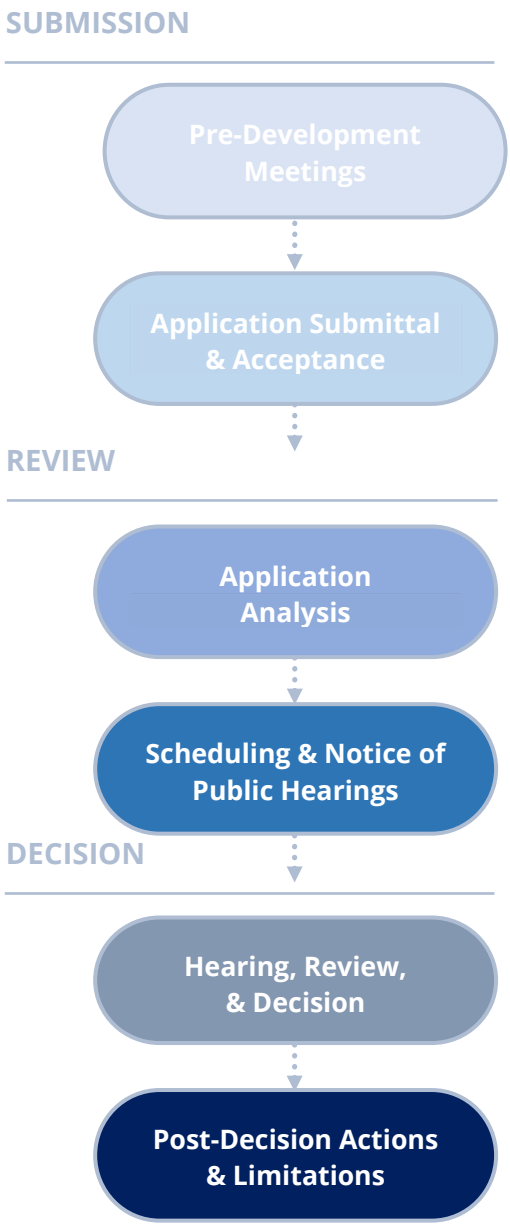


Figure 2.1-17: Creation of a New Historic Overlay District Procedure

c. Application Analysis

The Land Use and Planning Department shall review the application and prepare a staff report in accordance with the approval criteria in Section 14-2.1G.2.IV.

d. Scheduling and Notice of Public Hearings

Notice shall be provided and public hearings shall be scheduled following the same procedural requirements for rezoning, as described in Section 14-2.1D.3.

1. Scheduling Preliminary HDRB Review

Notice of the time and place of the preliminary review shall be given to the applicant in writing by the Planning and Land Use Department.

2. Scheduling Final HDRB Review

Notice of the time and place of the final review shall be given to the applicant in writing by the Planning and Land Use Department.

Hearing, Review, and Decision

e. Preliminary HDRB Review and Hearing
   1. In any matter subject to its authority, upon request of the applicant, the HDRB shall provide a preliminary review, that includes an informal determination of whether the proposal is in compliance with the applicable standards.
   2. After review, preliminary approval or denial shall be indicated by the HDRB. If denied, the HDRB shall give the reasons for denial of the required submittals.
   3. Preliminary approval is not a substitute for final review approval. Any subsequent changes to the historic overlay district proposal made prior to final review shall be consistent with the preliminary approval.
f. Final HDRB Review and Recommendation
   1. If the application exhibits are inadequate, the HDRB may postpone action until a date agreed upon by the HDRB and the applicant. Otherwise, the HDRB shall recommend approval or denial of the application.
   2. The Governing Body shall consider the recommendation of the HDRB regarding the creation of a new historic overlay district at the final public rezoning hearing.
   3. If HDRB recommends denial, the HDRB shall cite the reasons for this recommendation.
g. Planning Commission review and recommendation consistent with HDRB review and recommendation.
h. Final Governing Body Review and Decision
   1. Before taking action on the proposed rezoning, the Governing Body shall hold a public hearing. In the course of the hearing, the Governing Body may request other information from the applicant that is reasonably necessary to determine compliance with Chapter 14.
   2. After reviewing the Planning and Land Use Director report, if any, and the HDRB recommendation, and any evidence obtained at the public hearing, the Governing Body shall take final action to approve or deny the proposed rezoning.
   3. When a proposed rezoning fails to receive the recommended approval of the HDRB, the rezoning shall not be approved by the Governing Body except by a majority vote of all the members of the Governing Body.
i. Post-Decision Actions and Limitations

1. Expiration
   Once approved, rezonings do not expire.
2. Approved Rezonings to be Reflected on Official Zoning Map
   i. After the Governing Body has approved a rezoning application, the official zoning map shall be amended in accordance with Section 14-3.1D to note the new zoning designation.
   ii. Historic overlay districts so classified will be designated for zoning purposes by the existing zone designations at the time of the adoption of this section, plus the suffix "H."
3. Post-Approval Procedure
   i. If, in accordance with the provisions of Chapter 14 and Sections 3-21-1 through 3-21-11 NMSA 1978, changes are made in district boundaries or other matter portrayed on the official zoning map, those changes shall be made on the official zoning map within 30 days after the ordinance adopting the change in zoning classification has been approved by the Governing Body.
   ii. A rezoning ordinance shall be published one time either in its entirety or by title and a general summary of the subject matter contained in the ordinance, whichever the Governing Body elects to do at least five days prior to its effective date, unless otherwise provided by law.
4. Denial
   If a proposed rezoning is denied, no rezoning application that is substantially similar to what has been denied shall be eligible for resubmittal for 12 months from the date of denial, unless the applicant can show a substantial change in circumstances to justify a resubmittal. The Planning and Land Use Director shall resolve issues regarding substantial similarity.
5. Appeal
   An applicant who is aggrieved by the denial of a rezoning request may file an appeal as described in Section 14-2.1B.5.IV.

IV. Creation of a New Historic Overlay Approval Criteria
[Reserved]

3. Demolition of Historic or Landmark Structure

I. Purpose

The purpose of the demolition of historic or landmark structure procedure is to provide a mechanism for review and approval prior to the demolition of any historic or landmark structures within the city of Santa Fe.

II. Applicability

A demolition request must receive staff approval prior to the demolition of any designated historic or landmark within the city of Santa Fe. The demolition request shall only be considered upon the written application of the property owner.

III. Demolition Procedure

a. Pre-Application Conference

A pre-application conference, as described Section 14-2.1B.1.I, is required.

b. Application Submittal and Acceptance

1. Referral to Archaeological Review Committee

Upon receiving an application for demolition of structure in a historic district or a landmark structure, the Planning and Land Use Director shall refer the application to the Archaeological Review Committee to determine whether damage to archaeological resources may be caused by the demolition and what actions should be taken regarding excavation and the archaeological clearance permit.

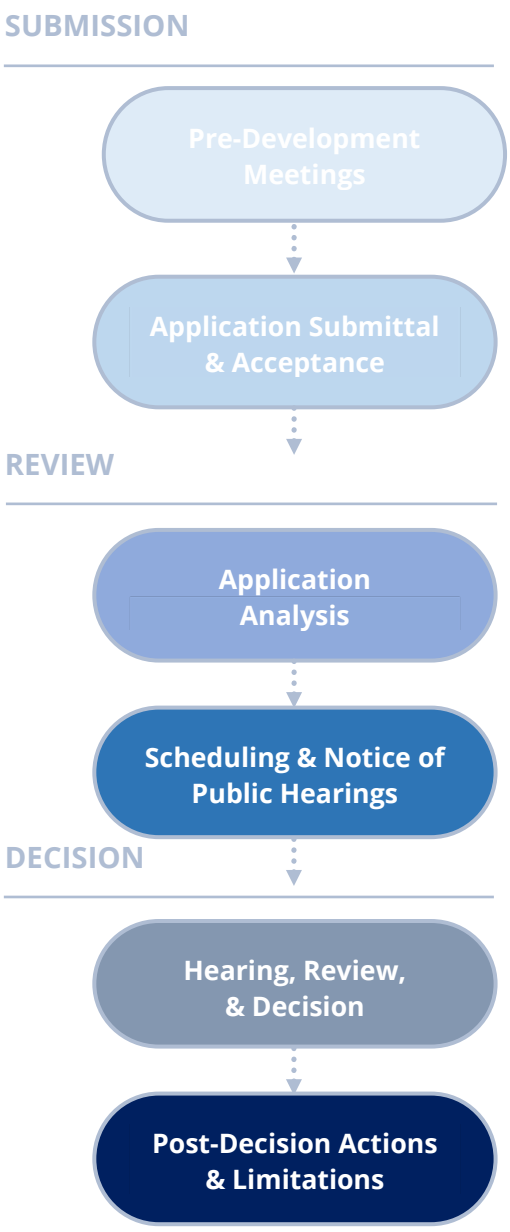


Figure 2.1-18: Demolition of Historic or Landmark Structure Procedure

c. Application Analysis

Before granting approval or denial of a demolition request, the Planning and Land Use Director shall provide the following information on the structure under consideration.

1. A report on the historic or architectural significance of the structure;
2. A report from the City building inspector on the state of repair and structural stability of the structure;
3. If the structure is more than 50 years old, and the entire project of which demolition is a part requires an archaeological clearance permit, a report from the Planning and Land Use Director on whether the demolition would damage possible archaeological artifacts; and
4. Other information as requested by the HDRB or Governing Body.

d. Scheduling and Notice of Public Hearings

1. Notice
   i. At least 14 days prior to any hearing, a sign shall be posted by the City on the site where the demolition is proposed, indicating the proposed action, and the time, date, and location of the HDRB or Governing Body hearing on the application. The posted sign shall be prominently displayed, visible from a public street, and securely placed on the property.
   ii. Notice of the time and place for each hearing shall be sent in writing to each applicant.
   iii. An agenda of the HDRB shall be sent to all groups requesting notification and copies of meeting agendas, as set forth in the officially adopted neighborhood planning policies.
2. Historic Structure Demolition Request Scheduling
   i. Upon receiving an application for demolition of a structure within the historic districts, the HDRB shall, within 65 calendar days from the date of application, either grant or deny the application.
   ii. Ordinarily, the HDRB will act on an application for demolition at its next regular meeting, if the application is submitted in proper form at least seven days before its next regular meeting; however, the HDRB may use the entire 65 -day time period if the HDRB, on motion duly passed, determines such delay is necessary.
3. Landmark Structure Demolition Request Scheduling

   Upon receiving an application for demolition of a landmark structure the HDRB shall, within 65 calendar days from the date of application, make a recommendation to the Governing Body to either grant or deny the application.

e. Hearing, Review, and Decision
The HDRB or Governing Body, as applicable, shall restrict its review to consideration of whether the application is in conformity with the standards established by this section.

f. Post-Decision Actions and Limitations
1. Expiration
Approval of a demolition request shall expire three years after the final action approving it.
2. Extension
Approval of the demolition request may be extended as provided in Section 14-2.1B.5.VII.
3. Denial
A determination that the structure should not be demolished shall impose a duty on the owner or other persons having legal custody and control to immediately take the action required under Section 14-4.6B, *Minimum Maintenance Requirements.*

4. Appeal
   i. HDRB decisions on demolition of structures may be appealed to the Governing Body pursuant to Section 14-2.1.B.5.IV.
   ii. The Governing Body, with the advice and assistance of the HDRB, may take such steps as it determines necessary to preserve the structure concerned, in accordance with the purposes of the historic district regulations under Section 14-4.6. Such steps may include, but not be limited to, consultations with civic groups, public agencies, and interested citizens; recommendations for acquisitions of property by public or private bodies or agencies; and exploration of the possibility of moving one or more structures or other features.

IV. Demolition Criteria for Approval
   a. In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
      1. Whether the structure is of historical importance;
      2. Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and
      3. The state of repair and structural stability of the structure under consideration.
   b. In determining whether a request for demolition of a landmark structure should be approved or denied, the HDRB and Governing Body shall consider the following:
      1. The historical importance of the structure; and
      2. The state of repair and structural stability of the structure.

H. Flexibility and Relief Procedures

1. Variance

I. Purpose

Land use boards may approve variances to the provisions of Chapter 14, granting a landowner relief from compliance with specific provisions of this LDC when strict application of these provisions would result in undue hardship.

II. Applicability
  a. Variances may be granted to provisions regulating:
    1. The size, location, and appearance of structures;
    2. The location and extent of open space;
    3. The extent of grading;
    4. The width and configuration of public and private roads, driveways, and trails; and
    5. Similar standards for development established by this Chapter 14.
  b. A variance shall not be granted:
    1. To provisions that restrict the type or intensity of principal or accessory uses permitted within a district, including limits on maximum residential density; and
    2. To any procedural rule.

III. Height Variances in Airport Area
  a. All height variance requests for lands located within the approach, transitional, horizontal, and conical surfaces as described within the approach and clear zone layout plan of the Santa Fe municipal airport dated February 1980 prepared by PMM and company, adopted in this section by reference and on file in the City public works department shall be reviewed for compliance with federal aviation regulations.
  b. The application for variance shall be accompanied by an approval from the federal aviation administration accompanied by a determination as to the effect of the proposed variance on the operation of air aviation facilities and the safe, efficient use of navigable airspace.
  c. Such variances shall be allowed only upon a finding that granting the variance will not create a hazard to air navigation. Additionally, no application for variance to the height requirements within the area described in this subsection may be considered until a copy of the application has been furnished to the airport manager for advice as to the aeronautical effects of the variance.
  d. If the airport manager does not respond to the application within 15 days after receipt, the land use board may act on the application without the airport manager's response.
  e. Any variance granted may be conditioned to require the owner of the structure in question to install, operate and maintain, at the owner's expense, such markings and lights as may be necessary.

IV. Waivers in Flood Special Flood Hazard Areas
  a. The Planning Commission may waive regulations applicable to the development of land in Special Flood Hazard Areas, as described in Section 14-8.3C. Waivers shall be approved by the Planning Commission, according to the variance procedure described in this section, and subject to the following additional standards.

b. Waivers may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in this section.
c. Waivers may be issued for development on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in provisions e and f below have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the waiver increases.
d. Waivers shall not be issued within any floodway if any increase in flood levels during the base flood discharge would result.
e. Waivers may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the waiver is the minimum necessary to preserve the historic character and design of the structure.
f. Waivers may be approved for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.
g. The prerequisites for granting waivers are:
    1. Waivers shall only be issued upon a determination that the waiver is the minimum necessary, considering the flood hazard, to afford relief;
    2. Waivers shall only be issued upon:
        i. Showing a good and sufficient cause;
        ii. A determination that failure to grant the waiver would result in exceptional hardship to the applicant, and
        iii. A determination that the granting of a waiver will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.
    3. These prerequisites shall constitute the approval criteria for waivers, in lieu of those specified in Section 14-2.1H.1.VII for standard variance requests.

h. An applicant to whom a waiver is granted shall be given written notice that the structure may be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

V. Waivers for Utilities

a. Factors to Consider

1. For All Requests

These standards apply to all waiver requests for utilities. The decision-making body shall consider the following when reviewing a waiver request for any type of facility:

i. The nature of uses on adjacent and nearby properties, including proximity to residentially zoned property, the BCD, and Historic, Escarpment and South Central Highway Corridor Overlay Districts;
ii. The surrounding topography;
iii. Improved electrical, cable, or telecommunications service for Santa Fe; and
iv. Such other factors as may be relevant.

2. For Telecommunications Requests

The decision-making body shall consider the following when reviewing a waiver request:

i. The surrounding vegetation;
ii. The proposed ingress and egress;
iii. The design of the proposed telecommunications facilities, with particular reference to design elements that reduce or eliminate adverse visual impact including lighting; and
iv. The availability of existing towers or other structures for co-location or of alternative antenna configurations with less visual impact.

3. For Electric Facilities Requests

The decision-making body shall consider the following when reviewing a waiver request:

i. The general appearance of the facility; and
ii. The proposed ingress and egress.

4. For Underground Electric and Cable Facilities Requests

The decision-making body shall consider the cost of placing the utility lines underground and all associated costs when reviewing a waiver request.

b. Approval Criteria

1. For All Requests

These standards apply to all waiver requests for utilities. The decision-making body may grant a waiver of the applicable standards upon finding that the waiver:

i. Is in the best interest of the community as a whole;
ii. Will not jeopardize public health, safety and welfare; and
iii. Will better serve the purposes contained in Section 14-5.3I.1.I.

2. For Telecommunications Facility Requests

The decision-making body may grant a waiver of the applicable standards upon finding that the waiver:

i. Will expedite the approval of an antenna or tower;
ii. Will either mitigate the adverse visual impacts of antenna and tower proliferation or limit the need for construction of new towers or antennas;
iii. If the proposed site is located in the Escarpment or South Central Highway Corridor Overlay District, that the applicant has demonstrated to the satisfaction of the Histroic Districts Review Board and/or Planning Commission that it has explored all alternatives to the proposed site and to the proposed design and that location outside those Districts is not practicable.
iv. In a Historic District, that the conditions for an Exception as specified in Section 14-4.6D.3.II, except provision d therein, have been met.

VI. Variance Procedure

a. Pre-Application Conference

An ENN meeting, as described in Section 14-2.1B.1.II, is required.

b. Application Submittal and Acceptance

The application shall be submitted and accepted, and may be revised or withdrawn, in accordance with Section 14-2.1B.2.

c. Application Analysis

The Land Use and Planning Department shall review the application and prepare a staff report in accordance with the approval criteria in Section 14-2.1H.1.VII.

d. Scheduling and Notice of Public Hearing

The application shall be scheduled for a public hearing before the Board of Adjustment or the Planning Commission as indicated in Table 2-1: *Summary Table of Review Procedures* and noticed pursuant to Section 14-2.1B.4.II.

e. Hearing, Review, and Decision

1. Planning and Land Use Director Review
   The Planning and Land Use Director shall provide the decision-making authority with a written report of findings together with a recommendation that the variance be approved, approved with conditions, or denied. A recommendation to conditionally approve shall contain the conditions and a recommendation for denial shall contain the reasons for that recommendation.
2. Board Review and Decision
   Following a public hearing, the land use board shall, based on the application, input received at the public hearing, and the approval criteria set forth in Section 14-2.1H.1.VII, approve, approve with conditions, or deny the variance application.

f. Post-Decision Actions and Limitations

1. Approval Limited
   A variance applies only to the type and extent of development shown on the plans approved at the variance hearing. All other development on the property shall comply with the terms of Chapter 14 or shall require a new or amended variance.

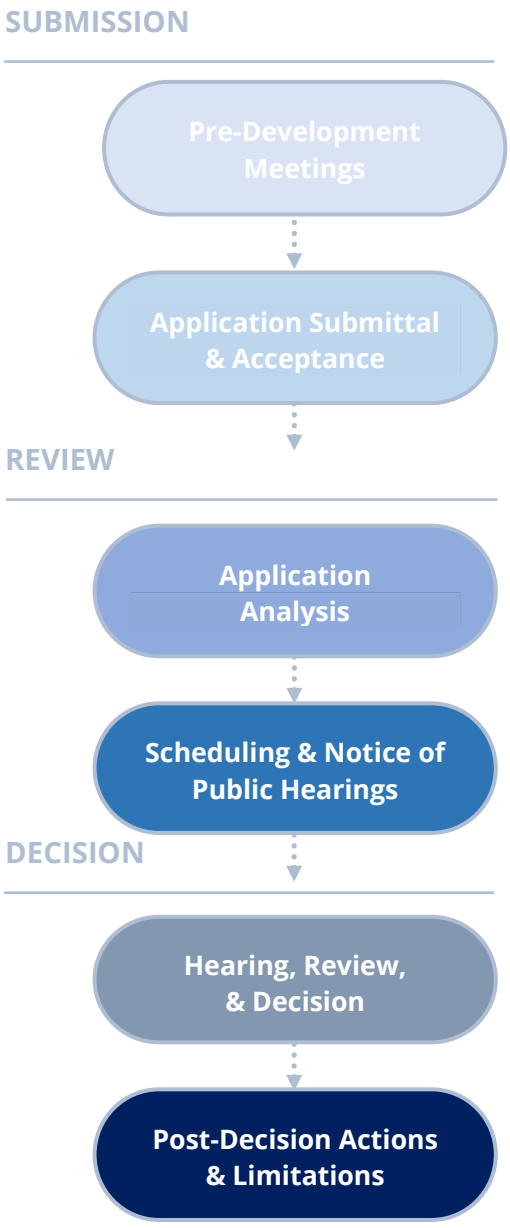


Figure 2.1-19: Variance Procedure

2. Expiration
   i. A variance associated with a subdivision, development plan, or other development approval shall be subject to the expiration of the associated development.
   ii. A variance that is not associated with other types of development approval shall expire three years from the date of the approval as provided in Section 14-2.1B.5.VI.a, unless a different expiration date is specified elsewhere in Chapter 14.
3. Extension
   Approval of the variance may be extended as provided in Section 14-2.1B.5.VII.
4. Denial
   If a variance request is denied, no application with a variance request that is substantially similar to what has been denied shall be eligible for resubmittal for 12 months from the date of denial, unless the applicant can show a substantial change in circumstances to justify a resubmittal. The Planning and Land Use Director shall resolve issues regarding substantial similarity.
5. Appeal
   An applicant who is aggrieved by the denial of a request for a variance may file an appeal as described in Section 14-2.1B.5.IV.

VII. Variance Approval Criteria and Conditions

a. One or more of the following special circumstances applies:
   1. Unusual physical characteristics exist that distinguish the land or structure from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid;
   2. The parcel is a legal nonconforming lot created prior to the adoption of the regulation from which the variance is sought, or that was created by government action for which no compensation was paid;
   3. There is an inherent conflict in applicable regulations that cannot be resolved by compliance with the more-restrictive provision as provided in Section 14-1.8, *Conflicting Provisions*; or
   4. The land or structure is nonconforming and has been designated as a landmark, contributing or significant property pursuant to Section 14-4.6, *Historic Districts*.

b. The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14.

c. The intensity of development shall not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14.

d. The variance is the minimum variance that will make possible the reasonable use of the land or structure. The following factors shall be considered:
   1. Whether the property has been or could be used without variances for a different category or lesser intensity of use;
   2. Consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the General Plan.

e. The variance is not contrary to the public interest.

f. Conditions of Approval

   Variances may be approved with conditions that will assure substantially the objectives of the standards or requirements so varied or modified and that are reasonably related to the approval.

2. Appeal – see Section 14-2.1.B.5.IV.

14-2.2 Review and Decision-Making Bodies

A. Duties and Responsibilities

This section summarizes the review and decision-making responsibilities of the entities that have specific roles in the administration of Chapter 14 and, particularly, the procedures set forth in Section 14-2.1, *Review and Approval Procedures.* Other duties and responsibilities of these entities are set forth in the following sections of this article.

B. Governing Body

1. Without limiting any authority granted to the Governing Body by state law or by other ordinances of the City, the Governing Body shall, with respect to Chapter 14, have the powers and duties set forth in Table 2-1: *Summary Table of Review Procedures*, to be carried out in accordance with the terms of Chapter 14.
2. In addition, the Governing Body shall receive duly executed copies of the minutes and any other written orders or determinations of the Planning Commission if requested.
3. If, within 30 days of any final order or determination by the Planning Commission, the Governing Body decides to review any such order or determination, notice of such proposed review shall be provided in the manner prescribed in Section 14-2.1B.4 and such notice shall be a stay of action on the final order or determination.
4. In exercising the powers set forth in Chapter 14, the Governing Body, after reviewing the minutes of the Planning Commission meeting, may reverse or affirm, in whole or in part, or may modify the order, requirement, decision, or determination as deemed necessary and to that end shall have, in addition to all other municipal authority, that authority of the Planning Commission.
5. Provisions 3 and 4 above in this subsection shall not apply to appeals heard by the Planning Commission regarding decisions of the Planning and Land Use Director. Such decisions of the Planning Commission are final.
6. The Governing Body delegates its authority for hearing appeals of decisions of the Planning and Land Use Director to the respective land use board as set forth in Table 2-1: *Summary Table of Review Procedures*. Final actions of a land use board on the appeal of a decision of the Planning and Land Use Director shall not be heard by the Governing Body. Any further appeals shall be filed in district court.
7. The Governing Body shall hear appeals of final actions of any land use board except as set forth in provision 6 above in this subsection. The Governing Body shall hold a public hearing de novo on the appeal after notice has been given in accordance with the notice provisions of Section 14-2.1.B.5.IV.
8. The Governing Body by adoption of a resolution may approve the temporary suspension of the enforcement of those sections of Chapter 14 setting forth the expiration of development approvals due to severe economic conditions. This authority shall not be used for specific development projects or individual economic situations but shall apply to all development projects due to broad economic downturns.

9. The Governing Body may request a land use board review for a proposed zoning map amendment or a proposed amendment to this Chapter 14, and the land use board shall issue comments and nonbinding recommendations in response to the request.

10. The Governing Body shall review and grant or deny requests for waivers as set forth in Section 14-2.2D.3.VI.

C. Land Use Boards General Standards and Procedures

Except as otherwise required by state law or provided for by City ordinance, the following procedures apply to each of the land use boards and their standing subcommittees, except the Governing Body, the extraterritorial land use authority, and the extraterritorial land use commission:

1. Number of Terms

   There is no limitation to the number of consecutive terms a member may serve.

2. No Compensation

   Members shall serve without compensation.

3. Residency Requirement

   I. A member of a land use board whose jurisdiction extends to the presumptive city limits as defined in Section 6, Paragraph E of the Santa Fe Extraterritorial Land Use Authority Ordinance No. 2009-01 shall reside within the presumptive city limits. [Editor's note: as of the date of adoption, includes the Archaeological Review Committee, the Board of Adjustment and the Planning Commission and its subcommittees]; and

   II. A member of a land use board whose jurisdiction does not extend to the presumptive city limits shall reside within the city limits.

4. Officers

   A land use board shall elect a chair, vice-chair and secretary for one-year terms, without restriction as to re-election. In the case of an ad hoc subcommittee that will exist for less than one year, officer terms shall be equivalent to the duration of the subcommittee. The chair shall preside over the administrative body. In the absence or disability of the chair, the vice-chair shall perform the duties of the chair.

5. Meetings

   Regular meetings shall be held at least once a month, unless there are no agenda items, and at such other times as the chair may determine. Except as otherwise provided by the constitution of New Mexico, the New Mexico Open Meetings Act, or City ordinance, all meetings shall be public meetings; all persons so desiring

shall be allowed to attend and listen to the deliberations and proceedings; and public comment at the meetings shall be encouraged.

6. Quorum

   A majority of members constitutes a quorum.

7. Voting

   Action shall be taken by a majority vote of a quorum of members.

8. Communication with Members Prohibited

   A member of a land use board shall not communicate with any interested parties outside of the public meeting and hearing concerning the merits or substance of any quasi-judicial item coming before the board, except in writing filed with the Planning and Land Use Director within the prescribed time period for inclusion in the public hearing record, and with copies distributed immediately to all other known parties-in-interest and all other members of the board. A member also shall not communicate with any other persons outside the planning and land use department outside of the public meeting and hearing concerning the merits or substance of any quasi-judicial item coming before them. Further, a member shall not inspect the site of any subject property, except pursuant to a publicly noticed site visit that affords all parties the opportunity to attend. A member of a land use board who receives a communication in violation of this section shall disclose the substance of the communication on the record, and the member shall recuse if the member cannot be fair and impartial.

9. Written Record; Findings of Fact

   After hearing and considering all the evidence presented, a land use board shall accompany its approval or denial of an application, request or other item with a written statement of the important facts on which the decision is based, including the pertinent provisions of Chapter 14, and a full explanation of why those facts led to the decision made.

10. Minutes of Proceedings; Public Record

    Land use boards shall keep full and complete records in the form of written minutes of all meetings, including the date, time, and place of the meeting; the names of members in attendance and those absent; the substance of the items considered; a record of any decisions and votes taken that show how each member voted, including abstention or failure to vote; and all public comment. After being approved by the relevant land use board, written explanatory findings of fact and conclusions of law shall be adopted and shall be promptly filed with and maintained by the City clerk pursuant to City ordinance and the New Mexico Open Meetings Act. Findings of fact and conclusions of law adopted by the Planning Commission shall be submitted to the Governing Body pursuant to Section 2-1.15 SFCC 1987.

11. Meeting Attendance

Failure of a member to attend three consecutive regular meetings or 33 percent or more of the regular meetings in a year shall constitute an automatic tender of resignation by the member. The Mayor may accept or reject the resignation.

12. Removal of Members

A member of the Planning Commission may be removed for cause as provided in Section 3-19-2 NMSA 1978. A member of any other land use board may be removed by the appointing authority with or without cause.

13. Vacancy

Vacancies shall be filled in the same manner as the original appointment was made. A member appointed to fill a vacancy shall serve for the remainder of the unexpired term.

14. Records of Membership

Records of membership shall be maintained by the City Clerk.

D. Planning Commission

1. Designation

There is a Planning Commission of the City, which shall be referred to as the "Planning Commission."

2. Delegation of Authority

The Governing Body hereby delegates its authority for planning within the planning jurisdiction of the City, and for approving subdivision plats within the corporate boundaries of the City, as specifically set forth in Section 3-19-1 NMSA 1978 and more generally in Chapter 3, Articles 19 through 21 NMSA 1978, to the Planning Commission, except for those powers retained by the Governing Body in the Santa Fe City Code. The Governing Body delegates its authority to the Planning Commission to hear appeals, variances, and conditional use approvals as provided for in Chapter 14.

3. Powers and Duties

The Planning Commission has the review and decision-making responsibilities set forth in Table 2-1: *Summary Table of Review Procedures*, to be carried out in accordance with the terms of Chapter 14. In addition, the Planning Commission is the principal City land use administrative board and has the powers and duties specified in this section.

I. Development Plans and Subdivision Plats

Unless otherwise provided in Chapter 14, the Planning Commission shall review and approve or deny various specific development plans, requests, and subdivision plats. When specifically authorized by Chapter 14, the decision of

the Planning Commission is final, subject to any appeal right provided in this Chapter 14. In all other instances, the Planning Commission shall provide advice and nonbinding recommendations.

II. Amendments and Modifications of Approved Plans

The Planning Commission shall review and approve or deny amendments, modifications or time extensions of plans, designs, plats, restrictions, and other matters previously approved by the Planning Commission. Nothing in this section precludes the Planning and Land Use Director from approving minor amendments or modifications as authorized in Chapter 14.

III. Variances and Conditional Use Approvals as Part of Subdivision or Development Plan Review

If a request for variance or conditional use approval is part of a development plan or subdivision request requiring Planning Commission review, the Planning Commission shall hear and decide requests for variances pursuant to Section 14-2.1H.1, *Variance,* and conditional use approvals pursuant to Section 14-2.1F.2, *Conditional Use Approval*.

IV. Appeals

The Planning Commission shall hear appeals of the following:

a. Final actions of the Planning and Land Use Director applying the provisions of Chapter 14 to a request for a development plan or subdivision, including a subdivision that creates one additional lot pursuant to Section 14-2.1E.6.
b. Final actions of the Planning and Land Use Director applying the regulations in Section 14-8.2, *Terrain and Stormwater Management,* and Section 14-4**.**4, *Escarpment Overlay District*.
c. Final actions of the Floodplain Administrator.

V. Variances
a. The Planning Commission shall review and grant or deny requests for variances from:
1. §14-4.4, Escarpment Overlay District;
2. §14-8.2, Terrain and Stormwater Management;
3. §14-8.3, Flood Regulations;
4. §14-7.2, Santa Fe Homes Program (SFHP); and
5. Article 14-6, Infrastructure Design, Improvement, and Dedication Standards.
b. When deciding variances, the Planning Commission shall comply with notice and procedural provisions referenced in Section 14-2.1H.1, *Variance*.

VI. Waivers
a. The Planning Commission shall review and grant or deny requests for waivers as set forth in:
1. §14-2.1H.1.IV, Waivers in Flood Special Flood Hazard Areas;
2. §14-8.3, Flood Regulations;
3. §14-7.8, Regulations for Retail Structures 30,000 Gross SF or Larger;
4. §14-5.3I.3, Telecommunication Facilities; and
5. §14-5.3I.1, Electric Facilities.
b. When deciding waiver requests, the Planning Commission shall comply with notice and procedural provisions referenced in Section 14-2.1H.1, *Variance,* but shall additionally rely on approval criteria in Section 14-2.1H.1.IV.f for flood regulations, Section 14-7.8C for retail structures, and Section 14-2.1H.1.V for telecommunications facilities and electric facilities.

VII. Long-Range Policy Recommendations
The Planning Commission may:

a. Provide to administrative and governmental officials of the city recommendations for public improvements and the financing of such improvements. Public officials shall, upon request, furnish to the Planning Commission within a reasonable time such available information as it may require for its work; and
b. Make reports and recommendations relating to the development of the city to public officials and agencies; public utilities; civic, educational, professional, and other organizations; and citizens regarding the following:
    1. Growth management, land use, transportation, development review procedures, urban design, and capital improvements; and
    2. Neighborhood and community planning and other community issues as they relate to long-term planning.

VIII. Other Recommendations to Governing Body

The Planning Commission shall review and make recommendations to the Governing Body regarding:

a. Adoption of, and proposed revisions and amendments to, the General Plan;
b. Annexations;
c. Rezonings; and
d. Proposed amendments to Chapter 14, except for proposed amendments to:
    1. Section 14-2.2G, Archaeological Review Committee, Section 14-2.1G.1, Archaeological Clearance Permit, and Section 14-4.2, Archeological Review Districts, about which the Archaeological Review Committee shall review and issue recommendations;
    2. Section 14-2.1G.3, Demolition of Historic or Landmark Structure, and Section 14-4.6, Historic Districts, about which the Historic Districts Review Board shall make recommendations; and
    3. Section 14-7.7, *Development Water Budgets,* about which the public utilities committee shall review and issue recommendations.

IX. Other Powers and Duties
a. The Planning Commission may request any other committee or board to review a proposed official zoning map amendment or a proposed amendment to Chapter 14, and that committee or board shall issue comments and nonbinding recommendations in response to the request.
b. In the performance of its duties, the Planning Commission may enter on any land, make examinations and surveys, and place and maintain necessary monuments and markers on land.
c. As authorized by state law and Chapter 14, the Planning Commission may make decisions affecting the physical development of the City, including physical development authorized by a public agency or official not under the jurisdiction of the Governing Body. These decisions shall be consistent with the General Plan and other adopted City policies.
d. The Planning Commission has all powers necessary to enable it to fulfill and perform its functions and carry out the duties authorized in the Santa Fe City Code.

X. Regulations; Planning and Platting; Development Review
a. To carry out the planning and platting duties and development review responsibilities granted to the Planning Commission, including the adoption of an amendment to the General Plan and approval and denial of plats and replats, the Planning Commission may adopt regulations, procedures and a schedule of fees; provided that such regulations, procedures and schedules of fees are consistent with the Santa Fe City Code and do not become effective and enforceable until approved by the Governing Body.

b. Among other regulations, the Planning Commission may adopt flow charts and checklists for matters within the Planning Commission's jurisdiction to provide information and assistance to the general public in complying with the provisions of the Santa Fe City Code.
c. Approved plats and development plans shall be signed by the chair and the secretary of the Planning Commission.

4. Membership and Procedures

I. Composition

The planning commission is composed of nine members who are qualified by training, experience, and ability to exercise sound and practical judgment on civic, social, economic, and governmental affairs.

II. Membership

a. Two members from each city councilor district shall be appointed to the planning commission; and
b. One at-large member shall be appointed to the planning commission.

III. Appointment and Term

The members of the planning commission shall be appointed by the mayor with the advice and consent of a majority vote of all the members of the governing body. Members shall serve two-year overlapping terms, maintaining the original overlap of planning commission terms. Members shall serve until their successors have been appointed and qualified.

IV. Ad Hoc Subcommittees

a. Delegation

The governing body and the planning commission may delegate their authority to ad hoc subcommittees as specifically provided in this article and more generally in Chapter 3, Articles 19 through 21 NMSA 1978, except for those powers retained by the governing body.

b. Powers and Duties

Ad hoc subcommittees shall gather information for, make recommendations to, and otherwise assist the planning commission in accomplishing its powers and duties, as the planning commission deems appropriate.

c. Membership and Procedures

Pursuant to Chapter 3, Article 19 NMSA 1978, *Planning and Platting,* and Article 2-1 SFCC 1987, the mayor, subject to the advice and consent of the governing body, may appoint ad hoc subcommittees.

1. Pursuant to Chapter 3, Article 19 NMSA 1978, the chair of the Planning Commission may appoint ad hoc subcommittees of the Planning Commission.
2. Ad hoc subcommittees may be composed of volunteer citizens, planning and land use department staff, and planning commission members.

E. Board of Adjustment

1. Designation

There shall be a board of adjustment of the City, which shall be referred to as the "board of adjustment" or the "BOA".

2. Delegation of Authority

The governing body hereby delegates its authority, as set forth generally in Chapter 3, Articles 19 through 21 NMSA 1978, to the BOA as described in this section, except those powers retained to the governing body in the Santa Fe City Code. In addition, the governing body delegates authority to the BOA to hear appeals, variances, and conditional use approvals as provided in Chapter 14.

3. Powers and Duties

The BOA has the review and decision-making responsibilities set forth in Table 2-1: *Summary Table of Review Procedures*, to be carried out in accordance with the provisions of Chapter 14 and has the following additional responsibilities:

I. To hear appeals of final actions of the planning and land use director applying the provisions of Chapter 14 unless jurisdiction for such appeals is otherwise specifically reserved to another land use board.

II. To hear and decide applications for conditional use approvals as provided in Section 14-2.1F.2 , *Conditional Use Approval* unless jurisdiction for such conditional use is specifically reserved to another land use board.

III. To authorize in specific cases a variance from the terms of Chapter 14 as provided in Section 14-2.1H.1, *Variance.*

4. Composition

The BOA consists of seven members, two of whom may be planning commission members and at least five of whom shall be members-at-large. Members of the governing body may serve as at-large members.

5. Appointment and Term

Members of the BOA shall be appointed by the mayor with the consent of the Governing Body. Members shall serve three-year overlapping terms, maintaining the original overlap of BOA terms. Members shall serve until their successors are appointed and qualified.

F. Historic Districts Review Board

1. Designation

   There shall be a Historic Districts Review Board of the City, which shall be referred to as the "Historic Districts Review Board," "HDRB," or the “H-Board.”

2. Delegation

   The Governing Body and the Planning Commission hereby delegate their authority, as set forth generally in Chapter 3, Articles 19 through 21 NMSA 1978, to the HDRB as described in this section, except those powers retained by the Governing Body and the Planning Commission in the Santa Fe City Code. The HDRB shall carry out the City's powers and duties pursuant to Chapter 3, Article 22 NMSA 1978 (Historic Districts and Landmarks).

3. Powers and Duties

   The HDRB has the review and decision-making responsibilities set forth in Table 2-1: *Summary Table of Review Procedures*, to be carried out in accordance with the terms of Chapter 14. In addition, the HDRB shall:

I. Review and approve or deny all applications for new construction, exterior alteration, and demolition of structures, except signs, in the historic districts in accordance with the standards and procedures set forth in the following sections:
   a. §14-2.1G.3, Demolition of Historic or Landmark Structure;
   b. §14-4.6, Historic Districts; or
   c. §14-1.13, *Nonconformities*.

II. Hear appeals of final actions of the Planning and Land Use Director interpreting or applying the following historic district regulations:
   a. §14-2.1(F)(3), Construction Permits ;
   b. §14-2.1(G)(3), Demolition of Historic or Landmark Structure;
   c. §14-4.6, Historic Districts; or
   d. §14-1.13, Nonconformities.

III. Upon referral by the land use director, review and make recommendations prior to any hearing before the Planning Commission related to the creation of new historic overlay districts in the City, before the matter goes to the Governing Body for a final decision.

IV. Make recommendations to the Governing Body relating to the erection of appropriate plaques and markers designating various historical sites and points of interest in the City.

V. Make recommendations to the Governing Body relating to the purchase or acquisition by gift, grant, bequest, devise or otherwise of real property of historical background and interest.

VI. Make recommendations to the Governing Body as to the exercise of the Governing Body's power of eminent domain in the acquisition of real property of historical background and significance and the proposed ways and means of compensation.

VII. Advise and assist officials, committees, and commissions of the municipal government in making recommendations to the Governing Body.

VIII. Compile and maintain a list of historical sites and structures.

IX. Perform other acts as requested by the Governing Body, provided that such acts relate specifically to this section.

X. Conduct field trips upon request of an applicant or as determined by the chair.

4. Membership and Procedures

I. Composition

The HDRB consists of seven members who have demonstrated interest and knowledge of the historic character of the City. One member shall be an architect, one member shall be a historian, one member shall represent some aspect of the construction industry, one member shall have a business in one of the historic districts, one member shall be a member of the Old Santa Fe

Association, and two members shall be members-at-large. Members of the Governing Body may serve as members at-large.

II. Appointment and Term

The Mayor, with the consent of the Governing Body, shall appoint each member of the HDRB. Members shall serve two-year overlapping terms, maintaining the original overlap of HDRB terms. Members shall serve until their successors have been appointed and qualified.

III. Recommendations

a. The following organizations are encouraged to recommend to the Mayor up to three persons each for the appropriate position as designated in this section:
   1. Santa Fe Chapter of the American Institute of Architects,
   2. Santa Fe Chamber of Commerce and Hispanic Chamber of Commerce,
   3. Museum of New Mexico, and
   4. Building Contractors Association and Associated General Contractors of America, Building Branch (jointly).

b. A person being recommended is not required to be a member or staff of the organization recommending the person.

c. This provision is in no way intended to prevent other organizations from recommending members or to limit the appointment power of the Mayor.

G. Archaeological Review Committee

1. Designation

There shall be an Archaeological Review Committee of the City, which shall be referred to as the "Archaeological Review Committee" or the "ARC."

2. Delegation

The Governing Body and the Planning Commission hereby delegate their authority, as set forth generally in Chapter 3, Articles 19 through 21 NMSA 1978, to the ARC as described in this section, except for those powers retained by the Governing Body and the Planning Commission in the Santa Fe City Code.

3. Powers and Duties

I. The ARC has the review and decision-making responsibilities set forth in Table 2-1: *Summary Table of Review Procedures*, to be carried out in accordance with the terms of Chapter 14. In addition, the ARC shall:

a. In accordance with Section 14-2.1G.1, hold hearings to review survey and inventory reports, archaeological monitoring reports and plans, and archaeological treatment plans for their acceptability, determine the significance of archeological sites, and consider requests for listing on the City's list of approved archaeologists and historians. The ARC may review and act on stages or portions of archaeological studies. The ARC shall vote to approve, conditionally approve, or deny requests for archaeological clearance permits.

b. Qualify or disqualify persons for inclusion on the City's list of approved archaeologists, historical archaeologists, and historians upon review and consideration of resumes and related documents as set forth in this section.

c. Establish a City register of recognized archaeological sites and shall establish criteria for such a register.

d. Hear appeals of final actions of the Planning and Land Use Director interpreting or applying archaeological review district regulations pursuant to Section 14-4.2, *Archeological Review Districts*.

II. The ARC may:

a. Advise the HDRB in regard to applications to that board for new construction, exterior alteration, demolition or on other matters relating to archaeology within the historic districts.

b. Direct applicants to the state historic preservation division for information regarding state or federal law and regulations on the tax benefits of donating archaeological properties or easements.

c. Recommend to the Governing Body that land containing archaeological sites of major interest to the City be purchased as part of the City's parks, recreation, and open space system.

d. Recommend the expenditure of money from City archaeology fund for projects that meet archaeological fund criteria set forth in Section 14-2.1G.1, *Archaeological Clearance Permit*. Expenditures of $1,000 or less may be approved by the Planning and Land Use Director. Expenditures over $1,000 must be approved by the Governing Body.

III. When both a HDRB and an ARC review are required of a single project, the reviews may occur at the same time.

4. Membership and Procedures

I. Composition

The ARC consists of five members. One member shall be a historian, three members shall be archaeologists or historical archaeologists, and one member shall be a representative of the construction, development, or real estate community.

II. Appointment and Term

The Mayor, with the consent of the Governing Body, shall appoint each member of the ARC. Members of the ARC serve two-year overlapping terms, maintaining the original overlap of ARC terms.

5. Qualifications

All archaeologists, historical archaeologists, and historians appointed as ARC members shall meet the qualifications set forth in this section.

I. Archaeologists

All archaeologists in actual direct charge of archaeological reconnaissance or treatment required for an archaeological permit shall meet the following minimum qualifications:

a. Hold a graduate degree in archaeology, anthropology, or a closely related field with a specialization in archaeology or have equivalent training or field experience, the sufficiency of which is determined by the ARC;
b. Have at least two years' experience in directing archaeology projects, including at least six months of field experience in the southwestern United States; and
c. Be listed in the state historic preservation division directory of archaeologists as a principal investigator or supervisory archaeologist. This requirement shall not apply to archaeologists who are currently on the City's list of approved archaeologists as of the effective date of Ordinance No. 2007-9 (April 23, 2007) or to archaeologists appointed as members of the ARC.
d. 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.

II. Historical Archaeologists

All historical archaeologists in actual direct charge of excavation of historic period sites shall:

a. Meet the minimum qualifications for an archaeologist set forth above in subsection I;
b. Have a minimum of one year of experience in directing historical archaeology projects or equivalent training or field experience, the sufficiency of which is determined by the ARC; and
c. Have demonstrated experience in the Historic Downtown Archaeological Review District.

III. Historians

All historians in actual direct charge of archival research and analyses of land titles or historic maps shall meet the following minimum qualifications:

a. Hold a graduate degree in history, or have equivalent professional experience or demonstrate equivalent training, the sufficiency of which is determined by the ARC; and
b. Demonstrate the ability to carry out archival research.

IV. List of Qualified Individuals
a. Archaeologists, historical archaeologists, and historians deemed by the ARC to meet the qualifications provided in this section shall be placed on a list maintained by the Planning and Land Use Director.
b. Guidelines for documenting applicable experience and education for meeting the requirements of this section are available from the Planning and Land Use Director.
c. Archaeologists, historical archaeologists, and historians who wish to remain on the list shall provide updated contact information and resume upon request of the Planning and Land Use Director and shall provide updated contact information any time there is a change in employment.

6. Standards
I. Archaeologists, historical archaeologists, and historians are responsible for reports and performance that exhibit a high standard of professionalism and competence, including the following standards:
a. Any archaeological reports, histories, plans, reconnaissance reports, treatment plans, or final report that are accepted by the ARC with minor typographical, formatting, or content errors constitute a conditional approval for an archaeological clearance permit, and the document shall be returned with corrections to the Planning and Land Use Director within 45 days of the date of final approval. Failure to fulfill this requirement shall result in refusal by the Planning and Land Use Director of any new application for an archaeological clearance permit until a corrected report has been submitted.
b. Archaeological reports, histories, or plans that are not approved by the ARC and resubmitted to the Planning and Land Use Director without the necessary corrections to meet the conditions of the Archaeological Review Committee shall be rejected by the Planning and Land Use Director and no new application for an archaeological clearance permit shall be accepted by the Planning and Land Use Director until a corrected report has been accepted and an archaeological clearance permit has been approved by the ARC.
c. Rejection of three or more reconnaissance reports, treatment plans, or final reports in a 12-month period may result in the ARC removing the archaeologist, historical archaeologist, or historian from the list of qualified archaeologists, historical archaeologists, and historians for 12 months; and

d. Failure to submit a final report within the one-year time limit, or any extension of time provided by the ARC as set forth in Section 14-2.1G.1, may result in the ARC removing the individual from the list of qualified archaeologists, historical archaeologists, and historians.

II. The Planning and Land Use Director shall notify the following, in writing, of the actions taken pursuant to subsection 6.I above:
   a. The state historic preservation officer;
   b. The affected archaeologist, historical archaeologist, or historian; and
   c. The property owner; and
   d. The applicant.

III. The affected archaeologist, historical archaeologist, or historian may submit a written appeal to the ARC of the final actions taken by the Planning and Land Use Director in subsection 6.I above.

IV. Decisions of the ARC may be appealed to the Governing Body as set forth in Section 14-2.1.B.5.IV, *Appeal.*

V. An archaeologist, historical archaeologist, or historian who is removed from the City's list of qualified individuals may re-apply to the ARC for inclusion on the list after previous obligations have been met.

H. Planning and Land Use Director

1. Delegation of Authority

The Governing Body hereby delegates its authority, as set forth generally in Chapter 3, Articles 19 through 21 NMSA 1978, to the Planning and Land Use Director as provided in this section and throughout Chapter 14, except those powers retained by the Governing Body or any land use board, by state law, City ordinance or the terms of this Chapter 14.

2. Powers and Duties

The Planning and Land Use Director has the review and decision-making responsibilities set forth in Table 2-1: *Summary Table of Review Procedures*, to be carried out in accordance with the terms of Chapter 14. In addition, the Planning and Land Use Director shall:

I. Administer and ensure compliance with Chapter 14 by:
   a. Organizing the planning and land use department into divisions and delegating functions to those divisions, individual staff members, and other designees under the Planning and Land Use Director's authority;
   b. Publishing and enforcing existing planning and land use department policies and setting, writing, and publishing new planning and land use department policies from time to time, and to inform the public of planning and land use department procedures and processes; and
   c. Publishing and enforcing existing planning and land use department submittal requirements and setting, writing, and publishing new planning and land use department submittal requirements from time to time to assist the public in achieving application completeness.

II. Administer and ensure compliance with the Santa Fe Homes Program, including:
   a. Administer and enforce all planning and land use ordinances that apply to development requests subject to Section 14-7.2;
   b. Require, as part of the development review process, that the applicant prepare and submit a SFHP proposal to the Office of Affordable Housing to ensure compliance with the SFHP Ordinance;
   c. Administer provisions for development incentives in the development review process as set forth in this section;
   d. Record the SFHP agreements with the respective subdivision plat or development plan at the county clerk's office; and
   e. Where applicable, invoke sanctions for noncompliance with SFHP agreements at the request of the City Manager.

III. Render advisory opinions to any land use board or other administrative body.

IV. Interpret Chapter 14 pursuant to Section 14-1.10, *Interpretations.*

V. Determine the status of nonconformities pursuant to Section 14-1.13, *Nonconformities.*

VI. Prepare and publish preliminary agendas for land use boards as provided in Section 14-2.1B, Common Review Procedures.

VII. Prepare notification materials for early neighborhood notification, land use boards and the Governing Body as provided in Section 14-2.1B, *Common Review Procedures*.

VIII. Provide administrative and advisory assistance to the land use boards, conduct site inspections, and carry out reviews.

IX. Take any steps necessary to enforce the provisions of Chapter 14 on behalf of the City, including filing suit for injunctive relief, criminal or civil enforcement and penalties or other remedies authorized by this code, including Section 14-1.12, *Enforcement*.

X. Take any other actions within the Planning and Land Use Director's power to carry out the provisions of Chapter 14.

3. Approval Authority

I. Alternate Means of Compliance

The Planning and Land Use Director may allow alternate means of compliance with the requirements of Chapter 14 when:

a. The proposed alternate means satisfy the intent of this Chapter 14;
b. The requirements include quantitative standards, and those quantitative standards are satisfied by the alternate means of compliance; and
c. Site conditions, including the configuration of the lot, topography and existing vegetation make following the standards prescribed in this Chapter 14 impossible or impractical.

II. Minor Modifications to Development Approvals

The Planning and Land Use Director may approve minor quantitative and qualitative modifications on an approved master plan, development plan, subdivision plat, conditional use approval, or other development approval, subject to the following:

a. Written request by the applicant explaining the need for the modification;
b. Written finding by the Planning and Land Use Director that the modifications do not substantially change the function or appearance of the development, and will not result in any negative health or safety impacts on the community or negatively impact a neighboring property;
c. The minor modification may not allow increased density or allow uses not otherwise shown on the approved plan or plat; and
d. The minor modification complies with all standards and requirements of Chapter 14, except as otherwise allowed by this section.

III. Administrative Deviations

The Planning and Land Use Director may approve minor dimensional deviations of 12 inches or less and minor quantitative deviations from the standards in Chapter 14, including standards for the number of required off-street parking spaces, when it is impossible or impractical to fully comply with the standards. Approval of administrative deviation is subject to the following:

a. Written request by the applicant explaining the need for the deviation;
b. Written finding by the Planning and Land Use Director that the deviation will not result in any negative health or safety impacts on the community or negatively impact a neighboring property; and
c. The administrative deviation is not being used to allow increased density or uses not otherwise permitted in the district.

IV. The Planning and Land Use Director also has the approval authority provided elsewhere in this Chapter 14, including but not limited to the authority to review and approve administrative approval subdivisions pursuant to Section 14-2.1E.6.

l. Floodplain Administrator

1. Authority

The Planning and Land Use Director shall designate a state-certified floodplain manager to be the Floodplain Administrator to administer the city's flood regulations. The Floodplain Administrator may delegate any assigned task as set forth in Chapter 14 to any staff member who is also a state-certified floodplain manager.

2. Powers and Duties

I. Administration

Duties and responsibilities of the Floodplain Administrator shall include the following:

a. Administer and enforce Section 14-8.3, *Flood Regulations,* and other appropriate sections of 44 CFR Part 59 et. seq., National Flood Insurance Program Regulations, pertaining to floodplain management;
b. Establish a floodplain management program to meet the prerequisites for the sale of flood insurance as set forth in 44 CFR part 59.22;
c. Maintain and hold open for public inspection all records pertaining to the provisions of this section and Section 14-8.3;
d. Review and approve or deny applications for a permit, license, or certificate pertaining to the use of land or buildings in any special flood hazard area;
e. Review all permit applications to determine whether proposed development will be reasonably safe from flooding and that public utilities and facilities are constructed to minimize flood damage;
f. Approve or deny all applications for development permits required by this section and Section 14-8.3, *Flood Regulations;*
g. Review applications for proposed development to assure that all necessary permits have been obtained from federal, state, or local governmental agencies, including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334, from which prior approval is required;
h. Make the necessary interpretation where needed as to the exact location of the boundaries of the flood hazard area, for example, where there appears to be a conflict between a mapped boundary and actual field conditions;
i. In riverine situations, notify adjacent communities and the New Mexico office of the state engineer prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency (FEMA);
j. Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained;
k. When base flood elevation data has not been provided in accordance with Section 14-8.3D, *Engineering Criteria,* obtain, review, and reasonably use any base flood elevation data and floodway data available from federal, state, or other sources in order to administer the provisions of Section 14-8.3C, *Development in Special Flood Hazard Areas.*
l. When a regulatory floodway has not been designated, require that no new construction, substantial improvements or other development, including fill, be permitted within Zones A and AE on the City's flood insurance rate map (FIRM), unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the base flood elevation of the base flood more than one foot at any point within the City;

m. Where base flood elevation data are utilized, obtain and maintain records of the lowest floor and flood proofing elevations for new and substantially improved construction;
n. Maintain a record of all appeals; and
o. Report all waivers to FEMA upon request.

II. Enforcement

a. The Floodplain Administrator may make reasonable entry upon any lands and waters within the City's jurisdiction for the purpose of making any investigation, survey, removal, or repair contemplated by this section or Section 14-8.3. An investigation of any obstruction shall be made by the Floodplain Administrator either on the Floodplain Administrator's own initiative or by the written request of any member of the public.
b. Whenever it is necessary to make an inspection to enforce any of the provisions of this section or Section 14-8.3, the Floodplain Administrator may enter such buildings or premises at a reasonable time to inspect the same or to perform any duty imposed upon the Floodplain Administrator by this section; provided that if such building or premises is occupied, the Floodplain Administrator shall first present proper identification and demand entry, and if such building or premises be unoccupied, the Floodplain Administrator shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and demand entry.
c. The Floodplain Administrator or their designee shall carry identification indicating the Floodplain Administrator's authority and shall present such identification to the magistrate court or district court for the purpose of this section and to other persons when requested to do so during the performance of the Floodplain Administrator's duty.
d. The powers and duties of the Floodplain Administrator relative to obstructions in a special flood hazard area shall include the following:
    1. Removal of the obstruction to a floodway that has been created by fallen trees, silt, debris and like matter; and
    2. Removal or repair of an obstruction when, after investigation, an order has been issued to the property owner for its removal or repair and the order is not complied with within a reasonable time as may be prescribed by the City or the owner cannot be found or determined; provided that if the City causes the obstruction to be removed or repaired, the reasonable cost of the removal or repairs shall constitute a lien against the lot from which the obstruction was removed or on which it was repaired. The lien shall be foreclosed in the manner provided in Sections 3-36-1 through 3-36-7 NMSA 1978.

J. Santa Fe Extraterritorial Land Use Authority

1. Creation

   The extraterritorial land use authority, also referred to as "ELUA", is created as provided in Section 3-21-3.2 NMSA 1978 and pursuant to the Santa Fe County and City Extraterritorial Land Use Joint Powers Agreement.

2. Membership

   I. ELUA shall consist of four county commissioners appointed by the board of county commissioners and three members of the Governing Body, or two members of the Governing Body and the Mayor, appointed by the Mayor with the approval of the Governing Body.

   II. The remaining member of the board of county commissioners shall be appointed as an alternate to the extraterritorial land use authority. The Mayor shall appoint alternates, with the approval of the Governing Body, from among the remaining members of the Governing Body. Alternates shall be notified prior to a meeting of ELUA if an appointed member cannot attend. When replacing a member, an alternate shall have the same duties, privileges, and powers as other appointed members.

   III. The term of each member appointed by the City shall be for two years.

3. Powers and Duties

   ELUA has the jurisdiction and powers of an extraterritorial zoning authority and shall carry out its duties related to planning and platting jurisdiction, extraterritorial zoning, subdivision approval and annexation approval or denial as provided in the Santa Fe City Code and as set forth in the Santa Fe County and City Extraterritorial Land Use Joint Powers Agreement. ELUA shall approve or deny annexation petitions brought pursuant to Section 3-7-17.1 NMSA 1978 upon review and recommendation of ELUC.

K. Santa Fe Extraterritorial Land Use Commission

1. Creation

   The extraterritorial land use commission, also referred to as "ELUC", is created as provided in Section 3-21-3.2 NMSA 1978 and pursuant to the Santa Fe County and City Extraterritorial Land Use Joint Powers Agreement.

2. Membership

   ELUC shall consist of five members of the county planning commission appointed by the board of county commissioners and five members of the City planning commission appointed by the mayor with approval of the governing body.

   Alternates to ELUC shall be appointed by the board of county commissioners from the remaining members of the county planning commission and by the mayor with approval of the governing body frbm the remaining members of the City planning commission. Alternates shall be notified prior to a meeting of ELUC if an appointed

member cannot attend. When replacing a member, an alternate shall have the same duties, privileges, and powers as other appointed members.

I. The term of each member appointed by the City shall be for two years.

3. Powers and Duties

ELUC has the authority to carry out duties and make recommendations related to planning and platting jurisdiction, subdivisions, zoning, and annexations as provided for in Sections 3-21-3, 3-21-3.2 and 3-21-4 NMSA 1978 and as set forth in the Santa Fe County and City Extraterritorial Land Use Joint Powers Agreement.

Article 14-3 Zoning Districts

14-3.1 General Provisions

A. Purpose of Dividing the City into Districts

1. To achieve the purposes stated in Section 14-1.3, the City is divided into zoning districts, each of which has distinct regulations for the development and use of structures and land.
2. The zoning district regulations are made in accordance with the General Plan and are designed to:
   - I. Promote health, safety, and the general welfare;
   - II. Secure safety from fire, panic, and other dangers;
   - III. Provide adequate light and air;
   - IV. Provide for a coordinated growth pattern;
   - V. Reduce ecological impacts and greenhouse gas emissions;
   - VI. Provide for multimodal transportation options that improve safety and lessen congestion in the streets and public ways; and
   - VII. Facilitate the adequate provision for transportation, water, sewerage, schools, parks, and other public services.
3. The regulations and restrictions have been made with reasonable consideration for the character of each district and the unique suitability for different types of uses and with a view to encouraging the most appropriate use of land throughout Santa Fe, while conserving the value of buildings and land.

B. Zoning Districts Established

Zoning districts are established as shown in Table 3-1. Zoning districts are established by the City's adoption of the Official Zoning Map pursuant to Section 14-3.1D.

Table 3-1: Zoning Districts Established

Abbreviation	District Name	District Described
Residential		
RR	Rural Residential	§14-3.2B
R-1, R-2, R-3, R-4, R-5, R-6	Low-Density Residential	§14-3.2C
R-7, R-8, R-9	Moderate-Density Residential	§14-3.2D
R7(I)	Single-Family Residential Infill	§14-3.2D
RC-5, RC-8	Residential Compound	§14-3.2E

Table 3-1: Zoning Districts Established		
Abbreviation	**District Name**	**District Described**
R-10, R-12, R-21, R-29	High-Density Residential	§14-3.2F
MHP	Mobile Home Park	§14-3.2G
Mixed-Use and Nonresidential		
RAC	Residential Arts and Crafts	§14-3.3A
MU	Mixed-Use	§14-3.3B
BCD	Business-Capitol	§14-3.3C
C-1, C-2, C-4	Office and Related Commercial	§14-3.3D
I-1 and I-2	Light and General Industrial	§14-3.3E
Special Purpose		
BIP	Business and Industrial Park	§14-3.4A
HZ	Hospital Zone	§14-3.4B
POS	Parks and Open Space	§14-3.4C
PRC and PRRC	Planned Residential Community and Planned Resort-Residential Community	§14-3.4D
SC-1, SC-2, SC-3	Planned Shopping Center (Neighborhood, Community, Regional)	§14-3.4E

C. Compliance with District Regulations

Except as established in Section 14-1.13, *Nonconformities,* no structure (temporary or permanent) or land shall be used or occupied, nor shall a structure or part of a structure be erected, constructed, reconstructed, moved, or structurally altered except in conformance with all regulations of the zoning district in which it is located, unless modified by additional standards of an applicable overlay district, or unless otherwise expressly exempted by this Code.

D. Official Zoning Map

1. Creation and Maintenance of Map

I. The City is divided into zones or districts as shown on the Official Zoning Map, which, together with all explanatory matter on the map and as amended from time to time, is adopted by reference and declared to be a part of Chapter 14.

II. The Official Zoning Map shall be maintained in electronic form and depicted in various formats and scales as appropriate to the need. The Planning and Land Use Director is responsible for tracking and maintaining all changes to the map and shall be the final authority of reference as to the current zoning status of lands, buildings, and other structures in the city.

III. Changes affecting the zoning district designation of any portion of land represented on the Official Zoning Map, including rezonings, annexations and the creation of new zoning districts, shall be made only as the result of action by the governing body related to the zoning change and shall follow the prescribed procedures for such action as set forth in Chapter 14.

IV. The Planning and Land Use Director may make the following non-substantive changes to the Official Zoning Map at any time:

a. Revisions of style, format, or layout to enhance clarity;
b. Additions of explanatory text or labels;
c. Spelling and grammatical corrections;
d. Corrections based on oversight or error and to identify official actions that are not reflected or are incorrectly reflected; and
e. Any other changes affecting the appearance, style, color, or graphic presentation of the map.

V. A revised Official Zoning Map, including the proposed non-substantive changes, shall be administratively approved by the Planning and Land Use Director in writing.

2. Interpretation of Zoning District Boundaries

Where the boundaries of districts as shown on the Official Zoning Map are uncertain, the following rules shall apply.

I. District boundaries indicated as approximately following center-lines of streets or alleys shall be construed as following those center-lines;

II. District boundaries indicated as approximately following platted lot lines shall be construed as following those lot lines;

III. District boundaries indicated as approximately following city limits shall be construed as following City limits. If changes in the City limits remove territory from Santa Fe, district boundaries shall be construed as moving to conform with the City limits;

IV. District boundaries indicated as approximately following railroad lines shall be midway between the main tracks;

V. District boundaries indicated as approximately following center-lines of stream beds, other bodies of water or drainage ways shall be construed to follow those center-lines;

VI. District boundaries indicated as approximately following parallel to or extensions of features indicated in provisions I. through V. above shall be construed as such and at such distance from the features as indicated on the Official Zoning Map. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.

VII. Where natural or man-made features that actually exist are at variance with those shown on the Official Zoning Map or in other circumstances not covered by this subsection, the Governing Body shall interpret the district boundaries.

3. Annexation

In the event of annexation of new areas to Santa Fe, the areas shall be zoned R-1 until otherwise classified.

E. Rezoning Procedure

Rezoning requirements set forth in this article are in addition to the requirements set forth in Section 14-2.1D.3, *Rezoning,* which apply to all rezonings.

F. Overlay Districts

1. Overlay zoning districts are listed in as described in Section 14-4.1B, *Existing Overlay Districts*, and are superimposed over one or more underlying base or planned development zoning districts. If the standards for an overlay district expressly conflict with those for an underlying base zoning district, planned development district, or another applicable overlay district, the more restrictive standards shall apply.
2. Where overlay districts apply in combination with base zoning districts, the standards of the overlay districts override the standards in the tables of this section. See City of Santa Fe Overlay Districts map.

G. Organization of this Article

1. Content

   Sections 14-3.2 through 14-3.4 of this article follow a common structure and describe the purpose and intended character of the zoning districts, the lot and building standards applying to development in the districts, and any district-specific development standards.

2. Graphics

   For each base zoning district, this article includes an illustration depicting how the district's lot and building standards apply to lots and typical building forms. Illustrations are intended to exemplify the general character of the district and do not show specific locations or buildings. Illustrations do not necessarily reflect all the standards that may apply to a particular development. If a standard shown in an illustration is inconsistent with the respective table of lot and building standards, the standards in the table shall govern.

14-3.2 Residential Districts

A. General Standards

Residential districts are distinguished primarily by density.

1. Range of Dwelling Types Allowed

   Unless otherwise limited by this section or other provisions of Chapter 14, a variety of dwelling types to serve a wide range of individual requirements is available throughout the residential districts, including single-family dwellings or multiple-family dwellings, attached or detached dwelling units, site-built or manufactured dwelling units, conventional subdivision arrangements, zero lot line, cluster developments, or compounds, as long as they are in keeping with the overall character of the district and all other applicable requirements are met.

2. Other Structures and Uses

Structures and uses other than residential dwelling units are permitted as described in Table 5-1: *Summary Table of Allowed Uses*.

B. Rural Residential District

1. Purpose

The Rural Residential (RR) district is intended to allow low-density residential development that respects the existing rural residential character and prevents urban densities.

2. Lot and Building Standards

Table 3-2: RR District Lot/Building Standards

Density and Lots [1]		
Density, max. gross (dwelling units per acre)		2 [2]
Lot size, min. (well/septic)		2.5 acres for well and septic; 1 acre for well or septic
Lot size, min. (public water and sewer)		Single-family: 4,000 sq ft (2,000 sq ft if common open space is provided) Multi-unit: as allowed by max. gross density
Lot coverage, max. [3]		40% [3]
Open space, min.		Single-family: None, unless lot averaging. See §14-3.5C.3. Multi-unit: 250 sq ft common and/or private open space per unit
Setbacks, min. (ft)		
A	Front	7 (20 for street-facing garage or carport enclosed on three sides)
B	Side	5
C	Rear	15
Height, max. (ft) [4]		
D	Residential	26
	Nonresidential	38

NOTES

[1] For information on maximum density and minimum net lot area for inheritance or family transfer subdivisions, see §14-6.8.

[2] Three dwelling units per acre are permitted if common open space is provided per §14-7.4B.1, *Common Open Space.*

[3] Lot area may decrease to 2,000 sq ft and lot coverage may increase to 50% if private open space is provided. See §14-7.4B.2, *Private Open Space.*

[4] Within 10 ft of side or rear property line, no taller than 14 ft; within 15 ft of side or rear property line, no taller than 26 ft. Measurements are at finished grade at the closest point of the perimeter of the structure. Also see general height standards and exceptions in Section 14-3.5E, *Building Height*

[5] Density bonuses may apply pursuant to the Santa Fe Homes Program, Section 14-7.2.

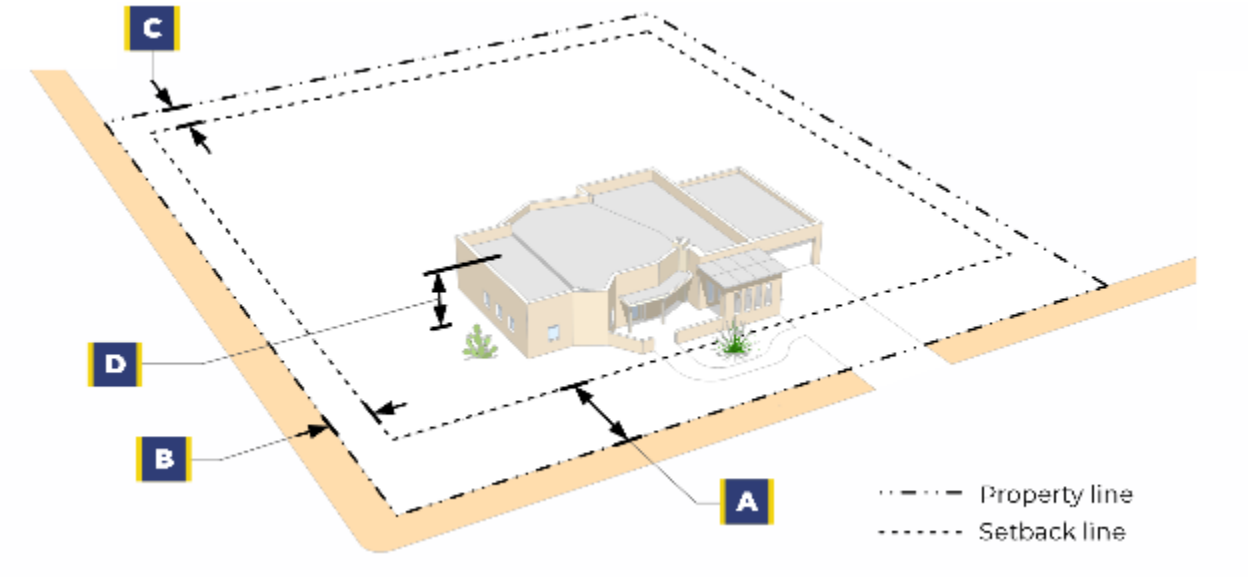


Figure 3.2-1: Rural Residential District

C. Lower-Density Residential Districts

1. Purpose

The lower-density residential districts (R-1 through R-6) are intended to accommodate residential development in areas that maintain low population densities.

2. Lot and Building Standards

Table 3-3: Lower-Density Residential Districts Lot/Building Standards

Zoning Districts		R-1	R-2	R-3	R-4	R-5	R-6
Density and Lots							
Density, max. gross (dwelling units per acre) [1] [3]		1	2	3	4	5	6
Lot size, min. (well/septic)		2.5 acres for well and septic; 1 acre for well or septic					
Lot size, min. (public water and sewer)		Single-family: 4,000 sq ft (2,000 sq ft if common open space is provided) Multi-unit: as allowed by max. gross density					
Lot coverage, max.		40% (50% if private open space is provided per Section 14-7.4B.2, *Private Open Space)*					
Open space, min.		Single-family: None, unless lot averaging. See §14-3.5C.3. Multi-unit: 250 sq ft common and/or private open space per unit					
Setbacks, min. (ft)							
A	Front	7 (20 for street-facing garage or carport enclosed on three sides)					
B	Side	5					
C	Rear	15 ft, or 20% of the average depth of the lot, whichever is less					
Height, max. (ft)[2]							
D	Residential	26					
	Nonresidential	38					

NOTES

[1] Maximum density is limited to one dwelling unit per acre if public water or sewer is not provided.

[2] Within 10 ft of side or rear property line, no taller than 14 ft; within 15 ft of side or rear property line, no taller than 26 ft. Measurements are at finished grade at the closest point of the perimeter of the structure.

[3] Density bonuses may apply pursuant to the Santa Fe Homes Program, Section 14-7.2.

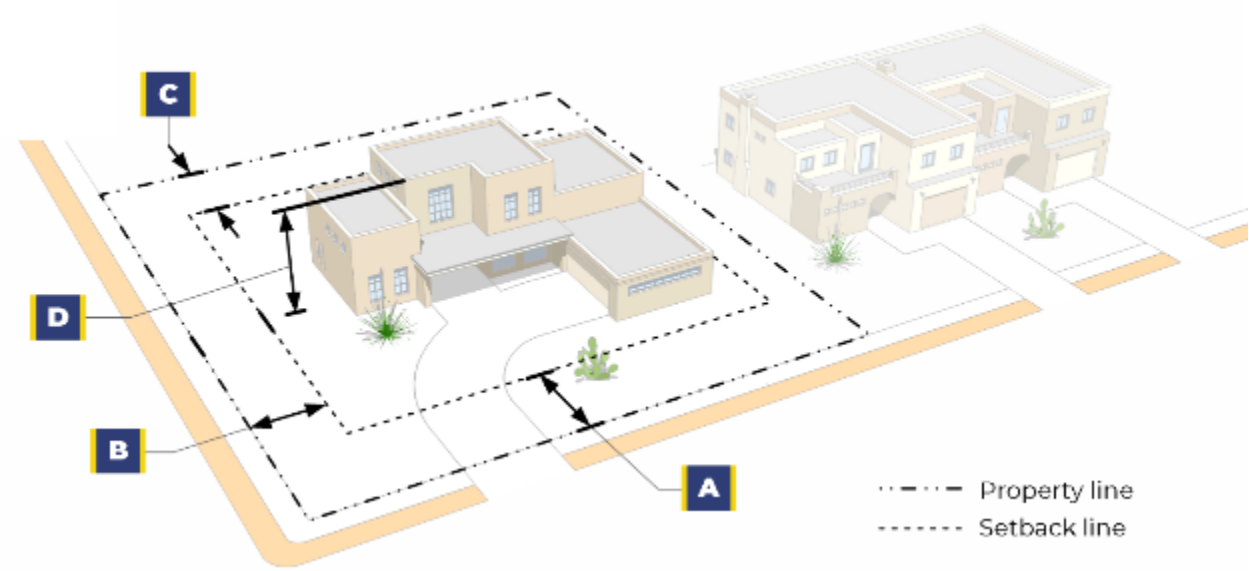


Figure 3.2-2: Lower-Density Residential Districts

D. Moderate-Density Residential Districts

1. Purpose: R-7, R-8, and R-9

   The moderate-density residential districts (R-7, R-8, and R-9) are intended to allow higher-intensity residential development at a density that promotes greater affordability; and to encourage infill development on undeveloped or underdeveloped land to promote compact urban form and promote efficient use of public infrastructure and services.

2. Purpose: R-7(I)

   I. The R-7(I) district is intended to encourage infill single-family residential development on undeveloped or underdeveloped land within or adjacent to established residential areas, consistent with the lot patterns and densities of those areas.

   II. Property is eligible for rezoning to R-7(I) if the property is less than five acres in size and located within or adjacent to an established residential area that is zoned R-4, R-5, or R-6 if all other applicable requirements are satisfied.

3. Lot and Building Standards

Table 3-4: Moderate-Density Residential Districts Lot/Building Standards

Zoning Districts		R-7, R-7(I)	R-8	R-9
Density and Lots				
Density, max. gross (dwelling units per acre) [1] [4]		7	8	9
Lot size, min. (well/septic)		2.5 acres for well and septic; 1 acre for well or septic		
Lot size, min. (public water and sewer)		Single-family: 4,000 sq ft (2,000 sq ft if common open space is provided per Section 14-7.4B.1, *Common Open Space* Multi-unit: as allowed by max. gross density		
Lot coverage, max. [2]		40% (55% if private open space is provided per Section 14-7.4B.2, *Private Open Space)*		
Open space, min.		Single-family: None, unless lot averaging. See §14-3.5C.3. Multi-unit: 250 sq ft common and/or private open space per unit		
Setbacks, min. (ft)				
A	Front	7 (20 for street-facing garage or carport enclosed on three sides)		
B	Side	5		
C	Rear	15 ft, or 20% of the average depth of the lot, whichever is less		
Height, max. (ft)[3]				
D	Residential	26		
	Nonresidential	38		

Table 3-4: Moderate-Density Residential Districts Lot/Building Standards			
Zoning Districts	**R-7, R-7(I)**	**R-8**	**R-9**

NOTES

[1] Maximum density is limited to one dwelling unit per acre if public water or sewer is not provided.

[2] Lot coverage may increase to 55% if private open space is provided, except in R-7(I), where the lot coverage may increase to 50%. See §14-7.4B.2, *Private Open Space.*

[3] Within 10 ft of side or rear property line, no taller than 14 ft; within 15 ft of side or rear property line, no taller than 26 ft. Measurements are at finished grade at the closest point of the perimeter of the structure.

[4] Density bonuses may apply pursuant to the Santa Fe Homes Program, Section 14-7.2.

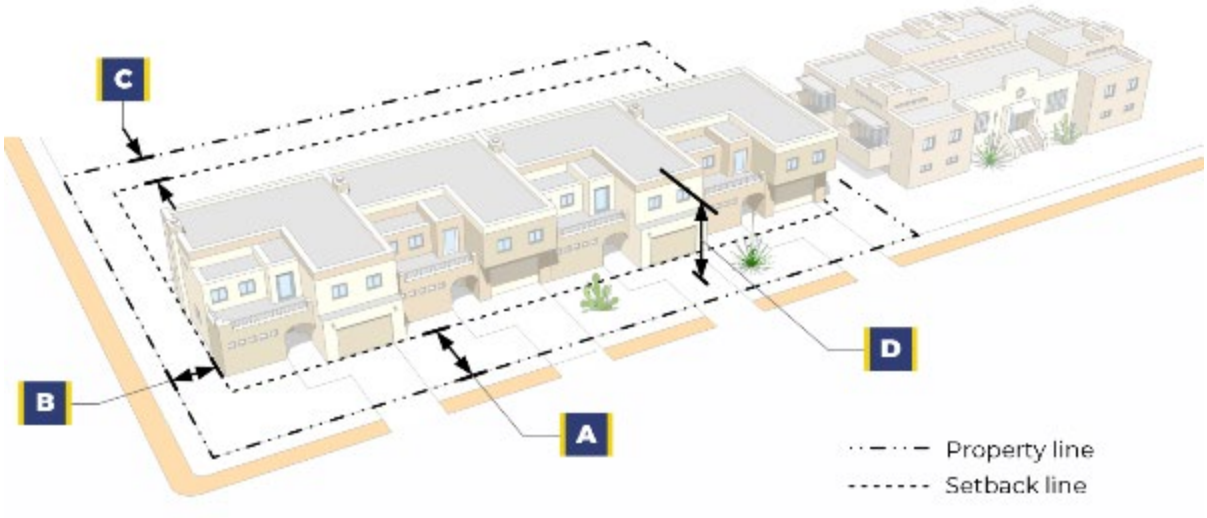


Figure 3.2-3: Moderate-Density Residential Districts

E. Residential Compound Districts

1. Purpose

The residential compound (RC-5 and RC-8) districts are intended to be medium-density residential areas allowing the development of more than one dwelling unit on a single lot, reflecting historic development patterns and in harmony with the existing character of the City's residential compound areas.

2. Lot and Building Standards

Table 3-5: Residential Compound Districts Lot and Building Standards

Zoning Districts		RC-5	RC-8
Density and Lots			
Density, max. gross. (dwelling units per acre) [1] [4]		5	8
Lot size, min. (well/septic)		2.5 acres for well and septic; 1 acre for well or septic	
Lot size, min. (public water and sewer)		Single-family: 4,000 sq ft	
Lot coverage, max.		40% (55% if private open space is provided per Section 14-7.4B.2, *Private Open Space)*	
Open space, min.		Single-family: None, unless lot averaging. See §14-3.5C.3. Multi-unit: 250 sq ft common and/or private open space per unit	
Setbacks, min. (ft) [2]			
A	Front	7 (0 if a yard wall between 6-8 ft high is built between building and street)	
B	Side	5	
C	Rear	15 (5 if a wall between 6-8 ft high is built)	
Height, max. (ft)			
D	Building height	26 [3]	

NOTES

[1] Maximum density is limited to one dwelling unit per acre if public water or sewer is not provided.

[2] No portion of any story above ground-level story shall be closer than 15 ft from property line.

[3] Gross floor area of all stories above the ground level shall not exceed 50 percent of the ground floor area; provided that in calculating the allowable second floor area of attached buildings the total gross heated area of the attached buildings shall be used regardless of ownership status.

[4] Density bonuses may apply pursuant to the Santa Fe Homes Program, Section 14-7.2.



Figure 3.2-4: Residential Compound Districts

F. High-Density Residential Districts

1. Purpose

The high-density residential districts (R-10, R-12, R-21, and R-29) are intended to allow residential development at medium- and high-density levels.

2. Lot and Building Standards

Table 3-6: High-Density Residential Districts Lot/Building Standards

Zoning Districts		R-10	R-12	R-21	R-29
Density and Lots					
Density, max. gross (dwelling units per acre) [1] [6]		10	12	21	29
Lot size, min. (well/septic)		2.5 acres for well and septic; 1 acre for well or septic			
Lot size, min. (public water and sewer)		Single-family: 3,000 sq ft Multi-unit: as allowed by max. gross density			
Lot coverage, max.		40% (55% if private open space is provided per Section 14-7.4B.2, *Private Open Space)*			
Open space, min. (per unit)		250 sq ft common and/or private open space			
Setbacks, min. (ft):[2]					
A	Front	7 (20 for street-facing garage or carport enclosed on three sides)			
B	Side	5			
C	Rear	15 ft, or 20% of the average depth of the lot, whichever is less			
Height, max. (ft) [4]					
D	Residential	26	26	26 or 38 [5]	26 or 38 [5]

NOTES

[1] Maximum density is limited to one dwelling unit per acre if public water or sewer is not provided.

[2] Projects that comply with standard setbacks do not require Development Plan approval.

[4] Within 10 ft of side or rear property line, no taller than 14 ft; within 15 ft of side or rear property line, no taller than 26 ft. Measurements are at finished grade at the closest point of the perimeter of the structure.

[5] A development plan or conditional use approval is required for the 38 ft height. See §14-2.1, *Review and Approval Procedures*, for review and approval criteria.

[6] Density bonuses may apply pursuant to the Santa Fe Homes Program, Section 14-7.2.

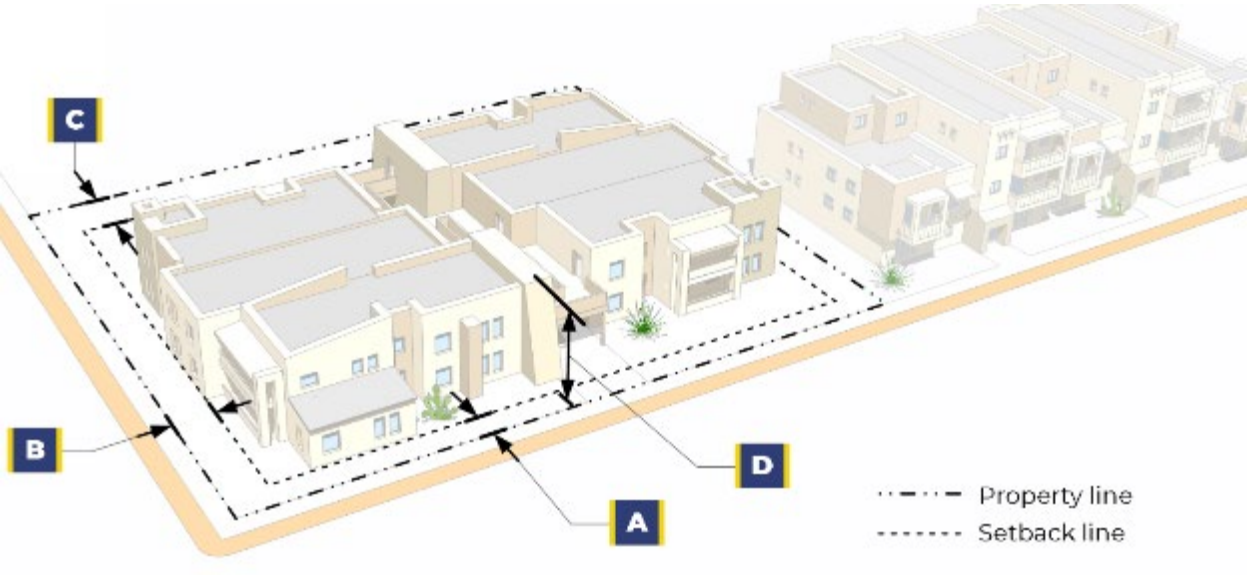


Figure 3.2-5: Higher-Density Residential Districts

G. Mobile Home Park District

1. Purpose

   The mobile home park district (MHP) is intended for mobile home parks in existence prior to December 10, 2012 (effective date of Ordinance No. 2012-37), or for the development of residential subdivisions or attached multiple-family dwellings on parcels of no less than two acres.

2. Lot and Building Standards

   See Section 14-5.3C.9, *Mobile Home, Temporary Placement*, for applicable standards.

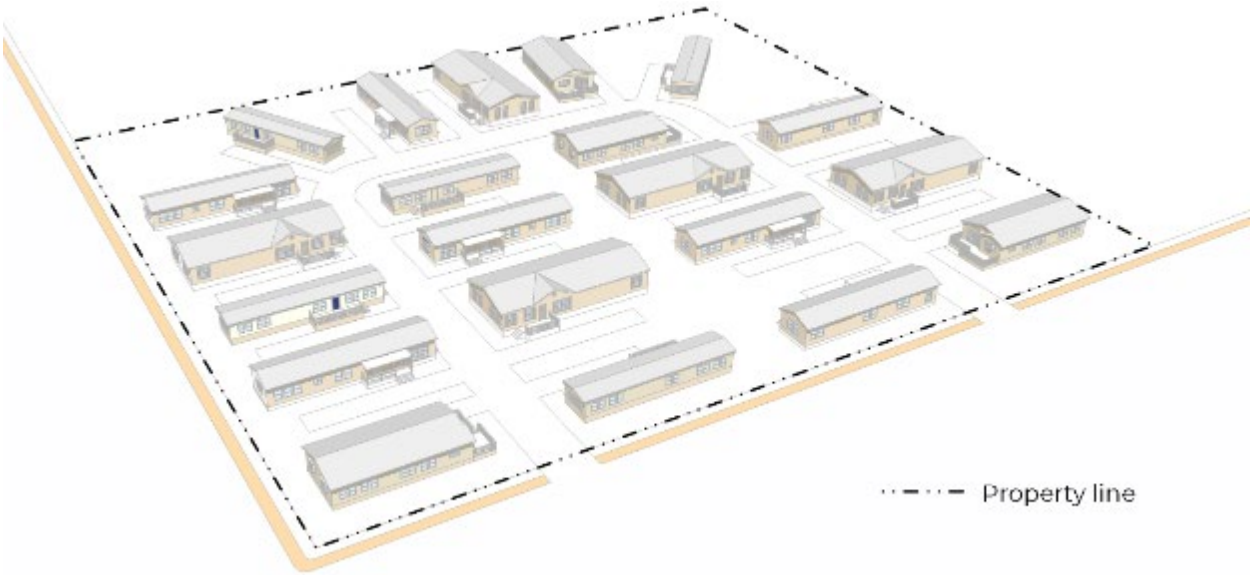


Figure 3.2-6: Mobile Home Park District

14-3.3 Mixed-Use and Nonresidential Districts

A. Residential Arts and Crafts District

1. Purpose

The residential arts and crafts district (RAC) is intended to serve and preserve the prevalent characteristics of certain limited areas of the city where residential uses are intermixed with small arts and crafts shops, studios, and galleries. The goods sold from these establishments are custom-produced in small quantities and often one-of-a-kind; or arts or crafts are taught to a small number of people at one time. This district is not intended to be applied to new areas that do not already possess these characteristics.

2. Lot and Building Standards

Table 3-7: Residential Arts & Crafts District Lot/Building Standards

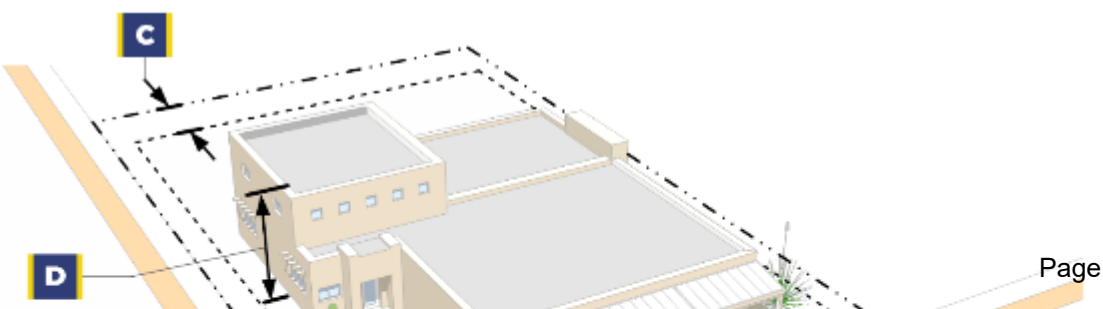
Density and Lots		
Density, max. gross (dwelling units per acre)		10 [1] [2] [3]
Lot size, min. (well/septic)		2.5 acres for well and septic; 1 acre for well or septic
Lot size, min. (public water and sewer)		Single-family: 3,000 sq ft Multi-unit: as allowed by max. gross density
Lot coverage, max. [3]		40% (55% if private open space is provided per Section 14-7.4B.2, *Private Open Space)*
Open space, min.		Single-family: None, unless lot averaging. See §14-3.5C.3. Multi-unit: 250 sq ft common and/or private open space per unit
Setbacks, min. (ft)		
A	Front	7 (20 for street-facing garage or carport enclosed on three sides)
B	Side	5
C	Rear	15 ft, or 20% of the average depth of the lot, whichever is less
Height, max. (ft) [2]		
D	Residential	26
	Nonresidential	38

NOTES

[1] Maximum density is limited to one dwelling unit per acre if public water or sewer is not provided.

[2] No taller than 14 ft within 10 ft of side or rear property line; no taller than 24 ft within 15 ft of a property line.

[5] Density bonuses may apply pursuant to the Santa Fe Homes Program, Section 14-7.2.



B. Mixed-Use District

1. Purpose

The mixed-use district (MU) is intended to allow for development that contains a combination of office, commercial, and residential uses in the same building or on the same property. This district prioritizes compact development, walkability, good pedestrian connectivity, and pedestrian-scale urban design, with less emphasis on vehicle access and proximity to high-traffic vehicular routes.

2. Lot and Building Standards

Table 3-8: Mixed-Use District Lot/Building Standards [1]

		Adjacent Residential	Not Adjacent Residential
Lots			
	Lot size, min.	None	
	Lot coverage, max.	None	
Setbacks, min. (ft)			
A	Front	7 [2]	None
B	Side	30	5 [3]
C	Rear	30	10 [3]
Height, max. (ft) [4]			
D	All structures	38	

NOTES

[1] Opens space standards apply. See Section 14-7.4, *Open Space.*

[2] This setback applies if no street separates the MU and R districts.

[3] Right-of-way may be counted as part of setback.

[4] Adjacent to residential uses or residential zoning, all buildings and structures within 70 ft of the adjoining residential property line shall not exceed 26 ft in height.

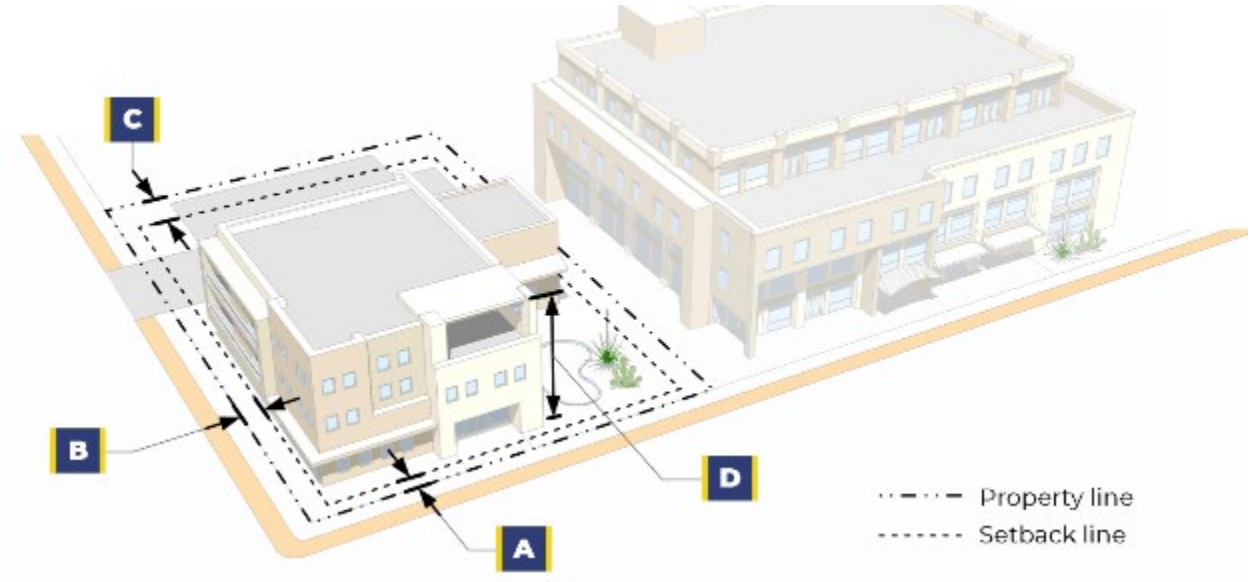


Figure 3.3-2: Mixed-Use District

3. Additional Standards

I. Architectural Step-Backs

Third floors shall have a step-back (balcony or roof area) of a minimum of five feet from all the building's façades at the ground level.

II. Separation of Uses

Group living or household living uses shall be separated from the following uses on an adjoining site by a minimum distance of 50 feet from the shared property line:

a. Any use with a drive-through, including but not limited to car washes, restaurants, and banks;
b. Animal hospitals or clinics with outdoor overnight boarding;
c. Day care facilities with more than 30 attendees;
d. Outdoor storage;
e. Restaurants and bars operating between the hours of 10:00 p.m. and 7:00 a.m.;
f. Liquor stores;
g. Hotels and motels; and
h. Any land use that the Planning Commission determines will produce environmental impacts, processes or products that are incompatible with residential uses, and that is noted on the approved master plan or development plan.

III. Building Tenant Space

No single commercial tenant space shall exceed a total of 20,000 square feet.

IV. Residential Uses

a. Residential uses shall consist of at least 40 percent of the development's total floor area if located adjacent to residentially zoned districts. If not, residential uses shall consist of at least 20 percent of the development's total floor area. The master plan, plat and development plan shall show this residential/commercial mix.

b. Buildings of 26 feet or less in height shall not exceed a maximum of 12 dwelling units per acre. Buildings between 26 feet and up to 38 feet in height shall not exceed 14 dwelling units per acre.

c. Each dwelling unit shall be provided with a minimum of 250 square feet of qualifying private or common open space. See §14-7.4, *Open Space.*

4. Rezoning Limitation

Application for rezoning to MU is not allowed for residentially zoned properties located in historic districts.

C. Business-Capitol District

1. Purpose

   The business-capitol district (BCD) is intended for a mixture of both residential and nonresidential land uses, designed to promote economic well-being while preserving the unique architecture, townscape, and aesthetics that foster a strong tourist industry and sustain the quality of life, sense of community, and historical identity in the district and the city.

2. Boundaries

   I. The BCD is comprised of townscape subdistricts and redevelopment subdistricts. The boundaries of the BCD and its subdistricts are defined on the Official Zoning Map.

   II. Changes to boundaries of the townscape subdistricts or redevelopment subdistricts, including designations of new townscape and redevelopment subdistricts, are considered rezonings and shall follow the procedure set forth in Section 14-2.1D.3, *Rezoning.* Designations of new townscape subdistricts are considered Chapter 14 code text amendments and shall follow the procedure set forth in Section 14-2.1D.2, *Code Text Amendment* and in Section 14-3.1(E), *Rezoning Procedure.*

   III. Property is eligible for rezoning to a townscape subdistrict if the land is located within or adjacent to the BCD and meets all other requirements of Chapter 14.

3. Standards for Entire District

   I. Baseline Land-Use Intensity

      For the BCD in general, the baseline floor area to lot size ratio shall be 2.0:1, except for the Plaza/San Francisco, Alameda, redevelopment and Loretto subdistricts, where the baseline floor area ratio shall be 2.5:1; provided, however, that a baseline floor area ratio of 2.5:1 shall not be allowed if it is judged to be incompatible with an adjacent neighborhood or townscape subdistrict. Areas within a structure where the ceiling is below average finished grade, and at-grade parking areas, do not count toward the allowable floor area.

II. Land-Use Intensity Credits
   a. A land-use intensity credit of up to 50 percent of all floor area in a residential use may be granted in conjunction with approval of a master plan, development plan, or conditional use approval, provided that no floor area ratio shall exceed 3.0:1. The additional floor area granted may be used for any permitted use;
   b. Floor area of parking structures above-grade counts toward gross floor area except for the floor area of roof deck parking. Subsurface areas and at-grade parking areas do not count toward the allowable floor area;
   c. The final floor area ratio (FAR) of a project, including land-use intensity credits, shall be limited by infrastructure capacity and townscape standards, where applicable;
   d. Calculation of the floor area to lot size ratio shall include existing structures on a legal lot of record where development is proposed.

III. Drive-In or Drive-Through Facilities
   a. Drive-in or drive-through facilities are permitted as principal or accessory uses when traffic generated by the use will not substantially interfere with existing vehicular and pedestrian traffic. Drive-in and drive-through facilities and structures are allowed in the following subdistricts:
      1. Rosario Boulevard/Northwest Paseo de Peralta;
      2. Sandoval/Montezuma; and
      3. Cerrillos Road.
   b. Drive-in or drive-through facilities are prohibited in the other subdistricts of the BCD.

4. Townscape Subdistricts

I. Intent

The townscape subdistricts are intended to:

   a. Preserve the overall aesthetic quality of the BCD;
   b. Maintain diversity among the various subdistricts; and
   c. Protect the unique features, recognizable historic character and other common identifying characteristics of each subdistrict.

II. Design Objectives for Individual Townscape Subdistricts

The best existing qualities of the individual townscape subdistricts should be preserved, while encouraging diversity of design in the individual townscape subdistricts. New development should be harmonious with the specific physical characteristics and development and design objectives listed in each district below.

5. Alameda Street

I. Design Objectives

a. Allow more intensive development because of the lack of historical or well-defined townscape characteristics;
b. Strengthen continuity of block forms;
c. Strengthen the built edge of street sections and extend features of the Plaza streetscape to this district;
d. Improve the sense of enclosure to pedestrian spaces;
e. Separate vehicles and pedestrians;
f. Emphasize the river park by allowing relatively dense buildings north of the Alameda in contrast to the park;
g. Recognize the importance of the river as an urban design feature; and
h. Provide some natural landscape on the north side of the Alameda to reflect the natural landscape of the Santa Fe River park.

II. Lot and Building Standards

Table 3-9: Alameda Street Lot/Building Standards

Building Location		
Placement & Setback Requirements (ft)		None
Lot Coverage, Max.		
Portion of block bounded by Cathedral Place, Alameda, Paseo de Peralta and Palace Avenue		67%
Rest of district		None
Design Standards		
A	Open Space Requirements	**Lots fronting Alameda:** equal to the front footage multiplied by 2.5 ft adjacent to front property line
B	Landscape Treatment in Yards	Required for lots fronting Alameda St [1]
C	Placement of Off-Street Parking	No requirements
D	Portals	Prohibited in ROW on lots fronting Alameda
Height, Max. (ft)		
E	Building	56 [2]
F	Fence or Wall	3

NOTES

[1] On-site parking must be separated from public sidewalks by a solid wall no less than 3 ft in height, or by a landscaped area no less than 4 ft in width measured from the back of the sidewalk, or, in the absence of a sidewalk, from the property line; and planted with plant materials whose mature height is at least 3 ft 6 in. Landscaping must be protected from vehicular damage by placement of physical barriers.

[2] One foot of horizontal stepback is required for every two ft of building height above 36 ft.

6. Barrio de Analco

I. Design Objectives

a. Maintain narrow streets and closely spaced small buildings;
b. Avoid the widening of existing streets;
c. Maintain the historic character and residential scale of buildings; and
d. Maintain and encourage enclosed courtyards.

II. Lot and Building Standards

Table 3-10: Barrio de Analco Lot/Building Standards

		East Portion	West Portion
Building Location			
Placement & Setback Requirements (ft)		No restrictions	Buildings max. 7 ft from property line
Lot Coverage, Max.			
			67%
Design Standards			
A	Open Space Requirements	No requirements	
B	Landscape Treatment in Yards	[Note 1]	
C	Placement of Off-Street Parking	Prohibited in required front yards	
D	Portals	Permitted in ROW w/ Governing Body approval	
Height, Max. (ft)			
E	Building	18	24
F	Fence or Wall	8	8

NOTES

[1] On-site parking must be separated from public sidewalks by a solid wall no less than 3 ft in height, or by a landscaped area no less than 4 ft in width measured from the back of the sidewalk, or, in the absence of a sidewalk, from the property line; and planted with plant materials whose mature height is at least 3 ft 6 in. Landscaping must be protected from vehicular damage by placement of physical barriers.

7. Cerrillos Road

I. Design Objectives

a. Recognize this area as one undergoing renewal;
b. Encourage the redevelopment of large parcels;
c. Provide flexible and permissive standards to encourage redevelopment and imaginative design;
d. Develop this area as an entranceway to the downtown with consideration for safety due to high traffic volume;
e. Discourage massive, block-shaped buildings; and
f. Encourage the concept of this area as a gateway to downtown Santa Fe.

II. Lot and Building Standards

Table 3-11: Cerrillos Road Lot/Building Standards

Building Location		
Placement & Setback Requirements (ft)		15 min. on Cerrillos; lots abutting a residential district other than the BCD shall meet the residential district setback requirement along the common property line
Lot Coverage, Max.		
		N/A
Design Standards		
A	Open Space Requirements	No requirements
B	Landscape Treatment in Yards	[Note 1]
C	Placement of Off-Street Parking	No restrictions
D	Portals	Prohibited in ROW
Height, Max. (ft)		
E	Building	45 [2]
F	Fence or Wall	No restrictions

NOTES

[1] On-site parking must be separated from public sidewalks by a solid wall no less than 3 ft in height, or by a landscaped area no less than 4 ft in width measured from the back of the sidewalk, or, in the absence of a sidewalk, from the property line; and planted with plant materials whose mature height is at least 3 ft 6 in. Landscaping must be protected from vehicular damage by placement of physical barriers.

[2] One ft of horizontal stepback is required for every two ft of building height above 27 ft; wall stepbacks shall be a minimum of 10 horizontal ft.

8. Don Gaspar

I. Design Objective

Maintain the small scale and residential character and streetscape.

II. Lot and Building Standards

Table 3-12: Don Gaspar Lot/Building Standards

Building Location		
Placement & Setback Requirements (ft)		Street: 10 Side: 5 Rear: 15
Lot Coverage, Max.		
		N/A
Design Standards		
A	Open Space Requirements	No requirements
B	Landscape Treatment in Yards	No requirements
C	Placement of Off-Street Parking	Prohibited in required front yards
D	Portals	Prohibited in ROW
Height, Max. (ft)		
E	Building	24

Table 3-12: Don Gaspar Lot/Building Standards		
F	Fence or Wall	No restrictions

9. East Marcy/East Palace

I. Design Objectives

a. Maintain the continuity of block faces, including street trees and yards;
b. Retain the residential scale of the area by limiting building heights and requiring yards;
c. Encourage low walls that are compatible with the characteristic open yards; and
d. Encourage a sense of openness.

II. Lot and Building Standards

Table 3-13: East Marcy/East Palace Lot/Building Standards		
Building Location		
Placement & Setback Requirements (ft)		Street: [Note 1] Side: 5 Rear: 10
Lot Coverage, Max.		
		N/A
Design Standards		
A	Open Space Requirements	Min. 10% of the lot area located adjacent to the front property line to serve as yard or courtyard
B	Landscape Treatment in Yards	Required in yards and open space[2] [3]
C	Placement of Off-Street Parking	Prohibited in required front yards
D	Portals	Prohibited in ROW
Height, Max. (ft)		
E	Building	27
F	Fence or Wall	4

NOTES

[1] Ten-ft building setback requirement in the East Marcy/East Palace Subdistrict, except (a) on the north side of Marcy Street between Otero Street and Paseo de Peralta; and (b) both sides of Palace Avenue between Paseo de Peralta and Delgado Street, where a front required yard building setback equal to the average depth of existing front yards on the block is required.

[2] Street trees and landscape treatment required if planting strip exists. Asphalt or concrete pavement prohibited in planting strip.

[3] On-site parking must be separated from public sidewalks by a solid wall no less than 3 ft in height, or by a landscaped area no less than 4 ft in width measured from the back of the sidewalk, or, in the absence of a sidewalk, from the property line; and planted with plant materials whose mature height is at least 3 ft 6 in. Landscaping must be protected from vehicular damage by placement of physical barriers.

10. Loretto

I. Design Objectives

a. Encourage the continued redevelopment of this subdistrict; and

b. Provide for architectural harmony within the subdistrict and with adjoining subdistricts.

II. Lot and Building Standards

Table 3-14: Loretto Lot/Building Standards

Building Location		
Placement & Setback Requirements (ft)		No requirements
Lot Coverage, Max.		
		N/A
Design Standards		
A	Open Space Requirements	**Lots fronting Alameda:** area equal to the front footage multiplied by 2.5 feet adjacent to front property line
B	Landscape Treatment in Yards	[Note 1]
C	Placement of Off-Street Parking	None [2]
D	Portals	**Lots fronting Alameda:** Prohibited in ROW; elsewhere permitted w/ Governing Body approval
Height, Max. (ft)		
E	Building	No portion of a building shall exceed 65 feet above a point at grade level at the center of the site[3]
F	Fence or Wall	**Lots fronting Old Santa Fe Trail:** not to exceed 7; elsewhere 8

NOTES

[1] On-site parking must be separated from public sidewalks by a solid wall no less than 3 ft in height, or by a landscaped area no less than 4 ft in width measured from the back of the sidewalk, or, in the absence of a sidewalk, from the property line; and planted with plant materials whose mature height is at least 3 ft 6 in. Landscaping must be protected from vehicular damage by placement of physical barriers.

[2] No parking is permitted for a depth of 40 feet from the property line for the portion of the Old Santa Fe Trail frontage from Water Street to a line drawn directly west from the northern-most wall of Loretto chapel.

[3] One ft setback for every 2 ft of building height above 36 ft, measured from each abutting public street right-of-way line.

11. Marcy

I. Design Objectives

a. Maintain street trees and stands of trees as dominant elements in the subdistrict;
b. Maintain avenue features, such as broad streets, planting strips, street trees and wide sidewalks;
c. Maintain a sense of openness to provide occasional view of the mountains;
d. Separate pedestrians from vehicles using planting strips and street trees while providing an enclosed space; and
e. Maintain the relationship between the height and mass of trees and the height and scale of buildings.

II. Lot and Building Standards

Table 3-15: Marcy Lot/Building Standards

Building Location			
Placement & Setback Requirements (ft)			None [1]
Lot Coverage, Max.			
			N/A
Design Standards			
A	Open Space Requirements	Min. 10% of the lot area located adjacent to the front property line to serve as yard or courtyard	
B	Landscape Treatment in Yards	Required in yards & open space.[2] [3]	
C	Placement of Off-Street Parking	Prohibited in front yard	
D	Portals	Prohibited in ROW	
Height, Max. (ft)			
E	Building		42[4]
F	Fence or Wall		4

NOTES

[1] Along the east side of Washington Avenue between Place Avenue and Paseo de Peralta (Hillside), and the west side of Grant Avenue between Place Avenue and Paseo de Peralta, the required front yard shall be equal to the average depth of existing front yards on the block.

[2] Street trees and landscape treatment required if planting strip exists. Asphalt or concrete pavement prohibited in planting strip.

[3] On-site parking must be separated from public sidewalks by a solid wall no less than 3 ft in height, or by a landscaped area no less than 4 ft in width measured from the back of the sidewalk, or, in the absence of a sidewalk, from the property line; and planted with plant materials whose mature height is at least 3 ft 6 in. Landscaping must be protected from vehicular damage by placement of physical barriers.

[4] One foot of horizontal stepback is required for every one ft of building height above 24 ft; wall stepbacks shall be a minimum of 10 horizontal feet.

12. McKenzie Street

I. Design Objectives

a. Maintain the residential scale;
b. Maintain yards, with or without fences; and
c. Maintain separation of individual structures.

II. Lot and Building Standards

Table 3-16: McKenzie Lot/Building Standards

Building Location			
Placement & Setback Requirements (ft)			Street: 10 Side: 5 Rear: 15
Lot Coverage, Max.			
			N/A
Design Standards			
A	Open Space Requirements	No requirements	
B	Landscape Treatment in Yards	Required in yards & open space.[1] [Note 2]	
C	Placement of Off-Street Parking	Prohibited in front yard	
D	Portals	Prohibited in ROW	
Height, Max. (ft)			
E	Building		24
F	Fence or Wall		No restrictions

NOTES

[1] Street trees and landscape treatment required if planting strip exists. The planting strip should have a minimum width of three feet. Asphalt or concrete pavement prohibited in planting strip.

[2] On-site parking must be separated from public sidewalks by a solid wall no less than 3 ft in height, or by a landscaped area no less than 4 ft in width measured from the back of the sidewalk, or, in the absence of a sidewalk, from the property line; and planted with plant materials whose mature height is at least 3 ft 6 in. Landscaping must be protected from vehicular damage by placement of physical barriers.

13. Old Santa Fe Trail

I. Design Objectives

a. Maintain the small scale quality of buildings and streets;
b. Maintain the existing width of the old Santa Fe Trail;
c. Maintain the scale of buildings; and
d. Encourage compliance by the state in design of future development.

II. Lot and Building Standards

Table 3-17: Old Santa Fe Trail Lot/Building Standards

Building Location	
Placement & Setback Requirements (ft)	Front: 10
Lot Coverage, Max.	
	N/A

Table 3-17: Old Santa Fe Trail Lot/Building Standards		
Design Standards		
A	Open Space Requirements	None
B	Landscape Treatment in Yards	Required in front yards
C	Placement of Off-Street Parking	Prohibited in front yard
D	Portals	Permitted in ROW w/ Governing Body approval
Height, Max. (ft)		
E	Building	24
F	Fence or Wall	5

14. Plaza/San Francisco

I. Design Objectives

a. Maintain narrow streets and continuous street façades;
b. Encourage additional portals for pedestrian use and provide continuity of building mass;
c. Limit building height to heights characteristic of existing buildings;
d. Encourage high walls to separate open or vacant areas from the public right-of-way and provide continuity of street façade;
e. Except for Plaza and Cathedral areas, confine landscaping to interior patios or walled courtyards; and
f. Emphasize verticality of façades on San Francisco Street.

II. Lot and Building Standards

Table 3-18: Plaza/San Francisco Lot/Building Standards		
Building Location		
Placement & Setback Requirements (ft)		No required yards.[1]
Lot Coverage, Max.		
		N/A
Design Standards		
A	Open Space Requirements	No requirements
B	Landscape Treatment in Yards	No requirements
C	Placement of Off-Street Parking	Off-site or in rear yard, with access from rear
D	Portals	Permitted in ROW w/ Governing Body approval
Height, Max. (ft)		
E	Building	36
F	Fence or Wall	In historic district, as specified in §14-4.5E

NOTES

[1] Buildings fronting San Francisco Street between Sandoval and Cathedral Place shall be built to the street property line. Buildings elsewhere in the subdistrict should also be built to the street property line, but where a building is set back from the street right-of-way, a solid wall shall be built at the street property line unless at least 80% of the yard is paved and designated for public pedestrian use.

15. Rosario Boulevard/NW Paseo de Peralta

I. Design Objectives

a. Recognize the area as one in the process of change;
b. Facilitate the redevelopment of large parcels within single ownership;
c. Provide flexible standards that encourage redevelopment and diversity of design;
d. Emphasize the strategic position of this area as a gateway into downtown Santa Fe; and
e. Provide standards that minimize the impact or height and bulk of structures on the entryways to the downtown.

II. Lot and Building Standards

Table 3-19: Rosario Boulevard/NW Paseo de Peralta Lot/Building Standards

Building Location		
	Placement & Setback Requirements (ft)	**North side of Paseo de Peralta:** set back from sidewalk a min. of 20; residential district setback applies along common property line where lot abuts a residential district.
Lot Coverage, Max.		
		67%
Design Standards		
A	Open Space Requirements	No requirement[1]
B	Landscape Treatment in Yards	Required [2]
C	Placement of Off-Street Parking	No restrictions
D	Portals	Prohibited in ROW
Height, Max. (ft)		
E	Building	36
F	Fence or Wall	No requirement[3]

NOTES

[1] Except to meet yard requirements.

[2] On-site parking must be separated from public sidewalks by a solid wall no less than 3 ft in height, or by a landscaped area no less than 4 ft in width measured from the back of the sidewalk, or, in the absence of a sidewalk, from the property line; and planted with plant materials whose mature height is at least 3 ft 6 in. Landscaping must be protected from vehicular damage by placement of physical barriers.

[3] Except to meet landscape treatment requirements.

16. Sandoval/Montezuma

I. Design Objectives

a. Recognize that the area is in transition;
b. Encourage adaptive reuse of existing buildings on Guadalupe Street and existing bungalows on west Manhattan, Read, Garfield, Montezuma and Aztec Streets;
c. Maintain and strengthen the continuity of the existing street façade on the east side of Guadalupe Street;
d. Encourage access from side streets;
e. Discourage additional curb cuts on main streets; and
f. Encourage redevelopment of under-used property along Sandoval Street and Cerrillos Road.

II. Lot and Building Standards

Table 3-20: Sandoval/Montezuma Lot/Building Standards

Building Location		
	Placement & Setback Requirements (ft)	Residential district setback applies along common property line where lot abuts a residential district.
Lot Coverage, Max.		
		67%
Design Standards		
A	Open Space Requirements	No requirements
B	Landscape Treatment in Yards	Required [1]
C	Placement of Off-Street Parking	No requirements
D	Portals	Prohibited on lots fronting Guadalupe and Sandoval Streets, elsewhere permitted in ROW w/ Governing Body approval
Height, Max. (ft)		
E	Building	36
F	Fence or Wall	No restrictions

NOTES

[1] On-site parking must be separated from public sidewalks by a solid wall no less than 3 ft in height, or by a landscaped area no less than 4 ft in width measured from the back of the sidewalk, or, in the absence of a sidewalk, from the property line; and planted with plant materials whose mature height is at least 3 ft 6 in. Landscaping must be protected from vehicular damage by placement of physical barriers.

17. State Capitol

I. Design Objectives

a. Retain the open "campus" quality of this area as a contrast to surrounding developed areas;
b. Recognize the area as complementary to the Santa Fe River park; and
c. Maintain intensive landscape treatment.

II. Lot and Building Standards

Table 3-21: State Capitol Lot/Building Standards

Building Location			
Placement & Setback Requirements (ft)			Street: min. setback must equal building height Side: 5 min.
Lot Coverage, Max.			
			50%
Design Standards			
A	Open Space Requirements	No requirements	
B	Landscape Treatment in Yards	Required [1]	
C	Placement of Off-Street Parking	No requirements	
D	Portals	Prohibited in ROW	
Height, Max. (ft)			
E	Building		48
F	Fence or Wall		No walls allowed[2]

NOTES

[1] On-site parking must be separated from public sidewalks by a solid wall no less than 3 ft in height, or by a landscaped area no less than 4 ft in width measured from the back of the sidewalk, or, in the absence of a sidewalk, from the property line; and planted with plant materials whose mature height is at least 3 ft 6 in. Landscaping must be protected from vehicular damage by placement of physical barriers.

[2] Except for retaining walls, existing walls around parking lots, and walls or fences around delivery or trash areas.

18. Westside

I. Design Objective

Maintain the small scale and residential character and streetscape.

II. Lot and Building Standards

Table 3-22: Westside Lot/Building Standards

Building Location	
Placement & Setback Requirements (ft)	Street: 10 Side: 5 Rear: 15
Lot Coverage, Max.	
	N/A
Design Standards	

Table 3-22: Westside Lot/Building Standards			
A	Open Space Requirements	No requirements	
B	Landscape Treatment in Yards	No requirements	
C	Placement of Off-Street Parking	No requirements	
D	Portals	Prohibited in ROW	
Height, Max. (ft)			
E	Building		24
F	Fence or Wall		No restrictions

19. Redevelopment Subdistricts

I. Purpose

Redevelopment subdistricts are intended to provide for:

a. Infill and a limitation of sprawl through the efficient use of land;
b. Optimum use of public infrastructure;
c. A mix of land uses, including residential uses;
d. Comprehensive site planning;
e. Public benefit uses;
f. Urban design innovation;
g. An enhancement of the economic vitality of the district;
h. The preservation and enhancement of the character and quality of the area in which the subdistrict is located through elimination of any potentially significant adverse impacts or potentially irreversible adverse impacts upon the community, surrounding neighborhoods, or other approved project plans; and
i. Redevelopment of areas with weak townscape qualities or of areas that are undergoing change.

II. Redevelopment Requirements
a. Property is eligible for rezoning to a redevelopment subdistrict if:
1. The land is located within or adjacent to the BCD and encompasses at least three acres, exclusive of dedicated streets and rights-of-way, or a complete city block, whichever is smaller; and
2. The existing infrastructure has the capability to support or to be modified to support the allowed floor area ratio set forth in provisions b and c below.
b. The baseline floor-area ratio shall be 2.5 to one; provided, however, that such a floor-area ratio shall not be allowed if it is judged to be incompatible with an adjacent neighborhood or townscape subdistrict.
c. Rezoning to BCD-redevelopment subdistricts requires consideration and approval by the planning commission and governing body of a master plan or development plan for the property as provided
d. Rezoning to BCD-redevelopment subdistrict shall be reviewed and approved as described in Section 14-2.1D.3, *Rezoning*.

III. Rezoning Redevelopment Subdistrict to Townscape Subdistrict
Property is eligible for rezoning from a redevelopment subdistrict to a townscape subdistrict provided that the following criteria are met:

a. Development of the redevelopment subdistrict is substantially complete, which determination shall be made by the Governing Body;
b. The property is located in or adjacent to the townscape subdistrict it will become part of if the rezoning is approved, and
c. All other requirements of Chapter 14 are met.

20. Standards for Redevelopment Subdistricts

I. Land-Use Intensity
a. Transfer of allowed floor area, including land use intensity credits, within a property or between contiguous properties with a single ownership and within a project is allowed; and
b. Public benefit uses shall not count against the allowable floor area for a parcel.
c. The maximum baseline floor area ratio permitted is 2.5:1 unless provided otherwise in the master plan or at the time of rezoning pursuant to Section 14-3.3C.19.II.a.2 above.

II. Maximum Height of Buildings

The maximum building height permitted in a redevelopment subdistrict shall not exceed 65 feet; provided, however, that the maximum height shall be compatible with the character of adjacent subdistricts and the surrounding neighborhood.

III. Additional Standards
a. Additional standards for redevelopment subdistricts are located in the subdistrict master plan.
b. Development in a redevelopment subdistrict shall comply with the master plan.
c. If no master plan has been approved for a portion of a redevelopment subdistrict, development must conform to the standards of the adjacent or nearest BCD subdistrict.

D. Office and Commercial Districts

1. Purpose: C-1

   The C-1 office and related commercial district is intended for low-intensity commercial and professional uses such as government offices; professional and business offices; medical and dental offices or clinics; personal care facilities for the elderly; hospitals; research laboratories; pharmacies; and related complementary businesses that provide sales or service of office equipment and supplies, medical and dental supplies. This district serves as a transitional buffer between more intense commercial use districts and residential districts.

2. Purpose: C-2

   The C-2 district is intended for a wide range of medium-intensity commercial and professional uses such as lodging, offices, and retail, along with accompanying and accessory uses, generally at a larger scale than transitional commercial districts, and located along streets carrying large volumes of traffic because of the moderate amount of traffic volume the uses generate. Regulations are designed to guide future additions or changes that discourage extension of existing strip development and formation of future strip commercial development, to preserve the carrying capacity of the streets and to provide for off-street parking and loading.

3. Purpose: C-4

   The C-4 district is intended for limited office, retail, and arts and crafts uses that maintain the residential character of the areas where the district applies, and where the scale and intensity of nonresidential uses will not generate heavy vehicular traffic. This district serves as a transitional buffer area between heavily trafficked roads and the adjoining residential districts.

4. Boundaries

   I. Only property within a C-4 zoning eligibility area, as shown on the Official Zoning Map, shall be eligible for rezoning to C-4. Rezoning of individual parcels shall follow the procedures in Section 14-2.1D.3, *Rezoning*.

   II. Amendment to the existing eligibility area or a proposal for an additional C-4 zoning eligibility area surrounding another heavily trafficked road not already included within the existing C-4 zoning eligibility area(s) constitutes a Chapter 14 text amendment and shall comply with the procedures set forth in Section 14-2.1D.2, *Code Text Amendment.*

5. Lot and Building Standards

Table 3-23: Commercial Districts Lot/Building Standards

Zoning Districts	C-1 [1]	C-2	C-4 [2]
Density and Lots			

Table 3-23: Commercial Districts Lot/Building Standards				
Zoning Districts		**C-1** [1]	**C-2**	**C-4** [2]
Density, residential max. (dwelling units/acre)		10[6]	N/A[3] [6]	10[6]
Lot size, min.		3,000 sq ft	None	Same as adjacent residential development
Lot Coverage, max.				
Residential		40%	N/A	40%
Nonresidential		60%	60%	60%
Setbacks, min. (ft)				
A	Front	10	15	10
B	Side	5	0	5 [5]
C	Rear	10	10 [4]	10 [4]
Height, max. (ft)				
D	Residential	38	45	26 [5]

NOTES

[1] Residential development in the C-1 district is subject to the standards of the R-21 district, except density.

[2] Maximum residential density and minimum residential open space requirements for a C-4 parcel are the same as permitted in the lowest-density contiguous residential district. If there is no contiguous residential district, requirements are the same as for the closest residential district. In no case shall the requirements be more restrictive than for the R-8 district.

[3] Density is determined as a result of maximum height, setbacks, lot coverage, and parking.

[4] When a rear yard abuts a residential district, the setback shall increase to no less than 25 ft or 20% percent of the depth of the lot, whichever is less.

[5] No taller than 14 ft within 10 ft of side or rear property line; no taller than 26 ft within 15 ft of a property line.

[6] Density bonuses may apply pursuant to the Santa Fe Homes Program, Section 14-7.2.

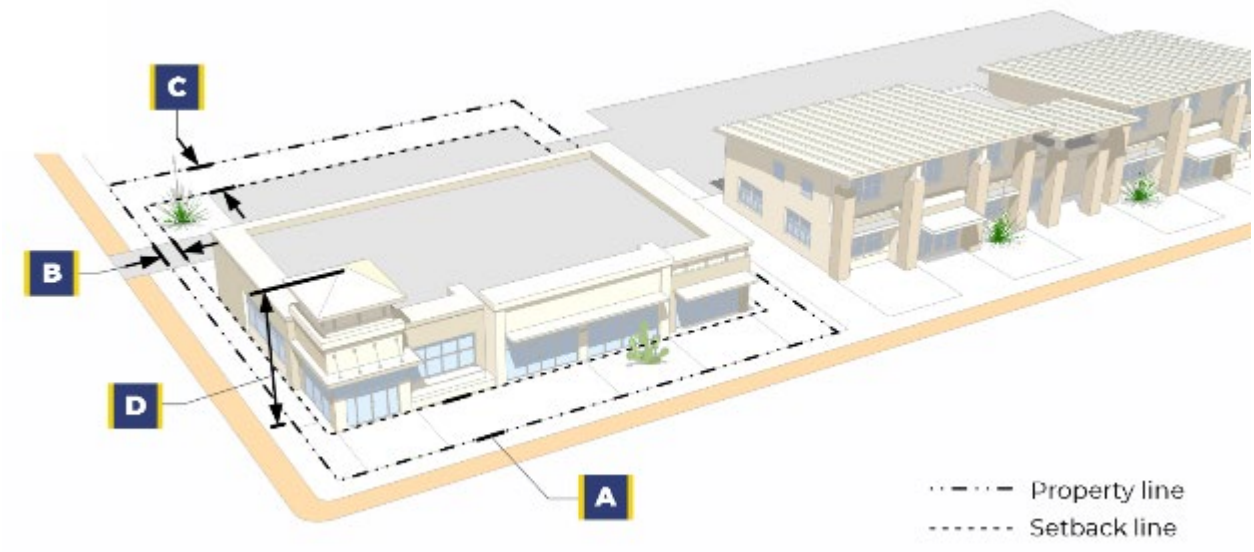


Figure 3.3-3: Office and Commercial District

E. Industrial Districts

1. I-1 – Light Industrial Purpose

The I-1 district is intended primarily for light manufacturing, processing, storage, warehousing, distribution, and similar commercial uses. Regulations are intended to prevent friction between uses within the district and also to protect nearby residential districts.

2. I-2 – General Industrial Purpose

The I-2 district is intended primarily for general manufacturing and closely related uses and allows limited commercial development. Regulations for this district prevent harmful impacts on adjacent districts through limitations on incompatible industries, while aiming to minimize burdensome regulations on general manufacturing. These regulations do not afford the same level of protection for commercial and other allowed uses not related to general manufacturing as such uses would receive if located in districts primarily designed for them.

3. Lot and Building Standards

Table 3-24: Industrial Districts Lot/Building Standards

Zoning Districts		I-1	I-2
Lots			
Lot size, min.		None	None
Lot coverage, max.		50%	60%
Setbacks, min. (ft)			
A	Front	15	15
B	Side	0	5 / 10 [2]
C	Rear	10 [1]	10 / 25 [2]
Height, max. (ft)[3]			
D	Building height	65	65

NOTES

[1] When a rear yard abuts a residential district, the setback shall increase to no less than 25 ft or 20% percent of the depth of the lot, whichever is less.

[2] The smaller setbacks apply when not abutting residential district; the larger setback applies when abutting residential district.

[3] Abutting a residential district, any part of a building taller than 38 ft in height shall be set back from each shared property line at least one foot for each two feet of additional building height above 38 ft.

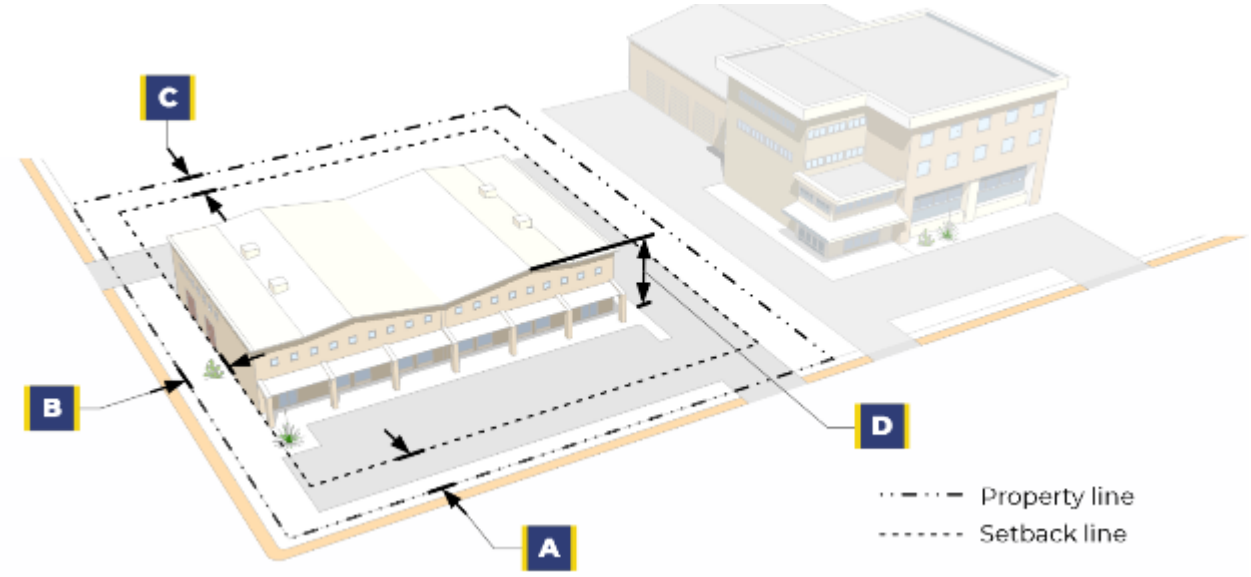


Figure 3.3-4: Industrial District

14-3.4 Special-Purpose Districts

A. Business and Industrial Park

1. Purpose

The purpose of the BIP district is to provide locations for the development of jobs in research and development activities and in offices, institutions and limited light industrial settings. The BIP district regulations intend to ensure that district locations may be adjacent to residential and commercial areas with minimum buffering. It is also the purpose of the BIP district to allow related uses that complement or support the primary employment-based uses to create a functional and pedestrian-friendly development.

2. Lot and Building Standards

Table 3-25: Business and Industrial Park Lot/Building Standards

Lots		
	Lot size, min. [1]	4 acres
	Lot coverage, max.	N/A
Setbacks, min. (ft)[2]		
A	Front	None
B	Side	None
C	Rear	None
Height, max. (ft)[3]		
D	All development	38

NOTES

[1] The four acres may be further divided into individual lots with Planning Commission approval of a master plan that encompasses the entire development.

[2] Adjacent to a residential use or zoning district, no building, parking lot, loading facility, or driveway shall be located less than 50 ft from the shared property line; however, the Planning Commission may allow setbacks to be reduced to 25 ft, depending on the proposed use and site development proposal, topography, proposed fences or walls, or dense landscape separation.

[3] No portion of any structure located within 25 ft of any residential zoning district or residential use shall exceed 26 ft in height, not including measurement of a parapet. Structures over 26 ft and up to 38 ft, exclusive of the parapet, shall be stepped back two horizontal ft for each vertical ft of additional height up to the maximum permitted.

3. Additional Standards for Property Formerly Zoned “Industrial Park”

Any property previously zoned industrial park with development plan or master plan approval on or before the date of adoption of the BIP zoning district shall be governed by and subject to the approved master plan. Where a conflict exists between the approved master plan and the requirements of this section, the more lenient standard shall prevail.

B. Hospital Zone District

1. Purpose for Christus St. Vincent Hospital Zone District

   The Christus St. Vincent HZ district is intended to accommodate medical and dental offices, pharmacies, and continuing care communities in proximity to Christus St. Vincent Hospital, while at the same time maintaining the character of the surrounding areas.

2. Boundaries

   Only properties within the area designated on the Official Zoning Map for Christus St. Vincent HZ rezoning eligibility shall be eligible for rezoning to HZ pursuant to the procedures in Section 14-2.1D.3, *Rezoning.* Amendment to the eligibility area constitutes an amendment to the text of Chapter 14 and shall comply with the procedures in Section 14-2.1D.2, *Code Text Amendment.*

3. Purpose for Las Soleras Hospital Zone District

   The Las Soleras HZ district is intended to accommodate a hospital and business and professional office uses in the Las Soleras Development.

4. Boundaries

   Property within the area defined in the Las Soleras HZ on the Official Zoning Map has already received the HZ zoning designation. It is not intended that this district be expanded.

5. Lot and Building Standards

Table 3-26: Hospital Zone Lot/Building Standards

Lots			
Lot size, min.			1/2 acre
Lot coverage, max.		Christus St. Vincent	30%
		Las Soleras district	1.8:1
Setbacks, Min. (ft)			
A	Front	7 (20 for street-facing garage or carport enclosed on three sides)	
B	Side	5	
C	Rear	15 ft, or 20% of the average depth of the lot, whichever is less	
Height, Max. (ft)			
D	Las Soleras		70
	All other HZ districts		38

C. Parks and Open Space District

1. Purpose

The POS district is intended to accommodate new and existing public parks, trails, and open space areas, allowing for the preservation of natural and/or open space areas. This district allows public and quasi-public uses, active and passive recreation uses, and accessory or support facilities customarily associated with parkland and open space, including lodges, pavilions, parking, and restrooms.

2. Lot and Building Standards

Table 3-27: Parks and Open Space Lot/Building Standards

Lots		
	Lot size, min. [1]	None
	Lot coverage, max.	N/A
Setbacks, Min. (ft)[2]		
A	Front	None
B	Side	None
C	Rear	None
Height, Max. (ft)[3]		
D		None

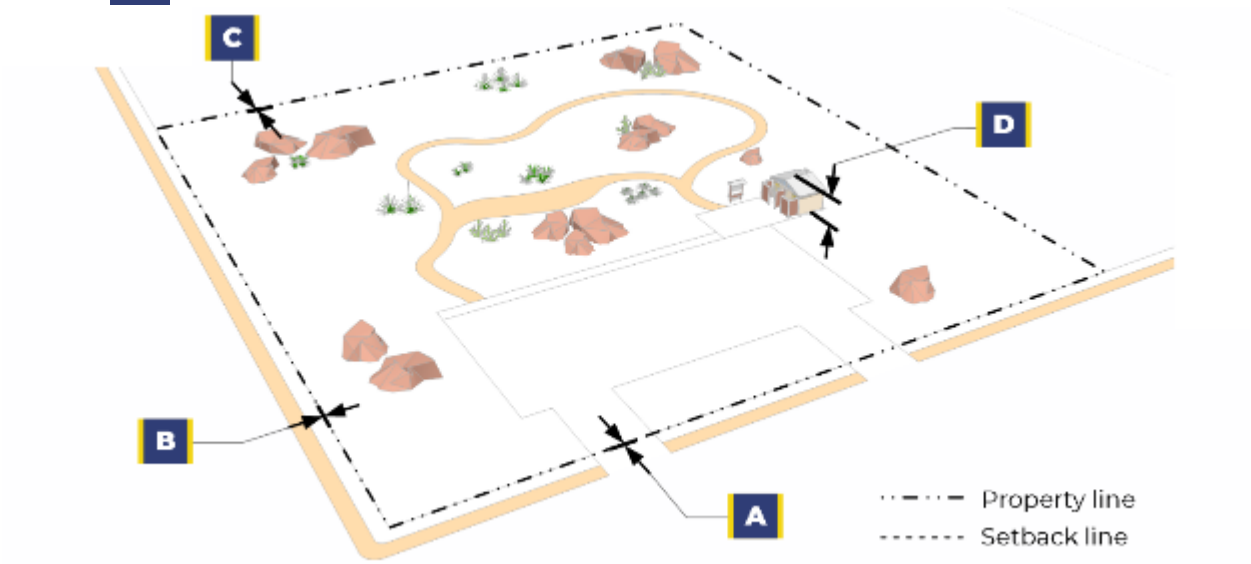


Figure 3.4-1: Parks and Open Space District

D. Planned Community Districts

1. PRC Purpose

   The Planned Residential Community (PRC) district is intended for the comprehensive and coordinated planning of large-scale residential developments on a parcel of at least 160 acres that allows for a phasing of development that will take place over a long period of time. This district allows and encourages single-family residences in conventionally platted subdivisions and clustered residential developments based on a design concept that applies innovative site-planning techniques; a mixture of residential densities intended to achieve a balanced community for all types of families; and neighborhood commercial uses of a type and intensity serving the residents of the PRC and the surrounding areas.

2. PRRC Purpose

   The Planned Resort-Residential Community (PRRC) district is intended for the comprehensive and coordinated planning of large-scale resort-residential developments on a parcel of at least 160 acres that allows for phasing of development that will take place over a long period of time. This district allows and encourages the development of resorts in conjunction with a mixture of residential uses, densities, and building types within the range of the economic market the development proposes to serve.

3. Dimensional Standards

   In both the PRC and PRRC districts, development standards shall correspond to the approved master plan, as provided in Sections 14-2.1F.4.IV.a, *Consistency with Master Plans and Preliminary Development Plans*, and 14-2.1F.5.III.d, *PRC and PRRC Master Plans.*

E. Planned Shopping Center Districts

1. Purpose

   The planned shopping center districts (SC-1, SC-2, and SC-3) districts are intended to:

   I. Provide new neighborhood, community, and regional shopping centers. The SC-1, SC-2, and SC-3 districts are intended for a unified grouping, in one or more buildings, of retail establishments, stores and services that provide for the regular needs and convenience of families residing in the adjacent residential neighborhoods or in the larger community.

   II. Allow accessory uses and structures that are compatible with the character of the district.

2. Types of SC Districts

   The three types of SC districts are distinguished by the scale of development, using trade area, market, and number and variety of retail establishments to determine the appropriate SC district, as follows:

I. SC-1, Neighborhood Shopping Center District:
   a. Radius of trade area is approximately one to one and one-half miles;
   b. Minimum market is approximately 1,000 families; and
   c. Composition of center is five to ten retail establishments, the major store is usually a supermarket or pharmacy; other retail establishments include those offering convenience goods and personal services, not including auto repair, gas stations, or residential uses; and
   d. There is a minimum site area of five to 15 acres.

II. SC-2, Community Shopping Center District:
   a. Radius of trade area is approximately four miles or more;
   b. Minimum market is approximately five thousand families; and
   c. Composition of center is ten or more retail establishments; the major retail establishment is usually a variety or department store, in addition to convenience goods and personal services as in SC-1. Other retail establishments may include gas stations, department stores, discount stores, furniture stores, and other stores and services that provide for the regular needs of families residing in the adjacent residential neighborhoods or in the larger community; and
   d. There is a minimum site area of ten to 40 acres.

III. SC-3, Regional Shopping Center District:
   a. Radius of trade area is approximately one hour drive by automobile;
   b. Minimum market is approximately 150,000 people;
   c. Composition of center is one or more department stores with 80,000-100,000 square feet of gross leasable area each and retail establishments providing convenience goods and personal services; and
   d. There is a minimum site area of 40 acres or more.

3. Rezoning Limitations

   Property is eligible for rezoning to SC if the property has the following characteristics:

I. An addition in depth to lands where frontage is already commercially-zoned;

II. Already commercially-zoned and existing development, if any, can be brought into conformance with the SC district regulations; or

III. Not already commercially-zoned in whole or in part and is not now served by appropriate and convenient shopping facilities;

IV. The shopping center will be convenient to and serve at least one residential area; and

V. The tract proposed for shopping center development is of such size, shape and location as to enable well-organized development of the commercial facilities, with proper access to streets, ingress and egress, off-street parking and loading space and other requirements and amenities.

4. Lot and Building Standards

Table 3-28: Shopping Center Lot/Building Standards

Zoning Districts		SC-1	SC-2	SC-3
Lots				
Lot size, min. (acres) [1]		5	10	40
Lot coverage, max.		N/A	N/A	N/A
Setbacks, min. (ft)				
A	Front	Minimum requirements shall be the same as those in any adjoining zoning district.		
B	Side			
C	Rear			
Height, max. (ft)				
D		38	45	45

NOTES

[1] Within the minimum required acreage, lots may be combined to meet the minimum site requirements or subdivided smaller than the minimum site requirements; as long as shopping center ownership ensures the continued maintenance of private common use areas, including open space, drives, walks and off-street parking and loading facilities. This shall be accomplished by contracts, agreements, deed restrictions, covenants running with the land or other instruments in writing.

14-3.5 Calculations, Measurements, and Exceptions

A. General Requirements

1. Applicability of Other Standards

In addition to the standards in this section, development may be subject to standards in other portions of Chapter 14, including those in Article 14-1, *General Provisions*, Article 14-5, *Use Regulations,* and Article 14-7, *Development Standards.*

2. General Standard for Measurements

Measurement of the standards in Chapter 14 shall be made as accurately as possible with measurement methods and technology commonly used in the construction industry. Where measurements are subject to specific standards contained elsewhere in Chapter 14 or are adopted by state or other regulatory agencies, those standards shall be met.

B. Density

1. Calculation of Allowable Dwelling Units

Prior to any development approval, the maximum allowable number of dwelling units shall be calculated for the site as a whole as follows:

I. Determine the total number of acres in the site to two decimal places, as certified by a professional land surveyor or professional engineer; and

II. Determine the total flood way acres in the site to two decimal places, as certified by a professional land surveyor or professional engineer; and

III. Subtract the sum of the flood way acres calculated in provision II above from total site acreage established in provision I above;

IV. Multiply the result of the calculation in provision III, remaining site acreage, by the applicable gross density factor of the zoning district;

V. For any parcel that, in whole or in part, lies in the area labeled as mountainous and difficult terrain on Exhibit "I" following Chapter 14, and where 25 percent or more of the parcel has a natural slope greater than 20 percent, multiply the result calculated in provision IV above by 0.75;

VI. The result is the allowable number of dwelling units for the site. If the result is other than a whole number, the number shall be rounded up to the nearest whole number except:

a. If the calculation is for a family transfer subdivision as described in Section 14-6.8, any decimal of 0.5 or more may be rounded up if public water and sewer serve the site; or

b. Calculations that result in other than a whole number may be rounded up for units that meet the requirements set forth in Section 14-7.2, *Santa Fe Homes Program (SFHP),* and Chapter 26-1, *Santa Fe Homes Program (SFHP)* or if it a low-priced dwelling unit that meets the requirements in Chapter 26-2.3, *Requirements for Low-Priced Dwelling Units;*

VII. SFHP development incentives pursuant to Sections 14-7.2E and 14-7.2F may increase the number of dwelling units allowed on any site; however, once a development plan has been approved, in no case shall more dwelling units be constructed than are allowed by the approved development plan.

VIII. The minimum net lot area requirement for single-family dwellings is established in subsection C.3 below; however, the number of dwelling units, and the number of lots occupied by single-family dwellings in a residential subdivision, shall not exceed the allowable number of dwelling units as calculated according to this subsection.

IX. The allowable number of dwelling units shall not be exceeded for the site as a whole, regardless of subdivisions or lot splits. In the event of subdivision or lot split, the allowed number of dwelling units shall be allocated among all resulting parcels so that no parcel exceeds the allowable number of units for that parcel calculated separately and the total number of units on all parcels shall not exceed that of the original site as a whole. A note shall be placed on the plat or development plan prior to recording the first and each subsequent subdivision or lot split that prohibits a further increase in the number of dwelling units for each portion of the site unless approved by the Governing Body as a rezoning action or other action authorized by Chapter 14.

C. Lots

1. Lot Depth

The depth of a lot shall be measured between the front and rear lot lines, perpendicular to the front lot line. In the case of irregularly shaped lots, the depth shall be the average of all such measurements along the front lot line.

2. Lot Coverage

Lot coverage is the percentage of the total area of structures on the ground in relation to the total area of the lot. The following are excluded from calculation of lot coverage:

I. The types and portions of structures listed in Section 14-3.5D, *Setbacks;*

II. Eaves and similar roof projections within two feet of the wall of a building;

III. For lots smaller than one acre, the minimum required net lot area for residential subdivisions excludes any portion of the lot devoted to public and private streets and driveway easements such as lot access driveways and fire access roads; and

IV. For single-family residential subdivisions, portions of the lot devoted to common open space or other facilities intended to serve primarily the residents of other lots are also excluded.

3. Lot Area Minimums and Lot Area Averaging

I. The minimum lot area requirement for single-family dwellings is shown in Sections 14-3.2B through 14-3.2F; however the lot area may be reduced to a minimum of 2,000 square feet if common open space is provided equal to the sum of lot area reductions within the subdivision.

II. Minimum lot area for multi-unit residential projects shall comply with the applicable density requirement for the zoning district in which the development is located.

D. Setbacks

1. No structure shall occupy a required setback except as permitted in this subsection or elsewhere in Chapter 14.

2. The following structures are exempted and may be constructed within required setbacks if they comply with height and other applicable regulations in Chapter 14 and elsewhere in the Santa Fe City Code, including Chapters 7, *Building and Housing,* 12, *Fire Prevention and Protection*, and 23, *Streets, Sidewalks and Public Places*:

I. Walls and fences;

II. Decks, planters, driveways, walkways, stairways, uncovered porches, and similar structures less than 30 inches above grade;

III. Swimming pools or other water features;

IV. Above-ground and underground facilities of public and private utilities to the extent provided in Section 14-5.3I.2, *Underground Electric and Cable Utility Lines*

V. Above-ground and underground transformers, equipment enclosures or vaults and similar facilities of public or private utilities when located and screened as provided on an approved subdivision plat, development plan or as approved by the Planning and Land Use Director;

VI. Underground pipes, wires, and conduits such as service laterals that provide utility service to the property on which they are located or that interconnect permitted structures and equipment on the property;

VII. Above-ground wires such as service drops that are necessary to connect permitted structures to existing overhead utility distribution facilities; and

VIII. Eaves or other roof projections may extend into required setbacks a distance of two feet or less.

3. Where existing development does not comply with front setback requirements of the zoning district, new development may reduce the front setback to match the average existing front setback of adjacent properties within 150 feet.

4. Setback requirements on corner lots are:

I. One setback shall comply with the zoning district requirement for front setbacks;

II. Other street setbacks shall not be less than seven feet; and

III. The provisions of this subsection do not apply to the BCD.

5. Setback Requirements

Subject to limitations set forth in Article 7-1, *Building Codes; General Provisions* and approval by the Planning and Land Use Director, any required side and/or rear setback may be reduced with the concurrence of adjoining property owners, as shown on a recorded agreement, plat, or other recorded declaration signed by the adjoining property owners. The setback reduction shall be offset by providing a corresponding increase in the setback provided on the adjoining lot.

E. Building Height

The general height limits contained in this article do not apply to structures for which specific standards are provided elsewhere in Chapter 14, including Section 14-8.5, *Walls and Fences*. In addition to the maximum height limits and height calculation methods contained in this article, structures may be subject to height limits and calculation methods in Article 14-4, *Overlay Districts,* or elsewhere in Chapter 14. Unless there is a specific provision to the contrary, the most restrictive height limit is applied as provided in Section 14-1.8, *Conflicting Provisions.*

1. Measurement of Maximum Height

No part of a structure shall be higher than the most restrictive of the following calculations:

I. The maximum height specified in the dimensional tables for each zoning district, as described in Sections 14-3.2 through 14-3.4, measured from the average of the highest point and the lowest point of the finished grade at the perimeter of the structure; or

II. The maximum height specified plus four feet, measured from the finished grade at the closest point on the perimeter of the structure; and

III. Step-back regulations for maximum heights relative to distances from property lines that apply in certain districts as set forth in the tables of dimensional standards.

2. Height of Building Attachments

Except as further restricted by Section 14-4.6, *Historic Districts,* the height limitations set out in Chapter 14 may be exceeded for chimneys, antennas, ventilators, elevator housings, roof-mounted HVAC equipment, or other non-freestanding structures placed on and anchored to the roof of a building and not intended for human occupancy, by up to four feet for residential structures and eight feet for mixed-use and nonresidential structures.

3. Telecommunication Facilities

When referring to a tower or other telecommunications structure, height is the distance measured from the finished grade to the highest point on the tower, antenna or other structure, including the base pad and any antenna.

F. Other Dimensional Calculations

1. Structure Perimeter

Structure perimeter is measured by the projected area of the structure on the ground, including all appurtenances such as eaves extending no more than two feet, bay windows, awnings, and cantilevered decks.

2. Slope Measurement

Slopes are measured at contour intervals of five feet or less. The slope percent is the relation of vertical rise from or to two-foot contour lines calculated as follows:

$$(H-L) \times 100/D$$

where H equals the highest elevation of the portion of the tract measured; L equals the lowest elevation on the portion of the tract measured; and D equals the horizontal distance between H and L.

3. Building Frontage

As used in Section 14-7.6, *Signs,* building frontage is the horizontal distance across the front of a building as near to ground level as possible. In cases where this test is indeterminate or cannot be applied, for example, where there is a diagonal corner entrance or where two or more sides of a building have entrances of equal importance and carry approximately equal amounts of pedestrian traffic, the Land

Use Director shall select the building frontage on the basis of the interior layout of the building, traffic on adjacent streets, or other indicators available.

4. Floor Area Ratio

The gross floor area of all buildings on a lot, including covered parking structures but not roof deck parking, divided by the lot area; for example: 20,000 square feet of gross floor area on a 10,000 square foot lot is a floor area ratio of 2.0:1.

G. Visibility Triangle Areas

The standards in this section are not intended to limit the authority of the Public Works Director, who may impose stricter requirements pursuant to the authority provided in Chapter 23, *Streets, Sidewalks and Public Places,* of the SFCC. Alternately, the Public Works Director may waive the standards of this Section upon a determination that adequate visibility exists consistent with the standards adopted by the American Association of State Highway and Transportation Officials (AASHTO).

1. Visibility Triangle at Driveways

At driveways that provide access to a public or private street, no parking lot, fence, wall or other structure, hedge or planting that will obstruct drivers' views of traffic shall be erected, placed or maintained within a triangular area on either side of the driveway as follows:

I. For driveways serving nonresidential uses on all streets and roads, and driveways serving residential uses on arterial and collector roads, the required visibility triangles for each driveway are determined by the Public Works Director based on AASHTO standards;

II. For driveways serving residential uses on streets and roads classified as subcollectors or lanes, obstructions between a height of three feet and six feet are prohibited within the required visibility triangles as determined by the more restrictive of:
   a. Measurements of five feet along the edge of the driveway and 15 feet along the street property line; and
   b. Measurements of 15 feet back from the nearest travel lane along the edge of the driveway and 30 feet along the travel lane.

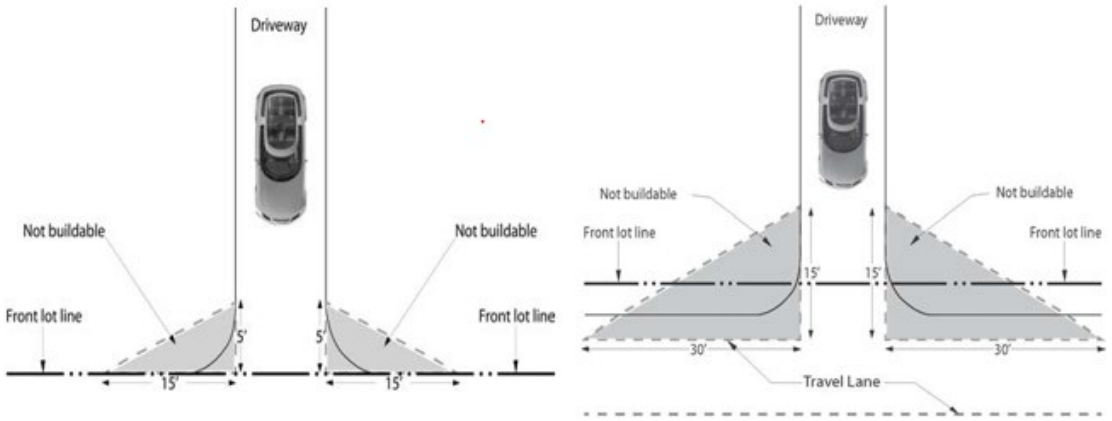


Figure 3.5-1: Visibility at Driveway Intersections

2. Visibility Triangle at Intersections

On any corner lot, no fence, wall, hedge or other planting or structure that will obstruct drivers' views of traffic shall be erected, placed, or maintained within the triangular area as follows:

I. For intersections on streets and roads classified as arterials and collectors, the required visibility triangles for each intersection are determined by the Public Works Director based on AASHTO standards.

II. For 90-degree intersections on streets and roads classified as subcollectors or lanes, obstructions between a height of three feet and six feet are prohibited within the required visibility triangles formed by the right-of-way lines at points that are 25 feet from the intersection of the right-of-way lines. On any corner lot of other than ninety degrees or on corner lots with grade variations, the visibility requirement shall be adjusted by the Public Works Director based on AASHTO standards to ensure public safety.

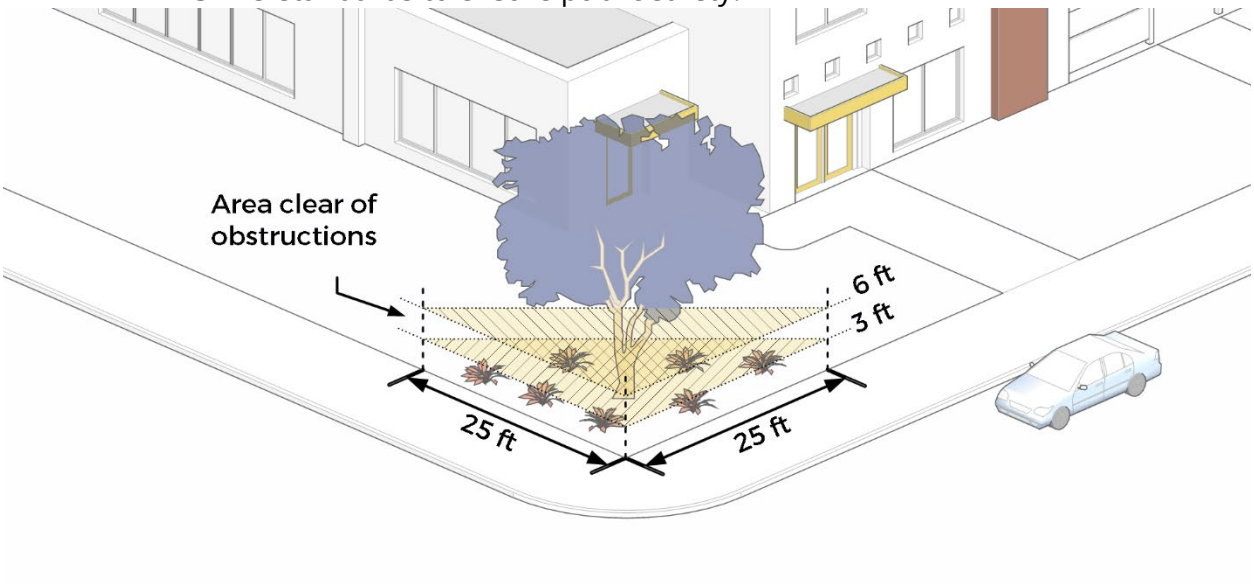


Figure 3.5-2: Visibility Triangle at Intersections

3. Street Setback for Garage or Carport

This subsection applies to public and private streets including lot access driveways, but does not apply to alleys.

I. A garage or carport enclosed on three sides with a vehicle entry facing the street shall be set back at least 20 feet from the street property line as shown in Figure 3.5-3, except as provided in provision II below.

II. An unenclosed carport with a vehicle entry facing the street may be constructed in accordance with the minimum street yard requirements applicable to principal structures for the district within which it is located, provided that:
   a. The carport is set back at least seven feet from the street property line; and
   b. The carport is fully open on three or more sides and is constructed of materials and an architectural style that is the same as, or compatible with, the principal dwelling unit; and
   c. Use of the carport is restricted to temporary parking of currently registered, operable passenger automobiles, light trucks or motorcycles for the non-commercial use of the residents; and
   d. Storage of any material other than personal motor vehicles is prohibited.

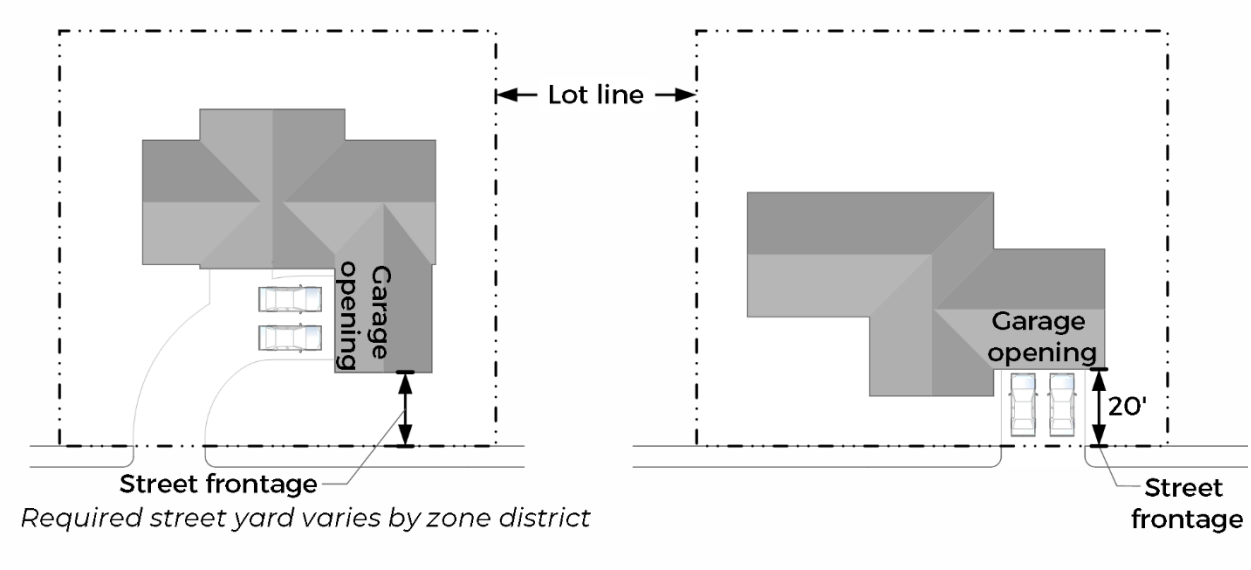


Figure 3.5-3: Street Setback for Garage or Carport

Article 14-4 Overlay Districts

14-4.1 General Provisions

The overlay zoning districts of this article are intended to apply in combination with the underlying base zoning districts of Article 14-3, *Zoning Districts,* to impose regulations and standards in addition to those required by the underlying districts. When the requirements of an overlay district are in conflict with those of the underlying district or those of another overlay district, the more restrictive limitation or requirement shall control, as provided for in Section 14-1.8, *Conflicting Provisions.*

A. Creation of New Overlay Districts

1. Historic Overlay District

   A new historic overlay district may be created following the procedure described in Section 14-2.1G.2. Because the creation of a new overlay district is a rezoning, any such new historic overlay shall also be subject to the standards and requirements described in Section 14-2.1D.3, *Rezoning.*

2. Neighborhood Conservation Overlay District

I. Purpose

This section is intended to provide a mechanism whereby residents of a neighborhood may seek to conserve the unique physical character of their neighborhood by collectively identifying the neighborhood's distinctive physical characteristics, which may include: streetscape, architectural features, lot coverage, setbacks, height, and some property uses. Establishment of neighborhood conservation overlay enables tailored regulations that preserve the attributes of the built environment that make the neighborhood distinctive and promote better harmony between existing structures and new development. The neighborhood conservation overlay shall not be used to resist minor changes in neighborhood character.

II. Additional Overlay District Requirements

If a neighborhood conservation overlay district is contained within one or overlaps with another zoning overlay district, the most restrictive set of requirements shall prevail; however, one neighborhood conservation overlay district shall not be included within or overlap with the boundary of another neighborhood conservation overlay district.

III. Nonconforming Structures and Uses

A structure or use located in a neighborhood conservation overlay district that does not meet the requirements for the applicable neighborhood conservation overlay district shall be considered legal nonconforming and shall comply with Section 14-1.13, *Nonconformities.*

IV. Procedure for Creation of Neighborhood Conservation Overlay District
   a. Except as set forth in Subsection 14-4.1(A)(2)(VI), prior to creating a neighborhood conservation overlay district, a neighborhood plan with an implementation policy recommending the creation of the neighborhood conservation overlay district shall be adopted as a General Plan amendment, as set forth in Section 14-2.1C.
   b. The creation of a specific neighborhood conservation overlay district shall follow the procedures set forth in Section 14-2.1D.3, *Rezoning*.
   c. After a neighborhood conservation overlay district is established, amendments to the overlay's boundaries or requirements shall follow the provisions outlined in this section.

V. Neighborhood Conservation Overlay District Requirements
   a. At a minimum, a neighborhood conservation overlay district shall include all residentially zoned property within an area no fewer than two city blocks or four blockfaces, unless the Planning and Land Use Director determines that the blocks are unusually long or short or that the neighborhood characteristics are significantly different within the blocks.
   b. A neighborhood conservation overlay district may regulate the following:
      1. Building design, including scale, massing, and distinctive architectural characteristics such as front porches, height, or roof styles;
      2. Streetscape, including lot frontage, fences, walls, parking, lighting, and landscaping;
      3. Density, except density bonuses as allowed in the SFHP;
      4. Lot coverage;
      5. Setbacks;
      6. Building height; and
      7. Property use, except as set forth in provision c below in this subsection.
   c. Neighborhood conservation overlay districts shall not restrict the following:
      1. Citywide policies and priorities;
      2. Dwelling units marketed to or occupied by any certain income such as any residential units covered by the Santa Fe Homes Program;
      3. Home occupations as set forth in Section 14-5.3C.6.
      4. Group or foster homes;
      5. Day care facilities;
      6. Public or private elementary or secondary schools;
      7. Religious institutions; or
      8. Other uses determined by the Planning and Land Use Director as necessary for the health and safety of the neighborhood.
   d. Requirements shall be measurable, definitive and uniform and enforceable by the Planning and Land Use Director through the approval procedures set forth in Chapter 14 and the issuance of a construction permit.

e. When a land use application for a property within the boundaries of a proposed neighborhood conservation district has been submitted prior to the date of adoption of a neighborhood conservation overlay district, the regulations of the neighborhood conservation overlay district shall not apply. If a subsequent but separate application for the same property is submitted after the date of adoption of the neighborhood conservation overlay district, the requirements of the overlay district shall apply.

f. It is not the intent of the neighborhood conservation overlay districts to enforce private covenants.

VI. Alternative for Creation of Neighborhood Conservation Overlay District

The procedures set forth in this subsection apply only when the Planning and Land Use Director has accepted the petition for the preparation of a neighborhood plan, but the city is unable to begin the process for the neighborhood plan within 60 days (see Section 14-2.1C.5.III.f.4). For the purpose of calculating the percentages required in this subsection, each parcel is entitled to a single vote no matter how many persons or entities might own the parcel.

a. Petition

A neighborhood may petition the city to develop a neighborhood conservation overlay district. The petition shall contain a description of the proposed boundaries of the neighborhood conservation overlay district and the signatures of 51 percent of the property owners of record in that area. The city may request proof of ownership.

b. Inventory

An inventory of characteristics that are proposed to be regulated within the proposed neighborhood conservation overlay district shall be completed by the neighborhood with assistance from city staff. The characteristics may include some or all of those characteristics described in Subsection 14-4.1A.2.V.b.

c. Public Meetings
   1. Upon verification of the petition by the Planning and Land Use Director, department staff shall hold at least two public meetings at which the proposed neighborhood conservation overlay district boundaries and requirements shall be discussed and developed. The meetings shall be coordinated with city staff and held at a reasonable time and place to maximize public attendance.
   2. Notice for each public meeting shall follow the notice requirements for early neighborhood notification as set forth in Sections 14-2.1B.1.II and 14-2.1B.4.II. In addition to the postal notification, persons required to be notified of the public meetings may request an email notification from the city on the same day that postal notification is mailed for second or subsequent public meetings. In the event that the proposed boundaries are enlarged, notice shall be given to those additional property owners and physical addressees as if for the first scheduled meeting.

d. Neighborhood Ballot
   1. When the Planning and Land Use Director has determined that forty percent of the property owners of record within the proposed boundaries in attendance or represented by written proxy at the public meeting agree to the final proposed requirements governing the proposed neighborhood conservation overlay district, the Planning and Land Use Director shall mail a ballot by regular mail to all property owners of record within those boundaries. The ballot shall ask for a single affirmative or negative vote for the proposed requirements. The city shall include a stamped envelope addressed to the Planning and Land Use Director for returning ballots.
   2. If within 30 days of mailing the ballot, the city receives an affirmative vote of the proposed requirements by sixty-seven percent of the property owners within the proposed boundaries, the proposed neighborhood conservation overlay district requirements shall be deemed to be approved by the neighborhood. The Planning and Land Use Director may extend the 30 days for an additional 15 days due to unforeseen circumstances.
   3. If the proposed requirements are not voted on in the affirmative by 67 percent of the property owners, a like or similar petition shall not be submitted within 12 months from the date of verification by the city that the proposed neighborhood conservation overlay district has failed to receive the required affirmative vote.

e. Rezoning Required
   After the proposed neighborhood conservation overlay district requirements have been approved by the neighborhood, the procedure set forth in Section 14-2.1D.3, *Rezoning,* with notice as set forth in Section

14-2.1B.4.II, shall be followed for a rezoning. After a neighborhood conservation overlay district is officially created, amendments to the boundaries or the requirements shall also follow the provisions outlined in this subsection.

3. PUD – Planned Unit Development District

I. Purpose

a. This section is intended to allow the creation of planned districts, each conceived as a unit of cohesive development and integrated uses in either a single development operation or a planned series of development operations that may take place over a period of several years.

b. It is also intended to allow and encourage innovative site planning and design to ensure that each planned unit development compatibly integrates with development on adjoining properties and creates an attractive, healthful, sustainable and stable environment for living and working that is superior to the development attainable under existing zoning regulations.

c. It is further intended that PUD regulations in this section and throughout Chapter 14 accomplish the purposes of land use regulation to the same degree that existing zoning regulations do in cases where planning and development are not on a unified basis.

II. Land Eligible

A PUD district may overlay any zoning district or any portion of a zoning district as long as it is consistent with existing plans for streets, utilities, parks, and other uses and structures.

III. Rezoning Requirements

a. An application for PUD rezoning shall be accompanied by a preliminary Development Plan and other related documents reasonably necessary to determine compliance with Chapter 14 as may be required by the Land Use Director.

b. At the time an application for PUD rezoning is filed, the applicant may submit a proposed final Development Plan and request that the requirement for a preliminary Development Plan be waived. The Planning Commission and the Governing Body may approve or deny the request to waive the preliminary Development Plan as part of their review of the PUD rezoning application.

IV. Uses

Permitted, conditional use approval, and prohibited uses within the PUD are the same as in the underlying zoning district.

V. Standards

a. The development, design and landscaping standards permitted in the PUD may vary from the standards of the underlying district, provided that findings of fact are made that such variation:

1. Meets the PUD purpose set forth in Subsection 14-4.1A.3.I by creating a unified development that is superior to what would otherwise be attainable,
2. Is appropriate in relation to the overall development, and
3. Minimizes the impact on surrounding properties.

b. The density of population and intensity of land use allowed by the underlying zoning district shall be the overall density and intensity in the PUD. As long as the overall PUD density and intensity remain unchanged, the density and intensity of different local sites within the PUD may vary;

c. Examples of the development, design and landscaping standards variable in the PUD include:

1. Lot size;
2. Housing type;
3. Housing configuration;
4. Yards / setbacks;
5. Height;
6. Lot coverage;
7. Distance between buildings;
8. Terrain management; and
9. Mountainous and difficult terrain.

d. Where no variation of a development, design or landscaping standard has been approved, the development, design or landscaping standard at issue shall be the same as in the underlying district.

B. Existing Overlay Districts

1. The following overlay districts are created:

I. Archaeological Review Districts;

II. Arts and Crafts District;

III. Escarpment Overlay District;

IV. Highway Corridor Protection Districts;

V. Historic (H) Districts; and

VI. West Santa Fe River Corridor District.

2. Any rezoning requirements set forth in this article are in addition to the requirements set forth in Section 14-2.1D.3, *Rezoning,* which apply to all rezonings.

14-4.2 Archeological Review Districts

A. Purpose

To promote the economic, cultural, and general welfare of the people of Santa Fe, the Governing Body deems it essential that the qualities relating to the unique cultural traditions, prehistory and history of Santa Fe, which attract tourists and residents alike, be preserved by establishing three Archaeological Review districts. The purpose of these districts is to:

1. Recognize the value of archaeological resources from all periods of history and prehistory, including prehistoric Native American settlements, Spanish colonization and settlement and settlement and development under Mexican and American governments;
2. Provide the means for identifying archaeological sites by requiring surveys and test excavations, depending on the district, through the development review, demolition permit, and construction permit process;
3. Provide the means by which archaeological sites may be evaluated for their potential contribution to cultural, educational, historic, economic and scientific concerns;
4. Establish a procedure for treatment of archaeological resources on private and public land, thereby mitigating the information loss from the sometimes unavoidable destruction of archaeological resources and providing for the treatment of those resources that can be preserved; and
5. Provide methods for the emergency treatment of archaeological resources found through unexpected discovery.

B. Application to State and Its Agencies, Political Subdivisions, or Instrumentalities

Pursuant to Sections 3-22-1 through 3-22-6 NMSA 1978, *Historic Districts and Landmarks,* the provisions of this section apply to the state and its agencies, political subdivisions and instrumentalities, as well as to any other entity or activity in the Archaeological Review districts.

C. Establishment of Districts and Boundaries

1. Districts Established

   Three archaeological review districts are established, to be known as the historic downtown, the river and trails, and the suburban archaeological review districts.

2. Boundaries

The boundaries of the historic downtown, the river and trails, and the suburban archaeological review districts are as shown on the Official Zoning Map. The boundaries are determined by the following criteria:

I. Historic Downtown Archaeological Review District

The center of Santa Fe since 1610 and occupied by Native Americans prior to that time, land within the historic downtown archaeological review district has a high potential of containing significant cultural remains and is part of the historic core of Santa Fe;

II. River and Trails Archaeological Review District

An area of prehistoric Native American occupation, settled by early Spanish colonists, and being primary transportation routes important to the settlement of Santa Fe, the river and trails archaeological review district has a high potential of containing significant cultural remains and is part of the Santa Fe river floodplain, escarpment, or ridges above the escarpment, and land adjacent to those areas, and contains historic trails such as Santa Fe Trail, Galisteo Road and Agua Fria;

III. Suburban Archaeological Review District

Land within the suburban archaeological review district has a moderate potential of containing significant cultural remains and is not a part of the historic downtown or the river and trails archaeological review districts.

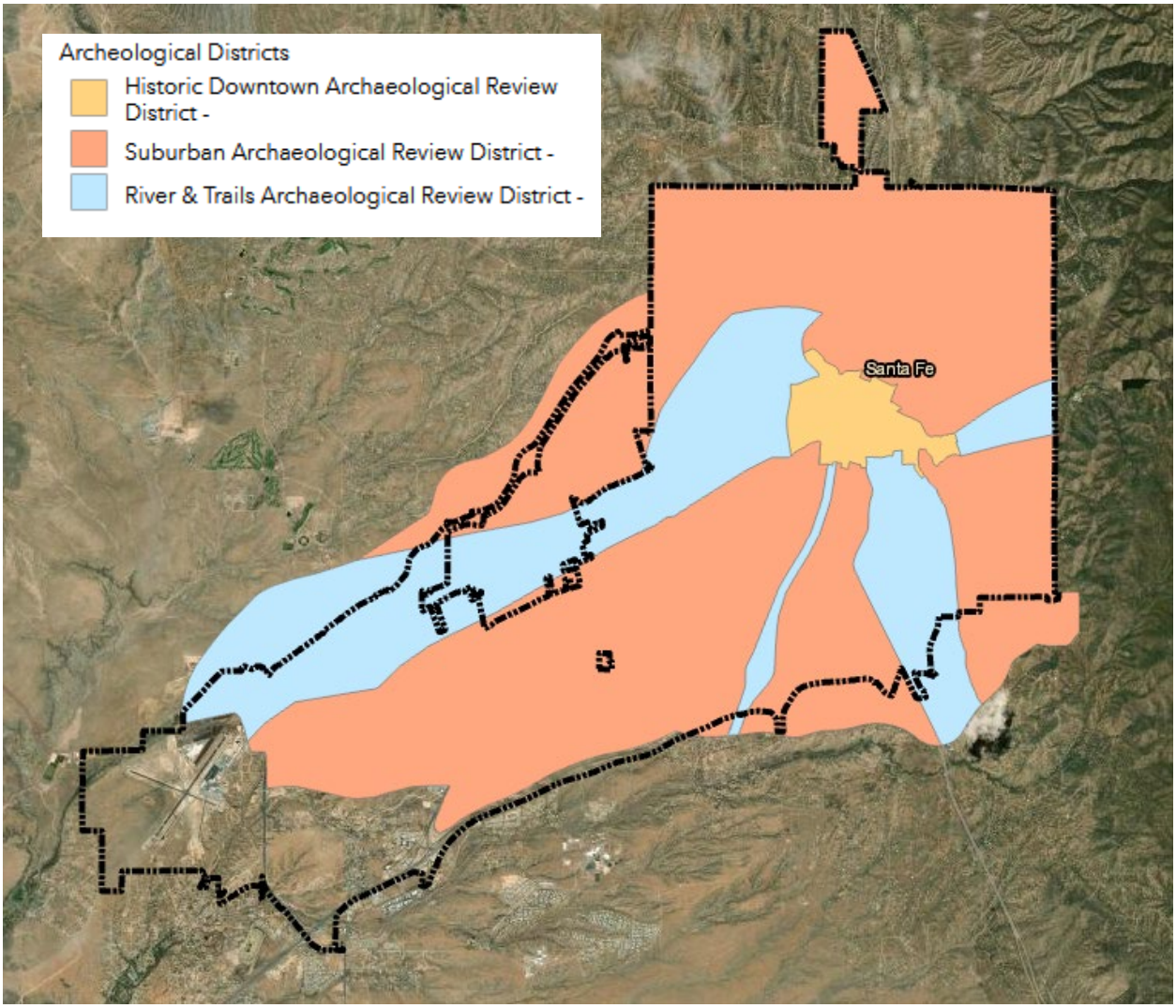


Figure 4.2-1: Archeological Review Districts Boundaries

3. Map Revisions

The archaeological review districts may be revised upon a recommendation of the Archaeological Review Committee as approved by the Governing Body. In revising the district boundaries, the Committee shall follow the criteria set forth in provision 2. above.

D. Archaeological Clearance Permit Required

An archaeological clearance permit is required for certain types of development activity within the archaeological review districts, as described below.

1. Historic Downtown Archaeological Review District

In this district, an archaeological clearance permit shall be required:

I. Prior to issuance of a construction permit for projects with gross lot coverage of 2,500 square feet or more involving new construction, parking lots, and/or alterations.

II. Prior to issuance of a grading permit for projects with 2,500 square feet or more in gross lot coverage.

III. Prior to ground-disturbing work within 25 feet of a known archaeological site.

IV. For all City projects over 2,500 square feet in gross lot coverage.

V. For alterations, if the ground is dug up, graded, or otherwise disturbed.

VI. No archaeological clearance permit is required for a demolition permit except when the request is for demolition of a structure that is more than 75 years old and part of a project requiring an archaeological clearance permit. In that situation, staff for the Archaeological Review Committee shall issue a report to the Historic Districts Review Board as set forth in Section 14-2.1G.3, *Demolition of Historic or Landmark Structure,* stating whether demolition will damage possible archaeological artifacts. If the Board determines that damage may occur, then it may refer the case to the Archaeological Review Committee requesting that requirements for an archaeological clearance permit be met before a demolition permit is issued.

2. River and Trails Archaeological Review District

In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects:

I. All annexations, rezonings, subdivisions, planned unit developments, or other development requiring approval by the Planning Commission, having over two acres, or having any part lying within the area identified as the Santa Fe Trail.

II. All City projects over two acres in size.

III. All City park projects over one acre in size.

3. Suburban Archaeological Review District

In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects:

I. All annexations, rezonings, subdivisions, planned unit developments, or other development requiring approval by the Planning Commission, having over ten acres in size.

II. All City projects over two acres in size.

III. All City park projects over one acre in size.

4. Utility Mains

An archaeological clearance permit is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement:

I. With an extension of 50 feet or more if the main is in the historic downtown archaeological review district.

II. With an extension of 100 feet or more if the main is in the river and trails review district.

III. With an extension of 200 feet or more if the main is in suburban archaeological review district.

5. Exemptions

No exemptions apply in locations and to projects where there is a known archeological site.

I. Applicants who are requesting archaeological approval from federal agencies are exempted from requirements of the archaeological review districts ordinance, except that applicants must submit evidence to City staff of the application to the federal agency, along with the reconnaissance report and any other reports made to the federal agencies.

II. On projects receiving federal funding, the Archeological Review Committee may not have an advisory role, depending on the terms of the funding.

III. Applicants requesting a lot split subdivision are exempted from the requirement of archaeological review districts and for archaeological clearance permits.

IV. In the river and trails or suburban districts, inheritance and family transfer subdivisions are also exempt.

V. Applicants whose land is in an area where archaeological reconnaissance, excavation, or other treatment has previously been completed and no archaeological resources were found, are exempt from the reconnaissance, excavation, or other treatment, upon submitting evidence of this prior work to City staff. An exemption from any one requirement for an archaeological clearance permit does not exempt the applicant from other requirements of the Archaeological Review Districts Ordinance.

6. Environmental Assessments or Impact Statements

All environmental assessment or impact statements produced by or for the City for City projects shall include an archaeological element containing as a minimum, an archaeological reconnaissance as required for the archaeological review districts in which the project is located.

14-4.3 Arts and Crafts

A. Purpose

The Arts and Crafts (AC) overlay district is intended to allow arts and crafts and other related commercial uses in eligible underlying base districts. Within this overlay district:

1. Residential and limited office and retail commercial uses are intermixed with small arts and crafts shops, studios and galleries where the goods traded are custom-produced in small quantities and are often one of a kind;
2. Arts or crafts are taught to small numbers of people; or
3. Small numbers of people are engaged in arts and crafts activities.

B. Applicability

An AC district may overlay any residential base zoning district or any portion of a residential base zoning district.

C. Uses

The allowed principal uses, accessory uses, and special exceptions of the AC district are the same as the underlying residential base zoning district with the addition of those uses specified in Table 4-1 below.

Table 4-1: Additional Permitted Uses in the AC Overlay

Category	Specific Use	Permission
Residential	Accessory building or structure	Accessory
	Children's play area and play equipment	Accessory
	Dwelling, live-work	Permitted
	Greenhouse or plant nursery, non-commercial (accessory)	Accessory
Public, Civic, Institutional	Religious, educational, or charitable institution	Conditional use approval required
	Medical or dental office or clinic	Conditional use approval required
Commercial	Art supply store	Permitted
	Arts and crafts studio, gallery, or school	Permitted
	Antique store	Permitted
	Bar, cocktail lounge, nightclub, with or without outdoor entertainment	Conditional use approval required
	Bookshop	Permitted
	Business or professional office (excluding medical or dental office)	Conditional use approval required
	Cabinet shop, custom	Permitted
	Dance studio	Permitted
	Florist shop	Permitted

Table 4-1: Additional Permitted Uses in the AC Overlay		
Category	**Specific Use**	**Permission**
	Photography studio	Permitted
	Private club or lodge	Conditional use approval required
	Restaurant, full service, with or without incidental alcohol service	Conditional use approval required
	Restaurant with bar, cocktail lounge or nightclub comprising more than 25% of total serving area	Conditional use approval required
	Theater, live productions	Conditional use approval required
	Tailoring or alterations shop	Permitted

D. Standards

The development and design standards within the AC district are the same as the underlying residential base zoning district; however, no more than 3,000 square feet of the gross floor area of any building may be used for nonresidential purposes.

14-4.4 Escarpment Overlay District

A. Purpose

The escarpment overlay district is established in order to:

1. Preserve the natural environment, aesthetic beauty, and the distinctive and historic ridgetop and foothills area environment as a visual asset for the benefit of the community by restricting development in these areas;
2. Protect the mountain views and scenic vistas from the city by limiting development that is highly visible on or about the ridgetop areas of the foothills;
3. Protect land that is environmentally sensitive due to the presence of steep slopes, erosion and drainage problems, and other environmental attributes;
4. Reduce wildfire risk; and
5. Encourage the conservation of water, especially for maintaining landscaping materials.

B. Intent

To accomplish the purposes underlying the creation of the escarpment overlay district, this section:

1. Identifies and delineates the ridgetop and foothills subdistricts;
2. Prohibits development in the ridgetop subdistrict, other than driveway access and utility alignments, for lots created after February 26, 1992, as provided hereinafter;
3. Regulates the permissible color, architectural style, size, and height of structures;
4. Regulates the permissible artificial exterior lighting for structures, streets, and drives;
5. Regulates the permissible locations for placement of all utilities and driveway access;
6. Establishes criteria for landscaping, grading, and revegetation; and
7. Regulates other matters as appropriate to preserve the environment and reduce the visual impact while allowing limited development within the escarpment overlay district.

C. District Boundaries

1. The boundaries of the escarpment overlay district, as well as the boundaries of the ridgetop and foothills subdistricts and the location of the view line, are established and shown on the City's official escarpment overlay district map, available electronically.
2. The Planning and Land Use Department in conjunction with the GIS division shall be responsible for tracking and maintaining all official changes to the map and shall be the final authority of reference as to the current status of lands, buildings, and other structures within the overlay and throughout the city.
3. Except as set forth in provision 4 below, amendments to the escarpment overlay map shall be made by the Governing Body following the procedure described in Section 14-2.1D.3, *Rezoning*. The official escarpment overlay district map shall be updated within 30 days to reflect any such rezonings approved by the Governing Body.
4. Non-substantive changes, as described in Section 14-3.1D.1.V, to the official escarpment overlay map may be made by the Planning and Land Use Department in conjunction with the GIS Division to change the appearance, style, color, or graphic presentation of the map. In addition, the Planning and Land Use Department and GIS may make corrections based on oversight or error, for the purpose of identifying official actions that are not reflected or are incorrectly reflected on the official escarpment overlay map. Such corrections shall be administratively approved in writing by the Planning and Land Use Director and the GIS Manager, unless the Director chooses to submit proposed non-substantive changes to the Governing Body for their advice and consent. Non-substantive changes submitted to the Governing Body for review do not require a public hearing, public notification, or action by the Planning Commission.

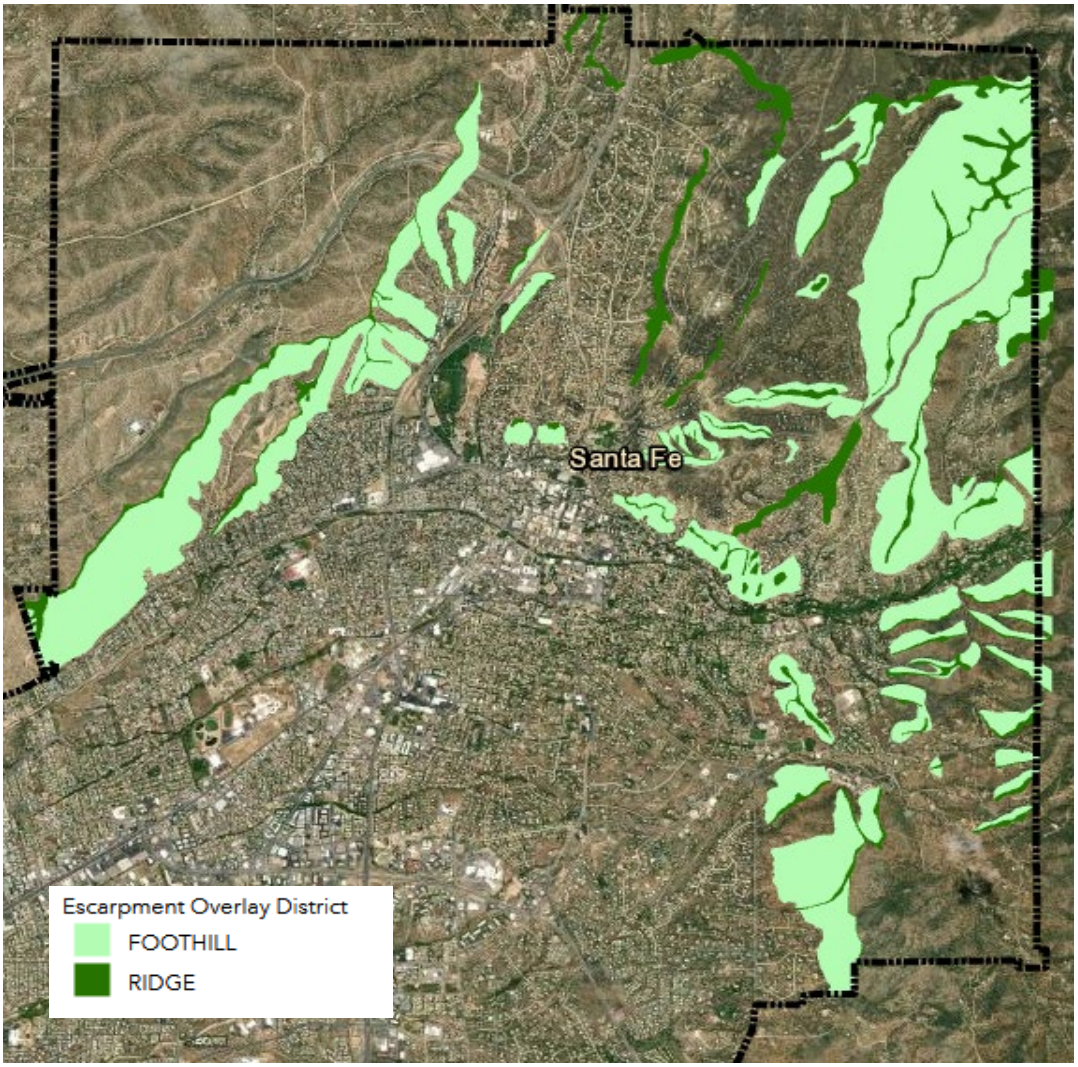


Figure 4.4-1: Escarpment Overlay District Boundaries

D. Subdivision or Resubdivision of Land

1. This subsection applies to lots subdivided or resubdivided after February 26, 1992.
2. No land located in whole or in part in the escarpment overlay district shall be subdivided or resubdivided, nor shall a subdivision or resubdivision plat be approved for such land, if any lot fails to have at least one buildable site on the lot, located entirely outside the ridgetop subdistrict, and able to comply with terrain and stormwater management requirements as set forth in Section 14-8.2, *Terrain and Stormwater Management.*
3. The requirement for each lot to have a buildable site outside the ridgetop subdistrict may increase minimum lot size or decrease density beyond what is normally authorized by the underlying base zoning district for the parcel of land, thus serving to further limit the minimum lot size and allowable density.

4. To minimize the impact of density reduction and minimum lot size restrictions caused by the preceding provisions 2 and 3 of this subsection, applicants are encouraged to consider development alternatives such as planned unit developments and cluster developments which site structures in the foothills subdistrict, or outside the escarpment overlay district.

E. Location of Structures; Buildable Site

1. For all lots subdivided or resubdivided on or before February 26, 1992, all structures shall be located within the foothills subdistrict unless the only buildable site is located withing the ridgetop subdistrict. For all lots subdivided or resubdivided after February 26, 1992, development in the ridgetop subdistrict, other than driveway access and utilities, is prohibited.
2. All structures or parts of a structure shall be located inside the approved buildable site as shown on the approved plat. If no buildable site is indicated on the approved plat, the buildable site shall be approved by staff at time of construction permit. Modifications to the buildable site shown on the plat can be made by staff at time of construction permit. In all cases the buildable site shall comply with the following:
   I. Provision E.1 above in this subsection; and
   II. The definition of buildable site as set forth in Section 14-9.3, *General Definitions.*
3. Structures shall be sited as far from the viewline as possible unless staff approves an alternate siting meeting the following criteria:
   I. The alternate siting shall be located within the approved buildable site as set forth in provision 2 above.
   II. In no case shall a structure's alternate siting be permitted in the ridgetop subdistrict for a lot subdivided or resubdivided after February 26, 1992.
   III. For lots subdivided or resubdivided on or before February 26, 1992, with a buildable site in the foothills subdistrict, the structure shall be designed and built as far from the viewline as possible in the foothills subdistrict. However, upon request of an applicant, staff may:
      a. Approve an alternate siting in the foothills subdistrict if such siting of the structure will decrease the visual impact beyond what would occur if the structure were sited in the foothills subdistrict as far from the viewline as possible; or
      b. Approve an alternate siting in the ridgetop subdistrict if such siting of the structure will decrease the visual impact beyond what would occur if the structure were to be sited in the foothills subdistrict as far from the viewline as possible.

IV. For a lot subdivided or resubdivided on or before February 26,1992, without a buildable site outside the ridgetop subdistrict, the alternate siting may be approved if such siting of the structure will decrease the visual impact of the structure beyond what would occur if the structure were to be sited as far from the viewline as possible.

V. For lots subdivided or resubdivided after February 26, 1992, the structure shall be designed and built as far from the viewline as possible in the foothills subdistrict. An alternate siting in the foothills subdistrict may be approved if such siting of the structure will decrease the visual impact beyond what would occur if the structure were to be sited as far from the viewline as possible.

VI. In determining the visual impact, staff shall consider the following, and as may be amended by the Governing Body:
   a. The public interest is protected and the modification does not nullify the intent or purpose of this chapter;
   b. Existing topography;
   c. Effect on existing vegetation;
   d. Location of existing infrastructure;
   e. Proposed site improvements; and
   f. Any other change that would protect the public interest, reduce the visual impact and further the objectives of this section.

4. Siting of all structures within the escarpment overlay district shall be approved by City staff. No building or grading permit shall be granted until approval for siting of the structures has been granted by City staff.

   I. A pre-application meeting with City staff is required for a construction permit, grading permit, driveway cut, or any other type of development, for any property that is located entirely or partially within the escarpment overlay district.

   II. The applicant shall indicate on a buildable site diagram all areas of the lot meeting the definition of buildable site as defined in Section 14-9.3, *General Definitions.* If the applicant is requesting an alternate location as set forth in Subsection E.3 above, the applicant shall submit all documentation necessary to evaluate the request. At that time, proper siting for the proposed activity will be determined and applicable escarpment overlay district regulations will be reviewed.

   III. A construction permit application submittal form will be issued by City staff once all of the prerequisites for the escarpment overlay district construction permit application are reviewed. This form shall be attached to all sets of the building or grading permit submittal. Issuance of this form does not imply preapproval of the construction permit application.

F. Architectural and Site Standards

1. Applicability

   New structures or extensions of existing structures shall be required to comply with all applicable provisions of this section.

2. Permitted Colors
   I. All structures shall be the browns and tans of local earth tones, or darker, within 50 feet of the area immediately adjacent to the proposed structures, as approved by the Planning and Land Use Department.
   II. Stone surfaces shall be left in their natural state.
   III. In no case shall the structures be cream or white except as specifically authorized herein. Entries, portals, and trim may be emphasized by the use of white, off-white, yeso, or other similar accent colors.
   IV. Structures painted or stuccoed with bold repetitive patterns or structures used as signs are prohibited.
3. Roof Style
   I. Only clerestories and flat roofs shall be permitted, except that shed roofs are allowed for portals.
   II. Metal roofs shall be a non-reflective, non-glossy material, of a muted color that matches or is darker than the surrounding earth tones, or vegetation colors on the site, as approved by the Planning and Land Use Department.
   III. Red, yellow, blue, white, black, purple, orange, and related colors are prohibited for roofs.
   IV. All exterior window treatments exclusive of window trim are subject to the same color limitations as stated above for roof colors. All exterior glazing shall be non-mirrored with a reflectance of less than 40 percent.
4. Maximum Height
   I. Ridgetop Subdistrict
      a. No point on the perimeter of any structure shall exceed a maximum height of 14 feet.
      b. This measurement shall be from the undisturbed natural grade of the land at the perimeter, or from the finished grade at the perimeter, whichever is more restrictive in height.
      c. The highest point on the structure includes the top of parapets and clerestories, except that chimneys may exceed the maximum height by not more than three feet above the immediately adjacent roof.

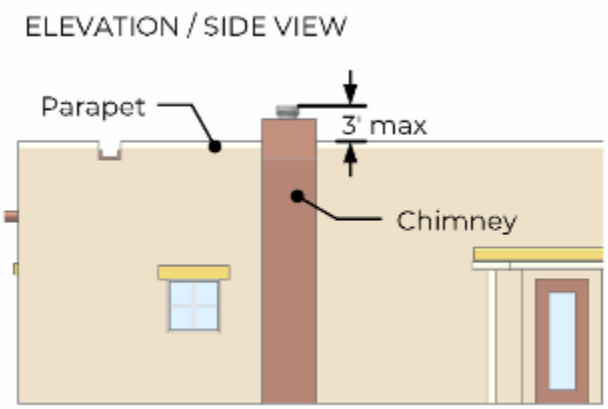


Figure 4.4-2: Maximum Chimney Height

d. Adding fill dirt to the natural grade in order to increase the height of the ridgetop is prohibited.

II. Foothills Subdistrict

The maximum height of any structure shall be determined by the following calculations:

a. The highest point on the structure shall not exceed a maximum height of 14 feet above the highest natural grade at the perimeter of the structure.
b. The highest point on the structure shall not exceed a maximum height of 20 feet above each adjacent point of measurement along the structure perimeter. This measurement shall be from the undisturbed natural grade of the land at the perimeter, or from the finished grade at the perimeter, whichever is more restrictive in height.
c. The highest point on the structure includes the top of parapets and clerestories, except that chimneys may exceed the maximum height by not more than three feet above the immediately adjacent roof. See Figure 4.4-2.
d. Adding fill dirt to the natural grade in order to increase the height is prohibited.
e. A stepped roofline is permitted, provided the highest point of the structure complies with provision a and extends only as far horizontally as provision b allows to the most restrictive measurement point and the remaining stepped construction is contained within a 20-foot-high tilted diagonal plane from this point to the lowest restrictive point at the bottom of the structure. No interior portion of the structure may exceed the 20-foot maximum allowable height set by the tilted plane. Graphic simulations demonstrating compliance may be requested by staff.
f. No façade shall be more than 50 feet in length in a single plane. A façade with an offset of less than four feet in depth is defined to be a single plane.

5. Cantilevers
   I. Cantilevers greater than three horizontal feet in depth, including cantilevered decks, are prohibited.
   II. Decks greater than three horizontal feet in depth and more than five feet above grade, whether cantilevered or supported, are prohibited.
   III. Decks over roofs of structures and their flat portals are permitted provided that the decks do not exceed the maximum height limit set forth in provisions 4.I and 4.II above.

6. Exterior Lighting
   I. Exterior lighting shall not directly illuminate landscaping or the surfaces of structures.
   II. The maximum allowed height for any indirect exterior lighting shall be three feet or less, and shall be downlit.
   III. The above provisions do not apply to entries, garages, and portals.

7. Maximum Allowed Site Disturbance

I. The maximum disturbance area by all dwellings, accessory buildings, structures, graded land, and the placement of any impervious surfaces shall not exceed 40 percent of the gross area of the lot.

II. Landscaping that does not require grading and stormwater retention or water harvesting areas, whether graded or not, shall not be included as a disturbed area.

8. Site Plan and Drawings Required

Drawings shall be submitted of all exterior elevations of all structures showing building materials, colors, length, and heights; a minimum of two cross sections from the highest point of natural grade or finished grade, whichever is more restrictive, showing how the existing and proposed contours relate to the building and the plans required pursuant to Section 14-4.4I below; a site plan; and a floor plan, all showing compliance with the standards of this section. All floor plans, elevations, and cross section shall be drawn to a minimum scale of 1/8th inch equals one foot.

G. Landscaping

1. Landscaping in the escarpment overlay district shall be required to comply with all provisions of this section, in addition to all applicable requirements as set forth Section 14-8.4, *Landscape and Site Design.*
2. Landscape and irrigation plans shall be submitted by the applicant showing compliance with the provisions of this section. When planting is proposed within a public road right-of-way, landscape and irrigation plans shall be stamped by a licensed landscape architect or architect. The landscaping and irrigation plan shall meet the standards set forth in Section 14-8.4, *Landscape and Site Design.* If the applicant requested an alternate buildable site as set forth in Section 14-4.4E and the alternate site was approved based upon existing vegetation, the landscape and irrigation plan shall include such vegetation.
3. Except as set forth in provision 4 below, all cut and fill slopes and retaining walls more than four feet high and with a backfill and/or retained slope of 3:1 or steeper shall have screening vegetation planted and maintained at the base of the slope. Those with a grade less steep than 3:1 shall have screening vegetation planted and maintained on the face of the entire cut or fill slope as follows:
   I. Screening vegetation shall be planted and maintained in addition to revegetation materials required in Section 14-8.2H.2, *Submittal Requirements For All Other Development* shall be selected from a City-approved list of appropriate tree species.
   II. No vegetation is required for exposed rock surfaces in the naturally occurring location.
   III. All evergreen trees shall be a minimum of six feet high at the time of planting. Deciduous trees shall be a minimum two-inch caliper at the time of planting and shall be tall enough so that the foliage provides the desired screening effect at the time of planting.
   IV. All vegetation shall be planted and maintained at a density commensurate with the adjacent existing natural landscape, up to a maximum of 60 basal area as approved by the city. The density may be further reduced when deemed necessary to reduce wildfire risk. The commensurate density shall be determined by an inventory of existing natural trees and shrubs of four feet or greater in height in a 50 by 50-foot square within the cut or fill area prior to excavation. An inventory of the existing natural trees and shrubs within the cut and fill area shall be shown on the landscape and irrigation plan.
   V. Existing trees over six feet high and located within six feet of the base of the cut and fill slope may be counted toward fulfilling the number of trees required for screening.

VI. Cut slope with a slope or retaining wall closer than six feet from the edge of a road or driveway may be screened with a trellis supporting planted vegetation or some other similar means which creates a natural screened effect.

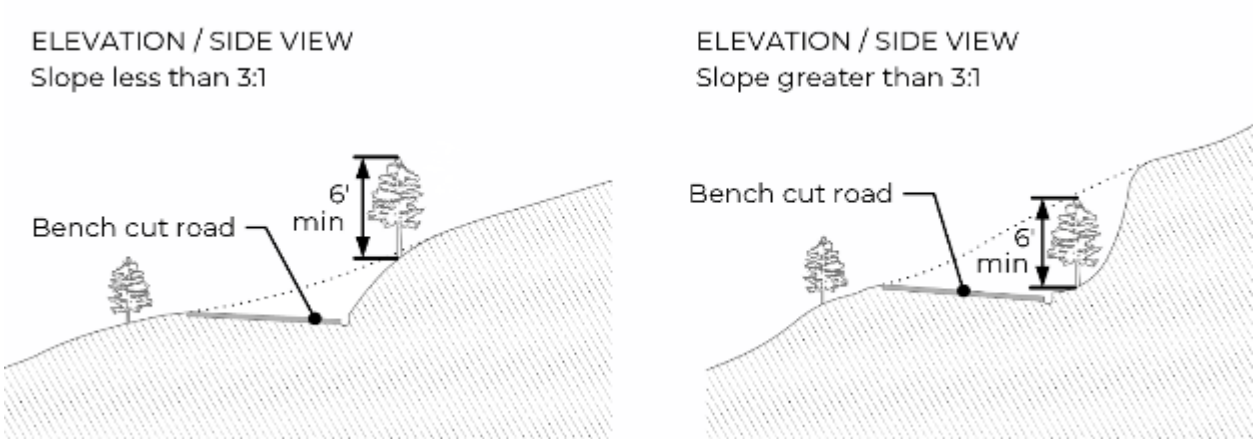


Figure 4.4-3: Planting on Slopes

4. For public or private roads and driveways having individual cut and fill slopes and retaining walls over four feet high and combined roadway cut and fill slopes with a height of at least eight feet, but not more than 12 feet, landscape screening as set forth in provision 3 above, is required for the fill slopes only. If combined slopes are greater than 12 feet, then the cut and fill slopes shall be screened individually as set forth in provision 3.
5. For public or private roads and driveways within the ridgetop subdistrict, revegetation shall meet or exceed the preconstruction vegetation density outside the roadbed. All requirements of provision 3 above shall apply. Alignment of the driveway will be in accordance with Section 14-4.4K, *Driveways/Access Alignments*
   I. The owner of the property is responsible for reseeding and maintaining all disturbed areas at the approximate original ground cover density and the approximate original height.
   II. All graded areas shall approximate the original terrain conditions and be revegetated with a similar type and density of vegetation commensurate with the adjacent existing natural landscape up to a maximum of sixty basal area as approved by the City, including but not limited to planting trees with a minimum height of six feet for evergreen and two-inch caliper for deciduous, and reseeding to approximate the original ground cover. The density may be further reduced when deemed necessary to reduce wildfire risk.
6. Slopes screened from view from any adjacent public street, way, or place by buildings, walls, or fences are exempt from the provisions 3 and 4.
7. At least 25 percent of structure-screening trees shall be evergreen. The remaining screening vegetation shall be deciduous trees that provide the desired screening effect year-round. All structure-screening trees shall leave exposed no more than 50 percent of the structure from the highest point on the structure to the top of the tree at the time of planting.
8. There shall be one tree, existing or planted meeting minimum height and size requirements, for every 15 linear feet of wall surface of each structure, located no closer than ten feet and no further than 30 feet from such wall. Escarpment screening trees shall not exceed sixty basal area.
9. No retaining walls shall be greater than six feet in height. Where a retaining wall greater than six feet would be required, the retaining wall shall be set back a minimum of six horizontal feet from face-of-wall to face-of-wall. Setback area grading shall not exceed a one percent cross slope and all walls shall be screened in accordance with provision 3 above.

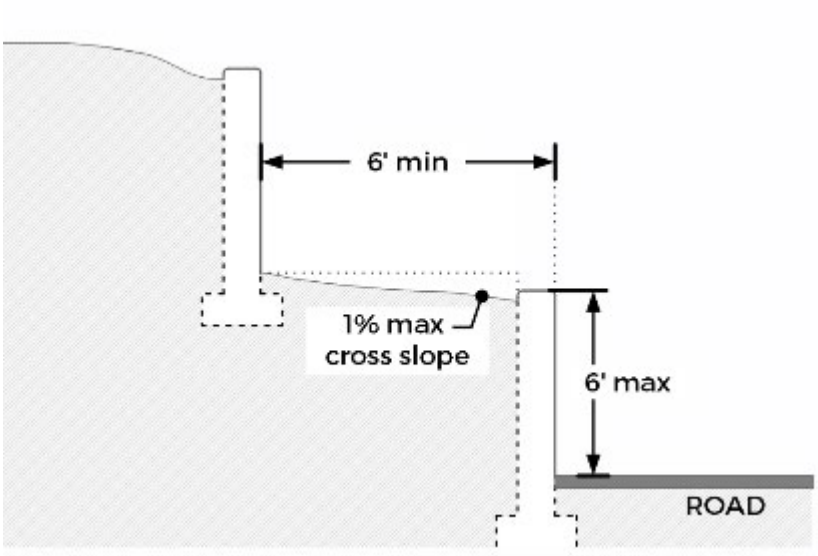


Figure 4.4-4: Retaining Wall Requirements

10. All vegetation indicated on the landscape and irrigation plan, existing or proposed, for the purposes of screening or stabilization as required by this section shall be maintained or replaced if necessary.
11. Plantings should be consistent with wildfire safety guidelines recommended by the City's Fire Department.

H. Permitted Trees

The City-approved list of appropriate tree species will be maintained and updated periodically by the Planning and Land Use Department.

I. Terrain Management

Plans depicting natural topography, storm drainage, grading and erosion control shall be submitted by the applicant showing compliance with the terrain management requirements of Section 14-8.2, *Terrain and Stormwater Management.*

J. Utilities

1. All new and replacement water, gas, electric, telephone, television, and all other utilities, including both main and service lines, shall be placed underground within or adjacent to roads. Utilities shall be located in the following priority:
   I. Within a dedicated public road right-of-way;
   II. Within an easement adjacent to a dedicated public right-of-way that is of sufficient width to provide ingress and egress for maintenance purposes; or
   III. Within a private road right-of-way.
2. Water service mains may be located outside road rights-of-way if required by change in water-pressure zone.
3. Sewer lines outside road rights-of-way for both public and private use shall be located to minimize tree removal, to prioritize multiple-service lines in a common trench over single service mains to reduce the number of maintenance roads, and to prioritize gravity flow over lift stations. Public sewer line easements outside road rights-of-way are permitted when required by the City utility. The owner of the property is responsible for reseeding and maintaining all disturbed easements outside the road rights-of-way at the approximate original ground cover density and the approximate original height.
4. All utilities shall be installed and maintained in accordance with the prevailing standards and practices of the City utility or other companies providing such services.
5. Lots which abut existing easements, private road rights-of-way, or public rights-of-way where supply lines and service connections have previously been installed may be supplied with service from those lines, but new service connections from such utilities shall be installed in accordance with the requirements of this section. In the case of existing utilities, if a road widening, an extension of service, or other similar condition occurs as a result of a subdivision or other new development and necessitates the replacement or relocation of such utilities, such replacement or relocation shall be located, installed, and maintained in accordance with provisions 1 through 4 of this subsection, and paid for by the applicant;
6. The location of water, gas, and sewer lines, and relocation of three phase 12.5 KV electric feeder lines, in a manner different from the requirements of this subsection is permissible if:
   I. The applicant provides plans and reports certified by a licensed engineer showing the need to locate utilities in a manner different from the requirements of this section in order to protect the public health or safety; and
   II. Approval is granted by the appropriate utility.
7. For service lines outside a right-of-way in or adjacent to a road, the placement of utilities shall be designed to lessen the visual impact, as follows:

I. The utility alignments shall be carefully routed to avoid locations perpendicular to the horizons;

II. All graded and trenched areas shall be regraded to approximate the original terrain conditions and revegetated with a similar type and density of vegetation commensurate with the adjacent existing natural landscape up to a maximum of sixty basal area as approved by the City, including but not limited to planting of trees and large shrubs with a minimum height of six feet and reseeding to approximate the original ground cover. The density may be further reduced when deemed necessary to reduce wildfire risk; and

III. All revegetation shall be maintained and replaced if necessary.

8. Any utility apparatus (telephone junction boxes, gas pressure valving, satellite dishes, etc.) three feet or higher above finished grade (excluding utility poles), and all above ground water tanks, shall be screened year-round from the adjacent public street, way, or place. The screening to be utilized shall be shown on the landscape and irrigation plan.

9. All streetlighting in the district shall be cut-off luminaires with a maximum pole height of 28 feet.

10. Water tanks are only permitted in the ridgetop subdistrict if they are placed below natural ground level. Water tanks located outside of the ridgetop subdistrict shall comply with the regulations of Sections 14-7.1, *General Provisions,* and 14-8.2, *Terrain and Stormwater Management.*

11. Access or service roads shall comply with landscape standards in Section 14-4.4G above.

K. Driveways/Access Alignments

All driveway/access alignments within the ridgetop subdistrict shall be located in the following priority:

1. Within a dedicated public road right-of-way;
2. Within a private road right-of-way;
3. Carefully routed to avoid locations perpendicular to the horizons; and
4. Located to minimize tree removal.

L. Development and Permit Approval; Required Submittals

1. No approval of a single-family dwelling, or any other structure or type of development, shall be granted for land situated in whole or in part in the escarpment overlay district unless all of the applicable requirements of this section are satisfied.
2. Each parcel of land proposed for subdivision or resubdivision, planned unit development, cluster development, multiple family dwellings, or any other type of development, located in whole or in part in the escarpment overlay district, shall be shown on the plat and on the plans that:
   I. Shows the location of the escarpment overlay district, the ridgetop subdistrict, the foothills subdistrict and the viewline;
   II. Shows the location of all buildable sites located within the escarpment overlay district in compliance with Section 14-4.4E;
   III. Includes a landscape and irrigation plan to demonstrate compliance with Section 14-4.4G;
   IV. Includes natural topography, storm drainage, grading, and erosion control plans to demonstrate compliance with subsection I above; and
   V. Shows the location of all streets, drives, easements, utility lines, and such other information as is necessary to demonstrate compliance with the applicable requirements of this section.
3. Siting of all structures within the escarpment overlay district shall be approved by City staff, with no building or grading permit issued until City approval has been granted.
   I. A pre-application meeting with City staff is required for a construction permit, grading permit, driveway cut or any other type of development, for any property that is located entirely or partially within the Escarpment Overlay District.
   II. The applicant shall indicate on a buildable site diagram all areas of the lot meeting the definition of buildable site. If the applicant is requesting an alternate location as set forth in Section 14-4.4E, the applicant shall submit all documentation necessary to evaluate the request. At that time, proper siting for the proposed activity will be determined and Escarpment Overlay District regulations will be reviewed.

III. A construction permit application submittal form will be issued by City staff once all of the prerequisites for the Escarpment Overlay District construction permit application are reviewed. This form shall be attached to all sets of the building or grading permit submittal. Issuance of this form does not imply preapproval of the construction permit application.

4. A grading permit or construction permit for a single-family dwelling, or any activity that requires either a grading permit or construction permit, shall be issued for land located in whole or in part in the escarpment overlay district only upon compliance by the applicant with all of the relevant requirements of this section and this chapter including but not limited to requirements of the underlying zone, and any conditions on development previously imposed by the City. No grading permit or construction permit shall be issued unless the grading permit or construction permit application is accompanied by a plan, which may incorporate by reference approved plans previously submitted to the City in connection with any subdivision, resubdivision, planned unit development, cluster, or other development approval, and which sets forth or incorporates by reference the following information described in Section 14-4.4L.2 above, along with a site plan, floor plan, and exterior building elevations that demonstrate compliance with Section 14-4.4F above;

5. If a grading permit or construction permit is sought for the purpose of remodeling or extending an existing structure lying in whole or in part within the escarpment overlay district, a construction permit shall be required and will be issued only upon compliance with this section. Any remodeling or extensions of the roofline or footprint shall be located and designed to comply with this section. All other requirements of this section, including, but not limited to, the location of the extension and criteria governing height, architecture, landscaping, terrain management, and utilities, shall be applicable to such remodeling or extension.

M. Variance

1. Where extraordinary hardship may result from strict compliance with these regulations, the property owner may request a variance, as described in Section 14-2.1H.1.

14-4.5 Highway Corridor Protection Districts

A. Airport Road Overlay District

1. Purpose

The Airport Road overlay district is intended to accomplish the following purposes:

I. Establish an attractive, street-oriented character on this multi-use corridor to encourage development and redevelopment on Airport Road;

II. Create a unique sense of place and identity for this major arterial that serves the southwest part of the city;

III. Promote a healthy and safe environment through the development of walkable neighborhoods, less dependence on the automobile, street-oriented building design; and the reduction of crime, nuisances, and public health harms;

IV. Incentivize certain uses that are absent or deficient along Airport Road.

2. Applicability

I. The provisions of this section apply to all legal lots of record, any portion of which directly abuts the Airport Road right-of-way.

II. The provisions of this section do not apply to single-family dwellings and detached multi-unit dwellings except as provided in site design standards in Section 14-4.5A.5.XI of the following subsection, and the landscaping standards of Section 14-4.5A.7.V.

III. Additions to or remodeling of existing buildings shall comply with the provisions of this subsection to the extent practical or feasible as determined by the Planning and Land Use Director.

3. Boundaries

The Airport Road overlay district begins at the intersection of Airport Road and NM 599 and extends east along Airport Road to the intersection of Airport Road and Cerrillos Road.

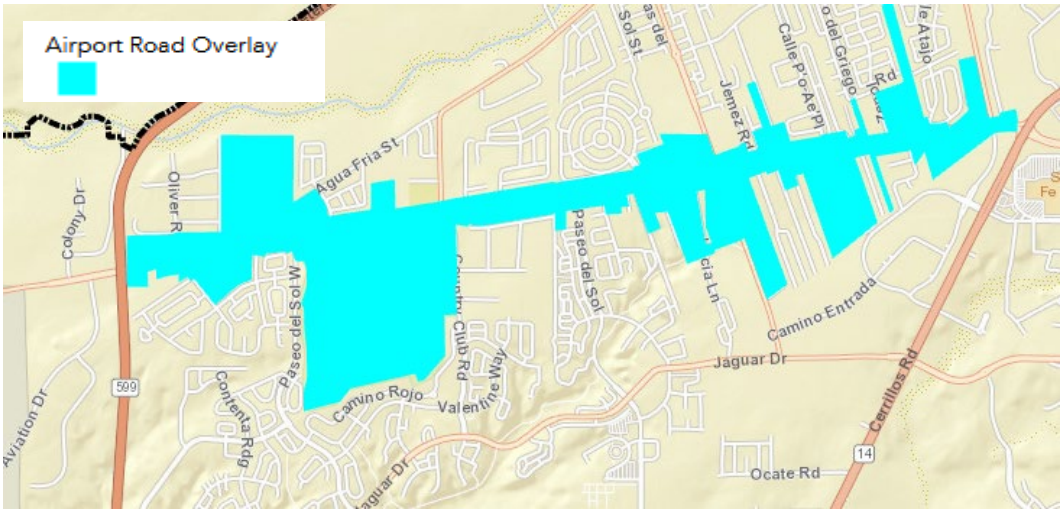


Figure 4.5-1: Airport Road Overlay Boundaries

4. Standards

I. Unless otherwise specified, permitted uses and development standards within the Airport Road overlay district shall conform to the requirements of the underlying zoning district of a property.

II. The Planning and Land Use Director may permit alternate means of compliance with the provisions of this subsection as provided in Section 14-2.2H.3, *Approval Authority.*

III. In the event of conflicts between the requirements of this subsection and platted building setback for existing easements, the requirements of this subsection shall apply.

5. Site Design, Circulation, and Parking

I. New buildings or additions to existing buildings shall be oriented so that their primary façades face Airport Road or integral courtyards face Airport Road.

II. No more than one single-loaded row of parking is permitted adjacent to Airport Road.

III. Perimeter screening of parking lots shall be in accordance with Section 14-8.4H.3 except that screening walls, hedges, or berms shall not exceed four feet at maturity and shall be provided with openings adjacent to the Airport Road right-of-way to allow multiple points of pedestrian access to Airport Road.

IV. Sidewalks adjacent to Airport Road shall be provided in accordance with Section14-6.5G.

V. New buildings shall have accessible pedestrian connections to Airport Road.

VI. Direct vehicular access to Airport Road shall be prohibited where feasible as determined by the Planning and Land Use Director in consultation with the Public Works Director.

VII. Loading docks shall be located at the side or rear of buildings and shall be fully screened so that the loading dock is not visible from Airport Road. The screening shall be integrated with the building architecture, materials, and construction.

VIII. Vehicular access between and among adjacent lots shall be provided where feasible as determined by the Planning and Land Use Director.

IX. Electrical transformers and water system backflow preventer cabinets shall be screened from view of public roadways and sidewalks by walled enclosures or landscape screening. Water system backflow preventer cabinets and wall-mounted utility boxes shall be painted the same color as the closest building on site.

X. New development of the following uses or categories of uses, as defined in Table 5-1: *Summary Table of Allowed Uses*, shall be set back a minimum of 100 feet from the Airport Road right-of-way and shall be separated from the Airport Road right-of-way by development not containing these uses:

a. Electrical substations or switching substations;
b. Sexually-oriented business;
c. Telecommunications towers, but not tower alternatives;
d. Vehicles and equipment-related uses;
e. Industrial;
f. Self-storage and outdoor storage; and
g. Warehouse and freight movement.

XI. The following provisions shall apply to new development of single-family dwellings and detached multi-unit dwellings on lots adjacent to the Airport Road right-of-way:
a. Buildings shall be set back a minimum of 20 feet from the Airport Road right-of-way.
b. A six-foot-high, color-coated, masonry wall shall be constructed along the entire length of the common property line at the Airport Road right-of-way.

6. Architecture

In addition to requirements found in Section 14-7.3, *Architectural Design Review,* the following provisions shall apply:

I. The primary entrance to any new building shall be visible from Airport Road.

II. The finished floor elevation of the primary entrance to any new building shall not be three feet higher or lower than the elevation of the adjacent sidewalk within the Airport Road right-of-way.

III. Lot configuration permitting, the longest façade of all new buildings shall be aligned with Airport Road.

IV. No garage doors shall face Airport Road.

V. The square footage of retail building facades that face Airport Road or any abutting street shall be comprised of between 30 and 60 percent transparency. Storefront glazing systems may be used to meet this requirement and shall not exceed 50 percent of the façade.

VI. A façade exceeding 100 feet, measured horizontally, shall incorporate wall plane projections or recesses of at least 24 inches in depth encompassing at least 50 percent of the façade length.

VII. A façade exceeding 100 feet, measured horizontally, shall be of at least two different colors or materials with each color or material applied to an entire projection or recess.

VIII. Except when covered by a portal or other permanent shade structure, windows shall be recessed a minimum of eight inches.

IX. With the exception of buildings constructed for industrial uses in I-1 and 1-2 zoning districts, no portion of any building wall facing Airport Road or any street shall extend more than 20 feet, measured horizontally, without openings. Doors, windows or display windows are considered openings.

X. Rooftop equipment shall be fully screened so that the equipment is not visible from the public right-of-way. The screening shall be integrated with the building architecture, materials, and construction. Rooftop solar equipment shall be screened to the extent that the screening does not impair the performance of the solar equipment.

XI. Drive-through and drive-in facilities shall be located to the rear of buildings.

XII. Enclosures required for trash receptacles and compactors shall be:
   a. Located to the rear of buildings; and
   b. Sized to include commercial recycling space sufficient to accommodate the commercial recycling generated by a development.

7. Landscaping Standards

In addition to requirements found in Section 14-8.4, *Landscape and Site Design*, the following provisions shall apply:

I. On-site storm water detention or retention facilities:
   a. Shall be integrated with the required landscaping on the site;
   b. When located adjacent to the Airport Road right-of-way, shall not be wider than ten feet measured perpendicular to the Airport Road right-of-way; and
   c. Shall not create a physical barrier to pedestrian access from the Airport Road right-of-way to the site.

II. Street trees shall be planted at a minimum of 20 feet on-center adjacent to the Airport Road property line. Where possible, trees shall be integrated into and irrigated by stormwater infrastructure. Street trees shall be 2½ inches minimum caliper at time of planting and a minimum mature height of 30 feet. The location and minimum mature height of street trees may be adjusted where conflicts with overhead utility lines exist.

III. A minimum of 30 percent of required plant material shall be evergreen.

IV. The area between the Airport Road curb and the Airport Road sidewalk adjacent to the development site shall be landscaped as part of the required landscaping of the development site.

V. The following provisions shall apply to new development of single-family dwellings and detached multi-unit dwellings on lots adjacent to the Airport Road right-of-way:
   a. The 20-foot setback area between buildings and the Airport Road right-of-way shall be planted with trees in accordance with provision II above of this subsection.
   b. Trees shall be maintained and replaced when necessary by the property owner.

8. Signage

In addition to the requirements found in Section 14-7.6, *Signs,* the following provisions shall apply:

I. Pole-mounted signs are prohibited.

II. Monument signs shall not exceed eight feet in height.

III. Signs shall be set back a minimum of ten feet from any public right-of-way.

IV. Wall or building-mounted signs shall not extend above the roofline or parapet.

V. Roof-mounted signs are prohibited.

9. Site Furnishings

I. A minimum of one bench per 100 linear feet or portion thereof of street frontage along Airport Road is required on the site and shall be located adjacent to the Airport Road sidewalk, or to the primary building entrance, or to a public or private amenity provided by the development.

II. At least one bench per development shall be shaded by a tree or a shade structure.

III. Where multiple benches are required, a trash receptacle shall be provided adjacent to one of the benches.

IV. All site furnishings on a development site, including bicycle racks, benches, trash receptacles and light fixtures shall be of a coordinated design style and color.

10. Outdoor Lighting

In addition to compliance with Section 14-8.6, *Outdoor Lighting,* the following provisions apply:

I. Pole-mounted lights shall not exceed 20 feet in height.

II. Lamps of building-mounted light fixtures shall not be placed more than 12 feet above the exterior grade at the perimeter of the building.

11. Incentives

I. Fee Incentives

Development of the following uses are exempt from the payment of construction permit fees, plan review fees, and development review fees as set by resolution of the Governing Body, as may be amended from time to time, and are exempt from the payment of impact fees as described in Section 14-7.9H.9, *Exemptions, Waivers, and Reimbursements:*

a. Grocery stores;
b. Farmer's markets;
c. Medical offices or clinics for physicians, dentists, chiropractors, alternative medicine providers (not including cannabis dispensaries);
d. Schools, day-care centers for children or adults, youth or senior centers;
e. Recreational facilities including martial arts studios, dance studios, gymnasiums, fitness centers, aquatic centers, sports centers, and miniature golf courses; and
f. Restaurants without drive-through or drive-up service, including bakeries, coffee shops, and other shops selling food for on-site or take-away consumption, provided that food and beverage services constitute the primary use of the establishment.

II. Public Art; Active Play Opportunities

Applicants for a permit for new construction, redevelopment or additions who provide public art or active play opportunities accessible to the public shall have their total construction permit fees reduced in an amount equal to the cost of the public art or active play amenity provided.

III. Community Gardens and Orchards

Applicants for a permit for new construction, redevelopment or additions to a multi-unit residential development who provide a community garden or orchard space for use of the residents of the development shall have their total construction permit fees reduced in an amount equal to the cost of the community garden provided.

IV. Review

This subsection regarding Incentives shall be reviewed by the Governing Body five years after the date of its adoption.

Cerrillos Road Highway Corridor (CRHC) Protection District

12. Purpose

Cerrillos Road is one of Santa Fe's busiest thoroughfares, one of the primary entranceways to the city, and one of the community's major commercial strips. For these reasons, it is the purpose of the Cerrillos Road Highway Corridor (“CRHC”) district to assure that Cerrillos Road:

I. Accommodates, in a safe and efficient manner, both through and local traffic;

II. Provides for a visually attractive and aesthetically appropriate introduction to Santa Fe;

III. Allows for clear identification of, and easy access to, all commercial and institutional establishments;

IV. Provides for a gradual transition between the rural character of the county and the urban character of the city; and

V. Accentuates, to the greatest extent possible, architecture and landscaping rather than parking lots and commercial signage.

13. Applicability

The provisions of this section apply to all legal lots of record, any portion of which directly abuts the Cerrillos Road right-of-way.

14. Boundaries

The CRHC district begins at the intersection of Cerrillos Road and St. Francis Drive and extends southwest along Cerrillos Road to the southern City limits. The CRHC district is further subdivided into the following four zones:

I. Zone One: St. Francis Drive to St. Michael's Drive;
II. Zone Two: St. Michael's Drive to Calle del Cielo;
III. Zone Three: Calle del Cielo to Airport Road; and
IV. Zone Four: Airport Road to the southern City limits.

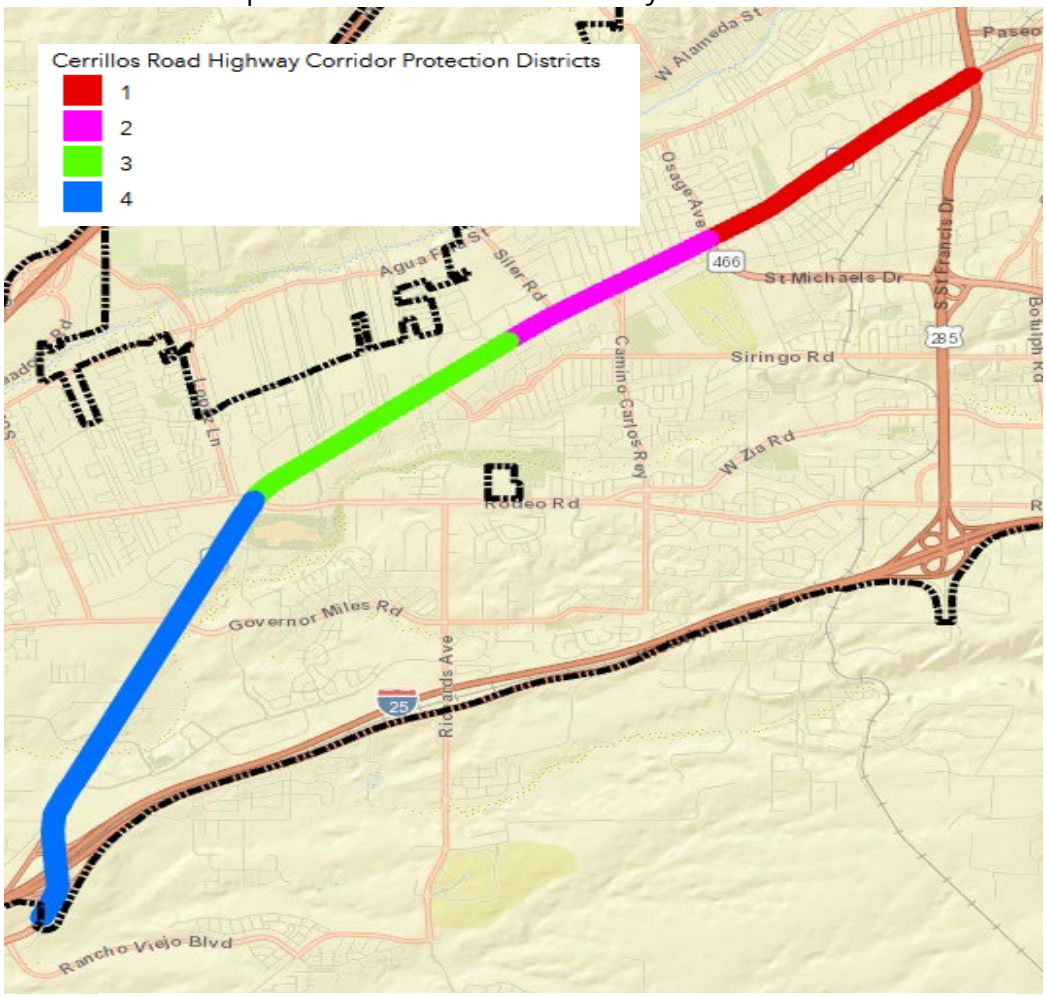


Figure 4.5-2: Cerrillos Road Highway Corridor Zones One through Four

15. Uses

The uses permitted in the CRHC district are the same as those permitted in the underlying zoning district.

16. Development and Design Standards

The standards in the CRHC district are the same as those in the underlying zoning district with the addition of the following standards that apply to all new development and not, unless otherwise indicated, to existing buildings and structures:

Table 4-2: CRHC Development and Design Standards

Min., ft	Zone One	Zone Two	Zone Three	Zone Four
Lot Depth	75	125	175	225
Setback from Cerrillos[1]	15	25	35	45
Street Frontage Landscaping Depth	10	15	20	25

NOTES:

[1] Setback as indicated, or 20% of the lot's depth, whichever is less.

I. Lot Depth

New legal lots of record created abutting Cerrillos Road right-of-way shall have no less than the minimum lot depth indicated in Table 4-2.

II. Height

The maximum height of structures in the CRHC overlay district shall be the same as that allowed in the underlying district, but in no case shall the height of any portion of a building exceed 45 feet or exceed the distance which that portion of the building is set back from the property line abutting Cerrillos Road right-of-way.

III. Setback from Cerrillos Road
   a. The minimum building setback shall be measured from the front property line abutting and parallel to Cerrillos Road right-of-way and extending extend inward onto the lot.
   b. On corner lots, setback requirements for street side yards shall be one-half the depth required for front yards in the underlying zoning district.

IV. Lot Coverage
   a. The maximum lot coverage by buildings and structures in the CRHC district shall be that allowed by the underlying zoning district, but in no case greater than 60 percent.
   b. The areas of all buildings and structures, both existing and new, shall be included in the calculation of maximum lot coverage.

V. Street Frontage Landscaping Standards
   a. The street frontage landscaping strip of the depth required in Table 4-2 shall be measured from the front property line abutting and parallel to Cerrillos Road right-of-way, and extending extend inward onto the lot.
   b. Where adjacent lots in the same CRHC zone have a frontage landscaping strip of greater depth than required by Table 4-2, the subject property shall provide a landscaping strip equal in depth to the average depth of all properties within 150 feet. In no case, however, shall the required frontage landscaping strip depth exceed:
      1. Zone One: 15 feet.
      2. Zone Two: 25 feet.
      3. Zone Three: 35 feet.
      4. Zone Four: 45 feet.
      5. Or, 20 percent of the lot's depth in all Zones.

VI. Screening

Any new loading docks, storage facilities, or trash disposal areas shall either be located at the rear of the property or be entirely screened from public view by an opaque wall or fence of no less than six feet in height.

B. Midtown Local Innovation Corridor (LINC) Overlay District

1. Purpose

The Midtown Local Innovation Corridor (LINC) overlay district is intended to:

I. Strengthen and animate the built environment and the business and population links within the demographic and geographic center of the city between the existing employment centers of the Midtown Planned Unit Development (previously the campus of the Santa Fe University of Art and Design and the College of Santa Fe) and surrounding uses to the west and the Christus St. Vincent Regional Medical Center and related medical uses to the east;

II. Incentivize multi-unit residential development, complementary nonresidential uses that support the needs of nearby residents, and an enlivened, street-oriented pedestrian environment by prioritizing qualifying projects, while allowing existing uses to continue as redevelopment occurs;

III. Allow for innovative development and redevelopment of the district while providing buffering between the district and existing residential development outside of the district by the application of amended land development regulations and fees and by establishing conditions precedent for future infrastructure enhancements and the application of other redevelopment and financing tools;

IV. Promote a more healthy, safe, and enjoyable environment within the city's midtown area through the enhancement of pedestrian and bicycle accessibility and safety, landscaping, and other street-related amenities and the eventual reduction of traffic speeds and provision of on-street parking, bicycle lanes, and improved crosswalks; and

V. Provide flexibility in sign design and location to maintain effective communication, business identification, and wayfinding for existing buildings whose visibility may be reduced by new development.

2. Applicability

I. The provisions of this subsection apply to all land within the boundaries of the Midtown LINC overlay district, and shall supersede the provisions that apply to any other overlay district(s) that overlap in whole or in part with the Midtown LINC overlay district, including, but not limited to, the South Central Highway Corridor Protection District as set forth in Section 14-4.5D.

II. New development shall comply with the provisions of this subsection.

III. Alterations to existing structures shall comply with the provisions of this subsection to the extent practical or feasible, as determined by the Planning and Land Use Director.

3. Boundaries

The Midtown LINC overlay district includes land in the vicinity of the St. Michael's Drive from the eastern edge of the Cerrillos Road to the western edge of St. Francis Driv, and additional land in the vicinity of the campus of the Midtown Planned Unit Development as shown on the Midtown LINC Overlay District Map.

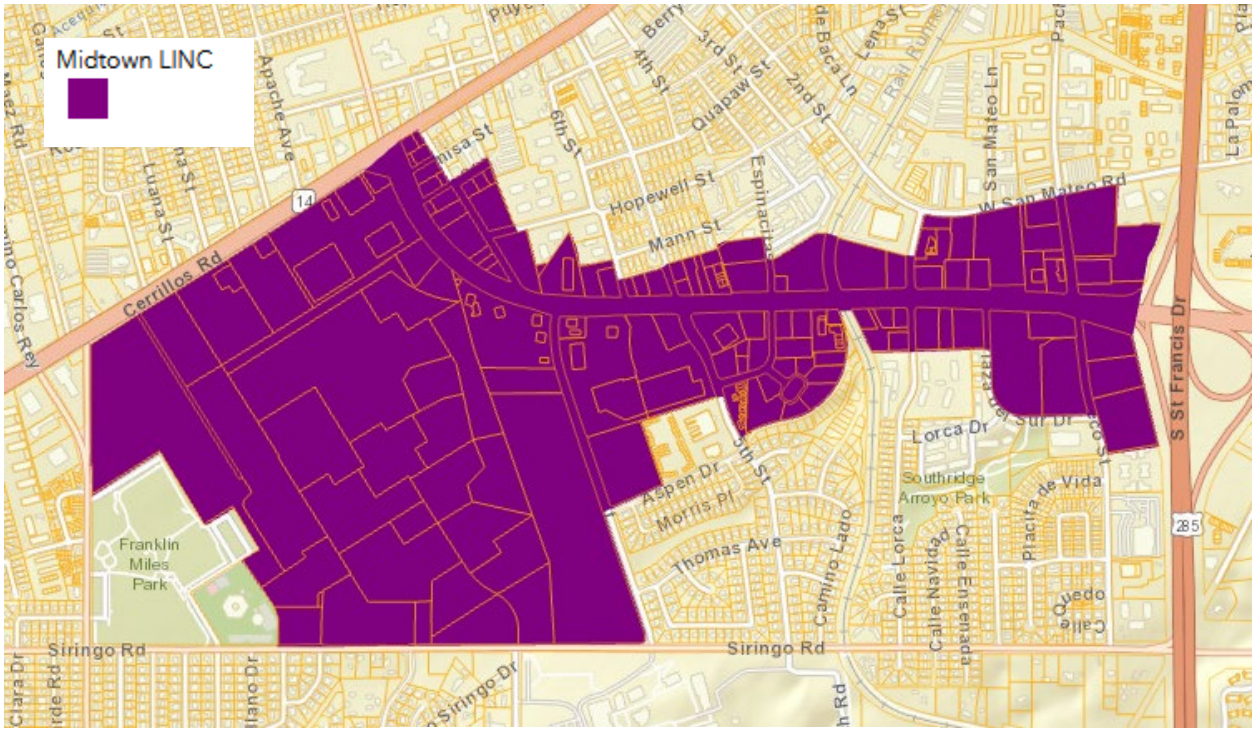


Figure 4.5-3: Midtown LINC Boundaries

4. Qualifying Projects

I. As used in this subsection, a qualifying project means a new development within the Midtown LINC overlay district that complies with the requirements of this subsection and that is either a qualifying residential project or a qualifying nonresidential project as defined in this subsection.

a. Qualifying residential project means a new development that is composed solely of new multiple-family dwellings, or results in a development that is a mix of primarily new multiple-family dwellings and any lesser amount and combination of the eligible nonresidential uses listed in Table 4-4 as measured by gross floor area.

b. Qualifying nonresidential project means a new development that is composed of a new building or buildings, or of alterations to an existing building or buildings, for the eligible uses identified in Table 4-4.

II. Development projects not meeting the definitions of this subsection are permitted as provided in this subsection, but are not qualifying projects.

III. The Land Use Director may adopt submittal requirements and review policies as necessary to verify that qualifying projects meet the requirements of this subsection.

5. Uses

I. Additional Permitted and Prohibited Uses

Permitted uses and structures within the Midtown LINC overlay district are the same as those permitted in underlying zoning districts, except as provided in Table 4-3, and as permitted for qualifying projects as defined in this subsection. Uses listed are additions to, or deletions from, the list of otherwise permitted uses within underlying zoning districts.

Table 4-3: Additional Permitted & Prohibited Uses

Additional Permitted Uses	
Category	**Specific Use**
Residential	Dwellings, multi-unit
Commercial	Laboratory, research or testing
Prohibited Uses	
Category	**Specific Use**
Residential	Manufactured home park
	Mobile home
Commercial	Outdoor storage
	Self-storage facility [1]
	Sexually oriented business
	Vehicles and equipment [2]
Industrial	Warehouse & freight movement

Notes

[1] Individual storage areas enclosed within a building and that are part of a qualifying residential project are permitted.

[2] Parking lots and garages are permitted as accessory uses when associated with a qualifying project.

II. Additional Uses: Qualifying Projects

Eligible uses listed in Table 4-4are permitted uses when part of a qualifying project. See Table 5-1: *Summary Table of Allowed Uses* for a complete listing of use categories and permitted uses in underlying zoning districts.

Table 4-4: Nonresidential Uses Eligible for Qualifying Projects

Uses/Use Categories	For Inclusion in Qualifying Residential Projects	As Qualifying Nonresidential Projects
Pre-school, Daycare	X	X
Educational (including Libraries)	X	X
Community centers & institutions	X	X
Parks and open space [2]	X	X
Arts activities	X	X
Assembly	X	
Food and beverage[3]	X	X
Medical	X	X
Public transportation	X	
Recreation and entertainment	X	X
Retail sales and services	X	X[8]
Service establishments	X	X
Storage[4]	X	
Vehicles and Equipment[5]	X	
Industrial[6]	X	X
Manufacturing and Production[7]	X	X

NOTES

[1] Eligible uses listed in this table are permitted uses when part of a qualifying project.

[2] Except cemeteries, mausoleums & columbaria.

[3] Except restaurants with drive-through/drive-up service.

[4] Only individual storage areas completely enclosed within a building and that are intended to serve the associated qualifying residential project.

[5] Only parking lots and garages that are intended to serve the associated qualifying project.

[6] Research, experimental and testing laboratories only.

[7] Light assembly and manufacturing (including "maker" spaces) only.

[8] Neighborhood grocery stores and laundromats only.

III. General Standards

a. Unless otherwise specified in this subsection, permitted uses and development standards within the Midtown LINC shall conform to the requirements of the underlying zoning district of a property.
b. The Planning and Land Use Director may permit alternate means of compliance with the provisions of this subsection as provided in Section 14-2.2H.2.X, *Approval Authority*.
c. Approval Authority.
d. In the event of conflicts between the requirements of this subsection and the requirements of underlying zoning districts, platted building setbacks or existing easements, the requirements of this subsection shall apply.

IV. Building Envelope Standards and Measurements

Table 4-5: Midtown LINC Dimensional Standards

Development Type	Gross Density (Dwelling units/ Acre), Max.	Lot Size, Min.	Height, Max. (ft)[1]	Yard Requirements, (ft)	Lot Coverage, Max. (%)	Required Open Space, Min.
Qualifying Residential Projects	N/A	Same as C-2 District. See §14-3.3D	52 [2]	Minimum Street: 0 [3] Side: 5 Rear: 10 [4] Maximum Street: 5 [5]	None	Same as C-2 District. See §14-3.3D
All Other Development	Same as C-2 District. See §14-3.3D	Same as C-2 District. See §14-3.3D	Per Underlying District Standards; Santa Fe University of Art and Design Campus (SFUAD): 62	Per Underlying District Standards except as noted below Maximum Street: 5 [3], [5]	Per Underlying District Standards	Per Underlying District Standards

Table 4-5: Midtown LINC Dimensional Standards						
Development Type	Gross Density (Dwelling units/ Acre), Max.	Lot Size, Min.	Height, Max. (ft)[1]	Yard Requirements, (ft)	Lot Coverage, Max. (%)	Required Open Space, Min.

NOTES:

[1] Elevator "over-runs" and renewable energy generating equipment less than ten feet high (such as solar photovoltaic panels and wind turbines) mounted on buildings shall not be included in the calculated height of a building.

[2] Maximum height of structures 52 feet, except where any portion of a structure associated with a qualifying residential project will be located within 150 feet of an existing residential development located outside of the Midtown LNC overlay district, in which case the maximum height of a structure associated with a qualifying residential project within the above limits shall be 38 feet.

[3] Except that 4th stories along street-frontage façades shall be set back a minimum of ten feet from the story below.

[4] Rear yard ten feet, except at the rear of a lot abutting an existing residential development, in which case there shall be a required read yard of not less than 25 feet.

[5] Maximum Street yard five feet, except that: (a) up to 30 percent of a street-frontage façade may be set back greater than five feet for entryways and integral courtyards, or to accommodate other aspects of a building's design, and (b) street-frontage façades may be set back greater than five feet in locations where existing utility easements prevent compliance with this requirement.

V. Site Design, Circulation and Parking

a. New buildings or additions to existing buildings shall be oriented so that their primary façades face St. Michael's Drive, Cerrillos Road, or other street frontages as applicable.

b. Perimeter screening of parking areas shall be in accordance with Section 14-8.4H.3, *Perimeter Parking Lot Landscaping,* except that screening walls, hedges or berms shall not exceed four feet at maturity and shall have multiple openings adjacent to street frontages to maximize pedestrian access from parking areas to sidewalks.

c. Sidewalks along the street frontages of St. Michael's Drive and Cerrillos Road shall be provided in accordance with Section 14-6.5G*, Sidewalks,* and shall be a minimum of 15 feet wide. Where existing sidewalks are widened to meet this requirement, the widening shall occur on the building side of the existing sidewalk.

d. Vehicular access shall be from the side or rear of the lot to the extent possible.

e. Vehicular access between and among adjacent lots shall be provided where possible.

f. New buildings shall have accessible pedestrian connections to St. Michael's Drive or Cerrillos Road as applicable. Building entrances shall have the same general elevation as the street frontage sidewalks adjacent to the entrance. Site grading shall not result in the need for steps or ramps from the street frontage sidewalk to the building. Visual and physical barriers to building entrances shall be minimized.

g. Sidewalks and other pedestrian pathways connecting building to the street and to parking areas shall be a minimum of six feet wide and shall be clearly defined.

h. Loading docks shall be located at the side or rear of buildings and shall be fully screened so that the loading dock is not visible from St. Michael's Drive or Cerrillos Road as applicable. The screening shall be integrated with the building architecture, materials and construction.

i. Electrical transformers and trash enclosures shall be located at the side or rear of buildings and shall be screened from view of public roadways and sidewalks by walled enclosures or landscape screening. Wall-mounted utility boxes shall be painted the same color as the nearest building on site.

j. Water system backflow preventers shall be located inside buildings. Where it is not feasible to locate a water system backflow preventer inside a building, the backflow preventer shall be located at the side or rear of buildings and shall be screened from view of adjacent public roadways and sidewalks by walled enclosures or landscape screening.

k. The amount of off-street bicycle parking required is 25 percent more than the amount required by Section 14-7.5(J), *Off-Street Bicycle Parking Requirements*.

VI. Architecture

In addition to the requirements of Section 14-7.3, *Architectural Design Review,* the following provisions shall apply.

a. Lot configuration and available street frontage permitting, the longest façade of all new buildings on lots abutting St. Michael's Drive or Cerrillos Road shall be aligned parallel with the street frontage of St. Michael's Drive or Cerrillos Road as applicable.
b. The primary entrance to any new building on a lot abutting St. Michael's Drive or Cerrillos Road shall be visible from St. Michael's Drive or Cerrillos Road as applicable.
c. Building walls along street frontages shall not extend more than 20 feet, measured horizontally, without openings. Doors, windows or display windows are considered openings.
d. Doors intended for vehicular access to buildings on lots abutting St. Michael's Drive or Cerrillos Road shall not face St. Michael's Drive or Cerrillos Road as applicable.
e. Except as noted in this subsection, rooftop equipment shall be fully screened so that the equipment is not visible from the adjacent public rights-of-way. Screening shall be integrated with the associated building's architecture, materials and construction. Screening of renewable energy generating equipment (such as solar photovoltaic panels and wind turbines) mounted on buildings is not required; however such equipment shall be incorporated into the architectural design of a building to the extent possible.

VII. Landscaping Standards

In addition to the requirements found in Section 14-8.4, *Landscape and Site Design*, the following provisions shall apply.

a. On-site storm water detention or retention facilities shall be located underground unless constructed as part of parks or open space, or unless constructed as part of an active water harvesting system, in which case the active water harvesting system shall be incorporated into the architectural design of a building to the extent possible.
b. Qualifying residential projects shall provide a minimum five-foot wide landscaped area around the base of exterior building walls, except for qualifying residential projects within the Midtown Planned Unit Development, which do not have a required minimum landscaped area.
c. Street trees shall be planted at a maximum spacing of 30 feet on-center along the street frontages of development sites on St. Michael's Drive or Cerrillos Road as applicable. Existing street trees within the above areas may be counted toward this requirement. Street trees shall have a minimum four-inch caliper at time of planting and shall have a minimum mature height of 25 feet. The required spacing of street trees may be adjusted to allow for the clustering of trees as part of a development's landscape design as determined by the Land Use Director. The location and minimum mature height of street trees may be adjusted where conflicts exist with overhead or underground utility lines, wall- or building-mounted signage, site visibility triangles, crosswalks, bus stops, or on-street parking spaces.
d. A minimum of 30 percent of required plant material shall be evergreen.
e. Areas of the parkway that are located along the street frontages of development sites, and that are not developed with sidewalks as required by subsection V., *Site Design, Circulation and Parking,* above, shall be landscaped as part of the required landscaping of a development.
f. Qualifying nonresidential projects and other nonresidential development adjacent to existing residential development located outside of the Midtown LINC overlay district shall provide a continuous landscaped buffer strip of not less than 15 feet where abutting the existing residential development. Plant material in the landscaped buffer strip shall conform to the requirements for open space provided in Section 14-8.4(G), *Open Space Planting Requirements.*

VIII. Signage

In addition to the requirements found in Section 14-7.6, *Signs,* the following provisions shall apply in the Midtown LINC overlay district.

a. Pole-mounted signs are prohibited.
b. Monument signs shall not exceed four feet in height.
c. Signs shall be set back a minimum of 15 feet from any public right-of-way unless wall- or building-mounted signs or directional signs.
d. Wall- or building-mounted signs shall not extend above the roofline or parapet.
e. Roof-mounted signs are prohibited.
f. The provisions for color and lettering of signs, as provided in Section 14-7.6E.4, do not apply.
g. The provisions for sign surface area, as provided in Section 14-7.6E.5, do not apply to signs mounted on the building walls of qualifying projects.
h. Wall signs associated with a qualifying project and whose sign faces are mounted perpendicular to a building wall may extend up to five feet from the wall, including signs that project over a front property line, providing that such a sign shall not impede or endanger pedestrian or vehicular traffic.

IX. Site Furnishings

a. A minimum of one bench per 10,000 gross square feet of ground-floor building area is required, located adjacent to the street frontage of the development, or to the primary building entrance, or within a public or private amenity provided by the development.
b. At least one bench per development shall be shaded by a tree or a shade structure.
c. Where multiple benches are required, a trash receptacle shall be provided adjacent to one of the benches.
d. All site furnishings on a development site, including bicycle racks required by Section 14-7.5(J), *Off-Street Bicycle Parking Requirements,* benches, trash receptacles and light fixtures shall be of a coordinated design style and color.

X. Outdoor Lighting

In addition to compliance with Section 14-8.6, *Outdoor Lighting*, the following provisions apply.

a. Pole-mounted lights shall not exceed 20 feet in height and shall not be placed within buffer strips as required by provision VII.f above, in *Landscaping Standards.*
b. Lamps of building-mounted light fixtures shall not be placed more than 12 feet above the exterior grade at the perimeter of a building unless the outdoor lighting is part of the illumination of a wall-mounted sign in accordance with provision VIII.g above, in *Signage.*

XI. Additional Requirements for Qualifying Projects

In addition to the requirements of this subsection qualifying projects shall comply with the following requirements:

a. Qualifying projects shall utilize a detailed alternative development water budget ("Option B" water budget) in accordance with Section 14-7.7(D)(2)(II), and applicable adopted administrative procedures.
b. Qualifying projects shall utilize the following water-saving fixtures, appliances, and systems where applicable, throughout all new construction:
    1. Waterless urinals;
    2. Dual-flush, high-efficiency toilets (HETs) (rated 1.28 gallons or less per flush);
    3. EPA WaterSense® certified showerheads (or equivalent fixtures rated at 2.0 gallons per minute or less);
    4. ENERGY STAR® compliant clothes washers;
    5. Active water harvesting systems.
c. The Land Use Director shall not issue a construction permit for a qualifying project until a restrictive covenant is recorded by the owner of the development at the office of the County Clerk that requires that the development will contain no uses that do not meet the requirements for a qualifying project for a period of at least ten years from the completion of the project's construction. The covenant shall be in a form approved by the Planning and Land Use Director and the City Attorney and shall be notarized prior to recordation. The covenant shall be considered part of a development plan approved pursuant to Section 14-2.1(F)(4)(II)(c)(3). The Planning and Land Use Director shall maintain copies of recorded covenants pursuant to the provisions of this subsection.

XII. Fee Waivers for Qualifying Projects

The following fee waivers and incentives apply to qualifying projects within the Midtown LINC overlay district.

Table 4-6: Midtown LINC Fee Waivers
Construction Permit Fees; Plan Review Fees
Qualifying projects are exempt from the payment of construction permit fees and plan review fees as set by resolution of the Governing Body, as may be amended from time to time.
Development Review Fees
Qualifying projects are exempt from the payment of development review fees as set by resolution of the Governing Body, as may be amended from time to time.
Development Water Budget Fees
Qualifying projects shall obtain water to meet approved development water budgets through the water credit program at the reduced rate specified in Section 14-7.7E, *Dedication of Water to Development.*
Impact Fees
Qualifying projects are exempt from the payment of impact fees in accordance with Section 14-7.9H.9, *Exemptions, Waivers, and Reimbursements.*
Wastewater Utility Expansion Charge (UEC)

The wastewater utility expansion charge (UEC) is waived for qualifying projects in accordance with Article 22-6.6, Exhibit A, Section 7.
Water Utility Expansion Charge (UEC)
Qualifying projects are exempt from the payment of the water utility expansion charge (UEC) in accordance with Article 25-4.2, Exhibit B, Rate Schedule 8.

XIII. Review

This subsection shall be reviewed by the Governing Body three years after the date of its adoption.

C. South Central Highway Corridor (SCHC) Protection District

1. Purpose

Because openness, quiet, and continuity adjoining the highway corridors in the south central section of the city is considered a special asset that should be retained as the area develops, it is the intent of the SCHC district to:

I. Establish a clear sense of visual openness and continuity of development, as seen from major highway entrances to Santa Fe;

II. Protect the openness and continuity of the existing landscape by retaining and planting native and other drought-tolerant, low maintenance trees, shrubs and groundcovers;

III. Ensure that landscaping provides an appropriate and attractive visual buffer, compatible with neighborhood landscaping character; conserves water by use of stormwater collection and infiltration, and drip irrigation systems; and screens transformers and loading areas or outdoor storage;

IV. Encourage the use of architectural style and scale that is representative of Santa Fe; and

V. Preserve clean air and a sense of quiet and reduce the potential negative impacts of noise, air pollution, lights, movement of cars, activities on site, or other nuisances on adjoining properties.

2. Boundaries

I. The SCHC district encompasses the land within 600 feet of the edge of the right-of-way on both sides of the following streets designated as special review districts in the General Plan and shown on the Official Zoning Map in the south central section of Santa Fe:

a. St. Michael's Drive;
b. Old Pecos Trail;
c. St. Francis Drive;
d. Rodeo Road; and

e. Interstate 25 and its frontage roads.

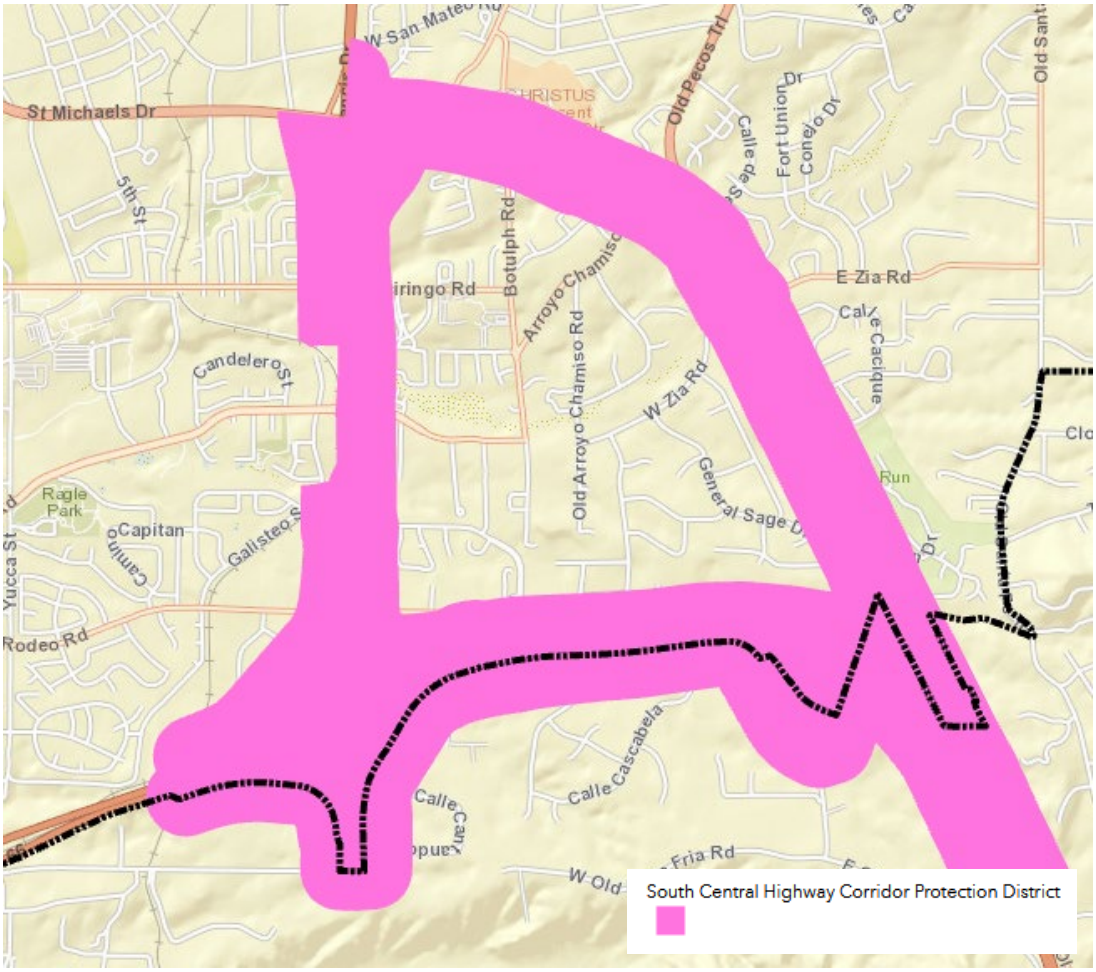


Figure 4.5-4: South Central Highway Corridor Overlay District

II. Persons with property divided by the SCHC district boundary are required to comply with the SCHC district standards only for that segment of the property within the boundary. In cases where the rear lot line depth exceeds the 600-foot boundary, property owners have the right to petition the Governing Body in the form of a rezoning application at any time for inclusion of the remainder of their property in the SCHC district.

3. Uses

The uses allowed in this district are the same as those allowed in the underlying district.

4. Standards

The standards applicable to development within the SCHC district are the same as the underlying zoning district and, in addition, any new development in the SCHC district shall comply with this paragraph.

I. Development and Design Standards

a. Density

The density for residential development shall be the same as in the underlying district, but in no case shall it exceed a maximum density of 21 units per acre.

b. Height

The maximum height of structures shall be 26 feet, not including a parapet.

c. Setback or Yard

The minimum building setback from the edge of the right-of-way shall be 50 feet except that the minimum building setback from Old Pecos Trail between I-25 and St. Michael's Drive shall be 75 feet.

d. Floor Area Ratio

The maximum floor area ratio for office uses allowed in the district is:

Table 4-7: Maximum Floor Area Ratio

Use	Building Size	Maximum Ratio
Professional and Other Office	One story	0.25
	Two story	0.35
Medical Office	One Story	0.20
	Two story	0.30

II. Landscaping Standards

a. Existing Landscaping

To the greatest extent possible, existing natural landscaping shall not be disturbed within 25 feet of the property line that adjoins the street right-of-way. This area shall be labeled as open space setback. No structures or parking are allowed in this setback.

b. Plant Material

Plant material shall be provided in the open space setback where that area has been disturbed and shall be provided for surrounding buildings and parking areas at a minimum width of five feet.

c. Parking and Loading Area Screening

If parking is provided in the required front yard, it shall be effectively screened by earth berms or landscaping that shall be at least four feet above parking lot grade. Loading areas shall be screened and located on side or rear yards.

d. Arroyos and Floodplains

In order to preserve natural landscaping on the banks of the arroyos, an undisturbed setback of ten feet shall be retained next to the major arroyos where one percent chance flood events have been recorded.

e. Open Space
For any nonresidential permitted use, a minimum of 35 percent of the lot and for any residential permitted use, a minimum of 50 percent of the lot shall be open space.

f. Outdoor Storage
Outdoor storage is not allowed.

III. Additional Standards
When nonresidential uses abut R-1 through R-7 residential densities:

a. All nonresidential structures shall be set back 50 feet from the residential property line, and have a 25-foot landscape buffer meeting the standards set forth above in subsection II, *Landscaping Standards,* located between the residential and nonresidential uses; or

b. All nonresidential structures shall have a 25-foot landscape buffer meeting the standards set forth above in subsection II, *Landscaping Standards,* and a masonry wall or a fence as approved by the Land Use Director, located between the residential and nonresidential uses.

14-4.6 Historic Districts

A. General Provisions

1. Purpose

In order to promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to the history and culture of Santa Fe, maintain a harmonious outward appearance in order to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

I. Continue the existence and preservation of historic areas and buildings;

II. Continued construction of buildings in Santa Fe's historic styles; and

III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

2. Conflicting Standards

I. Zoning District Regulations

All designated landmarks and all properties located in historic districts shall be subject to the regulations of the base zoning district in which they are located, except for height as regulated in Section 14-4.6(E), *General Design Standards for All Historic Districts.* When the requirements of the base zoning district are in conflict with the requirements of this Section 14-4.6, *Historic Districts,* the more restrictive standard shall apply.

II. Multiple Overlay Regulations

When a designated landmark or property located in a historic district is also located within another overlay and there is a conflict between the requirements of the historic district and the other applicable overlay district, the more restrictive standard shall apply.

3. Building Code

[RESERVED]

4. Applicability to the State of New Mexico

Pursuant to Sections 3-22-1 through 3-22-6 NMSA 1978, it is the intent of the City that the provisions of this section shall apply to the State of New Mexico and any of its agencies, political subdivisions, or instrumentalities, as well as to any other entity or activity in the historic districts.

I. Section 3-22-6 NMSA 1978 applies to state capital outlay projects in historic districts as provided in Section 14-4.6(J) concerning the design, construction, alteration, additions to, or demolition of the exterior features of state buildings.

II. Section 14-4.6(K) applies to county and Santa Fe public school capital outlay projects in historic districts concerning the design, construction, alteration, additions to, or demolition of the exterior features of county and Santa Fe public school buildings.

5. Boundaries

I. The boundaries for the historic districts are as shown on the Official Zoning Map and incorporated in this Code by reference.

II. If the boundary line of a historic district bisects or crosses a property without encompassing the entire lot, the applicable requirements of the historic district shall be as determined by the Planning and Land Use Director.

6. Design of Buildings

Full responsibility for the design and development of structures is upon the applicant. The case file of any prior application related to a propertyis available for review by the applicant upon request.

7. Nonconforming Buildings and Structures

Any building or structure in the historic district that does not meet the standards for architectural style set forth in this section shall be considered nonconforming, and subject to the provisions of Section 14-1.13(C), *Legal Nonconforming Structures,* unless given special approval by the HDRB for architectural or historic interest, or unless individually entered in the state register of cultural properties or in the national register of historic places or designated as significant on either register.

8. Utility and Telecommunications Facilities

The review of electric or telecommunications facilities in the historic districts shall follow the procedures set forth in Sections 14-5.3(I).1 and 14-5.3I.3, respectively.

B. Minimum Maintenance Requirements

All historic landmarks and all buildings and structures in the historic districts shall be preserved against decay and deterioration and maintained free of structural defects. The owner or other person having legal custody and control of the building or structure shall repair such building or structure if any of the following defects are found:

1. Parts attached to a building or structure in a manner that they may fall and injure people or property;
2. Deteriorated or inadequate foundation;
3. Defective or deteriorated flooring or floor supports or flooring for floor supports of insufficient size to carry imposed loads safely;
4. Walls or parts of walls, partitions, gates, fences, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration or that are of insufficient size to carry imposed loads safely;
5. Ceilings or parts of ceilings, roofs, ceiling and roof supports, or other horizontal components that sag, split, or buckle due to defective material or deterioration, or that are of insufficient size to carry imposed loads safely;
6. Fireplaces or chimneys that list, bulge, or settle due to defective material or deterioration, or that are of insufficient size or strength to carry imposed loads safely;
7. Deteriorated, crumbling, or loose plaster or stucco;
8. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors;
9. Lack of weather protection or defective weather protection for exterior wallcovering, including lack of paint, or weathering due to lack of paint or other protective covering; or
10. Any fault or default in the building or structure that renders it structurally unsafe or not properly watertight.

C. Buildings with Significant or Contributing Historic Status

1. Purpose

   Historic designation is intended to address the following:

I. Recognizing each structure as a physical record of its time, place, and use.

II. Preventing changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings;

III. Preserving and retaining changes to structures that have acquired historic importance in their own right, recognizing that most structures change over time;

IV. Preserving distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure; and

V. Avoiding making new additions and related or adjacent new construction in such a manner that, if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

2. Designation of Significant, Contributing, or Noncontributing Status

I. Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General Definitions.* Staff shall maintain a record as to the current status of structures located in the historic districts.

II. HDRB Authority to Review Status Designation

a. The HDRB may change the status of a structure or to designate a status for a structure that has no status designated.

b. A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

III. Initiation of Review of Status Designation

The Board may review the status designation in response to the following: :

a. An application for construction or demolition as set forth in Section 14-5.2 as follows:

1. Prior to the application being placed on a board agenda or prior to issuance of a construction permit, if Board approval is not required, staff shall determine whether the board should review the status of the structure. Staff's determination shall be made within thirty days of submitting the application. If staff's determination is not completed within thirty days, the application shall be forwarded to the board. Review by the board as to the structure's status shall be made at the earliest practicable date. The board or staff (as applicable) may consider the application immediately following the determination of

status. The application shall be reviewed based upon the status of the structure following the determination of status.

2. Prior to action by the board on the application, the board itself may decide to review the status of the structure. The board's determination as to the status shall be made within forty-five days of the decision of the board to review the status. The board or staff (as applicable) may consider the application immediately following the determination of the status. The application shall be reviewed based upon the status of the structure following the determination of status.

b. Request from the property owner;

c. A request initiated by the city. Staff shall notify the property owner prior to initiating the request.

IV. Notice of HDRB's Review of Status

Unless the review is requested by the property owner, staff shall mail notice to the property owner of the subject property no less than 15 days prior to the HDRB's review of a change in or designation of status.

a. In addition, staff shall send notice, by first class mail, to all property owners within one hundred (100) feet of the subject property no less than fifteen days prior to the board's review of a change in or designation of status if the review may result in the lowering of the structure's status. Staff shall retain an affidavit of mailing.

b. With the consent of the property owner, the city shall have posted on the property a poster obtained from the planning land use department. Otherwise, the city shall post the poster on the nearest place available to the city. Such poster shall be securely posted, prominently displayed, visible from a public street , at least fourteen days prior to the scheduled board hearing. The posting shall indicate the nature of the application, identification of the property affected and the time, date and place of the hearing. The poster shall be removed within thirty days of final action. Failure to do so may result in the city removing the sign at the applicant's expense. A civil fee of fifty dollars ($50.00) will be charged.

V. Restoration of Status

If a property owner makes changes to a structure without the proper City approvals which result in the lowering of the structure’s status, staff or the Board may require the property owner to restore the structure such that its former status is restored.

VI. Report to the Governing Body

Staff shall report annually all decisions made by the HDRB regarding a structure’s status.

3. Review by Historic Districts Review Board Required

I. Except where this chapter provides for review by staff, the HDRB shall review all applications for new construction, alteration, or demolition in the historic districts, and of landmark structures throughout the city, based on the standards set forth in this section.

II. The HDRB may approve, deny, approve with conditions, or, with the consent of the applicant, postpone an application.

a. For applications approved with conditions, no permit shall be issued until the HDRB conditions have been met.

b. An application that is postponed shall be heard at a date agreed upon by the HDRB and the applicant.

III. No permit shall be issued until the time for appeal to the Governing Body has expired.

4. Compliance with General and Specific Design Standards Required

All development located within the historic districts and subject to this section shall comply with all applicable general development standards set forth in Section 14-4.6(E), *General Design Standards for All Historic Districts,* as well as any applicable specific development standards set forth in Section 14-4.6(G), *Additional District-Specific Design Standards.*

D. Exceptions

The HDRB may grant an exception to the regulations set forth in this section provided that such exception does not exceed the underlying zoning except when the board of adjustment grants a variance. Staff shall determine whether an exception to general design and preservation standards described in Section 14-4.6(E) is required and shall recommend the HDRB approve, approve with conditions, or deny the exception.

1. Height

If an applicant requests approval of a height in the historic district that exceeds the underlying zoning district requirement, the applicant shall first receive an exception to this section. If the HDRB approves a requested height exception, the applicant shall proceed to the Board of Adjustment or other applicable city body for consideration of the proposed variance, as described in Section 14-2.1(H)(1).

2. Design Standards

The HDRB may review and grant or deny requests for exceptions to all provisions of Section 14-4.6(E), *General Design Standards for All Historic Districts* (except provisions regarding Height, Pitch, Scale, Massing and Floor Stepbacks), Section 14-4.6(G) for construction or alterations within the historic districts, and Section 14-7.6(I) for signs in historic districts. Exceptions are project-specific and do not apply to the subject property in perpetuity.

I. Procedure

When requesting exceptions, the applicant shall use the procedures for public notice and hearing in Section 14-2.1(B)(4), *Scheduling and Notice of Public Hearings*, unless the applicant also requests a variance to the underlying zoning. In such a case the applicant for the historic ordinance exception shall not be required to publish a separate legal ad in the local newspaper. Publication of the agenda is still required.

II. Approval Criteria

In order to approve an exception, the HDRB shall make findings of fact that the applicant conclusively demonstrated that the requested exceptions comply with all the criteria listed as follows:

a. Do not damage the character of the district;
b. Are required to prevent a hardship to the applicant or an injury to the public welfare; and
c. Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

3. Height, Pitch, Scale, Massing, and Floor Stepbacks

The HDRB is responsible for reviewing and granting or denying requests for exceptions from regulations in Section 14-4.6(F). The HDRB may grant exceptions and impose conditions thereon to Section 14-4.6(F) for height of structures within the historic districts as specified in Section 14-4.6(F)(1). Exceptions are project-specific and do not apply to the subject property in perpetuity.

I. Procedure

When requesting exceptions, the applicant shall use the procedures for public notice and hearing in Section 14-2.1(B)(4), *Scheduling and Notice of Public Hearings*, unless the applicant also requests a variance to the underlying zoning. In such a case the applicant for the historic ordinance exception shall not be required to publish a separate legal ad in the local newspaper. Publication of the agenda is still required.

II. Approval Criteria

In order to approve an exception, the HDRB shall make findings of fact that the applicant conclusively demonstrated that requested exceptions comply with all the criteria listed as follows:

a. Do not damage the character of the streetscape;
b. Prevent a hardship to the applicant or an injury to the public welfare;
c. Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts;
d. Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape;
e. Are due to special conditions and circumstances which are not a result of the actions of the applicant; and
f. Provide the least negative impact with respect to the Purpose of this section as set forth in Section 14-4.6(A)(1).

E. General Design Standards for All Historic Districts

These standards shall apply to all additions or alterations to existing structures in the Historic Districts. Contributing, significant and landmark structures may be subject to specific additional restrictions, and district-specific standards in Section 14-4.6(G).

1. General

I. The historic status of a property with a historic status designation of significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a property to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status is prohibited.

II. If a proposed alteration or new construction will cause an adjacent property to lose its significant, contributing, or landmark status, the application may be denied.

III. For the purposes of the regulations of this subsection, all facades of a significant structure are primary facades.

2. Building Additions

I. Design

a. Building additions that meet the standards of Section 14-4.6(G)(2), *Downtown and Eastside Historic District,* shall continue to meet those standards, in addition to the standards set forth in this section.

b. Building additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall be distinguishable from and not attempt to duplicate the existing structure.

II. Size and Location
   a. Building additions are not permitted to primary facades.
   b. All building additions shall be set back a minimum of ten feet from the primary facade.
   c. Building additions shall not exceed 50 percent of the square footage of the building's historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary façade.
   d. To the extent architecturally practicable, new building additions shall be attached to any existing non-primary façade of a structure rather than attaching them to the primary facade of a structure.

III. Height
   a. The maximum height of building additions to significant and landmark structures shall be at least six inches lower than the parapet or equivalent roof feature of the existing adjacent connecting facade.
   b. Building additions to contributing structures shall be no more than one additional story higher than the existing structure. To the extent architecturally practicable, two story additions shall be set to the rear or the side rear of the structure. When an additional story is to be placed upon an existing contributing structure, that footprint may be no greater than fifty percent of the footprint of the existing structure, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional story shall not exceed twelve (12) feet from the existing rooftop to the highest point of that story.

IV. Remodeling to Increase Height
   a. For remodeling of an existing significant or landmark structure, no increase in height of the structure is permitted.
   b. For remodeling an existing contributing structure, a height increase may be permitted through approval of an exception, as described in Section 14-4.6(D).

V. Rooftop Equipment

   Rooftop equipment, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, may only be installed on contributing and noncontributing structures and shall not be publicly visible, nor shall a parapet be raised to conceal such equipment.

3. Porches and Portals

   Existing porches or portals on significant and landmark structures, and on primary facades of contributing structures shall not be permanently enclosed.

4. Windows, Doors, and Other Architectural Features

   I. For all facades of significant and landmark structures and for the primary facades of contributing structures:

      a. Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double-pane glass may be used. No window opening shall be widened or narrowed.
      b. Window depth and other characteristics of window and door fenestration shall be preserved.
      c. No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
      d. No historic opening shall be closed.

   II. For all facades of contributing, significant, and landmark structures:

      a. Architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced.
      b. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities.
      c. Replacement or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

5. Roofs

   The existing historic roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing historic feature of the structure.

6. Surface Cleaning

   The surface cleaning of structures shall employ the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials are not permitted.

7. Archaeological Resources

   Discovery of archaeological resources made during development of a historic property shall be referred to the Archaeological Review Committee. See Section 14-2.1G.1.IV.c, *Unexpected Discoveries*.

8. Signs

   Sign applications and required submittals shall be reviewed by the Planning and Land Use Department. Approval or denial shall be indicated by the department on the application for the construction permit and on each of the required submittals.

9. Murals

   If an application impacts a mural funded through the art in public places program or is otherwise within the scope of the arts commission's enabling responsibilities,

the HDRB may refer the application to the City Arts Commission. If a proposed mural does not meet the criteria in the historic ordinance, an exception is required.

10. Pedestrian-Oriented Areas

I. The HDRB shall recommend to the Governing Body appropriate streets or portions of streets within the historic district to be set aside for pedestrian-oriented areas.

II. The Governing Body may set aside the areas recommended, provided that three-fourths of the property owners adjoining the street or portion of street affected have given consent thereto.

III. Such pedestrian-oriented areas shall be closed to vehicular traffic, and any improvements made by the City in the public right-of-way within the area shall be for pedestrian purposes.

IV. No pedestrian-oriented area shall be set aside unless there is adequate space available conveniently related to the area for vehicle parking. The HDRB's recommendation to the Governing Body shall include a statement of the available parking spaces.

F. Height, Pitch, Scale, Massing and Floor Stepbacks

The height, pitch, scale, and massing of any structure in a historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted elsewhere within this chapter.

1. Applicability

The following sections identify specific areas and specific projects subject to this section. The Planning and Land Use Director shall determine whether or not properties are included within this section.

I. Specific Areas

The height limitations in this subsection F apply:

a. Within the following historic districts:
    1. Downtown and Eastside;
    2. Don Gaspar;
    3. Historic Transition; and
    4. Westside-Guadalupe.
b. In the Historic Review district, as specified herein. This authority shall apply to the northern and eastern portion of the Historic Review district, as illustrated on the map adopted by Ordinance No. 1983-69, and as amended, incorporated by reference, and shown on the Official Zoning Map. Inclusive under this authority are all properties accessed from Canyon Road, Camino Militar, Apodaca Hill, Camino Ribera, Camino Cabra, Camino Santander, Camino San Acacio, Camino del Monte Sol, Camino Rancheros, Camino Ranchitos, Garcia Street, Old Santa Fe Trail (to the Arroyo de los Chamisos crossing), and Old Pecos Trail (to the southern boundary of the Historic Review district) as they continue out of the Downtown and Eastside historic district and terminate in the Historic Review district. This authority shall also apply to all properties accessed from public rights-of-way that are located east of the western boundary of the Historic Review district and north of the southern boundary of the Historic Review district to the intersection of Camino Corrales and Fort Union Drive.
c. To all properties accessed from Camino Lejo, Mt. Carmel Road, and east to the intersection of Camino de Cruz Blanca and Camino de Cruz Blanca Norte, inclusive of Camino de Cruz Blanca and Camino de Cruz Blanca Norte, and exclusive of properties east of the intersection of Camino de Cruz Blanca and Camino de Cruz Blanca Norte.
d. The limitation of applicability shall not affect the authority of the HDRB with respect to significant or contributing structures as provided in Section 14-4.6G.1, *Don Gaspar Area Historic District*, Section 14-4.6G.3, *Historic Review District,* and Section 14-4.6G.4*, Historic Transition District.*

II. Streetscape Standards
a. Streetscapes shall not extend beyond the outer boundaries of the historic districts.
b. When determining streetscape, the following structure types shall be excluded: institutional structures, buildings originally constructed to house a hotel, multi-unit residential, buildings with non-historic multiple stories, non-historic pitched roof, auxiliary outbuildings such as sheds, existing structures approved by way of a variance or exception, and yard walls and fences whose height is inconsistent with the predominant height of yard walls and fences on an applicable streetscape.
c. When determining an applicable streetscape, vacant lots or parcels shall not be included in the calculation for allowable height.

d. If a portion of a structure falls within the measurement of an applicable streetscape, such structure shall be considered as part of the applicable streetscape.
e. If the determined allowable height of a proposed residential building or addition does not meet the minimum construction standards related to height set forth in the international building code (IBC), then the IBC shall prevail.

III. Project Location

Planning and Land Use Department staff shall determine the applicability of this section to individual projects and the applicable streetscape as follows:

a. If the project is located on a street that extends linearly with no interruptions or truncations, the streetscape shall include buildings, yard walls, and fences on both sides of the street on which the proposed building, yard wall, or fence is to be located, for a distance of 600 feet measured from the midpoint of the street-facing façade(s) of the proposed building, yard wall, or fence in both directions parallel to the street centerline. See Figure 4.6-1.



Figure 4.6-2: Linear Street - No Interruptions or Truncations

b. If the streetscape is truncated by an intersecting block or a visual intrusion, such as a curve or turn in the streetscape, before the 600 feet is measured, the streetscape shall include all buildings, yard walls, or fences up to and including those which front the intersection or intrusion. See Figure 4.6-2.

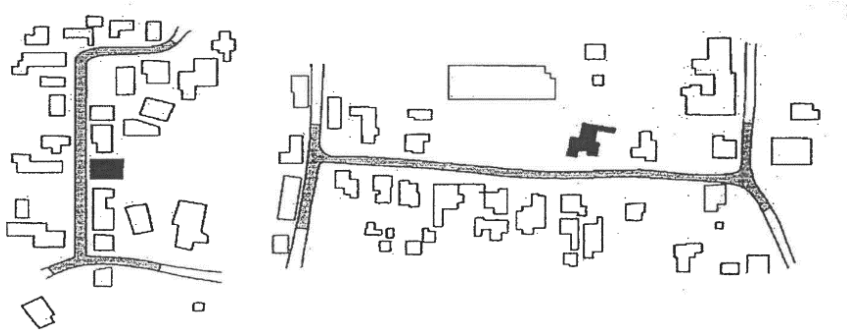


Figure 4.6-1: Truncation by an Intersecting Block or Visual Intrusion

c. If the proposed building, yard wall, or fence fronts more than one street, the streetscape on each street frontage as determined in provision 1 above in this subsection above shall be considered. See Figure 4.6-3.

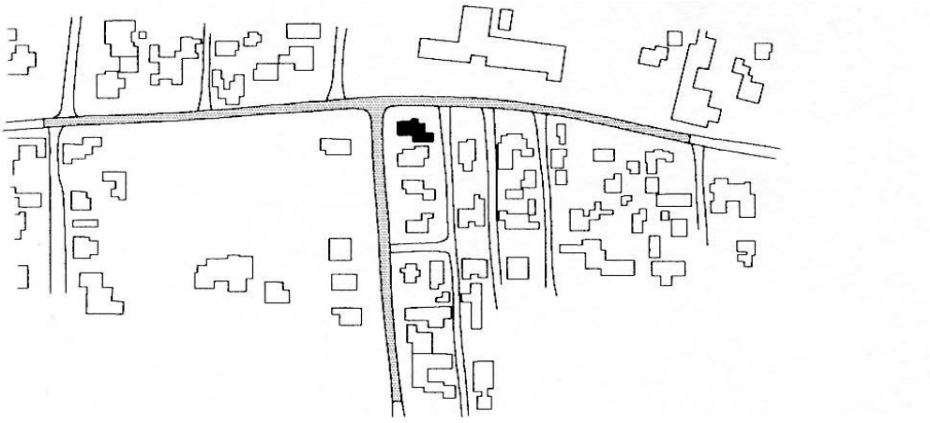


Figure 4.6-3: Frontage on More than One Street

d. When the proposed building, yard wall, or fence is located on a lot with no frontage on rights-of-way, the streetscape is defined by measuring a distance of 300 feet in all directions beginning from the mid-point of the facade which contains the principal entrance of the building. The height of a proposed yard wall or fence shall not exceed the height of the tallest yard wall or fence within this streetscape. See Figure 4.6-4.

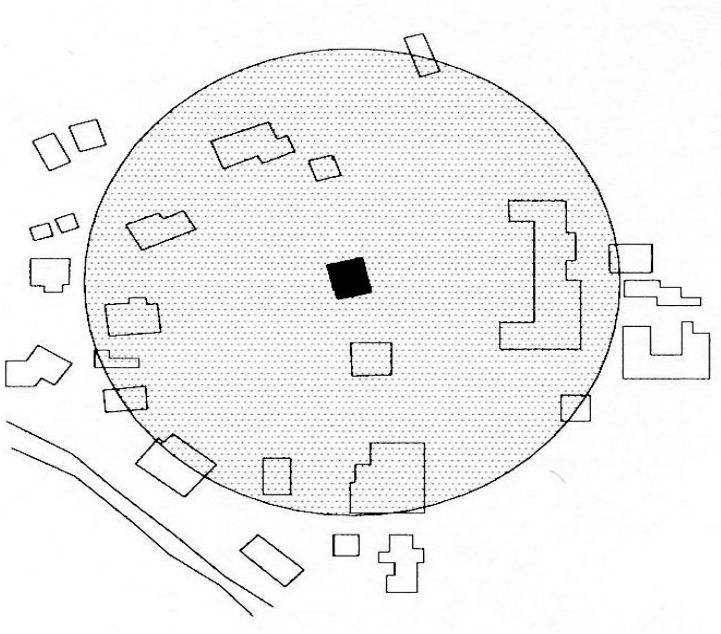


Figure 4.6-4: Interior Lot with No Street Frontage

e. When the proposed building, yard wall or fence faces a T- or a Y-intersection, the streetscape shall include buildings, yard walls, and fences as defined in provision 1 above this subsection, and buildings, yard walls, and fences on both sides of the street creating the leg of the "T" or the arm of the "Y" for a distance of 300 feet parallel to the street centerline. See Figures 4.6-5 and 4.6-6.

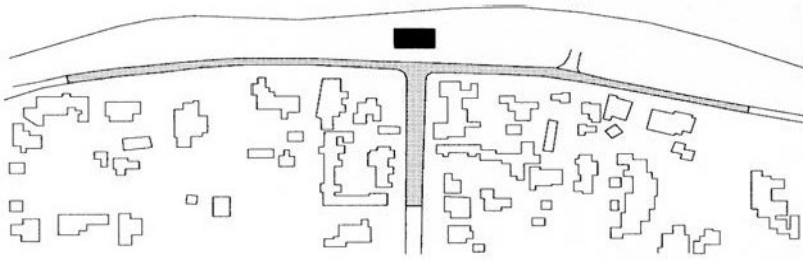


Figure 4.6-5: Location at a "T" Intersection

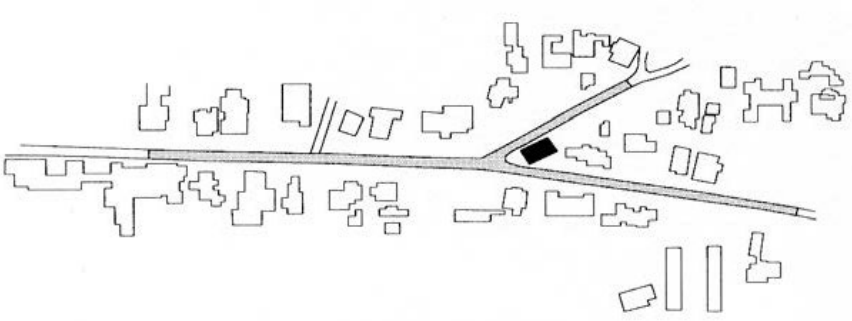


Figure 4.6-5: Location at a "Y" Intersection

f. When the proposed building, yard wall, or fence is located in a streetscape that includes no buildings, yard walls, or fences, the height of the proposed building shall not exceed 16 feet. Yard walls and fences in this streetscape shall not exceed five feet in height.

2. Height

I. Official Map of Building Heights in the Historic Districts – Procedures

a. The HDRB shall recommend the adoption of an official map reflecting building heights in the historic districts to the Governing Body. This map shall be used to regulate building height in the historic districts. The official map, adopted January 2010 inclusive of amendments, is hereby adopted by reference and incorporated as if set out herein.

b. The map shall be adopted at a public hearing of the Governing Body, which hearing shall be advertised in a local newspaper no less than 15 days prior to the hearing. All affected property owners and owners of lots or of land within 100 feet, excluding public right-of-way, of the property affected shall be notified of the public hearing by first class mail, postmarked at least 15 days prior to the public hearing. The official map shall be adopted by the Governing Body by ordinance.
c. The official map of building heights in the historic districts may be amended from time to time. The HDRB shall make recommendations to the Governing Body for the amendment of the official map, at a public hearing. Such hearing shall be advertised in a local newspaper no less than 15 days prior to the hearing.
d. The Governing Body shall hold a public hearing on any amendments to the official map. Such public hearing shall be advertised in a local newspaper no less than 15 days prior to the hearing. All affected property owners and owners of lots or of land within 100 feet, excluding public right-of-way, of the property affected shall be notified of the public hearing by first class mail, postmarked at least 15 days prior to the public hearing.
e. The official map is available in the Planning and Land Use Department and is accessible at all reasonable times for inspection.

II. Height Limitations

The HDRB shall limit the height of structures as set forth in this section. Heights of existing structures shall be as set forth on the official map of building heights in the historic districts.

a. If a proposed building has a parapet, the façade shall not exceed two feet of the average of the height of the façades in the streetscape.
b. If the proposed building has a pitched roof, the ridge height of the proposed building shall not exceed two feet of the average of the ridge height of the pitched roofs in the streetscape.
c. Yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape.
d. The height of any other structure shall be limited to the allowable building height within the applicable streetscape, as defined in this section.
e. The height and dimension of signage are as set forth in Section 14-7.6(I), *Sign Regulations in the Historic Districts.*
f. The HDRB may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two feet. In no case shall the height of a façade exceed four feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building setbacks from the street.

III. Height Measurement

a. In historic districts, height shall be the vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street-facing facade, excluding rooftop appurtenances, the increased height of walls or fences over pedestrian and vehicular openings, and gates (either in opened or closed position).
b. For structures that do not have street frontage, height shall be determined by the facade that contains the tallest vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive. The height of walls and fences is measured from the street-facing side of the wall or fence.

IV. Pitch

If the determined streetscape includes over 50 percent buildings with pitched roofs, the proposed building may have a pitched roof. A pitched roof is defined as a gable, shed, or hipped roof. The pitch of the roof shall match the predominant pitch extant in the streetscape.

V. Scale

The height of a proposed building or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of buildings in the applicable streetscape, or the building on which the addition is proposed.

VI. Massing and Floor Stepbacks

The HDRB may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the HDRB in making such determinations shall take into account whether the height of the proposed building, yardwall, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable streetscape and preservation of the historic and characteristic visual qualities of the streetscape. The HDRB shall also require that the publicly visible façades of the structure be in conformance with Section 14-4.6(G), *Additional District-Specific Design Standards,* and in meeting those requirements, may require that different floor levels be stepped back.

G. Additional District-Specific Design Standards

1. Don Gaspar Area Historic District

I. Description of Architectural Character in 2025

This district is notable as an early-twentieth century planned residential neighborhood that reflects a unique blend of Anglo-American house forms with traditional Santa Fe Design elements. Several Pueblo-Spanish and Territorial adobe-constructed houses dating from the nineteenth century are extant. Residential development of the area began in the 1890s and continued through the 1920s. While one and two-story bungalows predominate in this district, a number of other house types are in evidence, including Italianate, Four Square, Mission Revival, Colonial Revival, Northern New Mexico Vernacular, Pueblo-Spanish Revival, and Territorial Revival. The relative diversity of architecture reflects the stylistic influence of eclecticism popular throughout the United States during the late nineteenth century and promoted in Santa Fe following the arrival of the railroad in 1881. The rise of the "Santa Fe Style" movement beginning with the publication of the 1912 Planning Board's report (which called for the preservation of the indigenous styles of architecture), saw the construction and remodeling of buildings in a manner more consistent with the Pueblo-Spanish and Territorial. Today, the district survives as an outstanding example of an early planned residential neighborhood containing a blend of traditional, eclectic, and traditional-revival architecture.

II. Exterior Design Elements and Standards

New construction and modifications or alterations to existing buildings in this district generally shall be in the Bungalow style or the Pueblo-Spanish Revival, Territorial Revival, or Northern New Mexico Vernacular sub-types of the "Santa Fe Style," and specifically shall meet the standards set forth below. Compliance with the following standards shall occur wherever those exterior features of buildings and other structures subject to public view from any public street , way, or other public place.

a. Exterior Wall Finish Materials
    1. Stucco, brick, stone, or wood shall be used as exterior wall finish materials.
    2. Aluminum or vinyl siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete are prohibited as exterior wall finish materials.

b. Roofs
    1. Shape
        i. Roofs shall be flat, gabled, shed, or hipped.
        ii. Folded plate or hyperbolic roofs are prohibited.
        iii. For new construction within the district, the roof shape of a building shall be similar to the roof shape of at least 50 percent of the historic buildings within the streetscape.
    2. Roof Color/Finish
        i. Roofs shall be earth-tone colors and may include grays, browns, and reds.
        ii. Wood shingle, asphalt, true standing-seam (non-reflective), and red clay tile roofs are permitted.
        iii. Enamelized metal roofs shall be permitted on non-contributing buildings, so long as the roof profile is that of a standing-seam roof and is non-reflective.
        iv. Descriptions of acceptable roof materials described here are available from the Planning Office upon request.

c. Solar Energy Systems

    The use of solar and other energy collecting and conserving strategies is encouraged. The use of large, glazed areas on south-facing walls for trombe walls or other solar collectors, direct gain, or other collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:

    1. Raising the parapet up to a maximum of two feet;
    2. Setting back from the edge of the roof;
    3. Framing the collector with wood;
    4. In pitched roofs, by integrating the collector into the pitch;
    5. In ground solar collectors by a wall or vegetation;
    6. In wall collectors or greenhouses, by enclosing end or other walls;
    7. Other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

d. Rooftop Appurtenances

    Rooftop appurtenances shall be architecturally screened by opaque materials by raising the parapet up to a maximum of two feet, framing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems.

e. Walls/Fences
   1. Walls and fences shall be constructed of brick, adobe, stone, masonry, wood, coyote fencing, concrete block, or similar materials.
   2. Wrought iron fences, braided wire fences, and slump block walls are allowed.
   3. Walls of unstuccoed concrete, chain-link, welded metal wire, or similar materials are prohibited, except where the wall or fence is not publicly visible.
   4. The maximum height of yard walls and fences in this district shall be four feet on the front of the property and six feet on the side and rear. Side walls or fences shall step down to the intersection with lower front walls or fences incrementally over a run of 15 feet. Walls and fences on corner lots shall be a maximum of four feet on all sides that face streets.

f. Parking
   1. For residential uses, paving with asphalt is not allowed in the front yard except in the sidewalk or driveway. No required front yard shall be used for off-street parking.
   2. For commercial uses zoned C-1, front yards shall be landscaped, and no required front yard shall be used for off-street parking.

g. Greenhouses
   1. Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to-effect.
   2. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is prohibited.
   3. Greenhouses with slanting sides shall be bracketed at the ends, and greenhouses made from enclosed porches or portals shall maintain the shape of the porch or portal.

h. Tree Preservation

   Existing trees over 12-inch caliper shall be preserved to the maximum extent feasible. Existing trees over 12-inch caliper that are removed during the development process shall be replaced with two trees of two-inch caliper from the approved tree list maintained by the City.

i. Historic Alleys

   An alley or lane that has been in existence for at least 50 years shall be retained.

j. Exterior Building Colors
   1. The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones, and soft pastels. However, trim colors may be more vibrant.
   2. Surfaces of stone or brick shall be in the natural color.

2. Downtown and Eastside Historic District

I. Description of Architectural Character in 2025

a. Often referred to as the "core historic district," the Downtown & Eastside Historic District comprises just over 1,400 acres and represents the highest concentration of historic residential, institutional, and commercial architecture in the city.

b. The downtown portion of the district is ringed by Paseo de Peralta and contains the remnants of seventeenth-century Santa Fe, including the Plaza, the Palace of the Governors, and Barrio de Analco neighborhood. The state of New Mexico Capitol complex is located at the south-central end of the downtown area. In general, the buildings located downtown are one to three stories in height and are designed (or have been remodeled) in the Pueblo-Spanish Revival or Territorial Revival styles during the twentieth century. While the Santa Fe Style predominates downtown, there are many important historic buildings in this area that represent other stylistic influences, including the Santa Fe Cathedral (1869-80), the Loretto Chapel (1878), and the Scottish Rite Temple (1912).

c. The Eastside neighborhood extends north, south, and east from Paseo de Peralta and represents a semi-rural residential area that has evolved over the course of four centuries. Geographically, the area is dominated by the eastern canyon, the Santa Fe River, and the Acequia Madre, which still provides irrigation water for properties adjacent to it. Architecturally, one-story Pueblo-Spanish, Pueblo-Spanish Revival, Territorial, Territorial-Revival, and Northern New Mexico Vernacular architecture predominates. However, other historic architecture including Queen Anne, Four Square, and bungalow is in evidence, especially along Palace Avenue and Alameda.

II. Exterior Design Elements and Standards

New construction and modifications or alterations to existing buildings in this district generally shall be in the Pueblo-Spanish Revival, Territorial-Revival, or Northern New Mexico Vernacular sub-types of the "Santa Fe Style," and specifically shall meet the standards set forth below.

a. Exterior Wall Finish Materials
    1. On any elevation of a building or adjoining wall that is publicly visible, at least 80 percent of that wall shall be finished in a mud-based plaster, lime-based plaster, or Portland cement-based or synthetic-based stucco.
    2. The balance of a publicly visible elevation of a building or adjoining wall may be finished with natural river stone, brick, tile, terra cotta, wood plank, clapboard, or hewn logs.
    3. Aluminum or vinyl siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete are prohibited as exterior wall finish materials.

b. Roofs
    1. Roofs on Pueblo-Spanish Revival and Territorial Revival buildings shall be flat and surrounded on at least three sides by a parapet. Roofs may be slightly pitched so long as the pitch is concealed by the parapet.
    2. Flat roofs may have no more than a 30-inch overhang.
    3. Northern New Mexico Vernacular buildings with gabled or hipped roofs may be constructed, provided that at least 50 percent of the roofs in the defined streetscape are pitched.
    4. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels.
    5. Rooftop appurtenances other than chimneys, flues, or vents, are not allowed if publicly visible. Skylights shall be lower than a building's parapet and are not allowed on buildings with pitched roofs.

c. Building Massing and Building Details
    1. Buildings generally shall be long and low, with length exceeding height by a factor of two to one.
    2. Window and door space combined shall not exceed 40 percent of any publicly visible elevation, except for doors and windows located beneath a portal.
    3. On Pueblo-Spanish Revival-style buildings, in order to simulate adobe construction, no window or door on any publicly visible elevation shall be located within three feet from the corner of the building. The exception to this requirement is enclosed portals, which may have windows located less than three feet from a corner, but shall not be located on a building's street-facing elevation.
    4. On Pueblo-Spanish Revival-style buildings, edges and corners of publicly visible buildings or structures shall be rounded to simulate weathered adobe construction. Windows and doors should be inset a minimum of two inches to simulate adobe construction.

5. The primary elevations of all new buildings or additions to non-contributing buildings shall be flat, varied by inset portals, projecting portals, projecting vigas or rafter tails, canales or waterspouts, flanking buttresses and wooden lintels, architraves, and cornices.
6. Windows on elevations of publicly visible buildings and structures shall be double-hung or casement with divided light glazing not exceeding 30 inches in any dimension. Snap-in or applied muntins are prohibited if publicly visible.
7. Doors on publicly visible elevations of buildings and structures shall have divided lights not exceeding 30 inches in any dimension. Snap-in or applied muntins are prohibited if publicly visible.
8. Glassed areas exceeding 30 inches and publicly visible are permitted, provided they are located beneath a portal.

d. Walls/Fences
   1. Walls and fences shall be constructed of brick, adobe, stone, masonry, wood, coyote fencing, concrete block, or similar materials.
   2. Wrought iron fences, braided wire fences, and slump block walls are allowed.
   3. Walls of unstuccoed concrete, chain-link, welded metal wire, or similar materials are prohibited, except where the wall or fence is not publicly visible.
   4. The maximum height of walls and fences located between buildings and street frontages in the Eastside area shall be five feet in height, and in the Downtown area, four feet.

e. Portals

   In the Downtown area, one-story Pueblo-Spanish Revival or Territorial-Revival inspired portals shall be constructed on the street-facing elevation of all commercial buildings.

f. Tree Preservation

   In the Eastside portion of the district, existing trees over 12-inch caliper shall be preserved to the maximum extent feasible. Existing trees over 12-inch caliper that are removed during the development process shall be replaced with two trees of two-inch caliper from the approved tree list maintained by the City.

g. Exterior Building Colors
   1. Any publicly visible elevation of a building shall be of one light or dark earth color, matte, or dull finish, and of a relatively smooth texture.
   2. Building trim and building elevations located beneath portals may be of contrasting or complimentary accent colors.

3. Historic Review District

I. Applicability
   a. The Planning and Land Use Department shall review and approve or deny all applications for new construction, exterior alteration, and demolition of structures in the historic review district in accordance with the standards set forth in this section.
   b. The Historic Districts Review Board shall review and approve or deny new construction of commercial, residential multi-unit, public structures, and those structures requiring the Board's review as specified in Section 14-4.6(F)(2). Approval, denial, or referral shall be indicated on the application for the construction permit.

II. Exterior Design Elements and Standards

Compliance with the following structural standards is required when exterior features of buildings and other structures that are visible from any public street, way, or other public place, are erected, altered, or demolished.

a. Exterior Wall Finish Materials
    1. Slump block, stucco, or stone shall be used as exterior wall materials. Wood and other materials may be used for details.
    2. Aluminum siding, metal panels, mirrored glass, and unstuccoed masonry units or unstuccoed cement shall not be used as exterior wall materials; and
    3. The color of stuccoed buildings shall predominantly be brown, tan, yeso, or local earth tones. Stone surfaces shall be in the natural color. Entries and portals may be emphasized by the use of white or other colors or materials. Painting buildings with bold repetitive patterns, or using buildings as signs, is prohibited.

b. Roofs and Building Massing
    1. Buildings shall be designed to be "wall dominated," which means that the building's geometry is more defined by walls than by roofs.
    2. In order to emulate traditional Santa Fe architecture and construction traditions, structures shall be designed to appear essentially as structures with massive walls which are defined as being built or appearing to be built of adobe construction, wall thickness appearing massive in relation to wall height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the structure. Structures shall be wall-dominated, except under portals.
    3. The mass elements that make up the building composition shall appear as single blocks. Buildings with ground coverage of over 20,000 square feet and over one story shall be designed to appear more as an aggregation of smaller "building blocks" rather than a single large box or block.
    4. Buildings with flat, gabled, shed, and hipped roofs can be designed as "wall dominated" solutions and are allowed. However, gabled, shed, and hipped roofs are only allowed if sufficient evidence is provided by the applicant showing that there are pitched roofs within the related streetscape, as viewed when standing in the public street in front of the site.
    5. The height of the roof above the wall shall be no greater than the height of the walls.
    6. Folded plate, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tones are preferred.
    7. Roof-mounted mechanical, electrical, and telephone equipment and other obtrusive structures shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment or other appropriate means. The equipment shall be of a low profile to minimize the screening problem.

c. Solar Energy Systems

The use of solar and other energy collecting and conserving strategies is encouraged. The use of large, glazed areas on south-facing walls for trombe walls or other solar collectors, direct gain, or other collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:

1. Raising the parapet up to a maximum of two feet;
2. Setting back from the edge of the roof;
3. Framing the collector with wood;
4. In pitched roofs, by integrating the collector into the pitch;
5. In ground solar collectors by a wall or vegetation;
6. In wall collectors or greenhouses, by enclosing end or other walls;
7. Other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

d. Cantilevers

No cantilever or beam, plate or other projection from a wall that is unsupported at the other end are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in free-standing walls.

e. Walls/Fences

Walls and fences visible from the street shall be built of brick, adobe, rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. Walls of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the wall or fence is not visible from the street.

f. Parking

When parking spaces are required for commercial or multi-unit residential buildings, they shall be placed to the rear or side of the building. When parking areas are visible from the street, they shall be screened from view by walls, fences, vegetation, planters, earth berms, or other means.

4. Historic Transition District

I. Description of Architectural Character in 2025

The 26-acre Historic Transition District represents Santa Fe's earliest platted neighborhood, located just east of the railyard. Subdivided in a grid in anticipation of a need for housing and commercial space with the arrival of the Atchison, Topeka, and Santa Fe Railroad to the city in 1881, the area only grew slowly through the late nineteenth and early twentieth centuries. The buildings constructed in the district during this period were primarily Anglo-American in inspiration and included Queen Anne, Second Empire, and Bungalow stylistic influences not native to Santa Fe, but a result of a concerted effort that was made by businessmen and politicians to "Americanize" the city prior to statehood in 1912. During the post-1920 period, the area became more

commercial and a location for car dealerships, auto repair shops, and light industrial activities (many constructed in the Pueblo-Spanish Revival idiom and still extant). While the district today contains an eclectic blend of building types and styles, it is unified by its original layout and acts as an important transition zone between the Downtown & Eastside Historic District, the Westside-Guadalupe Historic District, the Don Gaspar Area Historic District, and the Santa Fe Railyard.

II. Exterior Design Elements and Standards

New construction and modifications or alterations to existing buildings in this district generally shall be in the Bungalow style or the Pueblo-Spanish Revival, Territorial Revival, or Northern New Mexico Vernacular sub-types of the "Santa Fe Style," and shall meet the standards set forth below.

a. Exterior Wall Finish Materials
    1. Stucco, brick, slump block, wood, and stone are allowed exterior wall finish materials.
    2. Aluminum siding, metal panels, mirrored glass, unstuccoed masonry units and unstuccoed concrete siding are not allowed.

b. Roofs
    1. The height of the roof shall be no greater than the height of the wall measured from the ground.
    2. Folded plate, hyperbolic, and mansard roofs are not allowed.
    3. Roofs in muted colors are preferred.

c. Solar Energy Systems

The use of solar and other energy collecting and conserving strategies is encouraged. The use of large, glazed areas on south-facing walls for trombe walls or other solar collectors, direct gain, or other collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:

1. Raising the parapet up to a maximum of two feet;
2. Setting back from the edge of the roof;
3. Framing the collector with wood;
4. In pitched roofs, by integrating the collector into the pitch;
5. In ground solar collectors by a wall or vegetation;
6. In wall collectors or greenhouses, by enclosing end or other walls;
7. Other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

d. Walls/Fences

1. Publicly visible walls and fences shall be built of brick, adobe, rock, masonry, wood, coyote fencing, braided metal wire, wrought iron, slump block, or similar materials.
2. Walls of unstuccoed concrete block or unstuccoed concrete, chain link, welded metal wire, or similar materials are prohibited, except where the wall or fence is not publicly visible.
3. The maximum height of yard walls and fences in the district shall be four and one-half feet on the front of the property and six feet on the side and rear. Side walls or fences shall step down to the intersection with lower front walls or fences incrementally over a run of 15 feet. Walls and fences on corner lots shall be a maximum of four feet on all sides that face streets.

e. Cantilevers

Cantilevers are prohibited except over projecting vigas, beams, or corbels or as part of the roof. The use of arches is discouraged except in freestanding walls.

f. Exterior Building Colors
   1. The color of stuccoed buildings shall be predominantly browns, tans, or other earth tones.
   2. Stone and brick shall be left their natural color.
   3. Entries and portals may be emphasized by the use of white or other muted colors.

III. Remodeling and Alteration
   a. Persons requesting approval for construction permits for remodeling or alteration of nonconforming structures shall not be required to bring the total structure into conformance with the standards for the historic transition area. However, the portion of the building that is remodeled or altered shall conform to those standards. Remodeling of structures of architectural and historic interest or individually entered on the state register of cultural properties or national register of historic places or designated as significant on either register shall be related to and compatible with the structure. "Related to and compatible with" means existing together with unity and coherence.
   b. Final Review
      1. All applicants for final review shall submit digital building elevations meeting the requirements of the Planning and Land Use Department.
      2. The Planning and Land Use Department shall make a determination of whether the plans and elevations are in compliance with the requirements of this section within five working days from the date of the application to the city. If the submitted information is inadequate, the Planning and Land Use Department may postpone action until a date agreed upon by the Department and the applicant.
      3. Final approval, denial, or conditional approval shall be granted by the Planning and Land Use Department. If conditional approval is given, the list of conditions shall be attached to the application. If the application is denied, the sections of the historic transition district with which the application did not comply shall be noted.
      4. No approval by the Planning and Land Use Department shall be required for repairs that do not in any way alter any exterior feature in view from any public street, way, or public place, or for repainting it the same color.

5. Westside-Guadalupe Historic District

I. Description of Architectural Character in 2025

a. The 169-acre Westside-Guadalupe Historic District is an intact, traditional Hispanic residential neighborhood that developed primarily during the Great Depression of the 1930s. Geographically, the area is relatively flat and defined by the Santa Fe River and Agua Fria, which was, until the mid-nineteenth century, the El Camino Real (Royal Road) linking Santa Fe and Chihuahua, Mexico. The earliest buildings in the district, dating from the late eighteenth century, are located along West San Francisco Street between Agua Fria and Alto Streets, and were originally associated with the agricultural use of the land.

b. Growth of the neighborhood was slow and use of the area largely agricultural until the 1920s when an influx of population from rural Northern New Mexico resulted in the subdivision of land, the construction of small, one-story, owner-built houses, and the growth of many dense family compound properties. Architecturally, the majority of buildings in the district today are one-story vernacular with Pueblo-Spanish Revival, Territorial Revival, or eclectic elements. Roughly one-third of the buildings have pitched roofs, and the remainder are flat.

II. Exterior Design Elements and Standards

New construction and modifications or alterations to existing buildings in this district shall be in the Pueblo-Spanish Revival, Territorial-Revival, or Northern New Mexico Vernacular sub-types of the “Santa Fe Style” and shall meet the standards set forth below.

a. Exterior Wall Finish Materials
    1. Slump block, stucco, brick, or stone shall be used as exterior wall finish materials. Wood and other materials may be used for details.
    2. Aluminum or vinyl siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall finish materials.

b. Roofs and Building Massing
    1. Buildings shall be designed to be "wall-dominated." For purposes of this subsection, "wall-dominated" means that the building's geometry is more defined by walls than by roofs.
    2. Solid wall space shall be greater in any elevation than window and door space combined. Exceptions may be allowed for south-facing walls for solar equipment, and under portals.
    3. The height of the roof above the wall shall be no greater than the height of the wall.
    4. Buildings with flat, gabled, shed, or hipped roofs can be designed as "wall-dominated" solutions and are allowed.
    5. Folded plate, hyperbolic, or mansard roofs are prohibited.

c. Solar Energy Systems

    The use of solar and other energy collecting and conserving strategies is encouraged. The use of large, glazed areas on south-facing walls for trombe walls or other solar collectors, direct gain, or other collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:

1. Raising the parapet up to a maximum of two feet;
2. Setting back from the edge of the roof;
3. Framing the collector with wood;
4. In pitched roofs, by integrating the collector into the pitch;
5. In ground solar collectors by a wall or vegetation;
6. In wall collectors or greenhouses, by enclosing end or other walls;
7. Other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

d. Walls/Fences
   1. Publicly visible yard walls and fences shall be of brick, adobe, masonry, stone, wood, coyote fencing, or similar materials.
   2. Wrought iron fences and slump block walls are allowed.
   3. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited in front yards.
   4. The maximum height of walls and fences in the district shall be four and one-half feet on the front of the property and six feet on the side and rear. Side walls or fences shall step down to the intersection with lower front walls or fences incrementally over a run of 15 feet. Walls and fences on corner lots shall be a maximum of four feet on all sides that face streets.
   5. The colors of stuccoed walls and fences shall be limited to soft pastels and earth tones.

e. Parking

   When parking spaces are required for commercial or multi-family residential buildings, they shall be located to the rear or side of the building. Parking is not allowed in required front yards.

f. Greenhouses
   1. Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect.
   2. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is prohibited.
   3. Greenhouses with slanting sides shall be bracketed at the ends and greenhouses made from enclosed porches or portals shall maintain the shape of the porch or portal.

g. Porches and Portals

   Porches and portals are encouraged.

h. Exterior Building Colors

1. The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones, and soft pastels. However, trim colors may be more vibrant.
2. Surfaces of stone or brick shall be in the natural color.
3. Entryways and portals or porches may be emphasized by the use of white or other colors.

H. Historic Compounds

1. Purpose

I. Historic compounds shall be recognized as historic places and that the identifiable historic, physical, and spatial elements comprising them shall be preserved.

II. Character defining architectural, landscaping, spatial features and contexts in a historic compound shall be preserved.

III. The buildings, structures, landscaping, and open spaces comprising a compound change over time. Changes to a compound may have acquired historic significance and, if so, shall be retained and preserved.

IV. Additions to existing buildings and new construction and landscaping in a historic compound shall be undertaken in such a manner that, if removed in the future, the historic form and integrity of the historic compound would be unimpaired.

2. Identification of Historic Compounds

In reviewing applications for compliance with Section 14-4.6, staff shall evaluate whether the subject property is located in a historic compound. Identification of a historic compound shall be accompanied by a written analysis and justification as to why the compound is historic. Historic compounds shall be comprised of a group of at least three buildings that are historically, physically, and/or spatially related. In order for a compound to be considered historic, at least 50 percent of the buildings in the compound shall be designated contributing, significant or landmark. Designation of all buildings, structures, and objects in a compound shall be reviewed upon application. Four general types of historic compounds are found in Santa Fe, the family, the rental, the placita, and the commercial.

3. HDRB Review of Existing Conditions Assessments and Historic Compound Plans
   I. For any proposed substantive change to a historic compound, the property owner or representative shall submit an existing conditions assessment for review and approval by the HDRB.
   II. For compounds that have one owner, the HDRB may also require a proposed historic compound plan for review and approval. If a historic compound plan is required, a permit for substantive change in the historic compound shall not be issued until final review and approval of the document by the HDRB.
   III. An existing conditions assessment and/or historic compound plan shall not be reviewed until all exhibits, as specified by city policy, have been submitted.
   IV. Review of the existing conditions assessment and historic compound plan by the HDRB shall include the historic, physical, and spatial character including scale and development pattern of the historic compound.
4. Standards for the Rehabilitation, Demolition, Additions and New Construction in Historic Compounds
   I. General
      a. If proposed changes will significantly alter the historic, physical, or spatial character of the historic compound as a whole, the application shall be denied.
      b. If the proposed changes will result in a resource located in the historic compound losing its contributing, significant, or landmark status, the application shall be denied.
   II. Rehabilitations of Contributing, Significant, and Landmark Resources
      In rehabilitating contributing, significant, and landmark resources, the standards as set out in Section 14-4.6(E) shall be met.
   III. Additions
      Additions to contributing, significant, or landmark buildings or structures shall meet the standards as set forth in Section 14-4(6)€(2).

IV. Height
   a. Additions to contributing, significant, or landmark buildings shall be a minimum of six inches lower than the parapet or ridge of the historic building. Additions to contributing, significant, or landmark structures other than buildings shall be a minimum of six inches lower than the highest point of the historic structure. This requirement shall supersede Section 14-4(6)(E)(2)(III).
   b. In addition to the height requirements set forth in Section 14-4(6)(H)(4)(IV)(a), new buildings shall be at least six inches lower than the calculated average height of all contributing, significant or landmark buildings in the historic compound.
   c. New walls, fences, or gates shall not exceed the average height of existing walls, fences, or gates in the historic compound. No wall or fence that significantly changes the spatial character of the historic compound shall be constructed.

V. New Free-Standing Construction and Landscaping
   a. New buildings shall not exceed in size the average historic footprint of all contributing, significant or landmark buildings in the historic compound.
   b. The total footprint of new free-standing building construction approved under this ordinance shall not exceed 50 percent of the combined historic footprint of contributing, significant or landmark buildings.
   c. New construction shall use similar materials, building forms and stylistic elements as found in the historic compound.
   d. New construction shall be visually distinct from, but compatible with, contributing, significant, or landmark architecture in the historic compound.
   e. New construction shall not damage, block, or obscure historic, physical, or spatial character defining features of the historic compound including but not limited to courtyards, roads, paths, walls, fountains, curbing, and vegetation.
   f. The location of new construction shall be considered so that its physical relationship to other buildings is similar to the spatial relationships of existing contributing, significant, or landmark buildings in the historic compound.
   g. Addition of a new object shall not be considered new construction.

VI. Demolitions
   a. Any demolition in a historic compound shall be reviewed as per Section 14-2.1G.3.
   b. The effect(s) of the demolition on the character of the historic compound as a whole shall be taken into consideration when reviewing the application.

5. Survey, Recommendation, Approval of Historic Compound Register and Effective Date

   I. A survey of the historic districts shall be completed to determine a list of eligible historic compounds.

   II. The Historic Districts Review Board shall make a recommendation to the Governing Body as to which properties shall be registered as historic compounds.

   III. The Governing Body shall approve the historic compound register after conducting a public hearing. Notice of the public hearing shall be given to the owner of record of each property considered for the historic compound register by first class mail, with a certificate of mailing provided by the U.S. post office, no less than 15 days prior to the hearing.

   IV. Subsection 14-4.6**(**H**)** shall become effective 30 days after the approval of the historic compound register by the Governing Body.

I. Landmarks

1. Official Map of Landmark Structures-Procedures

   The Historic Districts Review Board shall recommend to the Governing Body an official map designating the status of structures for the purpose of regulation of landmark structures.

I. The map shall be adopted at a public hearing of the Governing Body, which hearing shall be advertised in a local newspaper no less than 15 days prior to the hearing. All affected property owners and owners of lots or of land within 100 feet, excluding public right-of-way, of the property affected shall be notified of the public hearing by first class mail, with a certificate of mailing provided by the U.S. post office, mailed at least 15 days prior to the public hearing.

II. The Historic Districts Review Board shall make recommendations to the Governing Body for the amendment of the official map, at a public hearing. Such hearing shall be advertised in a local newspaper no less than 15 days prior to the hearing. All affected property owners shall be notified of the public hearing by first class mail, with a certificate of mailing provided by the U.S. post office, mailed at least 15 days prior to the public hearing. With the consent of the property owner, the City shall post on the property a poster obtained from the Planning and Land Use Department. If the poster cannot be placed on the property, it shall be posted in the closest location available to the city. Posters shall be securely posted, prominently displayed, visible from a public street, at least 14 days prior to the scheduled HDRB hearing. The poster shall indicate the nature of the application, identification of the property affected and the time, date and place of the hearing. The poster shall be removed within 30 days of final action. Failure to do so may result in the city removing the sign at the applicant's expense. A civil fee of $50.00 will be charged.

III. The Governing Body shall hold a public hearing on a recommendation by the Historic Districts Review Board for an official map. Any official map shall be adopted by the Governing Body by ordinance.

IV. The official map of landmark structures, with referenced property addresses, is amended from time to time. The same is hereby adopted by reference and incorporated as if set out herein. The official map shall be poste on the city's website.

J. State Capital Outlay Projects

1. Purpose

I. Recognizing the fragility of the city's historic heritage, the purpose of this subsection is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the city and the state will collaborate in good faith and work jointly to preserve and protect the historic districts of Santa Fe as well as contributing, significant and landmark structures.

II. State capital outlay projects in historic districts shall be carried out pursuant to the procedures set forth in Section 3-22-6 NMSA 1978 and subsection 2 below and in a manner that is harmonious and generally compatible with the design standards set forth in subsection 3 below. These procedures and standards apply to new structures and additions to and alterations and demolition of existing buildings.

2. Procedures

I. Before commencing with the design phase of a capital outlay project, the state and the Historic Districts Review Board shall consult as to the appropriate design standards and how those design standards would impact costs and the operation or manner in which the project will ultimately be expected to function. The Historic Districts Review Board shall work collaboratively with the state to arrive at compatibility of the project with the design standards, considering reasonable costs and preserving essential functionality. The state shall also make every reasonable effort to obtain input from members of identifiable community groups involved in historic preservation in Santa Fe before commencing the design phase.

II. After the design phase and before soliciting a bid or proposal for design-build or lease-purchase for a capital overlay project, the state shall submit the plans to the Historic Districts Review Board for review and comment. The Historic Districts Review Board in conjunction with the state shall conduct a public meeting to receive public input. Notice of the public meeting shall be given to any identifiable community groups involved in historic preservation in Santa Fe.

III. Within 60 days after the public meeting the historic districts review board, any identifiable historic preservation community group or any other interested party shall communicate recommendations and comments in writing to the state. The state shall consult with the historic districts review board or other entity to resolve any issues raised. If at the end of the sixty-day period unresolved issues remain, the city may within five days after the end of the period, notify the state that the issues remain unresolved and these issues shall be finally determined as set forth in Section 3-22-6(G) NMSA 1978, provided that if notice is not timely given, the state may, after incorporating those provisions to which the state and the city have agreed, proceed with the project.

IV. The state shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in Section 3-22-6 NMSA 1978 have been followed.

3. Design Standards

I. General Standards

A state capital outlay project shall be designed appropriate to the seat of government and with the intent of achieving harmony with existing buildings by the use of similar materials, color, proportion, and general details to the existing buildings in the applicable streetscape. The applicable streetscape shall be determined as set forth in Section 14-4.6(F)(1)(II) and Section 14-4.6(F)(1)(III). A new structure or proposed alteration or addition shall not cause an adjacent contributing, significant or landmark structure to lose its status. Alterations and additions shall be in character with the style, detail and

massing of the existing building. The dominating effect is to be that of adobe construction as follows:

a. Roofs

Roofs, generally, shall be flat with a slight slope and surrounded by a parapet of the same color and material as the walls or of brick. Roofs shall generally not be carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by columns, posts or other vertical supports. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment not to exceed an overhang of 30 inches. The restriction as to flat roofs shall not be construed to prevent the construction of skylights or installation of air-conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the parapet from any public way.

b. Walls and Windows

The combined door and window area in any publicly visible façade generally shall not exceed forty percent of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three feet from the corner of the facade except in circumstances where the unique purpose of the space may warrant special design considerations. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles. Glass and window trim shall be nonreflective. Windows shall be similar in proportion to the fenestration pattern in the streetscape. Deep window recesses are characteristic.

c. Finishes

Construction shall be with materials with which the adobe effect can be simulated provided that the exterior walls are not less than eight inches thick. Mud plaster, hard plaster or other materials simulating adobe, laid on smoothly, is required. No less than eighty percent of the non-fenestration surface area of any publicly visible façade shall be adobe finish, stucco or other material simulating adobe finish. The balance of the publicly visible façade may be of natural stone, wood, brick, tile, terra cotta, or other material. Materials shall convey a sense of substance and permanence.

d. Colors

The publicly visible facade of any building and of any adjoining walls generally shall be of one color but no more than three colors and simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. However, facade surfaces under portals or inset panels in

a wall under a roof overhangs, in church-derived designs, may be painted white or be of contrasting or complimentary colors or have mural decorations.

e. Other Features

Facades shall be flat, varied by inset portals, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices. Depending upon the existing streetscape and if permitted otherwise in this chapter, a portal may cover the entire sidewalk with the columns set at the curb line.

f. Height

The height shall be limited to the average height of institutional buildings as measured within the applicable streetscape. When determining an applicable streetscape, vacant lots or parcels shall not be included in the calculation for allowable height. If no institutional buildings are included in the streetscape, the maximum height shall not exceed the average height of existing buildings in the streetscape. The Planning and Land Use Department staff shall determine the applicable streetscape as set forth in Section 14-4.6, subparts (F)(1)II and (F)(1)(III). Height shall be measured as set forth in Section 14-4.6(F)(2). Heights of existing structures shall be as set forth on the official map of building heights. If the height of an existing building is not given, the state shall submit a statement from a NM licensed surveyor of the actual height. No building facade shall be over two stories in height unless the façade includes projecting or recessed portales, balconies, setbacks or other design elements.

4. Contributing, Significant and Landmark Buildings

State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-4.6. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

5. Demolition of Historic and Landmark Structures

I. A request for demolition of a historic or landmark structure shall include a staff report and comply with the approval criteria set forth in Section 14-2.1(G)(3)(IV). If there is a disagreement as to demolition, the procedures set forth in Section 3-22-6(G) NMSA 1978 shall be followed.

II. The minimum maintenance requirements for historic or landmark structures set forth in Section 14-4.6(B) shall be met.

K. County and Santa Fe Public Schools Capital Outlay Projects

1. Purpose

I. Recognizing the fragility of the city's historic heritage, the purpose of this section is to establish a procedure under which the city, the county and Santa Fe Public Schools will collaborate in good faith and work jointly to preserve and protect the historic districts of Santa Fe as well as contributing, significant and landmark structures.

II. Preserving and protecting the historic districts as well as contributing, significant and landmark structures promotes economic welfare, preserves property values and attracts businesses and tourists thus benefiting the entire Santa Fe community including the city, the county and Santa Fe public schools. By establishing up front procedures to ensure cooperation between the city and the county and the public schools, unnecessary costs and delays for capital outlay projects will be avoided. Specific design requirements that acknowledge necessary building functions and budgets will result in harmonious yet responsive public projects.

III. County and Santa Fe public schools capital outlay projects in historic districts or involving landmarks located outside historic districts shall be carried out pursuant to the procedures set forth in subsection 2 below and in a manner that is harmonious and generally compatible with the design standards set forth in subsection 3 below. These procedures and standards apply to new structures and additions to and alterations and demolition of existing buildings.

2. Procedures

I. Before commencing with the design phase of a capital outlay project, the county or the Santa Fe public schools shall consult with the historic districts review board as to the appropriate design standards and how those design standards would impact costs and the operation or manner in which the project will ultimately be expected to function. The historic districts review board shall work collaboratively with the county or the Santa Fe public schools to arrive at compatibility of the project with the design standards, considering reasonable costs and preserving essential functionality. The county or the Santa Fe public schools shall also make every reasonable effort to obtain input from members of identifiable community groups involved in historic preservation in Santa Fe before commencing the design phase.

II. After the design phase and before soliciting a bid or proposal for design-build or lease-purchase for a capital outlay project, the county or the Santa Fe public schools shall submit the plans to the historic districts review board for review. The Historic Districts Review Board shall conduct a public meeting to receive public input. Notice of the public meeting shall be given to any identifiable community groups involved in historic preservation in Santa Fe.

III. Within 60 days after the public meeting the historic districts review board, any identifiable historic preservation community group or any other interested party shall communicate recommendations and comments in writing to the county or the Santa Fe public schools. The county or the Santa Fe public schools shall resolve any issues raised and submit the project to the historic districts review board for final approval.

3. Design Standards

I. General Standards

A county or Santa Fe public schools capital outlay project shall be designed appropriate for the public use and with the intent of achieving harmony with existing buildings by the use of similar materials, color, proportion, and general details to the existing buildings in the applicable streetscape. The applicable streetscape shall be determined as set forth in Section 14-4.6, subparts (F)(1)(II) and (F)(1)(III). A new structure or proposed alteration or addition shall not cause an adjacent contributing, significant or landmark structure to lose its status. Alterations and additions shall be in character with the style, detail and massing of the existing building. The dominating effect is to be that of adobe construction as follows:

a. Roofs

Roofs, generally, shall be flat with a slight slope and surrounded by a parapet of the same color and material as the walls or of brick. Roofs shall generally not be carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported

by columns, posts or other vertical supports. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment not to exceed an overhang of 30 inches. The restriction as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the parapet from any public way.

b. Walls and Windows

The combined door and window area in any publicly visible façade generally shall not exceed 40 percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three feet from the corner of the façade except in circumstances where the unique purpose of the space may warrant special design considerations. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles. Glass and window trim shall be nonreflective. Windows shall be similar in proportion to the fenestration pattern in the streetscape. Deep window recesses are characteristic.

c. Finishes

Construction shall be with materials with which the adobe effect can be simulated provided that the exterior walls are not less than eight inches thick. Mud plaster, hard plaster or other materials simulating adobe, laid on smoothly, is required. No less than 80 percent of the non-fenestration surface area of any publicly visible façade shall be adobe finish, stucco or other material simulating adobe finish. The balance of the publicly visible façade may be of natural stone, wood, brick, tile, terra cotta, or other material. Materials shall convey a sense of substance and permanence.

d. Colors

The publicly visible façade of any building and of any adjoining walls generally shall be of one color but no more than three colors and simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. However, façade surfaces under portales or inset panels in a wall under a roof overhangs, in church-derived designs, may be painted white or be of contrasting or complimentary colors or have mural decorations.

e. Other Features

Facades shall be flat, varied by inset portals, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices. Depending upon the existing streetscape and if permitted otherwise in this chapter, a portal may cover the entire sidewalk with the columns set at the curb line.

f. Height

The height shall be limited to the average height of institutional buildings as measured within the applicable streetscape. When determining an applicable streetscape, vacant lots or parcels shall not be included in the calculation for allowable height. If no institutional buildings are included in the streetscape, the maximum height shall not exceed the average height of existing buildings in the streetscape. The land use department staff shall determine the applicable streetscape as set forth in Section 14-4.6, subparts (F)(1)(II) and Section (F)(1)(III). Height shall be measured as set forth in Section 14-4.6(F)(2). Heights of existing structures shall be as set forth on the official map of building heights. If the height of an existing building is not given, the county or Santa Fe public schools shall submit a statement from a New Mexico licensed surveyor of the actual height. No building façade shall be over two stories in height unless the façade includes projecting or recessed portales, balconies, setbacks or other design elements.

II. Contributing, Significant and Landmark Buildings

County of Santa Fe public schools capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-4.6. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

4. Demolition of Historic and Landmark Structures

I. A request for demolition of a historic or landmark structure shall comply with the provisions of Section 14-2.1(G)(3).

II. The minimum maintenance requirements for historic or landmark structures set forth in Section 14-4.6(B) shall be met.

14-4.7 West Santa Fe River Corridor District

A. Purpose

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

1. Maintain a clear sense of visual openness along the river corridor and promote its restoration, in part, by minimizing the negative impacts of adjoining land development;
2. Regulate land development, including site and building design, so that new development reflects the scale of the surrounding neighborhoods while meeting City development standards.

B. Boundaries

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

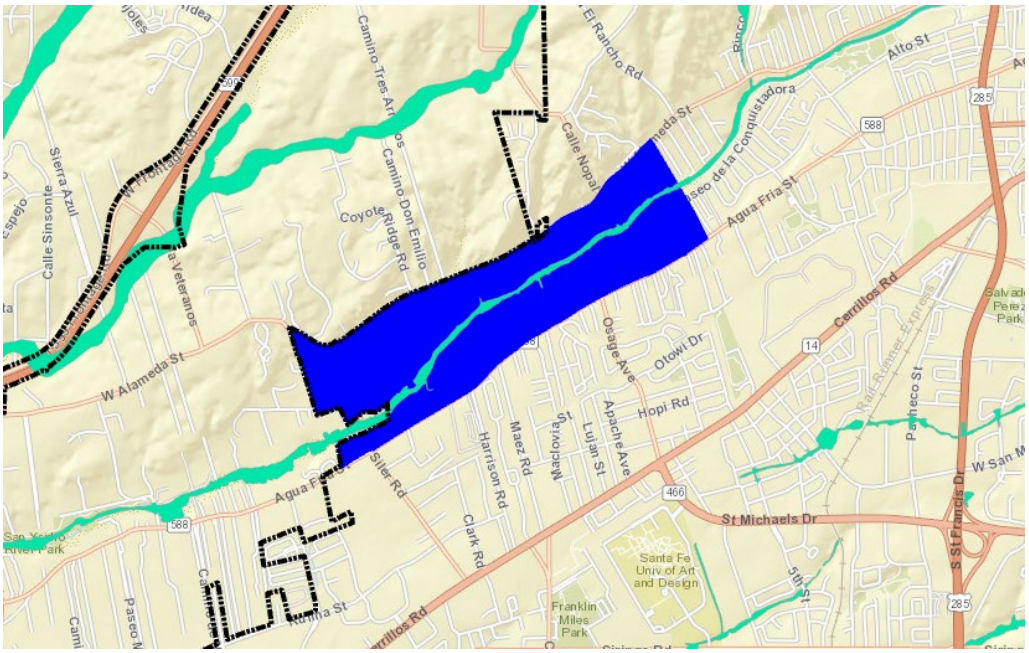


Figure 4.7-1: West Santa Fe River Corridor Overlay Boundaries

C. Building Height

Maximum building height shall not exceed 28 feet, as defined in Section 14-3.5(E)(1, *Measurement of Maximum Height.*

D. Building Setback from Santa Fe River

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

1. River Greenway Boundary, or
2. 100-year Floodplain Boundary (FEMA), or
3. City code setback measurement for streams and watercourses, Section 14-8.2(E)(5), *Arroyo, Stream, and Watercourse Standards.*

E. Building Setback from Street

In the case of residential development, the setback applies when proposing a minimum of two lots or two housing units. Minimum setbacks from the street for new developments and new subdivisions fronting:

1. Agua Fria Street: 30 feet, or 20 percent of lot depth, whichever is less, from the Agua Fria Street frontage property line.
2. West Alameda Street: 50 feet from the West Alameda Street frontage property line.

F. Minimum Frontage Width for Development along West Alameda Street

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

G. Common Area Open Space

In lieu of park dedication to the City, residential subdivisions or developments with a density of five dwellings per acre or greater, or a minimum of 25 total housing units or lots, shall have a minimum of ten percent of the total land area of the proposed subdivision or development reserved as common open space. See also Section 14-7.4(B), *Residential Open Space.*

Article 14-5 Use Regulations

14-5.1 General Provisions

A. The City's land use boards may further regulate uses in planned districts or impose conditions on those uses when it approves a conditional use approval, master plan, or development plan.

B. Additional regulations concerning uses may be located in the conditional use approval, master plan or development plan for a particular property.

C. More than one type of principal use may be located within the same building or on the same premises, if each use complies with all applicable provisions of Chapter 14.

14-5.2 Summary Table of Allowed Uses

The Summary Table of Allowed Uses sets forth the uses allowed or prohibited within the City's base zoning districts, as described in Table 3-1: Zoning Districts Established, and the AC overlay district.

A. Table Organization

1. In Table 5-1, land uses and activities are classified into general use categories and subcategories, which then contain lists of specific uses. These groupings are generally based on common functional, product, or physical characteristics such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. For example, the use category "Residential" contains two use subcategories, "Household Living" and "Group Living," each of which is followed by an alphabetized list of uses that comprise the category.
2. This classification system does not list every use or activity that may exist within each use category and is not intended to be an exhaustive or mutually exclusive description of all possible specific uses. For unlisted uses, see Section 14-5.2(B), *Review and Approval of Unlisted Uses,* below.
3. These regulations are based on the patterns of development and physical activities that comprise the principal and accessory uses of land, rather than on whether the activity is conducted for profit, not for profit or other purposes.

B. Review and Approval of Unlisted Uses

1. General Standards

   The following procedure shall apply if an application is submitted for a use that is not specifically listed in Table 5-1. Submission and approval of such an application shall be required prior to approval of any other permit or development approval associated with the use.

2. Procedure

I. The Planning and Land Use Director will review the proposed unlisted use to determine if it is materially similar to a listed use by considering characteristics including the following: whether it includes dwellings, sales, processing, or storage; employment and operational characteristics; potential nuisances; requirements for public utilities; transportation requirements; and other elements of the use that might impact surrounding uses.

II. If the Planning and Land Use Director determines that the proposed unlisted use is materially similar to a listed use, the proposed unlisted use shall be treated the same as the listed use to which it is materially similar.

III. If the Planning and Land Use Director determines that the proposed unlisted use is not materially similar to any listed use, the applicant may request that the proposed use be included in the code, by way of a code text amendment, as described in Section 14-2.1(D)(2).

IV. The Department shall review such requests and offer recommendations regarding the classification of the use within a category/subcategory, as well as the following:

a. In which zoning district(s) the use should be allowed;
b. What parking ratio, existing or new, should be applied to the use type;
c. How the use should be defined; and
d. Any other conditions or use-specific standards that should be adopted to ensure the proper development of the use type.

C. Explanation of Table Abbreviations

1. Zoning Districts

The zoning district abbreviations listed in the use table are explained in Table 3-1: Zoning Districts Established.

2. Permitted Uses

A "P" in a cell indicates that the use category is permitted by right in the respective zoning district, either as a primary or as an accessory use, subject to compliance with any applicable Use-Specific Standards cross-referenced in the right-hand column of that row of the table.

3. Conditional Use Approval

A "C" in a cell indicates that the use is permitted only if reviewed and approved as a conditional use approval, in accordance with the review procedures of Section 14-2.1F. 2, *Conditional Use Approval.*

4. Accessory Uses

An "A" in a cell indicates that a use category is permitted as an accessory use.

5. Temporary Uses

   A "T" in a cell indicates that the use is permitted as a temporary use.

6. District-Related Use-Specific Standards

   An asterisk "*" next to a letter in any of the cells of the table indicates that there are Use-Specific Standard that apply to the use in the zoning district where it appears.

7. Prohibited Uses

   A blank cell indicates that the use type is prohibited in the zoning district. A use or structure that is not specifically listed or included in Table 5-1 is prohibited, unless the Land Use and Planning Department Director determines it is included in an existing use category or it is approved through the procedure described above in Section 14-5.2(B), *Review and Approval of Unlisted Uses*.

8. General Use-Specific Standards

   Use-specific standards apply to the use if there is a cross-reference in the right-hand column of the table. These use-specific standards apply in all districts where a use is permitted, unless otherwise specified, and regardless of whether the use is permitted by right or as a conditional use approval.

D. Summary Table of Allowed Uses

Table 5-1: Summary Table of Allowed Uses

P = Permitted use **C** = Conditional use approval required **A** = Accessory use **T** = Temporary use **Blank Cell** = Prohibited use

	RR	R-1 – R-6	R-7 – R-9	R-7 - I	RC-5, RC-8	R-10 – R-29	MHP	RAC	MU	BCD	C-1	C-2	C-4	I-1	I-2	BIP	HZ	POS	SC-1	SC-2	SC-3	Use-Specific Standards
Residential																						
Household Living																						
Accessory building or structure	A*	A*	A*	A*	A*	A*	A*	A*	A	A	A	A	A	A	A	A	A		A	A	A	§14-5.3C.1
Accessory dwelling unit	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					§14-5.3C.2
Compound development		P	P		P	P	P		P	P	P	P	P									§14-5.3C.3
Children's play area and play equipment, private	A	A	A	A	A	A	A	A	A	A	A	A	A				A	P				
Dwelling or residence ancillary to another approved use		A	A	A	A	A	A	A	A	A	A	A	A	A		A	A		A	A	A	
Dwelling, live-work		P	P		P	P		P	P	P	P	P	P									
Dwelling, multi-unit	P	P	P		P	P	P	P	P	P	P	P	P				P		P	P	P	§14-5.3C.4
Dwelling, single-family attached townhome	P	P	P	P	P	P		P	P	P	P	P	P									
Dwelling, single-family detached	P	P	P	P	P	P	P	P	P	P	P	P	P				P					§14-5.3C.5
Dwelling, duplex	P	P	P	P	P	P		P	P	P	P	P	P									
Dwelling, triplex		P	P	P	P	P		P	P	P	P	P	P									
Dwelling, quadplex		P	P	P	P	P		P	P	P	P	P	P									

Table 5-1: Summary Table of Allowed Uses

P = Permitted use **C** = Conditional use approval required **A** = Accessory use **T** = Temporary use **Blank Cell** = Prohibited use

	RR	R-1 – R-6	R-7 – R-9	R-7 - I	RC-5, RC-8	R-10 – R-29	MHP	RAC	MU	BCD	C-1	C-2	C-4	I-1	I-2	BIP	HZ	POS	SC-1	SC-2	SC-3	Use-Specific Standards
Greenhouse or plant nursery, non-commercial	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					
Home occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	§14-5.3C.6
In-home daycare	P	P	P	P	P	P	P	P	P	P	P	P	P	C		P	P		P	P	P	
Manufactured home	P	P	P	P	P	P	P	P	P	P	P	P	P				P					§14-5.3C.7
Mobile home, permanent installation	C	C	C	C	C	C		C			C		C				C					§14-5.3C.8
Mobile home, temporary installation	C	C	C	C	C	C		C			C		C				C					§14-5.3C.9
Mobile home park							P															§14-5.3C.10
Private barbecue pit	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	
Private garage	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	
Private swimming pool	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A					§14-5.3C.11
Short-term rental unit																						§14-5.3C.12
Tiny home	P	P	P	P	P	P		P	P	P	P	P	P									§14-5.3C.13
Group Living																						
Boarding, dormitory, monastery, or convent	C	C	C	C	C	P		P	C	P	P	C	P			C	C					
Continuing care community	C	C	C	C	C	C		C	P	P	P	C	P			C	P					§14-5.3D.1
Foster home	P	P	P			P		P	P	P	P		P				P					§14-5.3D.2

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	RR	R-1 – R-6	R-7 – R-9	R-7 - I	RC-5, RC-8	R-10 – R-29	MHP	RAC	MU	BCD	C-1	C-2	C-4	I-1	I-2	BIP	HZ	POS	SC-1	SC-2	SC-3	Use-Specific Standards
Group residential care facility, correctional			C		C	C		C	C	C	P*	P*	P*			C	P*					§14-5.3D.3
Group residential care facility, large or small	P/C	P/C	P/C	P/C	P/C	P/C		P/C	P	P	P	C	P			C	P					§14-5.3D.4
Personal care facility for the elderly						C		C	P	P	P	P	P	P		P	P		P	P	P	§14-5.3D.5
Sheltered care facility	C	C	C		C	C		C	C	P	C	C	C				C					§14-5.3D.6
AGRICULTURAL																						**§14-5.3E.1**
Agricultural home occupation	A	A																				§14-5.3E.2
Aquaculture											C	C	C	C	C				C	C	C	§14-5.3E.3
Aquaponics											C	C	C	C	C				C	C	C	§14-5.3E.4
Composting facility														C	C							§14-5.3E.5
Farm stand																						§14-5.3E.6
Farmers' market																						
Hydroponics											C	C	C	C	C				C	C	C	§14-5.3E.7
Stable, commercial	C																					
Urban farm, ground level	A*	A*	A*	A*	A*	A*					P*	P*	P*	P	P			C	P*	P*	P*	§14-5.3E.8
Urban farm, roof level, open air	C*	C*	C*	C*	C*	C*					C	C	C	C	C				C	C	C	§14-5.3E.8
CIVIC, PUBLIC, AND INSTITUTIONAL																						

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In home Community and Cultural Centers or Facilities																						
Cemetery, mausoleum, or columbarium	C	C	C							P	C	C					C					§14-5.3F.1.I
Museum		C	C		C	C		P	P	P	P	P	P	P		P			P	P	P	§14-5.3F.4.II
Neighborhood or community center, including youth or senior centers	C	C	C		C	C		C	P	P	P	P	P			P	P	P	P	P	P	
Public park, playground, or playfield	P	P	P		P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious, educational, or charitable institution	C*	C*	C*		C*	C*		C*	P*	P*	P*	P*	P*	P*		P*	P*		P*	P*	P*	§14-5.3F.1.III
Educational Facilities																						
College or university, nonresidential									P	P	P	P	P	P		P	P		P	P	P	
College or university, residential	C	C	C		C	C		C	C	P	C	C	C			C	C					§14-5.3F.2.I
Elementary or secondary school, public or private	C	C	C		C	C		C	P*	P*	P*	P*	P*	C		P*	C		C	C	C	§14-5.3F.2.II

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Vocational or trade school, light industrial										P*				P	P	P*						§14-5.3F.2.III
Vocational or trade school, non-industrial								P	P	P	P	P	P	P		P			P	P	P	§14-5.3F.2.IV
Emergency Services																						
Police or fire station	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P		P	P	P	§14-5.3F.3.I
Health Care and Extended Care Facilities																						
Extended care, convalescent, nursing, recovery care facility	C	C	C	C	C	C		C	P	P	P	P	P			P	P					
Hospital										P	C	C				P	P/C					§14-5.3F.4.I
Hospital heliport																	A*					§14-5.3F.4.I
Medical or dental office or clinic								C	P*	P	P	P	P	P*		P	P		P	P	P	§14-5.3F.4.II
Human Services																						
Day care facility	C	C	C	C	C	C	C	C	C	P	P	P	P	C		P	P		P	P	P	
Human services establishment									P	P		P		P					P	P	P	§14-5.3F.5.I
Public Transportation																						
Transit transfer facility									C	P		C		P	P	C	C		C	P	P	
COMMERCIAL																						
Animal-Related																						

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Doggie daycare	P								P*	P*	P*	P*	P*	P	P				P*	P*	P*	§14-5.3G.1.I
Kennel or boarding facility	C								P*	P	P*	P*	P*	P	P	P*				P*	P*	§14-5.3G.1.II
Pet grooming	P								P*	P	P	P	P	P	P				P	P	P	§14-5.3G.1.III
Veterinarian	C								P*	P	P*	P*	P*	P	P	P*				P*	P*	§14-5.3G.1.IV
Arts Activities																						
Arts and crafts studio, gallery, or school								P*	P*	P	P	P	P	P		P			P	P	P	§14-5.3G.2.I
Dance studio								P*	P*	P	P	P		P		P			P	P	P	§14-5.3G.2.II
Film production								T	P/T	P/T	P/T	P/T	P/T	P/T	P/T							§14-5.3G.2.III
Photography studio								P*	P*	P	P	P		P		P			P	P	P	§14-5.3G.2.IV
Assembly																						
Reception or event center									P	P	P	P	P									
Private club or lodge	C	C	C		C	C		C	P*	P*	P*	P*	P*	P*		P*	P*		P*	P*	P*	§14-5.3G.3.I
Cannabis Establishments																						**§14-5.3G.4**
Cannabis consumption area																						
Cannabis manufacturing, heavy														P	P	P						
Cannabis manufacturing, light										P		P		P	P	P						
Cannabis producer microbusiness												P/C		P/C	P/C	P/C			P/C	P/C	P/C	§14-5.3G.4.X

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Cannabis producer												C		P/C	P/C	C						§14-5.3G.4.XI
Cannabis research or testing laboratory										P		P		P	P	P						
Commercial cannabis retailer									P*	P		P		P	P	P			P	P	P	§14-5.3G.4.XII
Food and Beverages																						
Bar, cocktail lounge, nightclub, with or without outdoor entertainment								C*	P*	P		P*		P	P				P*	P*	P*	§14-5.3G.5.I
Brewery, distillery, tasting room, winery								C*	P*	P*	P	P	P	P	P				P	P	P	
Commissary kitchen											P											§14-5.3G.5.II
Food truck								P*	P	P	P	P	P	P	P	P	P		P	P	P	
Mobile food court																						
Outdoor dining								A*	A	A	A	A	A	A		A			A	A	A	§14-5.3G.5.III
Restaurant, fast service/take-out								C*	P*	P	P*	P	P*	P	P	C			P	P	P	§14-5.3G.5.IV
Restaurant, full service, with or without incidental alcohol service								C*	P	P		P		P	P	C			P	P	P	§14-5.3G.5.V
Restaurant with bar, cocktail lounge or nightclub comprising								C*	P*	P*		P*		P	P				P*	P*	P*	§14-5.3G.5.VI

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more than 25% of total serving area																						
Restaurant, with drive-through/drive-up												P*		P*	P*	C			P*	P*	P*	§14-5.3G.5.VII
Lodging																						
Bed and breakfast inn										P		P		P		P					P	
Campground or RV park	C																					
Conference or extended stay lodging facility										P		P		P		P						
Hotel, motel, or residential suite hotel										P		P				P					P	
Vacation time share										P		P		P								§14-5.3G.6.I
Office, Business, and Professional																						
Bank or credit union									P*	P	P*	P*		P*		P*			P*	P*	P*	§14-5.3G.7.I
Business or professional office (excluding medical or dental office)								C	P*	P	P	P	P	P	P	P	P		P	P	P	§14-5.3G.7.II
Laboratory, research or testing										P	P	P		P	P	P	P					§14-5.3G.7.III
Temporary on-site contractor's office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	

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Recreation and Entertainment																						
Commercial recreation									C	P		P		P	P				P	P	P	§14-5.3G.8.I
Outdoor music									C	P		P							P	P	P	
Theater, live productions								P*		P		P		P	P	P			P	P	P	§14-5.3G.8.II
Retail Sales and Services																						
Antique store								P*	P*	P		P		P					P	P	P	§14-5.3G.9.I
Art supply store								P*	P*	P		P		P					P	P	P	§14-5.3G.9.II
Bookshop								P*	P*	P		P		P					P	P	P	§14-5.3G.9.III
Cabinet shop, custom								P*	P*	P		P	P	P	P	P						§14-5.3G.9.IV
Department or discount store									P*	P		P		P						P	P	§14-5.3G.9.V
Flea market										P		P		P								§14-5.3G.9.VI
Florist shop								P*	P*	P		P		P		P	P		P	P	P	§14-5.3G.9.VII
Funeral home or mortuary										P	P	P		P								
Furniture store									P*	P		P		P	P					P	P	§14-5.3G.9.VIII
Laundromat	C	C	C		C	C		C	P*		C	P	C				C					§14-5.3G.9.IX
Neighborhood grocery store	C	C	C		C	C		C	P*		C	P	C				C					§14-5.3G.9.X
Office equipment sales and service; office supply sales									P*	P		P		P	P					P	P	§14-5.3G.9.XI

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Pharmacy or apothecary shop									P*	P	P	P		P			P		P	P	P	§14-5.3G.9.XII
Retail establishment not listed elsewhere									P*	P		P		P	P				P	P	P	§14-5.3G.9.XIII
Retail and service uses intended to serve the primary uses and that do not exceed 5,000 square feet									P*	P				P	P	P						§14-5.3G.9.XIV
Retail sales accessory to any permitted use									P*							A						§14-5.3G.9.XV
Seasonal sales								T	T	T	T	T	T	T					T	T	T	
Sign shop									C	P		P	P	P	P							§14-5.3G.9.XVI
Service Establishments																						
Exercise, spa, or gym facility									P*	P		P		P	P				P	P	P	§14-5.3G.10.I
Hair salon or barber shop									P*	P	P	P	P	P					P	P	P	§14-5.3G.10.II
Personal service establishment									P*	P		P		P					P	P		§14-5.3G.10.III
Tailoring or alterations shop								P	P*	P	P	P	P	P		P			P	P	P	§14-5.3G.10.IV
Sexually-Oriented Business																						
All														P	P							§14-5.3G.11

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Vehicles and Equipment																						
Commercial parking lot or garage										P		P		P	P	A	P		P	P	P	
Garage, private	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	
Service and repair garage, including gas station										P		P		P	P					C	C	
Tire recapping and retreading												P		P	P							
INDUSTRIAL																						
Automobile salvage or wrecking yard, or junkyard															P							§14-5.3H.1
Light assembly and manufacturing										P		P		P	P	P						
Warehouse and Storage																						
Outdoor storage lot or yard														P	P	A						§14-5.3H.2.I
Self-storage facility										P		C		P	P	P*			P	P	P	§14-5.3H.2.II
Temporary mobile storage unit	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		T	T	T	§14-5.3H.2.III
Warehouse and distribution														P	P							
Wholesale operation										P*		P*		P	P							§14-5.3H.3
UTILITIES																						

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All, not otherwise listed separately	C	C	C		C	C		C	C	P	C	P	C	P	P		C					
Electrical distribution facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§14-5.3I.1
Electrical substation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§14-5.3I.1
Electrical switching station	P	P							P	P	P	P	P	P	P	P			P	P	P	§14-5.3I.1
Electrical transmission line	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§14-5.3I.1
Telecommunications facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§14-5.3I.3

14-5.3 Use-Specific Standards

A. General Standards

1. More than one type of principal use may be located within the same building or on the same premises, provided that each use complies with all applicable provisions of Chapter 14.
2. In addition to the principal use or uses allowed by Chapter 14, accessory uses and structures on the same premises are permitted as shown in Table 5-1.
3. The following temporary structures and uses are allowed in all districts: temporary structures in connection with and on the site of construction or land development projects, including the construction or installation of field offices; grading, paving, and installation of utilities for such structures; and the construction or installation of structures for storing equipment and building materials. A permit for these structures and uses shall not be for a period of more than 12 months, renewable for periods of not more than six months. In addition, the area occupied by the temporary structures and operations shall be screened against fumes, noise and unsightliness.
4. Structures that remain in place for longer than 90 days, other than temporary structures, are subject to the same provisions of Chapter 14 as permanent structures, whether or not they are permanently affixed to the ground or constructed of lightweight or nondurable materials.

B. Residential Uses

The following activities are prohibited within residential zoning districts:

1. Storage or parking, either continuous or intermittent, of commercial or industrial vehicles, except for those vehicles that are authorized by a conditional use approval or other permitted nonresidential use.
   I. Commercial or industrial vehicles include:
      a. Vehicles requiring a commercial driver's license to operate;
      b. Tour buses or school buses;
      c. Concrete mixer trucks or concrete pumper trucks;
      d. Towing or flatbed vehicles;
      e. Earthmoving or grading equipment;
      f. Trailers or tractors (except lawn trailers or tractors)
      g. Motorized construction or agricultural equipment;
      h. Cranes;
      i. Roll-off trash containers (except as related to an active construction permit); or
      j. Any other vehicles designed by the manufacturer for business purposes.
   II. Commercial or industrial vehicles do not include:
      a. Recreational vehicles or trailers related to recreational vehicles that are used for personal purposes; or
      b. Passenger vehicles, pickup trucks or small trailers that may be used for business purposes related to a registered home occupation business.
2. Outdoor storage of construction materials, except in connection with active construction activities on the premises;
3. Storage of mobile homes or commercial shipping containers;
4. Vehicles, tents, or other structures that do not comply with this chapter or other applicable codes, used as dwellings;
5. Storage of PODS® or similar style moving/shipping containers for more than 30 days;
6. Storage or parking within any portion of a street yard other than a driveway of a noncommercial vehicle used for storage of goods, materials or equipment other than those items considered to be a part of the vehicle or essential for its immediate use; and
7. Use of any vehicle as a receptacle for the storage of litter or refuse as provided by Chapter X, *Environmental Regulations,* subsections 10-1.13 and 10-1.14 SFCC 1987.

C. Household Living

1. Accessory Building or Structure
   I. In all zoning districts, accessory uses and structures shall:
      a. Be located on the same lot as the permitted principal use or structure or on a contiguous lot in the same ownership; and

b. Permit storage and/or utility sheds with a roof area of 120 square feet or less only in the rear yard.

II. In all residential districts, accessory uses and structures shall:
   a. Not involve the conduct of business on the premises, except home occupations;
   b. Not be likely to attract visitors in larger numbers than would normally be expected in a single-family residential neighborhood.

III. In the BIP zoning district, accessory uses and structures:
   a. The accessory uses and structures permitted in a BIP district are those that support the operation of a permitted principal use. Such uses may exceed the floor area of the permitted principal use.
   b. Examples of permitted accessory uses and structures for the BIP district include:
      1. Dwelling units for owners, tenants or employees;
      2. Warehouses and storage buildings; provided that such buildings shall be incorporated into the primary building design and shall be constructed of materials of comparable quality and appearance;
      3. Outdoor storage lots and yards; provided that areas for outdoor storage, trash collection and loading shall be fully screened and constructed of materials of comparable quality and appearance to the principal use structure; and provided further that materials stored in outdoor storage lots and yards shall not exceed the height of the enclosure; and
      4. Parking structures.

IV. This subsection does not apply to telecommunication facilities that are regulated pursuant to Section 14-5.3(I)(3).

V. In the C-2 and I-1 Districts, permitted accessory uses and structures are:
   a. Dwelling units for occupancy only by owners or employees of owners, including live/work spaces, but not recreational vehicles;
   b. Outdoor storage areas, subject to compliance with the standards of Section 14-5.3(H)(2)(I);
   c. Telecommunication facilities as set forth in Section 14-5.3(I)(3).
   d. Other uses and structures that are customarily accessory and clearly incidental to permitted or permissible uses and structures.

VI. In the I-2 zoning district, permitted accessory uses and structures permitted are:
   a. On the same premises as the permitted principal uses and structures and only as required for the conduct of the operation;
   b. Dwelling units for occupancy only by owners or employees, but not including recreational vehicles;
   c. Telecommunication facilities as set forth in Section 14-5.3(I)(3).

d. Other uses and structures incidental and subordinate to the principal use or structure and otherwise meeting the applicable requirements of the district.

2. Accessory Dwelling Unit

Accessory dwelling units located on residentially zoned property:

I. Are required to meet parking standards as set forth in Section14-7.5, *Off-Street Parking and Loading,* except that the parking requirement may be met with on-street parking as follows:
   a. Any legal on-street parking space abutting the subject property may be counted as one required off-street parking space if:
      1. The street does not have residential parking permit restrictions;
      2. The street measures a minimum of 35 feet in width from face of curb to face of curb; and
      3. There are no posted restrictions prohibiting on-street parking.
   b. Each on-street parking space may only be counted once toward the parking requirements of the abutting lot, regardless of the number of individual buildings or tenants on the lot;
   c. No development or use approved with an on-street parking credit shall be considered nonconforming if the on-street parking is later removed by City action and the remaining off-street parking does not meet the minimum off-street parking requirements; and
   d. On-street parking spaces credited to a specific property shall not be reserved for the exclusive use by occupants of that property, but shall be available for general public use at all times. No signage or actions limiting general public use of on-street spaces is allowed.

II. Shall be subject to City regulations and policies regarding City utilities;

III. Are exempt from the density restrictions set forth in this Chapter 14; provided, however, that only one accessory dwelling unit shall be permitted per legal lot of record and provided further that nothing herein is intended to supersede private covenants or other restrictions;

IV. Shall be no taller than 26 feet;

V. Shall not exceed either the gross floor area of the principal dwelling unit or 1,500 square feet, whichever is less;

VI. May reduce rear setbacks to 5 feet if the structure is 14 feet or less in height and separated from the principal structure on the same lot by at least 10 feet.

VII. Shall not include the use of mobile homes (except structures that meet the definition for manufactured home) or recreational vehicles as accessory dwelling units;

VIII. Shall not exceed the limits established by the building envelope of the principal structure if created within or attached to the principal structure, or setbacks for accessory structures;

IX. Shall meet existing design requirements applicable to the lot, including the requirements of any applicable overlay district as described in Article 14-4, *Overlay Districts;*

X. May be rented as follows:

a. By the owner-occupant, who may rent either the principal dwelling unit or the accessory dwelling unit as a short-term rental unit but not both, as a short-term rental unit pursuant to Section 14-5.3C.12 during which time, the owner-occupant shall occupy either the principal dwelling unit or the accessory dwelling unit; or
b. By the property owner, who may rent the principal dwelling unit and/or the accessory dwelling unit for periods of not less than 30 days;

XI. Shall not be subdivided from a principal dwelling unit or sold under separate ownership from a principal dwelling unit unless the accessory dwelling unit meets all applicable requirements for a principal dwelling unit; and

XII. Shall remain in continuous compliance with the provisions of this section to maintain the validity of the certificate of occupancy of the accessory dwelling unit. The certificate of occupancy of an accessory dwelling unit may be revoked for noncompliance with this subsection as provided in Section 14-1.12, *Enforcement.*

3. Compound Development

I. Setbacks and Building Separation
a. Setbacks shall apply to the outer boundaries of the project site, rather than to each individual unit, and comply with the setback requirements of the underlying zoning district.
b. Internally, there shall be a minimum of 10 feet between dwelling units, measured by the shortest distance between any parts of the two adjacent structures.
c. The parking lot for the development shall be a minimum of 20 feet from the right-of-way.

II. Common Open Space
a. Each compound development shall include at least one shared open space area equal to at least 15 percent of the total site area.
b. Parking areas and drainage easements shall not be counted toward the common open space requirement.
c. The design and location of common open space shall meet the standards described in Section 14-7.4, *Open Space.*

III. Parking and Access
a. Parking shall be designed to limit curb cuts and most efficiently park vehicles.
b. Parking may be in a shared, paved parking lot or in shared driveways.
c. Shared driveways may access individual garages.
d. Project perimeter sidewalks are required, and internal walkways shall connect each unit to the project perimeter sidewalks.

e. Efficient internal circulation shall be provided; private streets, gates, and accommodation for solid waste pickup and emergency access shall conform to all applicable requirements.

4. Dwelling, multi-unit

I. Multi-unit dwellings in the RR district are limited to four per lot.

II. See standards below in provision 5 for additional regulations for principal dwelling units in the C-2 and SC districts.

5. Dwelling, single-family

In the C-2 and SC Districts, dwelling units that do not include mobile homes or recreational vehicles shall be one of the following:

I. Accessory dwelling units for occupancy only by owners, employees, or tenants of nonresidential uses that are operated on the same premises;

II. Part of a planned development;

III. Part of a use for which a Development Plan or conditional use approval is required; or

IV. Part of a qualifying residential project within the Midtown LINC overlay district.

6. Home Occupation

I. Purpose

The purposes of these standards are to increase the economic vitality of Santa Fe; provide increased worker independence, self-sufficiency and motivation; decrease traffic congestion through the enhancement of community; increase the safety of the neighborhoods by promoting neighborhood activity; integrate the ideas of working and residing in the same environment; protect the stability and character of the neighborhood; and encourage neighborhood participation in the determination of a successful balance between neighborhood residents and home-based businesses.

II. General Standards

a. Home occupations are permitted on all property, including residential or mixed-use residential/commercial, if the standards of this section are met.

b. The home occupation shall involve the primary sale of goods or services in connection with the home occupation, including:

1. Goods that are prepared, produced, or grown on the premises;
2. Services that are developed on the premises and provided on or off the premises;
3. The sale of goods that are not produced on the premises and that are only distributed off the premises; or
4. Repair services that take place solely within the home.

c. The home occupation shall be located on the same lot as the permitted principal use or structure or on a contiguous lot in the same ownership.

d. The home occupation shall be conducted by the businessowner who resides continuously for a substantial period of time at the premises in which the home occupation is conducted. Continuous residence is determined by the Land Use Director by review of relevant factors. The address listed on a driver's license, voter registration or tax return may not be sufficient to establish continuous residence.

e. Not more than two persons, other than members of the family who reside on the premises, shall be regularly engaged in the home occupation.

f. Except for on-street parking, as set forth in this section, a home occupation shall be completely contained within the property lines of the lot on which the home occupation is located. A home occupation shall be in compliance with the performance standards set forth in Chapter 10, Section 10-4 , *General Environmental Standards*; not produce any offensive noise, vibration, smoke, dust, odors, heat, gas, glare or electrical interference; or otherwise create a risk to health, safety or property of residents and occupants of adjacent and neighboring properties. The possession, storage, stocking or transfer of firearms, ammunition, fireworks or similar explosives for sale or service is prohibited as a home occupation accessory use. Mechanical or electrical equipment that is incidental to the home occupation may be used if it does not create visible or audible interference in radio, computer or television receivers or cause fluctuation in voltage of the premises or neighboring premises. Depending upon the nature of the home occupation, the Land Use Director may require proof of compliance with these restrictions prior to issuance of a business registration.

g. Employees, customers, clients, or deliveries shall not enter the premises between the hours of 7:00 p.m. and 8:00 a.m. weekdays and 7:00 p.m. and 10:00 a.m. weekends. Depending on the nature of the home occupation, the Land Use Director may reduce the hours of operation. Deliveries are limited to vehicles that do not exceed 11 feet in height and 20 feet in length.

h. No cannabis establishments or commercial cannabis activity may be conducted as a home occupation.

III. Structural Standards

a. Not more than 25 percent of the gross floor area of the dwelling unit, including accessory buildings, shall be used to conduct a home occupation. In determining the gross floor area of an accessory dwelling unit, no more than 1,000 square feet shall be used.

b. Nothing incidental to the conduct of a home occupation shall be constructed, installed, placed, parked or stored on a residentially zoned lot on which a home occupation is being conducted if it is visible from any adjacent or neighboring property and if it is not in keeping with the residential character of the neighborhoods surrounding the lot, except for signs and parking set forth in provision IV, Parking Standards, below.

c. No more than one sign is permitted, and the area of the sign shall not exceed one square foot.

d. A person who conducts a home occupation and applies for a construction permit shall demonstrate to the Land Use Director that the proposed construction does not violate any provisions of this subsection.

IV. Parking Standards

a. Depending on the nature of the home occupation, the following parking spaces shall be provided on the lot:

1. If there are no employees who reside off the premises and customers or clients do not come to the premises, only parking for the dwelling required;
2. If there are no employees who reside off the premises and customers or clients come to the premises, at least one parking space shall be provided on the lot for every 400 square feet of the gross floor area of the premises used for the home occupation, in addition to that required for the dwelling unit;
3. If there are any employees who reside off the premises and customers or clients do not come to the premises, at least one parking space shall be provided on the lot for every employee simultaneously working, in addition to that required for the dwelling unit;
4. If there are employees who reside off the premises and customers or clients come to the premises, at least one parking space shall be provided on the lot for every employee simultaneously working and at least one parking space shall be provided on the lot for every 400 square feet of the gross floor area of such premises used for the home occupation in addition to that required for the dwelling unit.

b. No more than one vehicle relating to a home occupation may be parked at any one time on the streets adjacent or proximate to the lot on which the home occupation is being conducted; however, in light of the character of the surrounding neighborhood, the Planning and Land Use Director may prohibit any vehicles used in connection with a home occupation from parking on the street. This item regulates parked vehicles not associated with the residential use of the dwelling unit.

V. Other Requirements; Inspections

a. Inspections by the City are required prior to issuance of the business registration for the home occupation only for those home occupations in which the following occur:
   1. Employees reside off the premises come to the premises;
   2. Customers or clients come to the premises; or
   3. Goods for sale are prepared, produced, grown or stored on the premises.

b. The City reserves the right to inspect all home occupations for code compliance any time the City receives a complaint or has reason to believe that any applicable City code may be violated.

VI. Notice

a. A person proposing to conduct a home occupation that will have more than one employee who will reside off the premises or that will have customers or clients coming to the premises, shall as part of the application be required to give notice, by first class mail with mailing certificate, of the home occupation application to all residents, property owners, and neighborhood associations within 150 feet of the premises.

b. The notice shall include the nature of the home occupation, the number of employees, whether customers or clients will be involved, the willingness of the applicant to meet with the neighboring residents and property owners and that the neighboring resident and property owner may review the application at the City offices.

c. The neighboring residents and property owners have 15 days from the date the notice was mailed to review and comment on the application.

d. The Land Use Director shall collect and evaluate this public comment that shall be used in determining whether the home occupation shall be approved and what restrictions, if any, shall be placed on it.

VII. Registration

Each person who engages in a home occupation shall register the home occupation with the City on forms designated by the City, providing all information required to verify compliance with applicable regulations, obtain a business license, and renew the license annually.

VIII. Violations

A person shall not conduct a home occupation in violation of this section. In addition to any other remedies available, the City may revoke the business registration for the home occupation or the certificate of occupancy for any building in which a home occupation is being conducted in violation of this section. A person who fails to comply with the provisions of this section is subject to a penalty as provided in Section 14-1.12, *Enforcement*.

IX. Complaints

A person who is aggrieved by an approved home occupation business may file a complaint with the City. Within 30 calendar days of the City's receipt of the complaint, the City shall investigate the complaint and issue a written decision as to whether the home occupation against which the complaint was filed violates or complies with this section. If a violation is found, the Land Use Director shall determine the actions that have been or should be taken to address the violation. Complaints shall be kept on file and be open to the public. When investigating complaints, the Land Use Director shall review the file for prior complaints.

7. Manufactured Home

I. Is permitted in any district in which site-built, single-family dwellings are allowed;

II. Shall meet all requirements of other site-built, single-family dwellings in the same district, and all applicable historic or architectural standards set forth in Chapter 14; and

III. Shall be constructed according to the Manufactured Home Construction and Safety Standards, 24 CFR Section 3280.

IV. Is subject to the provisions of Section 14-5.3(C)(5) if located in the C-2 district.

8. Mobile Home, Permanent Installation

In any district in which permanent single-family occupancy of a mobile home on an individual lot is allowed as a conditional use approval by the Board of Adjustment, the following minimum standards apply:

I. The mobile home shall be anchored to a concrete foundation and skirted as specified by the Land Use Director;

II. The rental or lease of mobile homes used as single-family residences on individual lots is prohibited; and

III. Minimum requirements for lot size, front, side, and rear yards, and all other standards pertaining to single-family residential land use set forth in Chapter 14 apply.

9. Mobile Home, Temporary Placement

I. In a district where temporary, single-family occupancy of a mobile home on an individual lot is permitted with conditional use approval by the Board of Adjustment, the following minimum standards apply:

a. The mobile home unit shall be skirted; and

b. Minimum requirements for lot size, front, side, and rear yards and all other standards pertaining to single-family residential land use set forth in Chapter 14.

II. Upon approval of a conditional use approval by the Board of Adjustment, a temporary permit may be issued by the inspections and enforcement office for a period of 12 months, subject to demonstration of satisfactory compliance with all applicable requirements. The permit may be renewed one time only for a period of up to 90 days by the Planning and Land Use Director.

10. Mobile Home Park

I. Applicability

The provisions of this subsection apply to mobile home parks in existence prior to December 10, 2012. New mobile home parks were prohibited as of December 10, 2012. In a district where mobile home parks are allowed, the minimum standards set out in this section apply.

II. Standards

a. Qualifying open space shall be provided as required for development in the R-7 district as provided in Section 14-7.4, *Open Space.*
b. The site shall be graded to ensure proper drainage.
c. The mobile home park shall provide spaces that are well defined and delineated. Minimum lot size per mobile home unit shall be 4,000 square feet.
d. Each mobile home space shall provide a mobile home stand of concrete footing adequate to support a mobile home. The stand and space shall be graded to provide adequate storm drainage away from the mobile home.
e. A maximum of seven mobile home spaces per acre shall be allowed in any mobile home park.
f. There shall be at least a 20-foot clearance between mobile homes. No mobile home shall be located closer than ten feet to any building or to any property line. Accessory structures such as decks and stairways may be attached to the mobile home to which they provide access, but shall be separated from other buildings and structures by ten feet.
g. Each mobile home space shall be provided with two off-street parking spaces, which shall be paved or covered with crushed stone or other suitable material. No on-street parking shall be allowed.
h. Walkways not less than three feet in width shall be provided from all mobile home spaces to all service buildings.
i. All driveways and walkways within the mobile home park shall be hard-surfaced and well-lighted.
j. All private subcollector, lane, and place streets within the mobile home park shall have a minimum pavement width of 24 feet. Private collector streets within the mobile home park shall have a minimum pavement width of 30 feet. All public streets shall comply with the right-of-way requirements and subdivision design standards set forth in Section 14-6, *Infrastructure Design, Improvement, and Dedication Standards,* except as specified in this section.
k. The perimeter of the mobile home park shall be landscaped and fenced. Landscaping shall consist of deciduous canopy trees spaced no more than 20 feet apart, having a minimum two-inch caliper at the time of planting. Fencing shall consist of either a six-foot tall solid wall or fence constructed of opaque materials.
l. All mobile home park signs shall conform to the requirements of Section 14-7.6, *Signs.*

III. Service Buildings

a. If provided, service buildings that house sanitation facilities shall be permanent structures complying with all applicable ordinances and statutes regulating buildings, electrical installations and plumbing and sanitation systems.
b. Service buildings shall be:
    1. Well-lighted at all times of the day and night;
    2. Well-ventilated with screened openings;
    3. Constructed of moisture-proof material, which may be painted woodwork, that allows for repeated cleaning and washing;
    4. Maintained at a temperature of at least 68 degrees Fahrenheit during the period from October 1 to May 1; and
    5. Constructed with floors of water-impervious material.
c. All service buildings and the grounds of the mobile home park shall be maintained in a clean, sightly condition and kept free of any condition that menaces the health of any occupant or the public or constitutes a nuisance.

IV. Solid Waste Containers

Solid waste containers shall be provided, maintained, and emptied in accordance with applicable regulations and as approved of the Solid Waste Division.

V. Fire Protection

Every mobile home park shall be equipped at all times with fire extinguishing equipment in good working order, of such type, size and number and so located within the mobile home park as to satisfy applicable reasonable regulations of the fire department.

VI. Supervision

An attendant or caretaker shall be in charge at all times to keep the mobile home park, its facilities, and equipment in a clean, orderly and sanitary condition. The attendant or caretaker shall be answerable, with the permittee, for violations of any provision of this to which the permittee is subject.

VII. Manufactured Homes in Mobile Home Parks

Manufactured homes are permitted in mobile home parks existing prior to December 10, 2012.

VIII. Licensing

A mobile home park owner or operator must obtain a business license from the City under the provisions of Article 18-1 SFCC 1987 prior to operating a mobile home park.

a. Transfer of License

The City may issue a transfer of the license only after:

1. Receiving an application in writing for transfer of a license and payment of the transfer fee;
2. Submitting an inspection report by the Land Use Director to the Governing Body, stating conformance or nonconformance with the provisions of this section; and
3. Governing Body approval.

b. Revocation of License
The Governing Body may revoke a license to maintain and operate a mobile home park, as provided in Article 18-1 SFCC 1987 when the licensee has violated any provision of this section.

c. Posting
The license certificate shall be conspicuously posted in the office of or on the premises of the mobile home park at all times.

d. Inspection
The City may inspect a mobile home park for conformance with the provisions of this section.

11. Private Swimming Pool

I. Permanent Swimming Pools
The following requirements apply to both in-ground swimming pools, and above-ground pools with a water depth of two feet or greater.

a. Swimming pools shall be completely enclosed by opaque fencing or other approved screening barrier of at least six feet in height.
b. Fences or screening barriers shall constructed of a noncorrosive material, and shall be designed so that they may not easily be climbed.
c. All gates or openings in the fence or screening barrier shall be equipped with self-closing or self-latching devices only accessible from within, or on the pool-side of the fence or barrier.
d. Self-closing and self-latching devices shall be placed equidistant from the top and bottom of the fence or screening barrier, to prevent a person reaching over or under the barrier to unlatch the device.
e. The latching device shall be childproof from the inside of the fence or barrier.
f. All fence or screening barrier supports shall be decay- or corrosion-resistant and shall be set in a concrete base, or other suitably permanent material.
g. The opening between the bottom of the fence or screening barrier and the ground shall be no more than four inches.

II. Exceptions
The fencing requirements above do not apply to temporary “kiddie” pools that hold less than a two-foot depth of water, and outdoor hot tubs on private property.

12. Short-Term Rental Unit

I. Purpose

a. Ensure that the operation of short-term rental units does not disrupt the character of the city's residential neighborhoods or affect the quality of life of neighboring residents;

b. Prevent speculators from purchasing multiple homes for the purpose of operating multiple short-term rental units, thereby reducing the availability of long-term housing;

c. Allow residents who comply with the City's short-term rental unit regulations the option of utilizing their homes and accessory dwelling units as short-term rental units to create wealth and generate supplemental income;

d. Minimize public safety risks associated with short-term rental units, such as higher traffic levels, parking issues, noise, litter, and other public nuisances; and

e. Ensure that an owner or operator of a short-term rental unit follows applicable regulations, including the payment of all applicable fees and taxes.

II. Short-Term Rental Permit or Registration Required

a. An owner of a short-term rental unit must have a City-issued business license and either a short-term rental permit or a short-term rental registration, as set forth in Section 14-5.3(C)(12)(III) and Section 14-5.3(C)(12)(IV).

b. An owner or operator shall not operate, rent, offer to rent, or advertise a short-term rental unit without a valid permit or registration.

c. A City-issued permit or registration number must be included in all advertising of a short-term rental unit, including listings on a host platform.

III. Permit; Residentially Zoned Property

a. Permit Required

A short-term rental unit on residentially zoned property requires a City-issued permit.

b. One Thousand Permit Limit
    1. The Land Use Director shall issue a maximum of 1,000 short-term rental permits.
    2. The land use department shall process applications in the order of receipt and shall issue new permits in the order that complete applications are received.
    3. If the number of permits reaches the 1,000 permit limit, then the Land Use department shall stop processing applications and shall add applicants to a waiting list until a permit becomes available.
    4. If an applicant waits on the list for a year or longer, the Land Use Director may require the applicant to indicate a continued interest in remaining on the list.
c. One Permit per Natural Person Limit
    1. The Land Use Director shall issue permits to natural persons only, and each natural person may possess a maximum of one permit.
    2. If the subject property is owned by a legal or business entity, the permit must be held in the name of a person with legal authority to act on behalf of that entity. The fact that a permit must be issued to a natural person does not mean that the property cannot be titled in such entities as a revocable trust, an LLC, or a corporation.
    3. The Land Use Director shall not issue permits to dwelling units that are comprised of multiple, time-divided ownership interests, provided, however, that certain dwelling units may be eligible to maintain short-term rental registrations, as set forth in Section 14-5.3(C)(12)(XVI).
d. Permit Not Transferrable
    1. A permit is not transferable to another person or property. Upon the transfer of ownership of a short-term rental unit, the short-term rental permit shall terminate and revert to the Planning and Land Use Department.
    2. If the new owner wishes to use the property as a short-term rental unit, the owner shall submit a new application to the land use department.
    3. A transfer that does not result in new ownership of the property, such as a transfer to the owner's revocable trust for estate planning purposes or a transfer to an LLC where there is no change in the ownership interest in the property, does not constitute a transfer for purposes of this subparagraph.

4. Upon the death of the permitholder, the permit may be transferred to the permitholder's spouse or domestic partner if the spouse or domestic partner submits a written request to the Planning and Land Use Director within 90 days after the permitholder's death, owns or will own the property upon the settlement of the permitholder's estate, and does not already hold a short-term rental permit.

e. Frequency of Rental

A permitted short-term rental unit shall not be rented more than once within a seven-day period. The limitation set forth in this subparagraph shall not apply to rentals that begin between November 15 and January 15.

f. Proximity

Subject to the exceptions listed below, the Planning and Land Use Director shall not issue a new permit for a short-term rental unit if the subject property, as identified in the application, is located within a 50-foot radius of a residentially zoned property that has a permitted short-term rental unit. The radius shall be measured from the permitted property's boundary. This limitation shall not apply to the following:

1. An application for a short-term rental unit that complies with the requirements set forth in the accessory dwelling units, Section 14-5.3(C)(2);
2. An application for a short-term rental unit in a multiple-family dwelling development that contains four or more dwelling units, provided, however, that the Land Use Director shall not issue short-term rental permits for more than 25 percent of such dwelling units, rounded down to the nearest whole number, and shall not issue more than 12 short-term rental permits within a single building within a multiple-family dwelling development.

IV. Registration for Property with Nonresidential Zoning

a. Registration Required

A short-term rental unit on property with nonresidential zoning requires a City-issued registration.

b. Proximity

The Planning and Land Use Director shall not issue more than 12 short-term rental registrations within a single building within a multiple-family dwelling development.

V. General Provisions

Unless otherwise stated, the following general provisions apply to all short-term rental units.

a. A short-term rental unit must have a local operator that is available 24 hours per day, seven days per week, to respond to complaints regarding the operation or occupancy of the short-term rental unit. The operator must be accessible by telephone and able to be physically present at the short-term rental unit within one hour of being contacted.
b. An owner of a short-term rental unit shall provide off-street parking on site as follows:
    1. One parking space for one bedroom; and
    2. Two parking spaces for two or more bedrooms.
c. A short-term rental unit must meet all applicable building, fire, and safety codes, and all toilets, faucets, and shower heads must meet the water conservation requirements described in Section 25-2.6.
d. Prior to issuance of a permit or registration, a short-term rental unit must have a certificate of occupancy to ensure compliance with all applicable codes.
e. At or before the time of application for a permit or registration, the owner of a short-term rental unit must also apply for and obtain a business license under Article 18-1.
f. An owner or operator shall not allow guests to park recreational vehicles on site or on the street.
g. Short-term rental units located on residentially zoned property shall be used exclusively for residential purposes and shall not be used for commercial activities or events, defined as intending to make money, offering goods or services for sale, or conducting any other event or activity that is not residential in nature. An activity "not residential in nature" includes gatherings in excess of two times the number of legally allowed guests in the short-term rental unit, unless the activity or event is otherwise permitted by the City.
h. The total number of guests that may occupy a short-term rental unit is twice the number of bedrooms.
i. Noise or other disturbance emitted from a short-term rental unit is prohibited after 10:00 p.m., including noise or disturbances emitted from decks, portals, porches, balconies, or patios.
j. The owner or operator of a short-term rental unit shall notify all guests in writing of relevant City ordinances, including the City's nuisance and water conservation ordinances. All guests shall comply with all relevant City ordinances.
k. The owner shall pay all applicable local, state, and federal taxes, including lodgers' tax, gross receipts tax, and income tax.

VI. Application for a Short-Term Rental Permit or Registration

An applicant shall submit an application for a short-term rental permit or registration that includes the following information and documentation:

a. The name and phone number of the local operator;
b. Owner and operator, affirming that they will operate the short-term rental unit in compliance with this subsection 14-6.2(A)(5) and all other applicable laws, City codes, and private covenants; and that no private covenants prohibit the operation of the short-term rental unit; and
c. Additional information, documentation, and submittals as required by the Planning and Land Use Director.

VII. Permit and Registration Renewals

a. Unless revoked pursuant to Section 14-1.12(E), an owner may renew a short-term rental permit or registration annually.
b. An application filed on or after January 1, 2022 for renewal of a permit or registration shall include the records required by Section 14-5.3(C)(12)(XI) for the previous one year.
c. An owner must renew a short-term rental permit or registration and the associated business license by March 15 of each year. If a permit or registration is not renewed by March 15, the owner may pay a late fee of $50 to extend the time for filing to renew to April 15. If a permit is not renewed by its expiration date, including any 30-day extension, then the permit will revert to the land use department and will become available to the next eligible applicant on the waiting list, if any. An owner whose permit or registration has expired may submit a new application for a short-term rental permit or registration to the Planning and Land Use Director. Issuance of a new permit is subject to the availability of permits.

VIII. Fees for Short-Term Rental Units

The following fees shall be used only to administer, manage, and enforce this subsection 14-6.2(A)(5) and relevant sections of Chapter 18, which address applicable licenses and taxes.

a. Application Fee

An application for a new short-term rental permit or registration shall be accompanied by a one-time non-refundable application, processing, and inspection fee of $100.

b. Business License Fee

A short-term rental unit is subject to an annual business license fee of $35.

c. Permit Fee

A short-term rental unit on residentially zoned property is subject to an annual permit fee of $290.

d. Registration Fee

A short-term rental unit on property with nonresidential zoning is subject to an annual registration fee of $290.

IX. Inspections

The City shall perform an inspection prior to the issuance of an initial permit or registration to ensure compliance with Section 14-5.3(C)(12) and all applicable fire, health, and safety requirements; and may, upon notice to the owner, perform additional inspections as warranted. To obtain a short-term rental permit or registration, a dwelling unit must meet the following requirements:

a. Fire evacuation plan;
b. Carbon monoxide detection;
c. Smoke alarms in all bedrooms;
d. Fire extinguishers on each floor;
e. No storage of combustible materials in mechanical, boiler, or electrical rooms;
f. Fireplace or wood stove must have non-combustible ash receptacle outside the dwelling unit; and
g. Address numerals must be at least four inches tall, with one-half inch stroke width, in contrasting color, visible from the street.

X. Required Notice for Short-term Rental Permits

a. Within ten days after the issuance or renewal of a short-term rental permit, the owner or operator shall mail notices by first-class mail to:
    1. The homeowners' association within which the unit is located (if applicable);
    2. Owners of residentially zoned property within 200 feet of the subject property, exclusive of rights-of-way, as shown in the records of the county assessor;
    3. The physical addresses of such properties where such address is different than the address of the owner; and
    4. The planning and land use department.
b. The notices shall be on a form approved by the Planning and Land Use Director.
c. The notices shall contain the name and phone number of the local operator. Within ten days after any change in the contact information for the local operator, the owner or operator shall mail a new notice to all parties entitled to notice.
d. Within ten days of the mailing, the owner or operator shall provide the Land Use Director with copies of all required mailing lists and an affidavit of mailing signed by the person who mailed the notices.

XI. Records

Each owner or operator shall maintain records for the short-term rental unit for at least the most recent three years and shall make such records available to the City for inspection upon request. The records that must be maintained for each short-term rental unit include the following:

a. For a short-term rental unit located on residentially zoned property, the starting date of each reservation and the number of nights rented for each reservation;
b. For all short-term rental units, the amount of rent guests paid by month and the amount of each type of tax and fee the owner paid to the City in connection with rental of the unit by month.

XII. Violations and Penalties

If an owner or operator fails to obtain the necessary permit or registration before renting, offering to rent, or advertising a short-term rental unit; fails to pay or report applicable taxes; or otherwise fails to adhere to the provisions of Section 14-5.3(C)(12), the owner or operator shall be subject to the enforcement provisions set forth in Sections 1.3 and Section 14-1.12, *Enforcement*, and all other legal remedies and enforcement actions available under the law. These may include civil or criminal penalties or revocation of a short-term rental permit or registration.

XIII. Restrictive Covenants

Private restrictive covenants, enforceable by those governed by the covenants, may prohibit short-term rental units.

XIV. Real Estate Disclosure

A real estate broker listing property in Santa Fe shall provide prospective buyers with a current copy of this ordinance.

XV. Host Platforms

a. A host platform shall require an owner or operator of a short-term rental unit to include a City-issued permit or registration number in all listings or advertisements for a short-term rental unit.

b. Upon notice from the City that a permit or registration number on a short-term rental unit listing is invalid, the host platform shall deactivate that listing within five business days.

c. A host platform shall provide a monthly report to the City that includes the web address (URL) for each property listed on the host platform, together with the permit or registration number associated with that URL.

XVI. Existing Short-Term Rental Permits and Registrations

a. Short-term rental permits and registrations held at the time the ordinance amending Section 14-5.3B (Ordinance No. 2020-35) was adopted remain valid to the extent they have been consistently renewed and they are not subject to the limitations on proximity set forth in Section 14-5.3(C)(12)(III) or Section 14-5.3(C)(12)(IV) or the limit of one permit per natural person set forth in Section 14-5.3C.12.III.c. Upon expiration, and in subsequent years, the owner is eligible to timely renew the permits or registrations pursuant to Section 14-5.3(C)(12)(IX), subject to compliance with applicable requirements of Section 14-5.3C.12, and payment of required fees.

b. A short-term rental unit that is validly permitted or registered at the time the ordinance amending Section 14-5.3(B) was adopted and that either is located within a development containing resort facilities or is comprised of multiple, time-divided ownership interests, may continue to operate as a short-term rental unit as provided in this subparagraph. Such units are not subject to the limitations on proximity set forth in Section 14-5.3(C)(12)(III) or Section 14-5.3(C)(12)(IV) or the limit of one permit per natural person set forth in Section 14-5.3(C)(12)(III)(c). Upon expiration of the existing permit or registration and in subsequent years, the owner is eligible to timely file a renewal application and to obtain a short-term rental registration for the following year. Eligible units shall be issued a short-term rental registration, not a permit, regardless of whether the unit is located on residentially or non- residentially zoned property, subject to ongoing compliance with applicable requirements of Section 14-5.3C.12, and payment of applicable fees.

XVII. Effective Date

a. Short-term rental unit owners who possessed a valid short-term rental permit when Ordinance 2016-20 was adopted were considered to possess a valid permit under the new regulations and did not need to renew their permit until the following year.

b. Short-term rental unit owners who possessed a valid short-term permit for a contiguous property issued prior to Ordinance 2016-20 were deemed as a "residential" permit holder upon the adoption of the ordinance and were eligible to renew their permit as a "residential" permit in following years.

13. Tiny Home

I. Individual tiny homes may be installed on any lot in any zoning district that permits single-family dwellings.

II. Tiny homes may be used as an accessory dwelling unit on any lot where an ADU is permitted, subject to the standards for ADUs described in Section 14-5.3C.2.

III. Any tiny home that is to be occupied for more than 30 consecutive days shall:

a. Meet all applicable requirements of the International Residential Code for detached dwellings;

b. Be installed on a permanent foundation; and

c. Connect to City water, sewer, and electric utilities before occupancy.

D. Group Living

1. Continuing Care Community

I. Density

Independent dwelling units are subject to the density standards of the district in which the continuing care community is located.

II. Compliance with state and federal law

Continuing care communities must comply with all applicable state and federal laws and regulations.

2. Foster Home

A foster home shall be licensed by the appropriate state agencies.

3. Group Residential Care Facility, Correctional

In the C-1, C-2, C-4, and HZ zoning districts, a conditional use approval is required if located within 200 feet of a residentially zoned property, unless the use is a qualifying project located within the Midtown LINC overlay district.

4. Group Residential Care Facility, Large or Small

I. In all residential zoning districts and the RAC district, a large group residential care facility requires conditional use approval.

II. In the C-2 and BIP districts, any size group residential care facility requires conditional use approval.

5. Personal Care Facility for the Elderly

All state and federal laws and regulations governing the facility shall be complied with prior to issuance of a certificate of occupancy.

6. Sheltered Care Facility

I. The ratio of floor area to lot area shall not be greater than 0.4.

II. The required yard on all sides is 25 feet; provided, however, if a solid masonry wall is built around the perimeter of the property, then the yard may be five feet.

III. Open space shall equal 100 percent of the heated floor area. Open space does not include parking area, streets, driveways, heated space, garages, carports or accessory buildings. Open space shall not measure less than 15 feet in any of its dimensions, shall be noted as open space on the plat, and shall meet all other requirements for common open space as provided in Section 14-7.4, *Open Space.*

IV. No more than one sign, one square foot in area, hung flush to the fence or wall of the structure is allowed.

V. Complaints about operation shall be investigated by the Land Use Director and, if a complaint is valid, the facility shall be given 30 days' written notice to remedy the complaint. If the operator fails to remedy the complaint within 30 days after written notice, the Governing Body, after providing notice to the operator and an opportunity of the operator to be heard, may revoke the license to operate the facility.

VI. All sheltered care facilities shall be licensed by the State.

E. Agricultural Uses

1. Standards for All Agricultural Uses

I. Any agricultural use dedicated to growing cannabis shall additionally be subject to the standards of Section 14-5.3(G)(4), *Cannabis Establishments.*

II. Agricultural uses for noncommercial purposes that are accessory to a permitted principal use are permitted in all zoning districts but shall not create a public nuisance, subject to Subsection 10-9 SFCC 1987, *Nuisance Abatement Ordinance*, and shall meet all other applicable City codes.

III. Agricultural uses for commercial purposes are permitted as set forth in Table 5-1, however, the following commercial agricultural uses are specifically prohibited:

a. Animal production;
b. Slaughterhouses and slaughtering of livestock; and
c. Any other use prohibited by Chapter 5-7.1, Possession, confinement and impoundment of animals.

IV. Applicability

a. No agricultural activity shall be conducted, or farm structure erected, except in compliance with the provisions of this Section 14-5.3(E) and shall not supersede the rights of homeowners' associations (HOAs) or any existing covenants, conditions and restrictions of HOAs or other neighborhood associations.
b. The provisions of this subsection shall apply to all agricultural activities, whether such activity is a primary use or an accessory use, except for:
    1. Gardens as accessory to residential uses, for the personal noncommercial use of residents.
    2. Community gardens located on city-owned property and regulated by written policies and procedures of the City of Santa Fe.
    3. Community gardens for noncommercial purposes permitted as an accessory use.
    4. The growing of cannabis for personal use, as permitted by the Lynn and Erin Compassionate Use Act, NMSA 1978, Sections 26-2B-1 to -10 NMSA 1978; and the Cannabis Regulation Act, NMSA 1978, Sections 26-2C-1 to -42.

V. Approval Procedures
a. Agricultural uses are allowed as an accessory use; with a conditional use approval; or permitted by right, all as shown in Table 5-1.
b. Except as otherwise provided in this subsection, the procedural and other requirements for Home Occupation, as described in Section 14-5.3(C)(6), conditional use approvals and development plans apply to agricultural uses and structures.
c. Agricultural uses and structures shall comply with all other applicable provisions of SFCC 1987, including Chapter VII, *Building and Housing*, and Chapter XII, *Fire Prevention and Protection*.
d. The Governing Body may adopt by resolution guidelines for the development and operation of agricultural uses, which shall guide the Planning and Land Use Director in the administration of this subsection.

VI. Screening and Buffering
a. Any composting, loading, or disposal areas within or adjacent to a residential or commercial zoning district shall be screened from view by a wall, fence, berm or vegetative screen, or combination thereof. Fencing shall be constructed of opaque materials and shall comply with the standards and requirements of Section 14-8.5, *Walls and Fences*.
b. Any material or equipment stored outdoors within a residential or commercial zoning district shall be surrounded by a wall or fence or vegetative screen not less than six feet high, to screen such material or equipment from view from any public street or public open space.

VII. Maintenance and Operation

Urban farms, cannabis producers, and cannabis producer microbusinesses shall at no time be used or maintained to constitute a nuisance or hazard to the surrounding neighborhood.

VIII. Soil Safety

All urban farms, cannabis producers, and cannabis producer microbusinesses using conditioned soil shall comply with the New Mexico Soil and Water Conservation Act, Sections 73-20-25 through 73-20-48 NMSA 1978.

IX. Water

a. Urban farms, cannabis producers, and cannabis producer microbusinesses are allowed to use the following water resources:
   1. Captured rainwater on-site meeting the requirements of the New Mexico State Engineer's Office (OSE) and Section 14-8.4(D), *Water Harvesting and Irrigation Standards;*
   2. Passive water harvesting designed to infiltrate water, control runoff and erosion;
   3. Gray water or treated effluent from permitted on-site sources adhering to the requirements of Section 20-7-3 NMAC and Section 14-8.4(D)*;*
   4. Well water from existing on-site wells, provided that such wells are permitted by the OSE for agricultural use, are metered, and tested annually by a laboratory certified by the New Mexico environment department to ensure that the well is bacteria-free and that the levels of arsenic, fluoride, nitrate, and uranium are compliant with EPA primary drinking water standards (maximum contamination levels, or MCLs), and such lab reports shall be sent to the Planning and Land Use Director;
   5. Municipal water system; or
   6. Stormwater infiltration where permitted by the OSE.

b. Any constructed water catchment systems shall meet all permitting requirements of the Planning and Land Use Department.

c. Water supplied through the municipal water system shall be charged at the rate applicable to the meter size, and shall comply with all applicable requirements of Section 14-7.7, *Development Water Budgets.*
   1. Separate meters shall be required for irrigation in commercial and industrial zoned areas unless the total farm area on the lot is less than 500 square feet, and meter data denoting monthly and annual water use shall be sent to the Planning and Land Use Director for monitoring purposes;
   2. Water efficient irrigation systems are required to be installed and used when water from the municipal water system is used for irrigation.

d. Irrigation systems shall comply with Section 14-8.4(D)(4), *Irrigation Standards,* including installation of an approved backflow prevention device.

e. Watering times shall comply with the outdoor conservation regulations pursuant to Section 25-2.7, *Water*.

f. The use of other water efficient technologies and water management best practices, such as use of ollas or other water-holding materials, are allowed. The Land Use Director shall provide all urban farms with City-authored water efficient irrigation guidelines and low-water use landscape literature, such as landscape irrigation design standards.

X. Abandonment

a. If an agricultural use ceases for any reason for 365 consecutive days without the prior written approval of the Land Use Director, the use shall be deemed to be abandoned.

b. Any property used for agricultural purposes pursuant to this section shall be cleared and restored to the state in which it existed prior to commencement of the agricultural use. The property owner shall remove from the property all farm structures within 90 days after the date the agricultural use is discontinued. Site clearing shall consist of:

1. Physical removal of all farm structures, farm equipment and machinery; and
2. Disposal of all composting and agricultural waste in accordance with local and state waste disposal regulations; and
3. Stabilization of the site's vegetation as necessary to minimize erosion and invasive species encroachment. The Land Use Director may allow the owner to leave landscaping in order to minimize erosion and disruption to vegetation.

c. If the applicant fails to remove farm structures, farm equipment, and farm machinery in accordance with the requirements of this subsection within 90 days of the date the agricultural use is discontinued, the Planning and Land Use Director shall proceed with enforcement actions as provided for in Section 14-1.12, *Enforcement*.

2. Agricultural Home Occupation

Agricultural home occupations shall comply with Home Occupation standards described in Section 14-5.3(C)(6), except that:

a. Up to five people, other than members of the family who reside on the premises, may be employed for urban farms with up to 10,000 square feet of production area. An additional person may be employed as part of the urban farm operations for every additional 10,000 square feet of the production area, up to a total of ten people.

b. A farm stand and other farm structures shall not be included in the calculation of maximum permitted floor area.

c. Agricultural home occupations are not subject to the signage limitations for non-agricultural home occupations, and instead signage is permitted as provided in Section 14-7.6, *Signs.*

d. On-site parking is required as follows:

1. One parking space for each worker who resides off- premises working simultaneously; and
2. If applicable, three parking spaces on the lot available to farm stand customers during farm stand open hours.

3. Aquaculture

I. Operations must comply with applicable federal and state regulations for water use and discharge, and for the possession, propagation, culture, sale and disposition of living marine organisms.

II. The size of the operation is limited to 750 square feet or less.

4. Aquaponics

Operations must comply with applicable federal and state regulations for water use and discharge, and for the possession, propagation, culture, sale, and disposition of living marine organisms.

5. Composting
   I. General Standards
      a. Composting is accessory to an urban farm, cannabis producer, or cannabis producer microbusinesses and shall be used only on-site where any ground level urban farm or roof level urban farm, cannabis producer, or cannabis producer microbusiness is permitted.
      b. Composting shall occupy no more than ten percent of the farm area.
      c. Cooked food, raw animal matter, animal waste, and human waste shall not be used in the creation of compost.
   II. Maximum Height
      a. Maximum height of composting structures or bins shall not exceed the maximum height permitted for fences and walls in the zoning district where the property is located.
      b. On a roof level urban farm, any composting must be contained within a fully enclosed inflammable bin that does not have direct contact with flammable materials.
   III. Setbacks
      a. Accessory structures, compost bins, and windrows shall comply with the applicable setback requirements in all zoned districts.
      b. Compost bins, structures, and windrows located in a required yard or street frontage in all residential and commercial zoned districts must be screened from street view and set back a minimum of ten feet from the property line.
6. Farm Stand
   I. An urban farm may include a farm stand.
   II. Farm stands located in zoning districts which otherwise prohibit retail sales shall:
      a. Only sell agricultural products that are grown on the premises;
      b. Be no larger than 48 square feet; and
      c. Be erected only during business operating hours and during the farming season.
   III. Operation of a farm stand requires a home occupation permit or other type of business license issued by the City of Santa Fe Business Licensing Division.
7. Hydroponics

   Operations must comply with applicable federal and state regulations for water use and discharge, and for the possession, propagation, culture, sale and disposition of living marine organisms.

8. Urban Farm, Ground or Roof Level
   I. The principal activity to be performed on a ground- or roof-level urban farm shall be the cultivation of agricultural crops.
   II. In all residential districts, a ground-level urban farm greater than 10,000 square feet in area requires a conditional use approval.
   III. In the C-1, C-2, C-4, SC-1, SC-2, and SC-3 districts, a ground-level urban farm greater than 1 acre in area requires a conditional use approval.
   IV. In all residential districts, a roof level, open air urban farm greater than 1,000 square feet in area is not permitted.
   V. In no district may a roof level, open air urban farm be larger than 5,000 square feet.

F. Civic, Public, and Institutional Uses

1. Community and Cultural Centers or Facilities
   I. Cemetery, Mausoleum, or Columbarium
      The total lot area shall not be less than ten acres.
   II. Museum
      In the RAC district, this use is limited in area to 3,000 square feet.
   III. Religious, Educational, or Charitable Institution
      a. This use does not include schools or religious assembly uses.
      b. In all nonresidential and mixed-use districts, and the AC overlay, a conditional use approval is required if the use is located within 200 feet of residentially zoned property, unless it is a qualifying project located within the Midtown LINC overlay district.

2. Educational Facilities
   I. College or University, Residential
      The total lot area shall not be less than ten acres. Minimum street frontage shall not be less than 300 feet.
   II. Elementary or Secondary School, Public Or Private
      In the C-1, C-2, C-4, BCD, BIP, and MU districts, a conditional use approval is required if the use is located within 200 feet of residentially zoned property, unless it is a qualifying project located within the Midtown LINC overlay district.
   III. Vocational or Trade School, Light Industrial
      In the BCD and BIP districts, a conditional use approval is required if the use is located within 200 feet of residentially zoned property, unless it is a qualifying project located within the Midtown LINC overlay district.
   IV. Vocational or Trade School, Non-Industrial
      In the RAC district, this use is limited to 3,000 square feet.

3. Emergency Services

I. Police or Fire Station

In all residential zoning districts, a police or fire station with seven or more staff requires a conditional use approval.

4. Health Care and Extended Care Facilities

I. Hospital

a. Business and Industrial Park District

Hospitals in the BIP District shall be located no less than 50 feet from the boundary of a residential use or residential zoning district.

b. Las Soleras Hospital Zone District

1. A heliport serving a hospital is a permitted use.
2. Prior to the submittal for Development Plan approval for each phase of development within the Las Soleras HZ district, the applicant shall conduct and submit a market analysis and fiscal impact analysis that analyzes in detail the need for the proposed hospital. The market analysis shall address demand, projected service capacity and build-out; identify primary and secondary market area; estimate projected revenue and expense; and identify the scale and extent of local competition. The fiscal impact analysis shall contain an estimate of net local public costs, including capital outlay and operating expenses, and revenues attributable to the proposed project. Additionally, as a condition for and prior to the granting of Development Plan approval, any new hospital to be constructed shall participate in meetings at which the Santa Fe County health policy Planning Commission, Christus St. Vincent Hospital and interested local and regional health care providers have been invited to attend to address impacts of dual hospitals in the community.

c. Christus/St. Vincent Hospital Zone District

In the Christus/St. Vincent Hospital Zone District, hospitals require a conditional use approval.

II. Medical or Dental Office or Clinic
   a. In the RAC district, this use is limited to 3,000 square feet.
   b. In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

5. Human Services

I. Human Services Establishment
   a. In all districts where a human service establishment is permitted, a conditional use approval is required if the use is located within 200 feet of residentially zoned property, unless it is a qualifying project located within the Midtown LINC overlay district.
   b. Open space is required as described in Section 14-7.4 for each dwelling unit that contains kitchen facilities.

G. Commercial Uses

1. Animal-Related Uses

I. Doggie Daycare
   a. In the C-1, C-2, C-4, BCD, and MU districts, a conditional use approval is required if the use is located within 200 feet of residentially zoned property, unless it is a qualifying project located within the Midtown LINC overlay district.
   b. In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

II. Kennel or Boarding Facility
   In the C-1, C-2, C-4, and BIP districts, a conditional use approval is required if the use is located within 200 feet of residentially zoned property, unless it is a qualifying project located within the Midtown LINC overlay district.

III. Pet Grooming
   In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

IV. Veterinarian
   a. In the C-1, C-2, C-4, BIP, SC-2, SC-3, and MU districts, a conditional use approval is required if the use is located within 200 feet of residentially zoned property, unless it is a qualifying project located within the Midtown LINC overlay district.
   b. In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.
   c. Except in an RR district, the following shall apply:
      1. The facilities provide treatment for animals of a non-agricultural, domestic household nature only, including dogs, cats, caged birds and other animals typically capable of being housed within a family dwelling unit;
      2. The facilities contain no external kennels or areas of boarding, training, breeding or exercising of animals;
      3. Overnight boarding of animals for medical purposes is only accommodated by soundproof rooms contained within the facility;
      4. Continuous or repetitious noise or odors discernible at the lot line are cause for investigation by the Land Use Director, potentially leading to revocation of the occupancy permit; and
      5. Any treatment facility for large or typically farm animals, including horses, cows, sheep, chickens and pigs, are excluded from the list of permitted uses.

2. Arts Activities

I. Arts and Crafts Studio, Gallery, or School
   a. In the RAC district, this use is limited in area to 3,000 square feet.
   b. In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

II. Dance Studio
   a. In the RAC district, this use is limited in area to 3,000 square feet.
   b. In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

III. Film Production
[reserved]

IV. Photography Studio
   a. In the RAC district, this use is limited in area to 3,000 square feet.
   b. In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

3. Assembly

I. Private Club or Lodge
   a. This use type does not include uses customarily carried on as a business, including private lounges or other areas devoted to cannabis consumption.
   b. In all residential districts except R-10, R-12, R-21, R-29 and RAC, the following additional standards apply:
      1. The facility shall not have a lot area of less than two acres; and
      2. A structure in connection with the facility shall not be closer than 25 feet to any lot line.
   c. In all nonresidential and mixed-use districts, a conditional use approval is required if the use is located within 200 feet of residentially zoned property, unless it is a qualifying project located within the Midtown LINC overlay district.
   d. In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

4. Cannabis Establishments

I. Applicable Law

Cannabis establishments are subject to applicable sections of the Land Development Code, as set forth in Chapter 14 of the SFCC 1987; other applicable City ordinances, as set forth in the SFCC 1987; and applicable state laws and regulations. Applicable provisions include, but are not limited to, the Lynn and Erin Compassionate Use Act, Sections 26-2B-1 to 26-2B-10 NMSA 1978; the Cannabis Regulation Act, Sections 26-2C-1 to 26-2C-42 NMSA 1978; the Dee Johnson Clean Indoor Air Act, Sections 24-16-1 to 24-16-20 NMSA 1978; the Santa Fe Smoke Free Ordinance, Section 10-6 SFCC 1987; the Nuisance Abatement Ordinance, Section 10-9 SFCC 1987; and the Business License Ordinance, Section 18-1 SFCC 1987.

II. Enforcement

A person who fails to adhere to the provisions of this Chapter 14 shall be subject to the enforcement provisions set forth in Sections 1.3 and Section 14-1.12, *Enforcement*, and all other legal remedies and enforcement actions available under the law.

III. Prohibited in Residential Zoning Districts

The conduct of any business as a cannabis establishment or for a commercial cannabis activity is not allowed in any residential zoning district.

IV. Permitted Uses

Cannabis establishments are permitted only as set forth in Table 14-6.1-1 and this subsection. A vertically integrated cannabis establishment or integrated

cannabis microbusiness is permitted only if all uses licensed by the licensee are permitted in the zoning district.

V. Minimum Distance from Schools

A cannabis establishment is not a permitted use if the cannabis establishment would be located within a 300-foot radius of an existing preschool, daycare center, elementary school, or secondary school. The radius shall be measured from the subject property boundaries.

VI. Retail Establishments

a. Density Limitations

1. A commercial cannabis retailer is not a permitted use if:

i. When retail sale of cannabis is the primary use, the main entrance of the retailer is within a 400-foot distance of an existing cannabis retailer; or

ii. The closest point of the commercial cannabis retailer's licensed premises is within 300 feet of a religious institution.

b. Density Limitation exemption. A cannabis retailer that is wholly owned by a tribe, as defined in Section 11-13A-2(D) NMSA 1978, is a permitted use within four hundred (400) feet of the main entrance of a retailer that initiates its application for a cannabis retailer license to the State of New Mexico after the retailer wholly owned by the tribe initiates its application for such a license.

c. Operating Hours

Permitted hours of operation are between 7:00 a.m. and 12:00 a.m. (midnight).

VII. Odors and Ventilation

a. All cannabis establishments must comply with applicable state and City laws and regulations concerning odors and ventilation, including building and fire codes.

b. Cannabis producers, cannabis producer microbusinesses, and cannabis manufacturers must use industry standard techniques such as activated carbon filtration and regular maintenance of HVAC systems to minimize odorous, toxic, or noxious matter.

c. Cannabis producers, cannabis producer microbusinesses, cannabis manufacturers, and cannabis consumption areas must obtain City approval of an odor control plan addressing these laws, prior to the issuance of a construction permit or certificate of compliance.

VIII. Safety and Security

All cannabis establishments must comply with state law and regulations concerning safety and security, in addition to applicable provisions of SFCC 1987.

IX. Cannabis Producer Microbusiness

In all districts, outdoor growing requires a conditional use approval.

X. Cannabis Producer

In the I-1 and I-2 districts, indoor cannabis cultivation is permitted by right. In all other districts, a conditional use approval is required.

XI. Commercial Cannabis Retailer

In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

5. Food and Beverages

I. Bar, Cocktail Lounge, Nightclub, With or Without Outdoor Entertainment

a. In the RAC district, this use is limited to 3,000 square feet.
b. In the RAC district and the AC overlay, amplified live entertainment or amplified music for dancing is prohibited after 10 p.m.
c. In the C-2, SC-1, SC-2, and SC-3 districts, a conditional use approval is required if the use is located within 200 feet of residentially zoned property, unless it is a qualifying project located within the Midtown LINC overlay district.
d. Additionally, with outdoor music, in the BCD, I-1, I-2, and MU districts, a conditional use approval is required if the use is located within 200 feet of residentially zoned property, unless it is a qualifying project located within the Midtown LINC overlay district.
e. In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

II. Commissary Kitchen

A conditional use approval is required if the use is located within 200 feet of residentially zoned property, unless it is a qualifying project located within the Midtown LINC overlay district.

III. Outdoor Dining

a. Applicability

The standards of this section apply to outdoor dining and seating located on private property. Outdoor dining and seating located in the public-right-of-way is subject to review and approval by the Department of Public Works, as specified in the City's Code of Ordinances.

b. Accessory Use

Outdoor dining and seating shall be conducted as an accessory use to a legally established eating and drinking establishment that is located on the same lot or an adjacent lot.

c. Hours of Operation

The hours of operation are limited to the hours of operation of the associated eating and drinking establishment.

d. Standards for Operation
   1. In the RAC district, this use is limited in area to 3,000 square feet.
   2. Public outdoor dining areas shall be at least 100 feet from residentially zoned property.
   3. If alcohol is served:
      i. Outdoor dining areas shall be at least 500 feet from the closest residential structure or zone.
      ii. The outdoor area where alcohol is served must be segregated using 4-foot-high planters or fences to close off the area to unauthorized access.
      iii. Access to outdoor areas where alcohol is served shall only be from within the main restaurant or tavern structure. However, the perimeter fence or planters shall have an emergency exit gate, operable only from within the outdoor dining area.
   4. If the outdoor dining space is adjacent to or within a pedestrian sidewalk, a minimum width of five feet free and clear space shall be maintained at all times between the edge of the dining area and the back of the curb.
   5. If a fence is used for separation rather than planters, the fence must be decorated to be aesthetically appealing to the outdoor dining area as viewed by neighboring properties, or planters and/or landscaping may be installed in front of the fence, subject to pedestrian clearance requirements described in provision h.
   6. Music or other outdoor sound amplification must be kept at a level so that it does not create a nuisance beyond the property line.
   7. Portions of parking areas may be used for outdoor dining; however, in no case may spaces needed to meet the minimum requirements specified in Section 14-7.5D be used.
   8. In the BCD, if the distance separation cannot be met, the Governing Body may approve a conditional use.

IV. Restaurant, Fast Service/Take-Out
   a. In the RAC district, this use is limited to 3,000 square feet.
   b. In the RAC district, amplified live entertainment or amplified music for dancing is prohibited after 10 p.m.
   c. In the C-1 and C-4 districts, gross floor area shall not exceed 1,000 square feet, and the sale of alcohol is prohibited.

V. Restaurant, Full Service, With or Without Incidental Alcohol Service
   a. Amplified live entertainment or amplified music for dancing prohibited after 10 p.m. in the RAC and AC districts.
   b. In the RAC district, this use is limited to 3,000 square feet.

VI. Restaurant with Bar, Cocktail Lounge or Nightclub Comprising More Than 25% of Total Serving Area

a. Amplified live entertainment or amplified music for dancing prohibited after 10 p.m. in the RAC and AC districts.
b. In the RAC district, this use is limited to 3,000 square feet.
c. In the AC overlay, and the C-2, BCD, SC-1, SC-2, SC-3, and MU districts, a conditional use approval is required if the use is located within 200 feet of residentially zoned property, unless it is a qualifying project located within the Midtown LINC overlay district.
d. In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

VII. Restaurant, with Drive-Through/Drive-Up
a. In all districts, a conditional use approval is required if the use is located within 200 feet of residentially zoned property, unless it is a qualifying project located within the Midtown LINC overlay district.
b. In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

6. Lodging- Vacation Time Share

The provision of operating or management services to single or multiple owners of vacation time share projects is a commercial use whether or not the management services are provided on the same site as the timeshare units, and operators and managers are required to obtain a business registration from the City.

7. Office, Business, and Professional

I. Bank or Credit Union
a. If there is a drive-through, in the C-1, C-2, I-1, BIP, SC-1, SC-2, and SC-3 districts, a conditional use approval is required if the use is located within 200 feet of residentially zoned property, unless it is a qualifying project located within the Midtown LINC overlay district.
b. In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

II. Business or Professional Office Excluding Medical, Dental, and Financial Services
a. In the RAC district, this use is limited to 3,000 square feet.
b. In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

III. Laboratory, Research or Testing

A laboratory shall comply with the performance standards of Section 10-4 SFCC 1987 and shall not produce any offensive noise, vibration, smoke, dust, odors, heat, gas, glare, electrical interference, radiation exposure, or otherwise create a risk to health, safety or property of residents or occupants of adjacent or neighboring residential properties.

IV. Temporary On-Site Contractor's Office

A temporary building used by a contractor as an office or for storage of tools or other construction items shall be removed no later than the completion or abandonment of the construction work.

8. Recreation and Entertainment
   I. Commercial Recreation
      In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.
   II. Theater, Live Productions
      a. In the RAC district, this use is limited to 3,000 square feet.
      b. In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.
9. Retail Sales and Services
   I. Antique Store
      a. In the RAC district, this use is limited to 3,000 square feet.
      b. In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.
   II. Art Supply Store
      a. In the RAC district, this use is limited to 3,000 square feet.
      b. In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.
   III. Bookshop
      a. In the RAC district, this use is limited to 3,000 square feet.
      b. In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.
   IV. Cabinet Shops, Custom
      In the RAC district, this use is limited to 3,000 square feet.
   V. Department or Discount Store
      In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

VI. Flea Market

a. Such uses shall:

1. Meet the requirements of Section 14-7.5, *Off-Street Parking and Loading,* and Section 14-7.6, Signs. For the purposes of implementing sign regulations, a flea market constitutes one business establishment;
2. Meet the requirements of the garbage, litter and weed ordinances;
3. Not operate as a campground;
4. Not be located on open space or landscaping areas required by Chapter 14 for another building or use;
5. Be located on parking areas only so long as enough area remains to meet all parking required by Chapter 14 for both the flea market and the other building or use. This cumulative parking requirement may be reduced pursuant to one of the options described in Section 14-7.5E, *Parking Alternatives;* however, if a development plan is required, the reduction may be approved concurrently with the development plan; and
6. Be required to obtain a certificate of occupancy whether or not a construction permit is required.

b. For flea markets with 15 or more vendors, development plans showing parking, vendor area and landscaping as set forth in Section 14-2.1F.3, *Construction Permit.*

c. For flea markets with fewer than 15 vendors, a site plan showing parking, vendor area and landscaping shall be approved by the planning and land use director. Fewer than five individual vendors located on a property does not constitute a flea market.

d. Complaints about flea market operation shall be reviewed by the Land Use Director and, if valid, the facility shall be given one to five days written notice to remedy the complaint. If the operator fails to remedy the complaint within the time provided in the written notice, the governing body may set a public hearing to consider revocation of the operator's license. The operator shall be given notice of the public hearing and an opportunity to be heard.

e. These provisions do not apply to markets located on city property that are subject to an alternate approval process.

VII. Florist Shop

a. In the RAC district, this use is limited in area to 3,000 square feet.

b. In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

VIII. Furniture Store

In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

IX. Laundromat
   a. A solid masonry wall not less than six feet in height shall be erected along side and rear lot lines of laundromats adjoining residential lots;
   b. No more than one wall sign of not more than 20 percent of the front wall area, excluding doors and windows, is allowed; and
   c. The maximum floor area ratio is 3.0:1. The maximum floor area is 3,000 square feet.
   d. In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

X. Neighborhood Grocery Store
   a. A solid masonry wall not less than six feet in height shall be erected along side and rear lot lines of a neighborhood grocery store adjoining residential lots;
   b. No more than one wall sign of not more than 20 percent of the front wall area, excluding doors and windows, is allowed; and
   c. The maximum floor area ratio is 3.0:1. The maximum floor area is 3,000 square feet.
   d. In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

XI. Office Equipment Sales and Service; Retail Sale of Office Supplies
   In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

XII. Pharmacy or Apothecary Shop
   The business shall be confined principally to the compounding and dispensing at retail of drugs and medicines and the sale of medical and dental supplies and devices.
   a. This use does not include the compounding, blending, extracting, infusing, or sale of cannabis.
   b. In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

XIII. Retail Establishment Not Listed Elsewhere
   In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

XIV. Retail and Service Uses that are Intended to Serve the Primary Uses and That Do Not Exceed 5,000 Square Feet
   In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

XV. Retail Sales Accessory to Any Permitted Use
   a. The retail sales use shall not occupy more than ten percent of the total floor area of all buildings occupied by the principal use.
   b. In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

XVI. Sign Shop
   In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

10. Service Establishments

I. Exercise, Spa, or Gym Facility
   In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

II. Hair Salon or Barber Shop

In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

III. Personal Service Establishment

In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

IV. Tailoring or Dressmaking Shop

In the MU district, hours of operation are limited to 7 a.m. to 10 p.m.

11. Sexually Oriented Business

I. Purpose

In adopting this section, it is recognized that businesses providing certain types of adult entertainment, wherever and by whomever provided, may provide services or goods that can have deleterious effects on the public health, safety or general welfare. It is further recognized that the location of adult entertainment, whether in commercial buildings or private homes, is of interest to the City because there may be exposure of such adult services or goods to minors. It is further recognized that many persons are offended by the display of certain sexual acts or materials, by the appearance of nude or partially nude persons exposing parts of the body that customarily would be covered in public and that include private body parts of either males or females and the female breast portion showing the areola; and that persons are providing adult entertainment services or material. Regulation of adult entertainment through the police power of the municipality is reasonable, necessary, and appropriate for the benefit of the public welfare and to ensure that adverse effects do not contribute to the blighting or downgrading of neighborhoods, commercial districts, or public facilities and do not adversely affect minors. It is not a deprivation of property to prohibit, limit, or otherwise regulate adult entertainment as provided in this ordinance.

II. Location of Sexually Oriented Businesses

a. A sexually oriented business shall not be located or presented in a residential district, even temporarily; within 1,000 feet of a district zoned for residential use or a district in which single-family dwellings or multiple-family dwellings are allowed as principal uses and structures; or within 1,000 feet of any parcel of real property on which is located any of the following facilities:

1. A school, academy, center, or other entity that provides instruction primarily for and attended by minors;
2. A religious institution that conducts religious services, education classes or other gatherings for minors;
3. A public park, playground, or public recreation facility;
4. Eating and drinking establishments;
5. Hotels, motels, rooming and boarding houses;
6. Commercial recreational uses and structures such as theaters and bowling alleys;
7. Private day-care nurseries and kindergartens; or
8. Libraries.

b. This subsection does not apply to sexually oriented businesses existing on February 9, 2000. Such businesses shall be considered nonconforming uses and structures and shall be governed by Section 14-1.13, *Nonconformities.*

III. Public Display of Certain Material Prohibited

Materials offered for sale from adult news racks shall not be displayed or exhibited in a manner that exposes to public view any pictures or illustrations of adult human genitals or specified sexual activities in a manner that exposes the material to the view of persons outside the building in which the adult bookstore or adult motion picture theater is located.

IV. Adult News Racks, Book Stores, and Motion Picture Theaters; Violations; Impoundment of News Racks

a. The provisions of Section 14-1.13, *Nonconformities,* pertaining to nonconforming uses are applicable to adult news racks, adult bookstores, and adult motion picture theaters and they are required to comply with the provisions of this section.

b. An adult news rack that violates this section may be impounded by a city police officer or the planning and land Use director after:

1. A notice of violation has been affixed to the adult news rack stating the provision of this section that has been violated and stating that the adult news rack will be impounded if the violation is not abated within three days;
2. The violation is not abated within three days of the posting of the notice of violation;
3. The police department presents to the municipal court affidavits or other evidence sufficient to show a prima facie violation of this section; and
4. The municipal court issues a written order for the impoundment of the adult news rack pursuant to this section.

c. When an adult news rack is impounded, a complaint for violation of this section shall be filed within fourteen days of the impounding; if such action is not commenced within fourteen days or if a final appealable decision in such action is rendered more than sixty days from the filing of the action, the adult news rack, together with its contents and all money, if any, shall be released to the person who provides sufficient proof of ownership of the adult news rack, without requiring the payment of an impound fee. No adult news rack shall be released because a final appealable decision was not rendered within sixty days of the filing of the action if the claimant of the adult news rack is responsible for extending the judicial determination beyond the allowable time limit.

d. The person who provides sufficient proof of ownership of the adult news rack may have the adult news rack, together with its contents and all money, if any, returned upon paying an impound fee of $25 or upon order of the municipal court, if any, that authorized the seizure of the adult news rack, or pursuant to the terms of item (iii) of this section. Should there be a dismissal of the action charging a violation of this section or an acquittal of the charges, the court ordering the dismissal or entering the acquittal may provide for the release of the adult news rack and its contents impounded or the return of an impound fee paid for the release of the adult news rack impounded pursuant to such charges.

e. All adult bookstores and adult motion picture theaters as defined in Chapter 14 that were lawful before the effective date of Ordinance 2002-37 and that violate any provision of this section shall have ninety days from the effective date of Ordinance 2002-37 within which to terminate the violation. If the violation is not terminated within ninety days, the adult bookstore or adult motion picture theater shall be subject to the penalties set forth below and, in addition, the city attorney may apply to the district court for an injunction to prohibit the offending adult bookstore or adult motion picture theater from operating its business until the violation is terminated.

V. Penalty

Notwithstanding any other provision of this section, a person who violates this section may be punished as follows:

a. By imprisonment in the county jail not to exceed 90 days;
b. By forfeiture of the adult news rack impounded pursuant to the provisions of IV above in this subsection, providing a reasonable value of the adult news rack does not exceed $300;
c. A fine not to exceed $300; or
d. A combination of imprisonment, forfeiture, and fine; provided that in no event shall a fine imposed, when added to the reasonable value of the impounded adult news rack that is forfeited, exceed the sum of $300.

VI. Licensing of Sexually Oriented Businesses

a. No sexually oriented business shall be operated or maintained in Santa Fe without first obtaining a license to operate issued by the city.
b. A license may be issued for only one sexually oriented business located at a fixed and certain place. A person who desires to operate more than one sexually oriented business must have a license for each business.
c. A license or interest in a license is not transferable to any other person.
d. A person desiring to secure a license shall make application to the city. A copy of the application shall be distributed promptly to the Santa Fe police department and to the applicant.
e. The application shall be on a form provided by the accounts receivable office. An applicant, which includes all partners or limited partners of a partnership applicant; all officers or directors of a corporate applicant; and all stockholders holding more than five percent of the stock of a corporate applicant; or any other person who is interested directly in the ownership or operation of the business, shall furnish the information requested on the accounts receivable office form, which shall include the following information under oath:
    1. Name and address, including all aliases;
    2. Written proof that the individual is at least eighteen years of age;
    3. Whether the applicant previously operated in this or any other county, city, or state under a sexually oriented business license or similar business license;
    4. Whether the applicant has ever had a sexually oriented business license suspended or revoked and the reason for such suspension or revocation and the business entity or trade name under which the applicant operated that was subject to the suspension or revocation;
    5. All convictions of criminal statutes, whether federal or state or City ordinance violations, forfeiture of bond and pleadings of nolo contendere on any charges except minor traffic violations;
    6. The address of the sexually oriented business to be operated by the applicant and a full description of the nature of the business; and

7. If the applicant is a corporation, the application shall specify the name of the corporation, the date and state of incorporation, the name and address of the registered agent and the name and address of all shareholders owning more than five percent of the stock in the corporation and all officers and directors of the corporation.

f. Within 21 days of receiving an application for a license, the accounts receivable office shall notify the applicant whether the license is granted or application denied.

g. If application is denied, the applicant shall be advised in writing of the reasons for the denial. If the applicant requests a hearing within 30 days of receipt of notification of denial, a public hearing shall be held in accordance with Section 14-2.1.B.5.IV, *Appeal.*

h. Failure or refusal of the applicant to give requested information or the giving by the applicant of false or misleading information relevant to the application constitutes an admission by the applicant that they are ineligible for a license and is grounds for denial of a license.

VII. Standards for Issuance of License

To receive a license to operate a sexually oriented business, an applicant must meet the following standards:

a. If the applicant is an individual:
   1. Must be at least 18 years of age;
   2. Shall not have been convicted of or pleaded nolo contendere to a felony or any crime involving moral turpitude, prostitution, obscenity, or other crime of a sexual nature in any jurisdiction within five years immediately preceding the date of the application;
   3. Shall not have been found to have previously violated this section within five years immediately preceding the date of the application and the municipal court shall provide disposition of all ordinance violations at the request of the accounts payable office.

b. If the applicant is a corporation:
   1. All officers, directors and stockholders required to be named under Section 14-5.3(G)(11)(VI)(f) shall be at least 18 years of age;
   2. No officer, director or stockholder required to be named under that subitem shall have been convicted of or pleaded nolo contendere to a felony or any crime involving moral turpitude, prostitution, obscenity, or other crime of a sexual nature in any jurisdiction within five years immediately preceding the date of the application; and
   3. No officer, director or stockholder required to be named under that subitem shall have been found to have previously violated this section within five years immediately preceding the date of this application.

c. If the applicant is a partnership, joint venture, or any other type of organization in which two or more persons have a financial interest:
   1. All persons having a financial interest in the partnership, joint venture, or other type of organization shall be at least 18 years of age;
   2. No person having a financial interest in the partnership, joint venture, or other type of organization shall have been convicted of or pleaded nolo contendere to a felony or any crime involving moral turpitude, prostitution, obscenity, or other crime of a sexual nature in any jurisdiction within five years immediately preceding the date of the application; and
   3. No person having a financial interest in the partnership, joint venture, or other type of organization shall have been found to have previously violated any provision of this section within five years immediately preceding the date of this application.

VIII. Display of License

The license shall be displayed in a conspicuous public place in the sexually oriented business.

IX. Renewal of License

a. Every license issued pursuant to this paragraph terminates at the expiration of one year from the date of issuance, unless sooner revoked, and must be renewed before operation is allowed in the following year.
b. An operator desiring to renew a license shall make application to the city. The application for renewal must be filed not later than 60 days before the license expires. A copy of the application for renewal shall be distributed promptly to the police department and to the operator.
c. The application for renewal shall be upon a form provided by the accounts receivable office and shall contain such information and data, given under oath or affirmation, as is required for an application for a new license.
d. A renewal fee shall be submitted with the application for renewal. In addition to the renewal fee, a late penalty shall be assessed against the applicant who files for a renewal less than 60 days before the license expires. If the application is denied, one-half of the renewal fee shall be returned.
e. If the police department is aware of any information bearing on the operator's qualifications, the department shall file that information in writing with the accounts receivable office.

X. Revocation of License

a. The governing body shall revoke a license for any of the following reasons:
    1. Discovery that false or misleading information or data was given on any application or material facts were omitted from an application;
    2. The operator or any employee of the operator, violated any provision of this section or any regulation adopted by the governing body pursuant to this section; provided, however, that in the case of a first offense by an operator where the conduct was solely that of an employee, the penalty shall not exceed a suspension of 30 days if the governing body finds that the operator had no actual or constructive knowledge of the violation and could not by the exercise of due diligence have had actual or constructive knowledge;
    3. The operator becomes ineligible to obtain a license;
    4. Any cost or fee required to be paid by this section is not paid; or
    5. Any intoxicating liquor or cereal malt beverage is illegally served or consumed on the premises of the sexually oriented business.
b. The governing body, before revoking or suspending a license, shall give the operator at least ten days written notice of the charges and the opportunity for a public hearing before the governing body, as provided in this subsection.
c. The transfer of a license or any interest in a license shall automatically and immediately revoke the license.

d. An operator whose license is revoked shall not be eligible to receive a license for one year from the date of revocation. No location or premises for which a license has been issued shall be used as a sexually oriented business for six months after the date of revocation of the license.

XI. Physical Layout of Sexually Oriented Businesses

A sexually oriented business that has available for customers, patrons, or members a booth, room, or cubicle for the private viewing of any adult entertainment must comply with the following requirements:

a. Access

Each booth, room, or cubicle shall be totally accessible to and from aisles and public areas of the sexually oriented establishment and shall be unobstructed by a door, lock or other control-type devices.

b. Construction

Every booth, room, or cubicle shall meet the following construction requirements:

1. Each booth, room, or cubicle shall be separated from adjacent booths, rooms, and cubicles and any nonpublic areas by a wall;
2. Have at least one side totally open to the public lighted aisle so that there is an unobstructed view at all times of any occupants;
3. All walls shall be solid and without any openings, extended from the floor to the height of not less than six feet and be light colored, nonabsorbent, smooth textured, and easily cleaned;
4. The floor must be light colored, nonabsorbent, smooth textured and easily cleaned;
5. The lighting level of each booth, room or cubicle, when not in use shall be a minimum of ten foot candles at all times, as measured at the floor.

c. Occupants

Only one person shall occupy a booth, room, or cubicle at any time. An occupant shall not engage in any type of sexual activity or cause any bodily discharge or litter while in the booth. A person shall not damage or deface any portion of the booth.

XII. Responsibilities of the Operator

a. The operator shall maintain a register of all employees, showing the name and aliases used by the employee, home address, age, birth date, sex, telephone numbers, social security number, date of employment and termination and duties of each employee. The information on each employee shall be maintained in the register on the premises for a period of three years following termination.
b. The operator shall make the register of employees available immediately for inspection by police upon demand of a member of the police department at all reasonable times.
c. Every act or omission by an employee constituting a violation of the provisions of this paragraph shall be deemed the act or omission of the operator if such act or omission occurs either with the authorization, knowledge, or approval of the operator or as a result of the operator's negligent failure to supervise the employee's conduct. The operator is punishable for an employee's act or omission in the same manner as if the operator committed the act or caused the omission.
d. Any act or omission of an employee constituting a violation of the provisions of this paragraph shall be deemed the act or omission of the operator for purposes of determining whether the operator's license shall be revoked, suspended, or renewed.
e. An employee of a sexually oriented business shall not allow any minor to loiter around or to frequent the sexually oriented business or to allow any minor to view the sexually oriented activities, performances, materials or other related matter or act as defined in the City Code.
f. The operator shall maintain the premises in a clean and sanitary manner at all times.
g. The operator shall maintain at least ten footcandles of light in the public portions of the establishment, including aisles, at all times.
h. The operator shall ensure compliance of the establishment and its patrons with the provisions of this paragraph.

XIII. Administrative Procedure

A person aggrieved by a final action of a city official, officer, or department may file an appeal contesting the final action of the city relating to denial, renewal, nonrenewal, revocation, or suspension of a license for a sexually oriented business pursuant to Section 14-2.1(H)(2), *Appeal.*

XIV. Exclusions

All accredited and duly licensed private schools and public schools in Santa Fe are exempt from obtaining a license pursuant to this paragraph when instructing pupils in sex education as part of their curriculum.

XV. Enforcement

The planning and land use department may enter any sexually oriented business at all reasonable times to inspect the premises and enforce this paragraph. If, during the inspection, circumstances indicate a violation of an ordinance or other law, the code enforcement officers shall report their findings to the police department for further investigation or other response as indicated.

H. Industrial Uses

1. Automobile Salvage or Wrecking Yard, or Junkyard

I. Front yards and yards adjoining residential districts shall have a minimum depth of 50 feet. The yards may be used for customer parking or for landscaping and shall not be used for storage or display.

II. Yards shall be enclosed by solid walls or solid fences at least six feet in height, with access only through solid gates that are kept closed when not in use.

III. No objects shall be stacked or stored higher than the height of the enclosing wall.

IV. All uses shall conform to performance standards as set forth in Section 10-4.

2. Storage

I. Outdoor Storage

a. The outdoor storage area shall be enclosed by solid walls at least six feet in height, with access only through solid gates that shall be kept closed when not in use.

b. No objects shall be stacked or stored higher than the height of the enclosing wall.

II. Self-storage

a. Individual Storage Units Within a Completely Enclosed Building

In the BIP district, self-storage is only permitted if individual units are contained completely within an enclosed building, and not directly accessible from outside a building. Such units are subject to the following limitations:

1. The operation of the storage area is compatible with other permitted uses existing in the vicinity;
2. The storage area shall not unreasonably interfere with permitted uses because of glare, traffic congestion or any similar nuisance; and
3. An individual storage unit shall not exceed two hundred square feet.

b. Individual Storage Units Directly Accessible from Outside a Building

Storage units that can be accessed directly from outside a building are subject to the following limitation:

1. A wall or fencing plan shall be submitted for staff review and approval prior to issuance of a construction permit. Walls or fences shall provide a visual buffer or screen and be constructed of opaque materials;
2. A landscape plan meeting all the requirements of Section 14-8.4, *Landscape and Site Design*, shall be submitted to the Land Use Director for approval prior to issuance of a construction permit;
3. The architecture shall be compatible with the zoning district as approved by the Land Use Director. One dwelling unit is allowed as part of the storage unit development and it must be architecturally compatible with the storage units. No portion of the storage units or the dwelling unit shall exceed one story in height;
4. Lighting shall comply with the standards described in Section 14-8.6, *Outdoor Lighting*;
5. Outdoor storage is prohibited on the site if the site is located within a C-2 district or the BCD.
6. Unless approved prior to July 25, 2007, mini-storage units shall also comply with the following:
   i. A building shall not be located less than 100 feet from a residentially zoned property unless the required landscaping buffer adjacent to the residentially zoned property is twice the otherwise required width; and
   ii. An eight-foot masonry wall, either stuccoed on the outside or made of decorative block, is required along any property line abutting a residentially zoned property.

III. Temporary Mobile Storage Unit

a. Applicability

1. On private property, a temporary mobile storage unit are limited to no more than eight feet in width, eight feet in height, and 16 feet in length and are permitted for no more than 30 days in a calendar year unless ownership of the property has changed, the property is being remodeled, or there is a change in occupancy of a rental unit on the site.
2. If site configuration or topography make placement of the mobile storage unit on the site impossible, the mobile storage unit may be placed in the right-of-way against the curb, the same as parking an automobile, and subject to the same time limits.

b. Standards

1. Parking

A temporary mobile storage unit shall not be placed in any parking space required for a nonresidential use on the site.

2. Location
   i. Placement of the temporary mobile storage unit shall not impede the sight visibility areas, as described in Section 14-3.5G.
   ii. A temporary mobile storage unit must be located a minimum of 100 feet from flammable or combustible liquid or fuel storage and dispensing structures.
3. Utilities
   i. No permanent water, sewer, electric, fuel, or phone facilities may be connected to the temporary mobile storage unit.
   ii. Any use of extension cords must be no longer than a maximum of 50 feet, including multiple cords. A maximum of two cords may be utilized.
   iii. Extension cords may not cross an area designated for vehicular traffic.
4. Signage
   No signage may be attached to the storage unit, other than the brand or manufacturer's pre-existing name or logo on the container.

3. Wholesale Operation

   In the C-2 and BCD districts, wholesale operation is limited in area to 3,000 square feet.

I. Utilities

1. Electric Facilities

   I. Purpose

      The purposes of this section are to:

a. Identify and, to the extent reasonable and practicable, reduce negative impacts on Santa Fe residents due to new and expanded electric facilities;
b. Ensure that electric service providers can continue to provide safe and reliable electric service that meets both the current and future needs of Santa Fe;
c. Promote planning and regulatory certainty;
d. Ensure the highest degree of coordination between the city, its residents and electric service providers to achieve the objectives of both the providers and the public;
e. Encourage thoughtful design of electric facilities through careful siting, landscaping, and architectural enhancements consistent with local, state, and federal requirements and recognize the need for an electric service provider to operate and maintain the electrical system safely;
f. Support the joint use of electric facilities and distribution facilities; and
g. Ensure compliance with Section 3-19-11 NMSA 1978 (Legal Status of Master Plan) and all other controlling regulatory requirements under state and federal law and such other laws and regulations that may be applicable.

II. Electric Facilities Plan

The Governing Body shall adopt an Electric Facilities Plan as an amendment to the General Plan by passage of a resolution.

III. Annual Informational Meeting for Proposed Electric Projects

Notwithstanding any other process contemplated by this section, an electric service provider shall provide a list of proposed electric projects and request an annual meeting for an informational presentation with the planning and land use director, the planning commission, the historic districts review board and the public works and utilities committee. The electric service provider, if requested, shall provide an informational briefing to the governing body.

IV. Applicability

a. This subsection applies to electric projects located within the city limits whether upon private or public lands; provided, however, that this subsection applies to electric projects on state and federal lands only to the extent of the City's jurisdiction or in accordance with any contractual understanding. Nothing in this section shall be deemed a waiver of the City's police power authority to seek redress against any person placing electric facilities in such a location or manner as to create a risk to public safety.

b. This subsection does not apply to the following:

1. The installation of distribution facilities consisting of three or fewer poles;
2. Electric facilities and distribution facilities in existence prior to October 29, 2008;
3. Emergency and temporary facilities or the emergency repair of electric facilities; and
4. The installation of any distribution underground system.

V. General Requirements

a. Aesthetics, Lighting, Signs, and Noise

Electric projects shall comply with all city ordinances and regulations with respect to materials, colors, textures, finish, screening, and landscaping, and the design of related structures, subject to applicable design codes and safety standards. All electric projects shall also comply with all lighting, signage and noise ordinances and regulations of the city.

b. Design Codes; Safety Standards

Design and operation of electric facilities is governed by the National Electrical Safety Code (NESC) as adopted by the state and other applicable national, state, and industry codes and guidelines.

c. Electric and Magnetic Fields (EMF)

Electric and magnetic fields shall be considered when locating transmission lines and distribution lines in accordance with the electric facilities plan.

d. Property Maintenance

All real property owned or leased by the electric service provider used for switching stations or substations shall be maintained, without expense to the city, to be safe, orderly, attractive and in conformity with all applicable city codes and regulations with respect to the removal of weeds, trash and graffiti.

e. Permits; Plans Required

Construction permits shall not be required for electric facilities and distribution facilities. For other uses, construction permits shall be required as set forth in the City Code.

f. Restoration of Improvements

Upon completion of an electric project, the electric service provider shall promptly repair any and all public and private property improvements, landscaping, fixtures, structures, and facilities damaged during the course of construction, restoring them to a condition not less than their condition before the start of construction or as agreed to by the affected property owner and the electric service provider.

g. Electric Facility Heights

Electric facilities shall meet applicable clearances specified in the National Electrical Safety Code (NESC). Transmission facilities are between 60 and 100 feet in height; distribution facilities are between 35 and 55 feet in height.

h. Airport

An electric project within the class D airspace surrounding the Santa Fe airport shall be built in conformity with all applicable FAA regulations. Any facilities requiring FAA submittal shall also be provided for informational purposes to the city.

i. Traffic Control Plan

A traffic control plan shall be submitted as required by Section 23-2.17, *Maintenance of Traffic and Pedestrian Flow*.

j. Switching Stations and Substations

1. Walls that protect and screen electric equipment shall be a maximum of 12 feet in height in the historic districts and 14 feet in height elsewhere. Walls over six feet high shall be set back no less than 15 feet from the property line. This paragraph takes precedence over other height limits set forth in Chapter 14.
2. In Historic districts walls shall be earth tone stucco and articulated so that there is a change in wall height of no less than eight inches at least every 25 linear feet of wall and there is a horizontal jog of at least one foot at least every 50 linear feet of wall. Walls shall be constructed so that no block seams are visible and nothing is placed on top of the wall. Gates shall be constructed as see-through wrought iron.
3. Lighting shall be used only when utility personnel are on site.

VI. Noncomplying Work

Upon order of the Planning and Land Use Director, all work that does not comply with the application requirements and specifications for the work or other requirements of this section shall be removed or made to comply within 30 days or sooner if the work poses an immediate threat to the health or safety of the community.

VII. Notification of Sale of Land

The City shall be notified when a parcel of land owned by the electric service provider becomes available for purchase.

VIII. Conformity Review

A conformity review as described in Section 14-2.1F.7, *Utility Conformity Review,* is required as described below in Application Requirements.

IX. Application Requirements

a. No Application Required

The following shall not require submittal of an application for review under this subsection; however, compliance with *General Requirements,* above, is required:

1. Station maintenance, including equipment replacement upgrade inside existing walls to a higher capacity, and maintenance or improvements to existing infrastructure such as painting over graffiti on walls or renewing landscaping;
2. The modification or addition of equipment, control units, or electric structures within a substation to the extent that there is no significant outside visual impact;
3. Use of substation property for temporary storage for less than one year of materials to the extent there is no outside visual impact;
4. Any line maintenance, including repair, modification, or replacement of poles with poles of similar height and appearance, such poles to be not more than ten feet taller than existing poles measured above ground height, and repair or replacement of components with a similar component such as guy wires and anchors, insulators and hardware on existing electric structures;
5. Reconductoring or reframing on existing electric structures or lines to the extent not inconsistent with provision 6 below;
6. Upgrade of line capacity that does not increase the total number of electric structures by ten percent added electric structures, or more than ten added feet of height, on any individual electric structure or any additional new conductor on the electric structures;
7. Installation of equipment, such as switches or splice boxes, and communications cables and appurtenances on existing electric structures or lines;
8. Erection and removal of temporary facilities;
9. Relocation of electric structures within 50 feet of current site to accommodate pole replacement for maintenance or to provide clearances for public improvements;
10. Retirement, topping, or removal of electric facilities;
11. Developer- or City-initiated projects that have received Planning Commission or other City approval; and
12. Temporary erection or removal of fencing or other improvements, for less than one year, so long as the fencing or other improvements comply with all other city requirements, regulations and permits.

b. Application for Administrative Approval
   1. The following require submittal of an application for administrative review and approval by the planning and land use director:
      i. Station Improvements
         Including relocation of non-electric-related infrastructure outside the wall, such as driveways or sidewalks and expansion of station size by expanding walls or fences at existing sites; and

ii. Relocation of Electric Structures

Relocation of electric structures within 50 feet of the current site, other than those to accommodate pole replacement for maintenance or to provide clearance for public improvements.

iii. Exception

When requests for station improvements or relocation of electric structure are for improvements or relocations in the escarpment overlay district or a Highway Corridor Protection District, they require approval by the Planning Commission. See §14-2.1F.7, *Utility Conformity Review.*

2. Administrative review and decision shall be made in a timely fashion, and, if not made within 30 days of the date a complete application was submitted, the electric service provider will be provided with written notification explaining why delay continues and expected time frame for decision.
3. The planning and land use director shall review and approve applications if the proposed use complies with all relevant city ordinances and regulations; provided, however, the Planning and Land Use Director may choose not to make a decision on an application and refer the application to the planning commission for review upon notice to the electric service provider.

c. Application for Planning Commission and/or Governing Body Approval
1. All electric projects not eligible under provisions a or b above in this section, except transmission facilities, shall require submittal of an application for review and approval by the Planning Commission.
2. Transmission facilities not exempt under provisions a or b above in this subsection shall require submittal of an application for review and recommendation by the Planning Commission for approval by the Governing Body.
3. The planning commission shall consider the siting policies of the electric facility plan as it may be amended and grant approvals with such conditions as appropriate under Chapter 14 or deny approvals when electric projects are not harmonious with and adaptable to buildings, structures, and uses of properties underlying or adjacent to the electric project and other properties in the vicinity of the electric project, and shall specify such requirements for ingress and egress to public streets and provisions for drainage and screening as the planning commission deems necessary for the electric project to achieve conformity with the purposes of this section and the general plan.
4. Pursuant to Section 3-19-11 NMSA 1978, if the planning commission denies an application for which it has approval authority, it shall state its reasons to the governing body. The governing body may overrule the planning commission and approve the application by a two-thirds' vote of all its members.

d. Historic District Review Board Review and Approval
Except for electric projects that do not require an application as described above in provision a, electric projects that are located within a historic district shall require Historic Districts Review Board approval. Additional restrictions are set forth in Section 14-5.3I.1.V.j, *Switching Stations and Substations.*

X. Application Submittal Requirements

a. General Requirement

All applications submitted to the planning and land use director shall be in writing. If an application is determined to be incomplete, the Planning and Land Use Director shall provide notice, within ten business days of the date the application is submitted, to the electric service provider along with an explanation of the application's deficiencies. Electronic submittals will be considered on a case-by-case basis, subject to security requirements.

b. Transmission Line Facilities

The following information shall be submitted:

1. Purpose and need for the electric project;
2. Analysis of conformity with the General Plan and the electric facilities plan, as amended, or successor plans, and relevant guiding policies;
3. Description of the proposed action and alternative corridors examined;
4. Constraints and opportunities associated with each alternative corridor;
5. Electric project location map and aerial photograph;
6. Details of typical electric structures, including height diameter and phase spacing;
7. Electric project "in service date" and estimated construction start date;
8. Proposed action cost;
9. Within 200 feet along the proposed corridor:
    i. Existing and proposed land uses and existing zoning along the corridor;
    ii. Location of existing watercourses, drainage channels and water bodies;
    iii. Location of existing and proposed streets and roads;
    iv. Topography, natural features, slopes, floodplains and cultural resources;
    v. Visual considerations and general appearance, including visual simulations;
    vi. Existing and proposed electric project utility easements, including location and width;
    vii. Whether and to what extent rights-of-way will be used; and
    viii. Other environmental considerations that may be relevant to the electric project such as information on airport control zones and flood hazard zones.
10. Discussion of the public input processes used;
11. Electric and magnetic field profiles;
12. Landscape restoration plan;
13. Feasibility and estimated cost of an underground option, if requested by the Land Use Director; and
14. A list of all known and related approvals required to complete the electric project, regardless of the jurisdiction requiring approval.

c. Distribution Line Facilities

The following information shall be submitted:

1. Purpose and need for the electric project;
2. Statement of conformity with the General Plan and the electric facility plan, as amended, or successor plans, and relevant guiding policies;
3. Description of the proposed action;
4. Constraints and opportunities;
5. Electric project location map and aerial photograph;
6. Details of typical electric structures, including height, diameter and configuration;
7. Electric project "in service date" and estimated construction start date;
8. Proposed action cost;
9. Within 50 feet along the proposed corridor:
   i. Land uses along the corridor; and
   ii. Whether and to what extent rights-of-way will be used.
10. Discussion of the public input processes used;
11. Landscape restoration, if applicable; and
12. Feasibility and estimated cost of an underground option, if requested by the Land Use Director.

d. Switching Stations and Substations

The following information shall be submitted:

1. Purpose and need for the electric project;
2. Analysis of conformity with the General Plan and the electric facilities plan, as amended, or successor plans, relevant guiding policies;
3. Description of the proposed action and alternative station sites examined;
4. Constraints and opportunities associated with each alternative;
5. Electric project location map and aerial photograph with property plat;
6. Evidence of property control or intent to purchase the property;
7. Electric project "in service date" and estimated construction start date;
8. Within a 200 foot radius from property line to include:
   i. Existing and proposed land uses and existing zoning;
   ii. Location of existing watercourses, drainage channels and water bodies;
   iii. Location of existing and proposed streets and roads;
   iv. Topography, natural features, slopes, floodplains and cultural resources;
   v. Visual considerations and general appearance, including visual simulations; and
   vi. Other environmental considerations that may be relevant to the electric project such as information on airport control zones and flood hazard zones.
9. Proposed electric facilities and site design to include a site plan; elevation drawings, including fencing and walls; outdoor lighting; signs; vehicular access; parking; revegetation; and landscape plan and terrain management plan, if applicable;
10. Discussion of the public input processes used; and
11. A list of all known and related approvals required to complete the electric project, regardless of the jurisdiction requiring approval.

XI. Fees

Applications shall be accompanied by a non-refundable fee as established by resolution of the governing body.

XII. Waivers

When requesting waivers, the electric service provider shall comply with Section 14-2.1(H)(1)(V), *Waivers for Utilities,* as well as the notice provisions of subsections 14-2.1(B)(1)II and (B)(4)(II).

XIII. Appeals

Appeals shall be made in accordance with Section 14-2.1(B)(5)(IV), *Appeals.*

2. Underground Electric and Cable Utility Lines

I. Purpose

a. The Governing Body recognizes that it is in the best interest of the health, safety and welfare of all citizens of Santa Fe that the city immediately takes the steps necessary to adopt policies that conserve open skies and improve public accessibility along city sidewalks and rights-of-way.

b. The Governing Body recognizes that overhead electric and cable utility lines and associated in-ground poles and structures adversely affect the open skies and may impede public accessibility along City sidewalks and rights-of-way.

c. The Governing Body recognizes that as a planning and land use matter, overhead electric and cable utility lines detract from orderly and modern planning models.

d. Underground electric and cable utility lines have the least environmental impact for any neighborhood.

II. Applicability

This section applies to electric and cable utility lines, that are collectively referred to as utility lines. This section applies to electric lines of less than 46 kilovolts unless otherwise specified.

III. New Utility Lines

All new utility lines shall be placed underground except as provided in subsection IV, *Utility Provider Accounting,* or with approval of a Governing Body waiver, as described in Section 14-2.1(H)(1)(V).

a. The developer of a project subject to Chapter 14 shall be responsible for the undergrounding of the utilities needed to serve the project.
b. The utility provider is responsible for the undergrounding of all other utilities pursuant to subsection IV, *Utility Provider Accounting.*

IV. Utility Provider Accounting
a. Prior to initiating the underground utility project, the utility provider shall present an accounting to the Governing Body regarding:
1. The difference in cost for the undergrounding compared to above ground; and
2. What is the anticipated additional monthly cost to city customers based on customer classification.
b. The Governing Body may:
1. Direct the utility provider to seek approval of the New Mexico public regulation commission for an additional fee to be paid by all City customers to cover the cost of undergrounding;
2. Allocate City funds to cover the cost or partial cost of undergrounding. Possible funding sources include general funds, capital improvement program funds, special assessment districts, project improvement districts, state legislative appropriations, grand money, bond revenues, utility franchise revenues or other appropriate funding; or
3. Authorize the utility lines to be above ground.
c. In making its decision, the Governing Body shall consider the same criteria as set forth in Section 14-5.3(I)(1)(IV).
d. This paragraph does not apply to undergrounding required of the developer set forth in this subsection.

V. Existing Utility Lines
The Governing Body shall initiate a process to:
a. Identify and prioritize those areas of the city that are most in need of placing existing utility lines underground in keeping with the purpose set forth in Section 14-5.3(I)(1)(I); and
b. Identify appropriate funding sources from city and non-city sources for such projects.

VI. Undergrounding for Public Health and Safety
The Governing Body shall consider an ordinance establishing a hearing process and the standards for when the Governing Body may order the undergrounding of existing, new, or replacement utility lines of any voltage due to public health and safety reasons. Such determination shall be considered by the public regulation commission in approving a statewide rate increase.

VII. Administrative Procedures

To the extent necessary to carry out the provisions of this subsection, the Governing Body may adopt administrative procedures and policies by resolution.

VIII. Enforceability

To the greatest extent possible, the provisions of this subsection shall be construed in a manner most consistent with any and all valid and enforceable franchise agreements executed by and between various entities and the city.

IX. Public or Private Utilities

a. The following standards shall be as required by the Board of Adjustment:
    1. Lot area;
    2. Screening against light, fumes, noise or unsightliness;
    3. Protection against unattractive nuisance characteristics; and
    4. Protection against interference with radio and television reception.
b. Telecommunication facilities are subject to Section 14-5.3(I)(3).
c. Electric facilities are subject to Section 14-5.3(I)(1).

X. Fees

Applications shall be accompanied by a non-refundable fee as established by resolution of the Governing Body.

XI. Waivers

When requesting waivers, the electric service provider shall comply with Section 14-2.1(H)(1)(V), *Waivers for Utilities,* as well as the notice provisions of subsection 14-2.1(B)(1)(II) and (B)(4)II.

XII. Appeals

Appeals shall be made in accordance with Section 14-2.1B.5.IV, *Appeals.*

3. Telecommunication Facilities

I. Purpose

The purposes of this section are to:

a. Comply with the Federal Telecommunications Act of 1996, and all other applicable state and federal laws and regulations regarding the provision of telecommunications services;
b. Establish regulations that do not discriminate among telecommunications providers;
c. Promote regulatory certainty;
d. Minimize adverse land use impacts of towers and antennas by:
    1. Encouraging the location of towers in nonresidential districts in order to preserve the character of Santa Fe neighborhoods;
    2. Requiring collocation of antennas, minimizing new tower sites, and encouraging the use of minimally visually intrusive technology to the maximum extent technically feasible; and
    3. Requiring careful design, siting, landscape screening and innovative camouflaging techniques, including tower alternatives, consistent with applicable state and federal requirements, including FAA requirements; and
e. Enhance the ability of telecommunications providers to provide telecommunication services to the community quickly, effectively and efficiently.

II. Applicability
a. This section applies to all towers and antennas located within the city's jurisdiction, whether upon private or public lands, except as provided in provision b below.
b. Except as otherwise noted, this subsection shall not apply to the following:
    1. Towers and antennas located within the city's public rights-of-way for which a franchise agreement is required pursuant to Article 27-2;
    2. Towers and antennas located on state or federal land, except to the extent the City has jurisdiction over the same by law or by contract;
    3. Towers under 70 feet in height used for receive-only antennas that are owned and operated by a federally licensed amateur radio station operator or otherwise used exclusively for receive-only antennas;
    4. Towers or antennas existing prior to March 25, 1998, or for which a construction permit had been issued prior to March 25, 1998, but only to the extent of permits issued prior to June 11, 2011;
    5. Towers or antennas constructed or installed on city-owned property pursuant to a lease with the city approved by the governing body prior to June 11, 2011, but only to the extent of permits issued prior to June 11, 2011;
    6. Towers and antennas used exclusively for emergency services, including police and fire, and operation of the city water utility;

7. Antennas and other over-the-air receiving devices for the reception of video images that do not exceed one meter in diagonal length or diameter or are designed to receive television broadcast signals only; provided that any such antenna located in a historic district or on residentially zoned property shall, to the maximum extent technically feasible without requiring new or additional construction, be screened from the view of adjacent properties and public rights-of-way unless the screening would create a greater visual impact than the unscreened antenna. Screening may include existing parapets, walls, or similar architectural elements if they are painted and texturized to integrate with the architecture of the building or other structure or landscaping; or
8. Maintenance, repair and replacement of existing telecommunications facilities to the extent that there is no significant adverse visual impact and maintenance or improvements to existing infrastructure such as painting over graffiti on walls or renewing landscaping.

c. Notwithstanding the applicability of this section, all telecommunications facilities are subject to the requirements of Chapter 7 SFCC 1987.

III. General Requirements

All towers and antennas, whether administratively approved or requiring land use board approval, shall comply with all applicable city codes and with the following:

a. Zoning Districts; Location

Telecommunications facilities are permitted in all zoning districts in accordance with the requirements of this section. However, to the maximum extent technically feasible, telecommunications facilities shall be sited:

1. On existing structures;
2. In nonresidential districts; and
3. In C-2, I-1, and I-2 districts.

b. Maximum Height

1. Telecommunications facilities located on existing structures shall not exceed the height of the structure upon which the facility is located unless otherwise allowed under this section.
2. Telecommunications facilities located on new structures shall not exceed the maximum height for buildings otherwise allowed as set forth in Chapter 14 with the exception that in C-2, I-1, and I-2 districts the height limit of telecommunications facilities shall be 100 feet.

c. Aesthetic Requirements

Subject to applicable federal standards and design and safety codes, the following criteria must be met:

1. Wireline telecommunications facilities shall be installed underground to the maximum extent technically feasible;
2. If above ground, the telecommunications facilities shall be designed, installed and maintained in such a manner as to minimize the visual impact upon adjacent lands, public rights-of-way, and residentially zoned property. Acceptable methods to minimize visual impact include concealment, screening, camouflaging, color, materials, texture, shape, size, and location;
3. Consideration shall be given to minimize disruption to or alteration of natural landforms and landscape; and
4. Permanent lighting of telecommunications facilities shall not be allowed unless there is no alternative available to comply with federal law, in which case all proposed lighting shall be shown in the application. Permanent lighting shall not include equipment status indicator lights exceeding 15 watts of power.

d. Archaeological Requirements

Compliance with Section 14-4.2, *Archeological Review Districts,* is required.

e. Signs

Signs are not allowed unless required for safety reasons or otherwise in compliance with federal, state, or local law, or unless permitted by the city.

f. Telecommunications Facilities Maintenance

All telecommunications facilities shall be maintained to be safe, orderly, attractive and in conformity with all applicable federal, state and city laws, ordinances, regulations, and codes. Weeds, trash, and graffiti shall be promptly removed. All lockable telecommunications facilities shall be kept locked when not being actively serviced. All non-lockable telecommunications facilities shall be kept closed when not being actively serviced. All telecommunications facilities shall be kept free of graffiti.

g. Noise

All telecommunications facilities shall be designed, constructed, and installed in such a manner as to minimize noise to the maximum extent feasible, but in no event shall noise exceed the standards set forth in Article 1-13.

h. Restoration of Improvements

Promptly upon completion of a tower or antenna construction, all public and private property improvements, landscaping, fixtures, structures and facilities damaged in the course of construction shall be restored to a condition not less than its condition before commencement of construction or as otherwise agreed to by the applicant.

i. Airport

Telecommunications facilities within the Class D airspace surrounding the Santa Fe airport shall be constructed in conformity with all applicable FAA

regulations. A copy of any submittals required to be made to the FAA shall be provided to the city's airport manager at the time the submittal is made to the FAA.

j. Tower Setbacks and Separation Distances Between Towers
All towers shall be set back a distance equal to at least one hundred percent of the height of the tower from any adjoining lot line, measured from the base of the tower. A tower shall not be sited closer than 1,000 linear feet to another tower, measured from the base of the towers, unless co-location on the existing tower is not technically feasible or would have a significant adverse visual impact.

k. Certification
On or before one year after the date of any final action approving an application and annually thereafter, the applicant shall provide to the Land Use Director the certification of qualified independent parties that based on an inspection of the approved telecommunications facilities their structural integrity remains intact and they remain in compliance with the radio frequency exposure limits set out in 47 C.F.R. 1.1310.

IV. Removal of Abandoned Towers and Antennas
This subsection applies to all towers and antennas regardless of the date of construction.

a. An antenna or tower that is not used for the provision of telecommunication services for a continuous period of six months shall be deemed to be abandoned, and the owner of the antenna or tower shall remove it within 90 days of receipt of notice from the City notifying the owner of the telecommunications facility and the owner of the property upon which the telecommunications facility is located.

b. Failure to remove an abandoned tower or antenna within 90 days of receipt of notice shall be grounds for the City to remove it at the expense of both the owner of the telecommunications facility and the owner of the property upon which the telecommunications facility is located. The City may file a lien on the property where the telecommunications facility is located for the expenses incurred by the City, including the costs associated with filing the lien.

V. Review and Decision Timelines; Shot Clock

a. Table 5-2 shows the maximum allowed time for review and approval of different wireless facility requests.

b. The shot clock associated with the review timeframes below begins from the time an application for wireless facilities is submitted to the city.

Table 5-2: WCF Request Review and Decision Timeline

1.	Collocation, Eligible Facilities Request (EFR)	30 days
2.	Small cell on an existing structure & EFR "deemed granted"	60 days
3.	Collocation or modification to existing wireless that does not meet EFR & small cell on a new structure, i.e. new pole	90 days
4.	Installation of new facility where none currently exists	150 days

c. If an application is determined to be incomplete, the Planning and Land Use Director shall provide written notice to the applicant no later than 10 days after the submittal date of missing and incomplete items. This notice resets the shot clock. The shot clock begins again upon resubmittal of an updated application.

VI. Administrative Approval

a. The following requests are subject to administrative review and approval: collocation, eligible facilities requests (EFRs), small cell on existing structure, non-EFR modification or collocation on existing structure, and small cell on new structure. These are entries 1-3 in Table 5-2.

b. Administrative approval as set forth in this section is separate from and required prior to the submittal of a required construction permit application.

c. Applications for administrative approval shall comply with the submittal requirements of Section 14-5.3(I)(3)(X).

VII. Planning Commission Review Required

a. A tower or antenna that is not otherwise permitted or administratively approved shall be reviewed and approved by the planning commission on an expedited basis for compliance with this section and all applicable city codes.

b. Final review and approval or denial of an application to install a new wireless facility structure shall be completed within 150 days, unless the applicant agrees in writing to extend the review and approval time frame.

c. In approving an application, the Planning Commission shall determine that:

1. The application complies with this section; and
2. The proposed telecommunications facilities are necessary to close a demonstrated significant gap in service coverage of the applicant based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed.

VIII. Historic Districts Board Review Required

a. A tower or antenna that is located in a historic district that is not otherwise permitted or administratively approved shall be reviewed and approved by the Historic Districts Review Board on an expedited basis in accordance with applicable requirements of this section and Section 14-4.6, *Historic Districts*.

b. Final review and approval or denial of an application to install a new wireless facility structure shall be completed within 150 days, unless the applicant agrees in writing to extend the review and approval time frame.

c. In approving an application, the Historic Districts Review Board shall determine that:
   1. The application complies with applicable requirements of Section 14-4.6, *Historic Districts,* and this section; and
   2. The applicant has demonstrated that no other less intrusive means or alternative to the proposed telecommunications facilities siting is practicable.

IX. Standards for All Review Bodies
   a. The city may not regulate the placement of telecommunications facilities on the basis of the environmental effects of radio frequency emissions where such telecommunications facilities comply with 47 C.F.R. 1.1310 et seq.
   b. The city may place conditions upon its approval of an application, but the conditions shall not prohibit or have the effect of prohibiting the provision of telecommunication services.
   c. A decision to deny a request to place, construct, or modify personal wireless service facilities shall be in writing, and supported by evidence demonstrating the basis for the decision contained in the written record.

X. Application Submittal Requirements
   a. All applications shall be in writing in a form prescribed and as necessary updated by the Planning and Land Use Director. If an application is determined to be incomplete, the Planning and Land Use Director shall provide written notice to the applicant no later than 10 days after the submittal date of missing and incomplete items. Applicants submitting for Planning Commission approval may, but need not, include telecommunications facilities located outside the public rights-of-way in that submittal.
   b. All applications for telecommunications facilities shall include the following:
      1. An application letter describing the proposed telecommunications facilities and signed by an authorized representative of the applicant with knowledge of its contents and attesting to its truth and completeness;
      2. A scaled site plan clearly indicating the location, type and height of the telecommunications facilities; on-site land uses and zoning; adjacent land uses and zoning, including when adjacent to other jurisdictions; adjacent roadways; proposed means of access; setbacks from property lines; elevation drawings of the proposed telecommunications facilities and any other structures, equipment cabinets, topography and parking; and other information deemed by the Planning and Land Use Director to be necessary to assess compliance with this section;

3. The setback distance between the proposed telecommunications facilities and an adjacent residentially zoned property or BCD zoned property;
4. A map and corresponding inventory of telecommunications facilities owned or operated by the applicant within the city's jurisdiction and within three miles of the city's jurisdiction, including the location, height, and design type of each antenna and tower as follows:
   i. Proposed telecommunications facilities for which an approval is being sought;
   ii. Existing telecommunications facilities;
   iii. Approved but not yet constructed telecommunications facilities; and
   iv. Additional telecommunications facilities proposed in the 12 months immediately following the application submittal date.
5. A radio frequency (RF) coverage map showing the level of existing RF coverage and RF coverage after construction of the proposed telecommunications facilities;
6. A search ring map illustrating the area within which the applicant explored for potential telecommunications facilities sites;
7. An analysis assessing the feasibility of alternative sites to the one proposed, including the potential for co-location, in the vicinity of the proposed site, including an explanation of why other sites were not selected for siting;
8. An analysis assessing the feasibility of alternative antenna configurations, both at the proposed site and in the surrounding vicinity, that might result in less visual impact, including an explanation of why other antenna configurations were not selected;
9. Technical information supporting the proposed height of the proposed antenna mount;
10. Written and notarized certifications by the applicant as follows:
   i. That co-location, to the maximum extent technically feasible and upon commercially reasonable terms, will be allowed on a non-discriminatory basis if the application is approved, or an explanation of why collocation is not technically feasible;
   ii. To the extent that the proposed telecommunications facilities are located in the historic, escarpment, or south central highway corridor overlay districts or do not comply with the priorities set forth in Section 14-5.3(I)(3)(III)(a), that the applicant has investigated alternative siting and that no other practicable alternative exists;

iii. That the proposed telecommunications facilities comply with all applicable federal, state, and local requirements, including without limitation radio frequency radiation exposure limits set out in 47 C.F.R. 1.1310, building codes, and all other safety standards; national historic preservation act requirements for the siting of facilities that are listed or are eligible for listing in the national register of historic places; and all franchises, leases, and other contracts, if any, for the use of real property required by any regulatory body with jurisdiction, for the construction or operation of telecommunications facilities in the city have been obtained;

iv. That the proposed telecommunications facilities are necessary to close a defined and significant gap in service coverage based on actual signal strength data for the area where the gap is claimed and for the type of gap claimed and that the proposed facilities are the least intrusive method to do so;

v. That the applicant will remove the proposed telecommunications facilities if required to pursuant to Section 14-5.3(I)(3)(IV) and that if the applicant fails to do so, the city may remove the facilities at the applicant's expense and that expense, if unpaid upon demand, shall constitute a lien upon the property where such facilities are located. In the event that the applicant is not the owner of the facilities and property, the applicant shall provide certification to this effect by the owner of the facilities and the property; and

vi. That the proposed telecommunications facility will be completed and will be used to provide telecommunication services within one hundred eighty days of the date the application is finally approved, or, if a construction permit is required, the date the construction permit is issued;

11. A traffic control plan if required by Section 23-2.17;
12. Construction drawings sealed by a professional engineer;
13. Written acknowledgment by the applicant that the application and related submittals constitute a public record under the New Mexico Inspection of Public Records Act and are required to be made available to members of the public for inspection upon request in accordance with city practice; and
14. Such other information as may reasonably be required by the Planning and Land Use Director.

XI. Fees

Application shall be accompanied by a non-refundable fee as established by resolution of the Governing Body.

XII. Waivers

When requesting waivers, the electric service provider shall comply with Section 14-2.1(H)(1)(V), *Waivers for Utilities,* as well as the notice provisions of Subsections 14-2.1(B)(1)(II) and (B)(4)(II).

XIII. Notice

a. Administrative Approvals

Applications for administrative approvals shall comply with the following notice requirements:

1. Within 24 hours of submitting an application to the Planning and Land Use Director, the applicant shall provide notification by first class mail, with a certificate of mailing provided by the U.S. post office, and submit proof of the mailing to the Planning and Land Use Director. The mailed notice shall be sent to all property owners and addresses within 200 feet of the proposed site, exclusive of right-of-way, and to any neighborhood association listed with the Planning and Land Use Director, if the proposed site lies within the boundaries of that neighborhood association;
2. Within 24 hours of submitting an application to the Planning and Land Use Director, the applicant shall post at the proposed tower or antenna site a public notice poster provided for that purpose by the Planning and Land Use Director. The notice shall be prominently displayed, visible from a public street. The applicant shall make all practicable efforts to ensure that the poster remains in place until the appeal period as set forth in Section 14-2.1(H)(2), *Appeal* has expired;
3. The notification and poster shall describe generally the telecommunications facilities proposed for the site and identify the applicant, the nature of the application, the proposed tower or antenna site and the contact phone number of the Planning and Land Use Department.

b. Early Neighborhood Notification

Applications for review by the Planning Commission shall comply with the early neighborhood notification procedures set forth in Section 14-2.1(B)(1)(II).

c. Public Hearings

Notice of public hearings shall comply with Section 14-2.1(B)(4)(II).

XIV. Appeals

Appeals shall be made in accordance with Section 14-2.1B.5.IV, *Appeals.*

XV. Enforcement

The Planning and Land Use Director has the authority to interpret this section in accordance with its purposes and shall administer and enforce its provisions.

Article 14-6 Infrastructure Design, Improvement, and Dedication Standards

14-6.1 Purpose

The sections of this article are intended to ensure that:

A. Infrastructure is constructed in accordance with applicable provisions of Chapter 14;

B. Infrastructure is constructed in a manner that is consistent with applicable provisions of adopted policies, including the General Plan;

C. Improvements to City infrastructure that are necessary to directly serve specific new development projects are coordinated with the occurrence of that development; and

D. The provision of infrastructure that directly serves specific new development projects is coordinated with the provision of facilities needed to remedy existing deficiencies and with the provision of facilities that are subject to impact fees as provided in Section 14-7.9, *Impact Fees.*

14-6.2 Applicability

All developments approved pursuant to the provisions of Chapter 14 must dedicate land and easements and must construct, or provide funding for the City to construct, the public and quasi-public infrastructure improvements required by Chapter 14 to address effects on existing and new infrastructure that serves the new development, including:

A. Fire hydrants, fire lanes, emergency access roads and access gates as required by Chapter 12, *Fire Prevention and Protection;*

B. Streets, curbs, gutters, sidewalks, signage, striping, traffic control devices, and street lighting consistent with the standards in this article and Chapter 23, *Streets, Sidewalks and Public Places*;

C. Grading and retaining walls within the right-of-way and adjacent to the right-of-way;

D. Fences, walls, and landscaping required for screening facilities from public view as required by Section 14-8.5, *Walls and Fences*, and Section 14-8.4, *Landscape and Site Design;*

E. Solid waste enclosures required by Chapter 21, Section 21-4, *Refuse Collection*;

F. Landscaping, irrigation, and other improvements to common open space required by Section 14-7.4, *Open Space,* and Section 14-8.4, *Landscape and Site Design;*

G. Drainage or other facilities necessary to comply with Section 14-8.2, *Terrain and Stormwater Management,* and Section 14-8.3, *Flood Regulations,* and Chapter 13, *Stormwater Utility*;

H. Connections to and extensions of sewer mains as provided in Chapter 22, *Sewers;*

I. Connections to and extensions of water mains as provided in Chapter 25, *Water;*

J. Parks, trails and other facilities required by Section 14-6.3, Dedication and Development of Park Land, Open Space, Trails, and Recreation Facilities;

K. Other required utilities, including natural gas and electricity; and

L. Other improvements determined to be necessary in accordance with written policies of the Planning and Land Use Director.

14-6.3 Dedication and Development of Park Land, Open Space, Trails, and Recreation Facilities

A. Purpose

The purpose of this section is to secure and promote the best interest of the City and its citizens through adequate provision of parks, open space, trails, and recreation facilities, and to ensure adequate maintenance of those parks, open space, trails, and recreation facilities. The regulations of this section provide standards for the dedication of land or easements to the City to assist in implementing the City's Parks, Open Space, Trails and Recreation Master Plan.

B. Applicability

1. Except as limited in provision 3 below in this subsection, this section applies to applications for subdivision or applications for development approvals that create new residential lots or dwelling units, submitted after the effective date of this section.
2. Developments that are part of an annexation plat, master plan, or similar document that dedicated park land in compliance with this section are not required to comply at time of individual subdivision or plan approval.
3. Public, nonmotorized trail dedication requirements set forth in Section 14-6.3(F) below shall apply only to all subdivision plats and development plans.

C. General Standards

These regulations provide standards based on the average number of persons per housing unit according to Census 2020, which is two persons per unit for Santa Fe.

1. Land for parks, open space, and trails shall be dedicated at the following rate:
   I. Neighborhood Parks
      Three acres per 1,000 persons, or per 500 housing units.
   II. Regional and Community Parks, Open Space, and Trails
      Twelve acres per 1,000 persons, or per 500 housing units.
      Twenty-four one-thousandths acres per new housing unit.

2. For usable park land, park dedication should result in a park area of no less than one acre.

3. Land or easements dedicated for public, nonmotorized trails may be used to satisfy the requirement for dedication of regional parks as described in provision II. above, and to establish an interconnected regional transportation system.

D. Land Dedication Requirements

1. A master plan, development plan, or subdivision proposing 167 or more single-family residential lots shall dedicate park land to the City according to the requirements set out in this subsection.

2. For any other development proposing dwelling units, the City shall require land to be dedicated for either neighborhood parks or regional parks or both, unless the amount of land or type of land is not suitable for public parks, open space, or recreation facilities. Where the City determines that no land is suitable for dedication as park land, then it shall collect park impact fees according to Section 14-7.9, *Impact Fees.*

3. Where land is to be dedicated to the City for parks, open space, and recreation facilities, the amount of land dedicated shall be calculated as follows:

   I. Neighborhood Parks
   Six one-thousandths of an acre per new housing unit; and

   II. Regional and Community Parks, Open Space, and Trails
   Twenty-four one-thousandths of an acre per new housing unit.

4. The City shall determine the location of land to be dedicated as set forth in the Parks, Open Space, Trails and Recreation Master Plan, as well as the type, size, and dimensions of land dedicated.

5. Land dedicated shall be suitable for public use, including community, neighborhood, special use, and pocket parks; open space; recreation facilities for passive and active recreation and sports, playgrounds, and paved and unpaved trails. The City shall determine the suitability of any land proposed for dedication as park land.

6. Land to be dedicated shall be specified at the time of final subdivision plat or final development plan approval. The specific category of park impact fees to be waived when the construction permit is issued shall be clearly written on the plat or plan.

E. Responsibility for Park Development

The developer shall be responsible for the construction, improvement, and development of all neighborhood and regional park land dedicated to the City. The park land shall be developed in accordance with the City's minimum landscaping and equipment standards, including playgrounds, ball courts, sports fields, paved and unpaved trails, benches, and picnic tables, for each type of park created.

F. Public Trail Dedication Requirements

1. Dedications to the City for public trails are required wherever an adopted plan shows a public trail within or along the property line of a parcel to which this section applies.
   I. Public trails shown on an adopted plan include those indicated on the General Plan, the Parks, Open Space, Trails and Recreation Master Plan, the Metropolitan Bicycle Master Plan; trails shown on master plans and development plans adopted for specific areas of the City, and other plans duly adopted by the City.
   II. Determination of whether the dedication is by easement or by dedication of fee simple land is made by the City at the time of dedication.
   III. Dedication may be required to provide access from new developments to existing or proposed parks, trails, public open spaces, and roads.
   IV. The City may, at its discretion, also require trail dedication where it can be demonstrated that public trail use has occurred continuously for a period of ten years or more, as demonstrated by City staff through aerial photography, which may be supplemented by written testimony from affected parties.
2. Staff shall determine the width of the required dedication based on the type of trail, existing topography, and current City standards. The alignment of the trail may be modified by staff from that shown in an adopted plan to accommodate preservation of natural resources, address drainage and topography, improve public access, or accommodate design goals of the property owner, as long as the connections between public rights-of-ways, open space, or parks shown on the adopted plan are accomplished.
3. The dedication for the trail shall be shown on the subdivision plat or final development plan. If the area dedicated for a trail is in partial fulfillment toward the regional park land dedication requirements, the City at its discretion may prorate the fee that would ordinarily be required.

G. Responsibility for Trail Development

1. The developer is responsible for the design and construction of the trail in accordance with the City's non-motorized multiuse trail standards or other applicable standards for specialized trails, as determined by the Public Works Director. Inspection and acceptance by the City is required for all public trail improvements.
2. The City is responsible for maintenance of public trails located on land dedicated to the City. Trails within dedicated easements may be maintained by the City, the property owner, or an owners' association as determined at the time of dedication.

14-6.4 Infrastructure Dedication, Completion, and Guarantees

A. Dedication of Rights-of-Way and Easements

1. On-site and off-site rights-of-way and easements required for public and quasi-public infrastructure shall be dedicated before or concurrently with recording a subdivision plat, filing a development plan, or issuance of a construction permit for any development that does not require a development plan or subdivision plat.
2. All quasi-public infrastructure and land designated for ownership in undivided interest, such as private roads and drainage facilities and common open space, must be dedicated to and perpetually maintained by an owners' association or similar legal entity. An article of incorporation and bylaws for the owners' association along with a declaration of restrictions and covenants must be submitted for review and approval by the City attorney.

B. Infrastructure Completion or Agreement to Construct Improvements Required

The developer must complete public improvements and quasi-public improvements required for any development in accordance with plans approved by the city and must pass inspection prior to commencing other aspects of the development, or the developer must enter into an agreement with the City to construct improvements as described in Section 14-6.4(C), *Agreement to Construct Improvements, Financial Guarantee.* If the developer seeks to construct public improvements and quasi-public improvements without entering into an agreement to construct, the developer must first submit a financial guarantee based on an engineer's estimate for the cost of site restoration plus ten percent of the construction valuation, which shall be held until the end of the 12-month warranty period. The infrastructure must be completed or the agreement to construct improvements must be executed prior to the earliest of the following:

1. Recording the plat for development that requires a subdivision plat other than a plat for a family transfer subdivision, an administratively approved lot split, or a resubdivision;
2. Recording or filing in City archives an approved development plan;
3. Issuance of a construction permit for any construction other than the infrastructure, for development for which a plat for an inheritance or for a family transfer subdivision, an administratively approved lot split, or a resubdivision is required; and
4. Issuance of a construction permit for any construction other than the infrastructure, for development for which no subdivision plat or development plan is required.

C. Agreement to Construct Improvements, Financial Guarantee

1. The agreement to construct improvements must be executed by the developer according to infrastructure completion policies approved by the Planning and Land Use Director.
2. The agreement to construct improvements establishes the sequence of permitting, construction, completion, and acceptance of infrastructure relative to the permitting, construction, completion, and occupancy of buildings and other development activities, consistent with the requirements of Chapter 14 and applicable provisions of other chapters of the Santa Fe City Code and consistent with City infrastructure completion policies, including requirements for:
   I. Partial completion of infrastructure prior to issuance of a construction permit for a building; and
   II. Substantial completion of the infrastructure prior to issuance of a certificate of occupancy.
3. The agreement to construct improvements shall include a financial guarantee in a form acceptable to the Planning and Land Use Director for the construction cost of the infrastructure as estimated according to Section 14-6.4(G), *Construction Cost Estimate.* If the financial guarantee uses an out-of-state financial institution, an additional contingency fee is required to reflect potential costs of possible out-of-state legal action.
4. All required improvements shall be completed within two years after construction begins, unless a longer time period is approved by a land use board or by the Planning and Land Use Director for a project that is to be constructed in phases.
5. The developer may request a reduction in the amount of the financial guarantee when specific improvements are completed. To qualify for a financial guarantee reduction:

I. The improvements must be completed according to approved plans and inspected by the Planning and Land Use Director; and

II. A written request for the reduction must be made using Form AIA G702 or approved equivalent format and certified by the architect or professional engineer of record.

D. Completion and Warranty Period Financial Guarantee

1. All infrastructure improvements shall be completed in accordance with the requirements of City regulations and approvals, and the Planning and Land Use Director must inspect and accept all work.
2. The developer shall warranty the infrastructure improvements for a period of at least one year after acceptance and must repair or replace defects at no cost to the City during the warranty period. The Planning and Land Use Director may extend the warranty period when necessary to insure that actual or potential defects are corrected.
3. During the warranty period, the developer shall maintain on file with the City a construction financial guarantee in an amount equal to ten percent of the cost estimate in Section 14-6.4G, *Construction Cost Estimate*, and it shall remain in effect until the required infrastructure has passed a final warranty inspection by the Planning and Land Use Director. If there is no agreement to construct improvements, a separate financial guarantee for the warranty period consistent with City infrastructure completion policies shall be provided.

E. Use of Funds by City

If the required improvements are not completed in accordance with the agreement to construct improvements or the required repairs are not completed satisfactorily within the warranty period, the City may use the financial guarantee funds in any manner and in any combination it deems necessary to complete or repair the required improvements. This provision does not relieve the applicant of the obligation to complete the improvements or repairs according to the schedule in the agreement, using other funds.

F. Refund

If all conditions of this section have been met, including acceptance of improvements, and the warranty period has passed, the city shall refund all money not called for within 30 days of a written request from the applicant.

G. Construction Cost Estimate

A construction cost estimate, prepared by a professional engineer or other qualified person approved by the Planning and Land Use Director shall be provided for all public or quasi-public improvements that are required as a condition of approval or that will be maintained by the City, unless such improvements are built out prior to plat

recordation. Required improvements include those described in Section 14-6.5, *Street Improvement and Design Standards*, and as listed in the City infrastructure completion policies. The construction cost estimate is the basis for the financial guarantees required by subsections 14-6.4(C) and (D). The estimate and guarantees must include a ten percent contingency; provided that a five percent contingency is acceptable for nonprofit housing and economic development organizations approved by the community services department.

14-6.5 Street Improvement and Design Standards

A. Purpose

[RESERVED]

B. Applicability

[RESERVED]

C. Street Network General Standards

1. The arrangement, character, extent, grade and location of all streets shall conform to the general plan and shall be considered in their relationship to existing and planned streets, to topographic conditions, and to public convenience and safety.
2. Major streets shall be constructed, extended, and widened in accordance with the general plan and the metropolitan transportation plan.
3. Local streets shall be constructed, extended, and widened in accordance with the General Plan and to accommodate the orderly development of the types and intensities of development shown on the future land use map.
4. The arrangement of streets in a development shall:
   I. Provide for the continuation or appropriate projection of existing streets in surrounding areas; or
   II. Conform to a plan for the neighborhood approved by the Planning Commission to meet a particular situation where topographic or other conditions make continuance of or conformance to existing streets impracticable.
5. All new streets shall be public, except as otherwise provided in Section 14-6.5(E)(8), or when the Planning Commission determines that there would be no public purpose served or significant benefit provided to abutting properties by provision of a public rather than a private street.

D. Street Types Design Criteria

1. New public and private streets shall be constructed according to projected average daily traffic (ADT) and dwelling unit access (DUA) as shown in Table 6-1 and Illustration 14-9.2-1, Street Types Design Criteria.
2. The design criteria are intended to recognize that streets:
   I. Function as a critical urban design component of the neighborhoods they serve;
   II. Together with sidewalks and trails, must safely meet the transportation needs of all users, including pedestrians with varying mobility levels, bicyclists, motorists and transit users;
   III. Provide needed parking in many neighborhoods;
   IV. Serve as corridors for utilities and storm drainage.

Table 6-1: Design Criteria for Street Types

Criteria	Major Arterial (6-lane)	Major Arterial (4-lane)	Secondary Arterial	Collector	Collector Mixed-Use	Subcollector		Lane	Lot Access Driveway[1]
						No Parking	With Parking		
Average daily traffic	Up to 60,000	Up to 40,000	5,000–15,000	1,000- 5,000		300 – 1,000		0 - 300	Minimum
Dwelling unit access						30 – 100		0 - 30	0 - 8
ROW width, ft. min.	120	98	70	52	50	42	50 or 56	38 or 42	
Slope/grading easement	0 – 30 for all, conditional upon staff review								
Number of auto lanes	6 – 7[2]	4 - 5[2]	2 - 3[2]	2					1
Width of driving lanes, ft.	11			10		9	10	9	10
Median/turn lane width, ft.	18		14						
Bike lane width, ft. min.	5			4					
On-street parking width, ft. min.					6[3]		6[4]		
Curb and gutter	2 ft for all								
Sidewalk setback, ft. min.	5					5		0 or 5 [1]	
Sidewalk width, ft. min.	6		5		7	5			

NOTES:

[1] Lot access driveway standard applicable to access from street to no more than 8 single-family lots. Refer to Section 14-6.5(E)(8) for additional standards for lanes and lot access driveways.

[2] Includes median/turn lane.

[3] Parking required on both sides of street, except no parking on that side of a street adjoining the Plaza.

[4] Parking may be on one side or both sides of the street; parking lane should not be continuous.

3. The collector mixed-use street type is to be constructed in conjunction with the development of neighborhood centers and is designed to function like many of the streets near the plaza.
4. To better achieve the intent of this section, the Planning Commission, or in the case of resubdivisions and other administrative plat approvals, the Planning and Land Use Director, or in the case of City street projects, the Governing Body, may consider and approve an alternative street design that is not included among the street types and street sections shown or described in this section, provided the alternative design demonstrably provides adequate capacity to handle anticipated traffic, and includes the necessary pedestrian, bicycle, and transit facilities.
5. New development on an existing public street that does not meet the width or other applicable standards in Table 6-1: *Design Criteria for Street Types*, and that cannot be improved to meet those standards may exceed the average daily traffic or dwelling unit access standards in Table 6-1 without a variance.

E. Street Design Engineering Standards

1. Public and private streets and lot access driveways shall be designed and constructed in accordance with the provisions of this chapter; Chapter 12, *Fire Prevention and Protection,* and any engineering standards adopted pursuant to this chapter.
2. Where no specific standard has been adopted, streets shall be designed in accordance with applicable standards adopted by national engineering organizations such as the American Association of State Highway and Transportation Officials (AASHTO) and the Institute of Transportation Engineers.
3. Where no specific standard has been adopted, construction must comply with the current edition of the "New Mexico Department of Transportation Standard Specifications for Road and Bridge Construction."
4. A private street built and subsequently proposed to be dedicated to the City must meet all applicable public street standards set forth in this section.
5. The City shall not maintain private streets.
6. The following specific construction and engineering standards apply to public streets:
   I. Each street shall terminate in a cul-de-sac or other approved turnaround, except where the Planning Commission or Planning and Land Use Director requires a street to be stubbed out at a property boundary in anticipation of future extension;

II. Property lines at street intersections shall be rounded with a radius of ten feet, or a greater radius when necessary to allow the construction of a curb having a desirable radius. Sidewalks may not be curtailed at street corners to less than normal width. The Planning Commission may allow comparable cutoffs or chords in place of rounded corners;

III. New streets shall be dedicated and improved to the full width for which they are planned, except where a land use board or the Governing Body determines that an interim width or level of improvements provides safe and adequate service as part of an enforceable plan for the phased completion of the improvements;

IV. When a tract to be developed borders an existing street having a right-of-way width insufficient to conform to the minimum width standards required by these regulations, the necessary additional right-of-way shall be platted and dedicated in such a way to make the resulting street conform;

V. New street names shall not duplicate existing street names or be so similar as to be confused with existing street names. Where a proposed street is to be an extension of an existing named street, the proposed street shall have the same name as the existing street. Street names must be approved by the Planning Commission;

VI. Curbs at intersections shall be designed with a minimum radius of 25 feet. The Planning Commission may approve a smaller radius;

VII. In areas zoned for residential development, planting strips with a minimum width of five feet are required between the edge of pavement and the edge of required sidewalks;

VIII. The Planning Commission may approve street access to adjoining property, requiring proposed streets to be extended by dedication to the boundary of that property. Such streets shall be improved in the same manner as prescribed for other streets in the development; and

IX. Street grades shall not exceed the following, with allowances for vertical curves:
   a. Major and secondary arterial streets or highways: six percent;
   b. Collector and subcollector streets: ten percent;
   c. Lanes: 15 percent, except when a lesser grade is required by the fire marshal pursuant to fire apparatus access road standards; and
   d. No street grade shall be less than one-half of one percent.

7. All new streets must be paved; provided, however, that the Planning Commission may approve gravel surfaces for roadways classified as private lanes or shared private driveways if it finds, based on substantial evidence, that:

   I. Vegetation or topographical maps or other evidence shows that dust from the roadways will not be a problem for residents living next to the roadway;

   II. The gravel lane is an important consideration in the area's streetscape or in the overall project design; and

III. The gravel lane will not cause erosion or sediment problems or those problems will be eliminated by the use of accepted engineering methods.

8. Specific construction and engineering standards, lot access driveways, and streets classified as lanes and certain subcollectors:

I. Streets classified as "lanes" shall be laid out so that use by through traffic is minimized;

II. Lot access driveways shall be private. Streets classified as "lanes" or "subcollectors" may be constructed as private streets;

III. Lot access driveways and private streets classified as "lanes" or "subcollectors" may be approved for access to newly created lots where the Planning Commission determines that no public street is needed to provide access to the property being subdivided or to surrounding properties, based on existing and planned future uses of the properties.

IV. A roadway classified as a lane must meet the following standards:

a. Paved lanes; and

b. Unpaved lanes that are approved for construction with gravel surfacing;

1. Twenty-two feet driving surface width;
2. Eight feet shoulder and drainage on each side;
3. Six-inch crushed gravel base course surfacing material; and
4. Thirty-eight feet total right-of-way or access easement.

V. A lot access driveway that is required to provide emergency vehicle access pursuant to Chapter XII, *Fire Prevention and Protection,* must meet the standards of that chapter. Otherwise, a lot access driveway must have an all-weather driving surface at least ten feet in width, must be no steeper than 15 percent grade, or as required by the fire marshal, and must accommodate drainage and utility facilities and easements.

F. Access and Traffic Calming

1. Where a development abuts or contains an existing or proposed arterial street, a land use board may require marginal access for collector or local streets, reverse frontage with screen planting or walls contained in a non-access reservation along the rear property line, lots with rear service alleys or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

2. Where a development borders on or contains a railroad right-of-way or limited access highway right-of-way, a land use board may require a street approximately parallel to and on each side or on either side of such right-of-way, at a distance suitable for the appropriate use of the intervening land for park or recreational purposes when such purposes are appropriate in the relevant area. Such distances also shall be determined with due regard for the requirements of approach grades and future grade separations.

3. At least one through street that traverses the entire developed area shall be provided for each 1,000 feet of developed area.
4. At least two connections to the existing road network points shall be provided for every ten acres of development.
5. Where a trail network exists or is planned, access to the trail network must be provided every 500 feet, where feasible.
6. Reserve strips controlling access to streets are prohibited unless the City controls the reserve strip under conditions approved by the Planning Commission.
7. Traffic calming measures are allowed in new developments and specific measures may be required by the Planning Commission to ensure traffic safety in new neighborhoods.
8. Cul-de-sacs and other dead-end streets, both public and private, may be constructed only if topography, lot configuration, previous development patterns or other natural or built features prevent continuation of the street.

G. Sidewalks

1. If a subdivision plat or development plan approval is required, curb, gutter, and sidewalk locations shall be dedicated when the subdivision plat or development plan is recorded and constructed in accordance with applicable standards as part of the subdivision or development plan infrastructure.
2. If a subdivision plat or development plan is not required, curbs, gutter, and sidewalks shall be constructed in accordance with applicable standards and dedicated to the City prior to issuance of a certificate of occupancy for:
   I. Construction of a new principal building;
   II. All additions over 500 square feet gross floor area;
   III. Remodeling or renovations over 500 square feet gross floor area for multi-unit residential and nonresidential permits; and
3. With a permit for additions or remodeling, funds expended for the cost of sidewalk construction are not required to exceed 20 percent of the value of the other construction covered by the permit.
4. Sidewalks shall be located in a City right-of-way or, if adequate right-of-way is not available, sidewalks shall be located in a public access easement dedicated to the City on an approved plat. The sidewalk shall be consistent with the street standards of Section 14-6.5(E) and located along each street frontage immediately adjacent to the development.
5. New sidewalks, drive pads, and curb ramps required pursuant to provisions 1 and 2 above in this subsection must:

I. Comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and with New Mexico Department of Transportation pedestrian access details (NMDOTPAD)

II. Be constructed of concrete, meeting standards approved by the City or alternative materials approved by the Planning and Land Use Director.

III. Be free of any structures, signs, landscaping, above ground utility elements or other items that prevent free passage along the sidewalk, if constructed pursuant to provision 1 above in this subsection.

IV. Be free of any structures, signs, landscaping, above ground utility elements or other items that result from the new construction and that prevent free passage along the sidewalk , if constructed pursuant to provision 2 above in this subsection.

6. Replacement of existing sidewalks is not required if they are in good condition and substantially in compliance with ADAAG. Existing sidewalks shall be free of any structures, signs, landscaping, above ground utility elements or other items that prevent free passage along the sidewalk. However, in the situations described in provisions 1 and 2 above in this subsection, the Planning and Land Use Director may allow the sidewalk barrier to remain or approve an alternate sidewalk alignment creating free passage if the removal of the sidewalk barrier is deemed not feasible.

7. A new sidewalk that connects to an existing sidewalk shall be the wider of:

I. The width of the existing sidewalk;

II. The required minimum width set forth in Table 6-1: Design Criteria for Street Types;

III. The NMDOTPAD as may be amended by the City; or

IV. The minimum width required by the ADAAG.

8. A curb/access ramp meeting NMDOTPAD and City standards shall be constructed where two paved streets with curb, gutter and sidewalk intersect.

9. Drive pads shall comply with NMDOTPAD and any City street standard details.

10. If there is no curb or gutter, an alternative pedestrian route may be approved as part of a subdivision plat or development plan. The alternative pedestrian route shall comply with ADAAG. Consideration shall be given to future maintenance, the surrounding uses, density and the location and type of the street.

11. Colored concrete shall be required in the City's historic districts according to the color palette approved by the historic districts review board available from the City historic preservation division. Alternative materials may also be required by the historic districts review board. In addition, the City reserves the right to specify sidewalk color or alternative materials in other sections of the City as may be appropriate.

12. Construction of sidewalks shall comply with Chapter 23, Section 23-3, *Construction and Maintenance of Curbs, Gutters, and Sidewalks.*

H. Pedestrian Crosswalks

Pedestrian crosswalks that meet the engineering standards of the City shall be included in the design of each signalized intersection and at any other street crossing locations, including midblock crossings, required by the Planning and Land Use Director. Crosswalks must connect sidewalks and must have accessible curb cuts on each side of the street. Crosswalks shall be installed at the time of intersection construction.

I. Curbs and Gutters

1. All new streets must have curbs and gutters that meet City standards, except for roadways classified as lanes or shared private driveways if the Planning Commission finds, based on substantial evidence, that the following conditions are met:
   I. Absence of curbs and gutters will not contribute to the deterioration of the pavement edge, particularly on streets where on- street parking is allowed;
   II. Curbs and gutters are not necessary to channel stormwater, as shown by a site-specific drainage and stormwater control plan analysis or other means; and
   III. Curbs and gutters are not necessary to confine driveway access to specific locations and to maintain the appearance of the streetscape.
2. Colored concrete is required in the historic districts according to the color palette approved by the historic districts review board available from the City historic preservation division.

J. Maintenance of Public Parkways

Maintenance of the public parkway, generally comprised of the sidewalk setback and the sidewalk itself, is the responsibility of the person owning or in charge or control of the lot or property contiguous to the parkway, exclusive of controlled access arterials. Maintenance shall be to eliminate public nuisances and ensure pedestrian and vehicular safety and visibility, and shall include the eradication of weeds and the trimming of trees and shrubs. Maintenance shall comply with Sections 10.3, *Weeds,* and 23-3, *Construction and Maintenance of Curbs, Gutters and Sidewalks.*

K. Alleys

Alleys shall comply with the following provisions:

1. The right-of-way width of an alley shall not be less than 20 feet;
2. Alley intersections and sharp changes in alignment are not allowed and, where necessary, corners shall be cut off sufficiently to allow safe vehicular movement; and
3. Dead-end alleys are not allowed.

L. Easements

1. Easements across lots or centered on rear or side lot lines shall be provided for utilities if the Planning Commission or the City Engineer finds that they are necessary for adequate and necessary utility service to the subdivision or surrounding areas. Such easements shall be at least ten feet wide and may be located over a lot line so that there is a five-foot easement on each lot.
2. Where a subdivision is traversed by a watercourse, drainageway, acequia, channel or stream, the owner shall provide a stormwater drainage easement or right-of-way conforming substantially with the lines of the watercourse, drainageway, acequia, channel or stream and of a width and construction that Planning Commission finds is adequate for the purpose. Parallel streets, sidewalks, parkways, and/or trails may be required by the Planning Commission in connection with the drainage easement or right-of-way.
3. Easements required by this section shall not interfere with other easements or uses of the property on which the easement exists.

M. Utilities, Storm Drainage and Street Improvements

Utilities, storm drainage facilities, and street improvements shall be provided as follows.

1. Standards and Specifications

I. Connection to City water service as required by Chapter 25, *Water,* except as provided in Section 25-1.10, *Regulations for the Drilling of New Domestic Water Wells;*

II. Connection to City sewer services except as provided in Section 22- 3.1, *Sewers — Connection to the Public System*;

III. Approval of storm sewer system and other drainage improvement plans by the City Engineer;

IV. Approval of grading and centerline gradients by the City Engineer;

V. Approval of major and secondary arterial street cross-section by the City Engineer; provided, however, that the cost of improvement to the developer shall not exceed that which is required for improving a collector street.

VI. Installation of street name signs of a material and design approved by the Governing Body at all street intersections;

VII. Approval of complete street lighting facilities by the City Engineer; and

VIII. Landscaping as required by Section 14-8.4, *Landscape and Site Design*.

2. Design Details, Construction Standards and Specifications

Design details, construction standards, and specifications for utilities and storm drainage shall conform to standard details and specifications adopted by the Governing Body.

N. Landscaping

Landscaping plans shall be submitted for all roadway medians and all parkway strips. Landscaping plans shall include proposed location, size and type of vegetation or xeriscaping, including street trees, shrubs, ground cover or other proposed ground treatment in conformance with the City's landscaping regulations. Location of proposed landscaping shall meet sight distance and other safety criteria as determined by the Planning and Land Use Director. Landscaping plans shall show any irrigation system necessary to maintain the roadway landscaping. The final approved landscaping plans shall be implemented at the developer's cost as part of road construction and all materials shall be maintained and guaranteed by the developer for a minimum of one year or until established. Landscaping plans should comply with Resolution 2010-66, Landscape Design Guidelines for Medians and Planting Strips, as amended.

O. Bikeways

Bikeways shall:

1. Be provided on each side of the street on collectors except collector mixed-use, secondary arterials, and major arterials, unless a street is approved as a one-way in which case a bikeway shall be placed to the right of the driving lane;
2. Be located between the driving lane and the curb and gutter or between the driving lane and right turn lane;
3. Be separated from the driving lane by a solid white stripe or other appropriate pavement marking or traffic separation device approved by the City; and
4. Have a pavement width that conforms to the criteria set out in the street types-design criteria chart.

14-6.6 Block and Lot And Design Standards

A. Blocks

1. The lengths, widths, and shapes of blocks shall be determined with due regard to:
   I. Provision of adequate building sites suitable to the special needs of the type of use contemplated;
   II. Zoning requirements for lot sizes and dimensions;
   III. Need for convenient access, circulation, control, and safety of street traffic;
   IV. Opportunities and limitations of topography; and
   V. Special design standards and guidelines, including the standards provided in Section 14-4.5, *Highway Corridor Protection Districts*, and applicable policies of the General Plan.
2. Blocks shall be wide enough to allow for two rows of lots, except that a single row of lots is allowed where such lots abut any of the following: an arterial street, limited access highway, drainage course, railroad right-of-way, a single row of lots in an adjacent subdivision or a different zoning district; to overcome specific disadvantages of topography or location; or in similar situations.
3. Where restrictions on access to an adjoining road are required for all or part of the block, those restrictions shall be noted on the plat.
4. A landscaping easement or screen wall shall be provided where appropriate.

B. Lots

1. Depth, width, area, and shape of lots shall comply with the requirements of the zoning district in which the subdivision is located, or the zoning that will be applied upon subdivision approval, as well as any other applicable standards of Chapter 14.
2. Each lot shall be provided with access by means of a public street, private street, or private driveway in accordance with the requirements of Table 6-1: *Design Criteria for Street Types.*

3. 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.
4. Side lot lines shall be substantially at right angles to straight street right-of-way lines, and radial to curved street right-of-way lines.
5. Through lots are prohibited, except as provided in A.2 above.

14-6.7 Utility and Storm Drainage Improvement and Design Standards

[RESERVED]

14-6.8 Inheritance or Family Transfer Subdivisions

A. Installation of Improvements

1. Any improvements required to be constructed on inheritance or family transfer subdivisions are only required to be completed at the time a construction permit is issued on any lot contained in the subdivision, and not at the time of plat approval or recordation.
2. A financial guarantee is not required at the time of plat recordation.
3. If an inheritance or family transfer subdivision will result in the creation of only one additional lot that will not have public sewer or water available, the applicant is required to provide proof of appropriate well and septic assurances from the State of New Mexico prior to approval of the subdivision.

B. Compliance with Density and District Regulations

1. Zoning District Requirements

   Except as otherwise specifically provided in this Land Development Code, inheritance and family transfer subdivisions are required to meet the standards for use, density, building placement, height, open space, parking, and other requirements set forth in Article 14-3, *Zoning Districts,* for the zoning district in which it is located.

2. Newly Annexed Land

   If an inheritance or family transfer subdivision is requested in newly annexed territory, the resulting density of the subdivision must conform to the density range provisions set forth in the General Plan.

Article 14-7 Development Standards

14-7.1 General Provisions

A. Purpose

The purposes of this Article are to:

1. Provide proper standards that ensure a high-quality appearance of the Santa Fe area and promote good design while also allowing individuality, creativity, and artistic expression;
2. Encourage the proper use of the land by promoting an appropriate balance between the built environment and the preservation of open space and natural environmental resources;
3. Protect private and public investment through preservation of open space, protection of natural resources, including the existing tree canopy; providing buffers between incompatible uses and along roadways; and encouraging the planting of appropriate vegetation;
4. Preserve and protect the identity and character of Santa Fe and enhance the business economy;
5. Promote water conservation and efficiency through preserving natural areas, encourage good soil management, and encourage the use of native or drought tolerant plant materials; and
6. Ensure compliance with the City's obligations to the U.S. Environmental Protection Agency (EPA) as a National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Phase II permittee.

B. Applicability

Unless otherwise noted, the requirements of this Article apply to all land development activity covered under Chapter 14.

14-7.2 Santa Fe Homes Program (SFHP)

A. Authority

The Governing Body has adopted the SFHP, enacted pursuant to the authority set forth in Chapter 26 of the SFCC, Section 26-1.2, *Authority.*

B. Applicability

1. Except as set forth in this subsection, the SFHP shall apply to the following:
   I. Aany application for development, including annexation, rezoning, subdivision plat, increase in density, development plan, extension of or connection to City utilities for land outside the city limits, and construction permits that propose two or more dwelling units or buildings or portions of buildings that may be used for both nonresidential and residential purposes and manufactured home lots. SFHP applies to the residential portion of the development.
   II. New construction, to the conversion of existing rental units to ownership units, and the conversion of commercial uses to residential uses.
   III. Dwelling units in vacation time share projects.
2. Participation in the SFHP is not required for the following:
   I. A family transfer as set forth in Section 14-2.1(E)(8), *Inheritance and Family Transfer Subdivision,* or a division of land into two lots as set forth in Section 14-2.1(E)(6), *Administrative Approval Subdivisions.*
   II. A development or portion of a development that is subject to a formal written and binding agreement entered into prior to August 15, 2005, with the City or Santa Fe County in which the signatories agreed to provide affordable housing or payment in lieu thereof; or
   III. Dwelling units or manufactured home lots used by an elementary, middle, or high school; college or university; hospital; or similar institution, exclusively to provide housing for employees or enrolled students and their families. If the dwelling units or manufactured homes are no longer exclusively used by employees or enrolled students and their families, the SFHP shall apply at the time the units are converted.
3. When there is a petition for annexation, the petitioner shall negotiate with the Office of Affordable Housing all terms for providing affordable housing on site, including the distribution of development types and the number of SFHP units required, or alternate means of compliance. The number of SFHP units required or the in-lieu contribution, or alternate means of compliance, shall not be less than but may be in excess of what is required by SFHP. These terms shall be included in the annexation agreement. To the extent practicable, all other SFHP requirements apply to annexations. As the property is developed, a separate SFHP agreement in compliance with the annexation agreement shall be recorded with each subdivision plat or development plan.

4. All provisions of a prior ordinance, titled Housing Opportunity Program (HOP), remain in effect with respect to any agreements executed by the City and other parties which were required by HOP or incorporated HOP provisions by reference. The Office of Affordable Housing is responsible for administering HOP agreements according to the administrative procedures for the SFHP ordinance until such time as all obligations under the agreements have been satisfied except for sale prices or rental rates, which shall be based on the prior HOP administrative procedures and annually updated by staff.

C. Pre-submission Conference, SFHP Proposal, and Agreement

A pre-submission conference, SFHP proposal, and SFHP agreement are required as set forth in Section 26-1.

D. Santa Fe Homes Program Requirements

1. Effective June 7, 2014, and thereafter:
   I. When offered for sale, 20 percent of a development site's allowed base dwelling units shall be SFHP units, meeting all requirements of Section 26-1.
   II. When offered for rent, 15 percent of a development site's allowed base dwelling units shall be SFHP units, meeting all requirements of Section 26-1.
   III. A modification to a SFHP agreement or HOP agreement that was entered into prior to June 8, 2011, shall be made to reflect the 20 percent requirement; and if applicable, an annexation agreement, subdivision plat, or development plan shall be administratively amended to reflect the reduction and redistribution of SFHP or HOP lots, with the amended annexation agreement, plat, or plan recorded or filed, as applicable, by the property owner or developer.
2. The Governing Body may approve alternative means of compliance as provided in Section 26-1.33, *Alternate Means of Compliance.*

E. Standard Development Incentives

1. Density Bonus
   I. A developer providing on-site SFHP dwelling units is entitled to a density bonus of 15 percent over the density allowed by the zoning district.
   II. A density bonus is the right to build the described percentage of residential units, in addition to those that are otherwise allowed by the zoning district, in accordance with the following standards and procedures:
      a. Base dwelling units allowed means the total number of dwelling units that can be built on a site in the applicable zoning district.
      b. In calculating any bonus units, the number of base dwelling units allowed in the development shall be multiplied by 1.15. If the result is other than a whole number, the number shall be rounded up to the next highest whole number.
   III. A density bonus does not require an amendment to the General Plan or approval by the Governing Body.
   IV. Except where the planning commission is authorized to grant a variance or waiver as set forth in Chapter 14, a density bonus shall not negate, supersede or limit other Santa Fe City Code provisions that limit the number of units that may be built on the site.
2. Fee Waivers

   Fees for developments that comply with SFHP requirements shall be reduced as follows:

I. Fees for development review and construction permits shall be reduced in proportion to the percentage of for-sale SFHP units, or two times the percentage of for-rent SFHP units or manufactured home lots offered as SFHP units, as certified by the Office of Affordable Housing; and

II. Reduction of impact fees as set forth in Section 14-7.9, *Impact Fees,* and utility expansion charges as set forth in Chapter 22, *Sewers*, and Chapter 25, *Water,* shall occur at the time of construction permit application for SFHP units.

F. Enhanced Affordability Incentives

Developments that provide enhanced affordability beyond the requirements of Section 14-7.2(D) are eligible for enhanced affordability incentives as described in this section. For purposes of this section, "enhanced affordability" is defined as projects that provide at least 30 percent SFHP units or properties zoned R1 that are 2.5 acres or smaller that meet the standards of Section 14-7.2(F)(1)(I)(b).

1. Additional Density Bonus

I. As an alternative to the standard development incentives described above in Standard Development Standards, an applicant may:

a. Add the following density bonus for each SFHP unit provided:

1. 30 percent to 39 percent SFHP units: 1.5 units per SFHP unit;
2. 40 percent to 49 percent SFHP units: 1.75 units per SFHP unit; or
3. 50 percent or greater SFHP units: 2 units per SFHP unit.

b. For properties zoned R1 that are 2.5 acres or smaller, up to four dwelling units are permitted per acre, provided that:

1. Twenty-five percent of all dwelling units on the parcel must be affordable;
2. Dwelling units may be attached or detached single-family, or units within a multi-unit building;

II. In calculating bonus units, if the result is other than a whole number, the number shall be rounded up to the next highest whole number.

2. Design Standards

I. Lot Area and Lot Coverage

Notwithstanding the requirements of Article 14-3, *Zoning Districts*, minimum lot area and coverage shall be as necessary to comply with the open space requirements.

II. Setback and Stepback Requirements

Minimum setback and stepback requirements are waived along lot lines that are internal to the development.

III. Parking Reductions

Developments are permitted the following reductions to the minimum vehicular parking required in Table 7-4: *Vehicle Parking Requirements*, provided that at least one long-term bicycle parking space per unit is provided in

addition to the short-term bicycle parking requirements described in Table 7-7: *Required Bicycle Parking*:

a. In all zones except for BCD, the development may provide parking at the reduced rate of one off-street automobile parking space for studio, one-, and two-bedroom units, and two off-street automobile parking spaces for units with three or more bedrooms.
b. In the BCD or when the development site is not adjacent to a residential zoning district, on-site parking may be provided, but no minimum number of off-street vehicular parking spaces is required.
c. Long-term bicycle parking shall comply with standards and requirements described in Section 14-7.5J, *Off-Street Bicycle Parking Requirements,* and shall have access that does not require use of stairs or an elevator.

3. Fee Waivers

For development projects that comply with an option in provision 1 above, fees and charges are waived as shown in Table 7-1.

Table 7-1: SFHP Enhanced Affordability Fee Waivers

Construction Permit Fees; Plan Review Fees
Qualifying projects are exempt from paying construction permit fees and plan review fees.
Development Review Fees
Qualifying projects are exempt from payingf development review.
Development Water Budget Fees
Qualifying projects shall obtain water to meet approved development water budgets through the water credit program at the reduced rate specified in Section 14-7.7E, *Dedication of Water to Development.*
Impact Fees
Qualifying projects are exempt from payingf impact fees in accordance with Section 14-7.9H.9, *Exemptions, Waivers, and Reimbursements.*
Wastewater Utility Expansion Charge (UEC)
The wastewater utility expansion charge (UEC) is waived for qualifying projects in accordance with Article 22-6.6, Exhibit A, Section 7.
Water Utility Expansion Charge (UEC)
Qualifying projects are exempt from the payment of the water utility expansion charge (UEC) in accordance with Article 25-4.2, Exhibit B, Rate Schedule 8.

4. Review Process

I. Development plans and subdivision plats for applications for qualifying projects shall be administratively reviewed and approved, pursuant to Section 14-2.1F.4, *Development Plans* and Section 14-2.1E.6*, Administrative Approval Subdivisions,* respectively*.*

II. Any application that contains a request requiring a decision by a land use board (such as a variance) shall be decided by the land use board according to the standard applicable procedure. The application as a whole shall remain subject to administrative review and decision.

III. Unless the applicant requests a deferral, staff shall schedule applications that require review by land use boards at the earliest available meeting date.

G. Enforcement

Enforcement of SFHP shall be as provided by Section 14-1.12, *Enforcement* and Chapter 26-1.19, *Enforcement of SFHP Agreement*.

H. Appeals

An applicant aggrieved by a final action of the land use director regarding the SFHP provisions may file an appeal pursuant to Section 14-2.1B.5.IV, *Appeals.*

14-7.3 Architectural Design Review

A. Purpose

1. The standards and requirements of this section are intended to preserve and promote Santa Fe's unique cultural heritage, distinct visual character, and regional architectural traditions, to contribute to Santa Fe's social and economic welfare.
2. The Governing Body finds that in order for Santa Fe's urban townscape to be one of visual cohesion and identity rather than visual clutter and anonymity, architecture outside the historic districts must possess a degree of compatibility with architecture inside the historic districts.
3. Because Santa Fe's distinct visual character and regional architectural traditions are deemed essential to the welfare of the City's citizens, the Governing Body hereby establishes an architectural design review process to review building massing, form, color, proportion, texture, and materials as part of the construction permit process for areas outside the historic districts.
4. The architectural design review process is intended to promote beauty and visual harmony throughout Santa Fe and to encourage respect for the traditional character and quality of wall-dominated architecture. This section does not promote or require adherence to a particular architectural style, but rather to the general qualities that have given Santa Fe architecture its unique and appealing character.
5. The architectural design review process is not intended to stifle architectural creativity, to decrease or limit one's use of property or to impose undue economic hardship on any property owner as a result of the requirements set forth in this section.

B. Applicability

1. New construction, additions, exterior remodeling, repainting, and re-stuccoing of buildings in a different color shall comply with the requirements of this section, except as set forth in provision 2 below.
2. Architectural design review is not required for the following:
   I. Detached single-family and two-family dwellings and related accessory structures;
   II. Structures other than buildings, with the exception of filling station canopies, except as required in this article;
   III. Buildings located in the historic districts and buildings designated as landmarks, which are subject to review under Section 14-4.6, *Historic Districts;* and
   IV. Exterior building features not visible from any street, way, or public place without trespassing.

C. Total Points Required

The total number of points required for a given project are set forth in Table 7-2: *Points Requirement by Zoning District*.

1. Point Requirements for New Construction

Point requirements for new construction, excluding additions, vary according to the zoning district in which the project is located.

Table 7-2: Points Requirement by Zoning District

Zoning District	Points Required
C-1, C-2, C-4, BCD, PRRC, SC, HZ, MU	205
RR, R-1 through R-6, R-7, R-8, R-9, R10 through R-29, RC-5, RC-8, PRC, RAC, AC [1]	180
I-1, I-2, BIP	155

NOTES:

[1] Applies to nonresidential and multi-unit structures constructed in these districts; does not apply to single-family dwellings.

2. Additions to Nonconforming Buildings

I. Point requirements for additions to a building that conforms to the provisions of this section are as set forth for new construction in Table 7-2 for the entire property, including both existing and proposed publicly visible improvements. Point requirements for additions to a building that is legally nonconforming with regard to the provisions of this subsection shall be as provided in provisions a, b, and c below.

II. For the purposes of this section "addition" means additional gross floor area constructed on a single lot, and "structurally connected addition" means additional gross floor area that directly adjoins and abuts an existing building.

a. If a proposed addition to a legal nonconforming building increases the gross floor area on a lot by more than 75 percent of the original floor area, architectural design points shall be calculated based on the entire property, both existing and proposed publicly visible improvements.

b. If a proposed addition to a legal nonconforming building increases the gross floor area on a lot by less than or equal to 75 percent of the original floor area, architectural design points shall be calculated based on the new construction only.

c. A specific number of architectural design points is not required for structurally connected additions that do not exceed 25 percent of the gross floor area of the existing legal nonconforming building and that match the existing architecture.

d. A specific number of architectural design points is not required for structurally connected additions to buildings of unique architectural merit, as determined on a case-by-case basis by the Planning and Land Use Director in consultation with the state historic preservation division and the Santa Fe chapter of the American Institute of Architects, that either match the existing architecture or comply with the secretary of the interior's standards for rehabilitation. Architectural review in such cases shall be performed by the Planning and Land Use Director.

3. Remodeling, Repainting, and Re-stuccoing in a Different Color

For the purposes of this section, "structural alteration" means the addition or deletion of building elements, including doors, windows, or fenestration and any changes in the type of finish material used.

I. Point requirements for exterior remodeling requiring structural alterations and involving more than 50 percent of a building's total publicly visible façade and roof area are as set forth for new construction in Table 7-2.

II. Architectural design points shall be calculated based on the entire building, both existing and publicly visible new construction.

III. Cosmetic remodeling, repainting, re-stuccoing in a different color, or exterior remodeling requiring structural alterations and involving less than or equal to 50 percent of a building's total publicly visible façade and roof area do not require any specific number of architectural design points; however, no proposed architectural design shall result in the assignment of negative points.

D. Architectural Design Standards and Point Allocations

For the purposes of this section, "predominant" means having the most publicly visible surface area.

1. Point allotments are granted to building projects according to the criteria set forth Table 7-3: *Architectural Design Elements and Point Allocations*, with the total number of points required for a given project as set forth in Table 7-2.
2. Points shall be calculated only for those architectural design features that are publicly visible from a street, way or public place; however, all exterior architectural design features shall be considered publicly visible unless the applicant can show otherwise.
3. Partial point allotments shall not be granted.
4. If a building feature or element cannot be evaluated because it is not required and does not exist, the maximum allowable point allotment for that feature or element shall be granted.

Table 7-3: Architectural Design Elements and Point Allocations

Design Element		Points	In Midtown LINC
WALLS			
Predominant Wall Surface Material	Stucco, adobe	30	
	Brick, natural stone, and integrally colored unit masonry	25	30
	Concrete and non-integrally colored unit masonry	20	30
	Metal siding, glass curtainwall systems, glass block, wood siding, and simulated materials	10	30
	Mirrored glass curtainwall systems	-10	
Color of Predominant	Earthtones, creams, and pastels of earthtone hues including but not necessarily limited to rose, peach, and terra cotta colors	30	

Table 7-3: Architectural Design Elements and Point Allocations

Design Element		Points	In Midtown LINC
Exterior Surface Material	Pastel colors of non-earthtone hues, whites, grays, and grayish greens	15	30
	High-intensity colors	-10	10
	Metallic colors, glass and black	-10	
Exterior Surface Treatment	**OPTION A:** • Wall surfaces appear monolithic with at least 75% of the total wall area one material and one color. Differing shades of the same general hue shall not be considered different colors. • Non-solar fenestration, window and door awnings, applied trim, and accent materials, colors, and decorative bands, with the exception of stucco, masonry or concrete control joints, are used in such a way that they do not give a panelized or prefabricated appearance, produce striped or checkerboard patterns, or exceed 25% of the surface area of any façade. • Fenestration and/or accent colors on wall surfaces under portals or canopies having a horizontal depth of at least 6 feet shall be exempt from area calculations	10	
	OPTION B: Wall surfaces do not meet the criteria set forth in OPTION A above.	-10	
ROOFS			
Form	Flat roof surfaces entirely concealed from public view by parapets	20	
	Flat roof surfaces not entirely concealed from public view by parapets, uniformly sloping roofs, or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with greater than or equal to four feet of vertical rise for every 12 feet of horizontal run and less than or equal to 12 feet of vertical rise for every 12 feet of horizontal run	15	
	Uniformly sloping roofs or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with less than four feet of vertical rise for every 12 feet of horizontal run or having a	10	

Table 7-3: Architectural Design Elements and Point Allocations			
Design Element		**Points**	**In Midtown LINC**
	slope with greater than 12 feet of vertical rise for every 12 feet of horizontal run		
	Any type of sloping roof having a height, from springline to peak, that exceeds the average height of the supporting walls; non-uniformly sloping roofs; or any combination of flat and non-uniformly sloping roofs	-10	
Predominant Material	All surfaces are concealed from public view	20	
	Standing, flat, or batten seam metal roofing, or membrane, asphalt or gravel surfaces exposed to public view	15	
	Flat tiles of clay, concrete or slate	10	
	Barrel tiles of clay, concrete, or slate; and asphalt shingles	5	
	Wood shingles or shakes and other materials including but not necessarily limited to plastic, fiberglass or metal roof tiles	-10	
Predominant Color	All roof surfaces are concealed from public view by parapet	15	
	Dark reds, browns, and earthtones, and natural metals including aluminum, zinc, tin, and lead	10	
	Low-intensity colors other than those stated above	5	
	White	0	
	Bright, non-fading, high-intensity colors and any use of multiple colors	-15	
BUILDING FORM			
Massing	**OPTION A:** One-story buildings with over 10,000 square feet of gross floor area and multi-story buildings with over 20,000 square feet of gross floor area which are designed with wall plane projections or setbacks on each publicly visible façade having a depth of at least 3% of the length of the façade and extending at least 20% of the length of the façade	30	
	OPTION B: One-story buildings with less than or equal to 10,000 square feet of gross floor area and multi-story buildings with less than or equal to 20,000 square feet of gross floor area which are designed with either offsetting wall planes or upper story stepbacks of at least four horizontal feet, or a recessed entry space or projecting canopy or portal having a depth of at least six	30	

Table 7-3: Architectural Design Elements and Point Allocations			
Design Element		**Points**	**In Midtown LINC**
	horizontal feet, on at least one publicly visible façade		
	Buildings not using the massing techniques described in OPTION A or B above	0	
DOORS AND WINDOWS			
Treatment	More than 50% of doors, windows, and glazed surfaces, which are not located under portales or canopies having a horizontal depth of at least six feet, have either frames recessed a minimum of two inches, are cased with trim, have divided lintels, or have exposed or otherwise articulated lintels	20	
	More than 50% of doors, windows and glazed surfaces do not meet the requirements set forth above	0	20
Area	All wall surfaces which are not located under portales or canopies having a horizontal depth of at least six feet, and which do not include solar fenestration, have less than or equal to 50 percent openings consisting of doors, windows, glazing and other penetrations	20	
	Wall surfaces do not meet the requirements as set forth above	0	20
Location	All doors, windows and glazed surfaces, on structures having a gross floor area greater than 150 square feet, are located at least two feet from outside building corners	20	
	All doors, windows and glazed surfaces, on structures having a gross floor area less than or equal to 150 square feet, have at least a two inch mullion at inside and outside building corners	20	
Glazing	All glazing is clear or tinted neutral gray	10	
	Any use of colored glazing	0	10
	Any use of mirrored glazing	-10	
EQUIPMENT			
Screening	All roof and wall mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, are screened from public view by parapets, walls, fences, dense evergreen foliage, or by other means	10	
	All building mounted equipment set forth above is either screened; and/or painted to match visually adjacent surfaces	5	

Table 7-3: Architectural Design Elements and Point Allocations			
Design Element		**Points**	**In Midtown LINC**
	All building mounted equipment set forth is not screened and/or painted to match visually adjacent surfaces	-10	

E. Administrative Review and Decision

The architectural design review shall be conducted as part of the review of a development application or, where no application is required, as part of construction permit review.

1. Preliminary Review (Optional)
   I. A preliminary calculation of architectural design points will be performed by the Planning and Land Use Director at the schematic design or design development stage, at the request of an applicant, with the itemized score sheet returned to the applicant upon completion of the review.

   II. The preliminary review does not limit the discretion of the plan reviewer, who shall recalculate points during the final review. An applicant shall not rely upon a preliminary review for final approval or construe it to result in any responsibility of the City, the Planning and Land Use Director, or any other officers, employees, or agents of the City.

2. Final Review
   I. Points are recalculated at the time of the final review and may differ from the points granted during preliminary review if dimensions, features, details, or specifications that were part of the originally reviewed project plan have been altered or in any way modified.
   II. During final review, calculation of the final architectural design points shall be performed, and compliance with the point requirements of Section 14-7.3(C), *Total Points Required,* shall be achieved prior to the issuance of a construction permit.
   III. If the number of points calculated does not meet the point requirements set forth in Section 14-7.3C, *Total Points Required,* the applicant shall modify the submittals to achieve the necessary number of points prior to issuance of a construction permit.
   IV. All actual construction work shall comply with the approved submittals.

14-7.4 Open Space

A. General Open Space Standards

Open space shall be provided that meets the minimum standards of this section and other applicable requirements of Chapter 14. All required open space shall meet the following standards:

1. Open space shall consist of areas that are landscaped or that preserve natural vegetation and may include outdoor facilities for passive or active recreation.
2. Open space shall not include streets, driveways, parking or loading areas, fire apparatus access roads and turnarounds, storage areas, or buildings.
3. Where appropriate, open space should contribute to the preservation of Santa Fe's natural features, especially hillsides and arroyos. Consideration shall be given to providing wildlife habitat, especially by providing open space along arroyos, stream corridors and linkages to other habitat areas.
4. To the greatest extent practicable, connections shall be provided to public open space and the urban trail system and bicycle paths or in such a way that a future connection is facilitated.
5. The most appropriate use or uses for outdoor space shall be proposed and assessed on a case-by-case basis and may include active or passive use.

B. Residential Open Space

Common or private open space may be provided in any combination that meets the requirements described in this section. Private open space provided in excess of the minimum requirement for a unit may not be used to reduce the amount of open space for any other unit.

1. Common Open Space
   I. Intent

      The intent of common open space is to provide useable outdoor space for residents of developments; promote compact urban form; provide screening and buffering between zoning districts of different intensities; and generally enhance the quality of the urban environment.

II. Amount of Common Open Space Required

a. Residential open space shall be provided for each dwelling unit in the amount specified in the lot/building standards tables in Section 14-3.2, *Residential Districts*, through Section 14-3.4, *Special-Purpose Districts.*

b. A minimum of 50 percent of common open space shall be useable space for active or passive recreation or pedestrian ways that include interior sidewalks and patios. The Planning and Land Use Director, a land use board, or the Governing Body may require tot lots or other play areas and equipment, walking paths, benches, and lighting.

c. Common open space shall be no less than 15 feet in any dimension and no less than 500 square feet per segment.

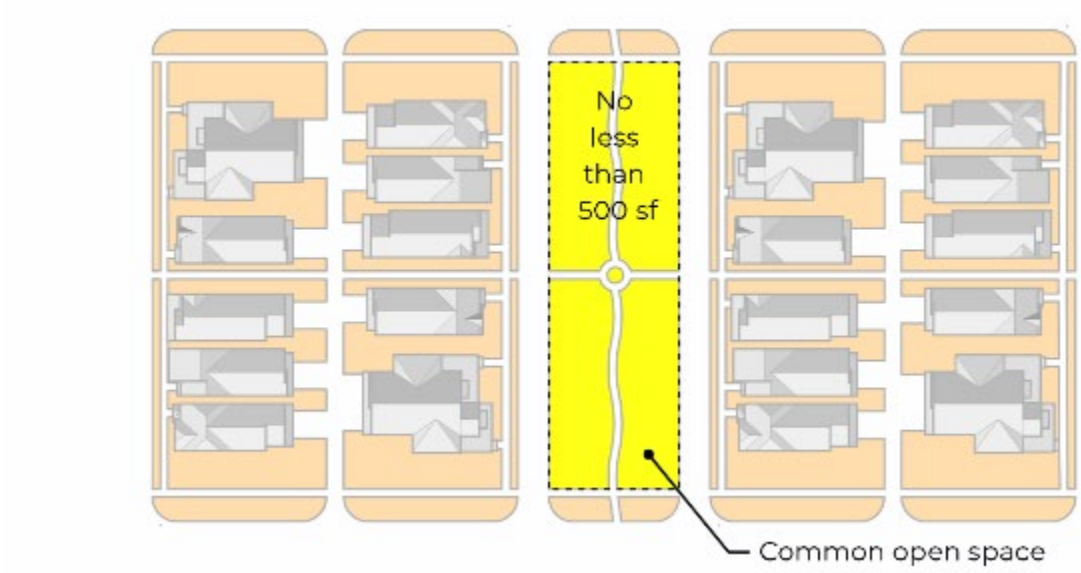


Figure 7.4-1: Common Open Space

III. Common Open Space Area

Common open space may include areas used for retention or detention of stormwater provided that all other applicable standards are met.

IV. Ownership and Maintenance

Common open space shall be dedicated to a homeowners' association or owned and maintained by the owner of rental housing developments. If dedicated to a homeowners' association, covenants running with the land shall restrict the use of the dedicated land to common open space and prohibit subdivision or separation of ownership of the common open space. The restriction shall be noted on the development plan or final plat.

2. Private Open Space

I. Intent

The intent of private open space is to ensure easily available access to the outdoors in medium- to high- density developments, and to provide for a sufficient sense of privacy.

II. Minimum Requirements for Private Open Space

a. Private open space shall be adjacent to and directly accessible from the unit for which it is provided.
b. Required private open space located on the ground shall not be less than 12 feet in length or width; and not less than four feet and 40 square feet for balconies, roof decks, or other private open space that is not located on the ground.
c. Finished grade for required private open space shall have a slope no greater than one vertical foot in ten horizontal feet.
d. There are no planting requirements for private open space.

III. Maximum Lot Coverage Increases

The maximum lot coverage in the underlying zoning district may be increased if private open space for each dwelling unit is provided as follows:

a. For lots in low-density, moderate-density, and residential compound districts, an amount not less than 50 percent of the total gross floor area of that dwelling unit; and
b. For lots in higher-density residential districts, an amount not less than 30 percent of the total gross floor area of that dwelling unit.
c. The open space provided to meet the requirements of provisions a and b may be counted toward meeting the total open space requirement for dwellings in a multi-unit development.

IV. Features Counting as Private Open Space

a. Balconies, roof decks, or roofed areas such as porches or portals may be included as all or part of the required private open space.
b. Stormwater ponding areas shall not count as private open space.

V. Accessory Dwelling Units

Accessory dwelling units are required to provide the same amount of private open space as other dwellings in the zoning district; however, up to 50 percent of the private open space required for the accessory dwelling unit may be the same private open space provided for the principal dwelling unit.

C. Nonresidential and Mixed-Use Open Space

1. Intent

Open space in nonresidential and mixed-use developments is intended to promote environmental health; foster a sense of openness; provide light and air; preserve existing vegetation or provide new vegetation to help oxygenate the air;

provide shade; help control stormwater runoff and erosion; and improve ground water quality.

2. General Requirements

I. Nonresidential open space shall be planted following the same requirements as for residential common open space in Section 14-7.4B, and may be combined with other landscape requirements, including those for street tree planting and parking lot landscaping.

II. To the maximum extent practicable, linkage shall be provided to adjacent public open space, parks, or trails.

III. The minimum dimension for nonresidential open space shall be ten feet and cover a minimum of 300 square feet, unless the area is a component of interior parking landscape and meets the requirements for open space credits for water harvesting described in Section 14-7.4(C)(3).

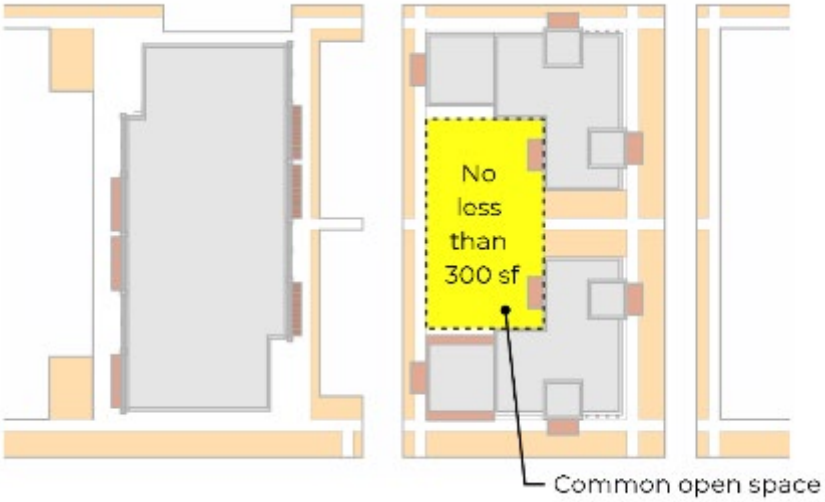


Figure 7.4-2: Nonresidential Common Open Space

3. Amount of Open Space Required

   I. The percentage of required open space shall be calculated on the basis of total lot area and shall be no less than 25 percent unless the conditions described below in Section 14-7.4(C)(4), *Reductions in Required Open Space,* are met; then the required open space may be reduced by a maximum of ten percent of the total lot size. More restrictive requirements for individual zoning districts apply.

   II. Any residential open space provided in a mixed residential and nonresidential development may be credited toward the total MU or nonresidential open space requirement.

   III. An applicant for a construction permit shall not be required to lose existing parking spaces or other previously developed area in order to fulfill the open space requirement, but may not increase the intensity of a use or create an addition that would result in a decrease in open space below the minimum required, unless existing impervious surfaces are retrofitted for stormwater management as described in Section 14-8.4, *Landscape and Site Design.*

4. Reductions in Required Open Space

   To encourage an increase in permeable surface area, to reduce stormwater runoff and erosion, to increase infiltration, and to encourage water conservation and water harvesting, the required open space may be reduced as follows:

I. The open space requirement for development that incorporates a passive water harvesting concept that is a primary component of stormwater management is 20 percent of the total lot area.

II. The open space requirement for development that incorporates an active water harvesting and distribution system that is a primary component of stormwater management and that is a component of outdoor irrigation or suitably treated for indoor use is 15 percent of the total lot area.

III. The reduction shall be earned through the application of engineering calculations that are submitted as a part of the landscape plan and the terrain management regulations provided in Section 14-8.2, *Terrain and Stormwater Management.* The calculations shall show the percentage of water harvested and the estimated water conserved based on the required water budget provided in Section 14-8.4(D), *Water Harvesting and Irrigation Standards*; and

IV. The open space reduction shall not result in an increase in parking area.

D. Additional District-Specific Requirements

1. BIP districts

I. To encourage pedestrian amenities and preservation of existing vegetation, open space shall be provided at a minimum of 40 percent of the total subject parcel.

II. As an incentive for providing commonly shared site amenities that may be appropriate to more urban development, the Planning Commission may grant that the square footage of shared site amenities counts double towards fulfilling the open space requirement; however, in no case shall the amount of open space be less than 25 percent of the total master plan area.

III. Site amenities shall be accessible, and may include the following examples:
   a. Interior trail systems;
   b. Small plazas;
   c. Fountains;
   d. Children's play areas; and
   e. Public art.

2. MU districts

A common, landscaped open area with seating shall be provided with a minimum size of 500 square feet per acre of development. The area shall be open to the sky, suitably lighted, and designed to encourage social interaction.

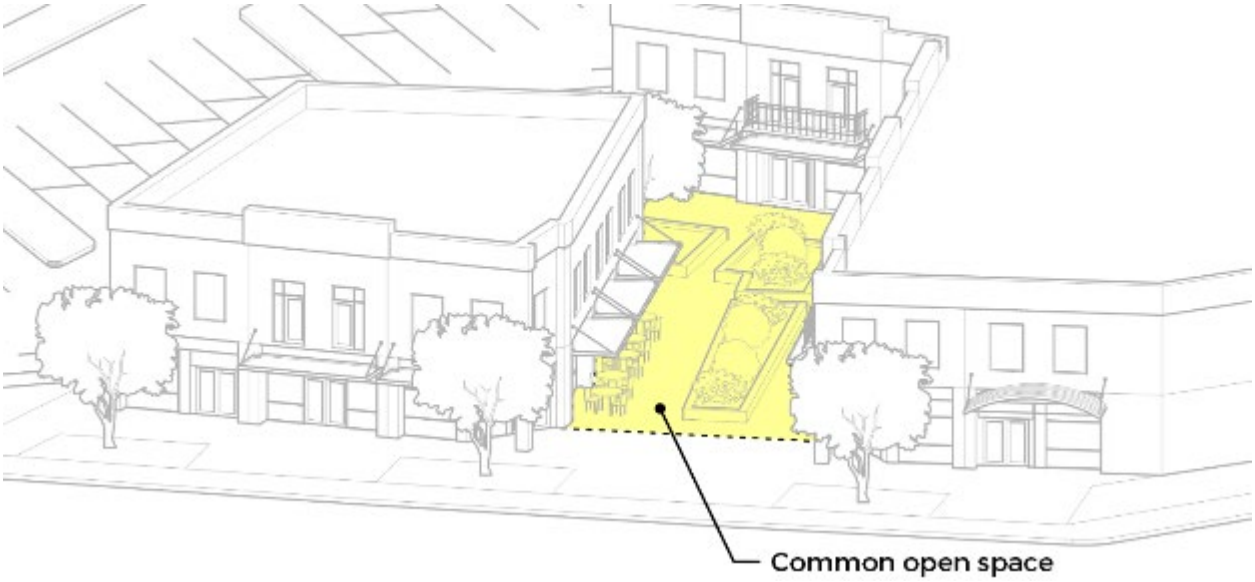


Figure 7.4-3: Mixed-use Open Space

3. C-2 District

   Open space is required for each dwelling unit at a minimum of 250 square feet.

14-7.5 Parking and Loading

A. Purpose

The section establishes regulations for the provision of safe and efficient parking and loading facilities sufficient to meet the need of existing and/or proposed land uses in Santa Fe. At the same time, the section seeks to provide flexible measures to avoid the over-provision of parking and mitigate its negative impacts, by reducing the extent of hardscape that contributes to stormwater runoff and heat island effect. Finally, the section seeks to acknowledge and expand multimodal transportation opportunities by requiring bicycle facilities with certain development.

B. Applicability

1. New Development

   All new development shall provide off-street parking and loading areas in accordance with the standards of this section, unless otherwise exempt by this code.

2. Expansion or Enlargement

   Any expansion or enlargement that results in an increase of floor area of greater than 15 percent, any increase in the number of dwelling units, or any expansion or enlargement that requires a conditional use approval, shall provide additional parking spaces on the basis of the expansion or enlargement, as required by Table 7-4: *Vehicle Parking Requirements*. Additional off-street parking and loading spaces are required only to serve the enlarged or expanded area, not the entire building or use.

3. Change of Use

   I. When the use of any building, structure, or premises changes in a manner that may be expected to increase the demand for parking, such as through addition of dwelling units, expansion of gross floor area, or increase in seating capacity, off-street parking shall be added in the amount required by Table 7-4.

   II. For a use with legally nonconforming parking, the number of spaces that are lacking may be subtracted from the number of required off-street parking spaces for any new use at the same location, so that the degree of nonconformity is maintained but does not increase.

4. BCD Exception

   New development, expansion, enlargement, or change of use within the BCD is exempt from the requirements of Table 7-4, however

   I. Bicycle parking is still required;

   II. ADA spaces in compliance with building code must be provided; and

   III. Any automobile parking that is provided shall comply with all applicable access, design, and maintenance standards as described in Section 14-7.5H.

C. Calculation of Vehicle Parking and Loading Requirements

1. Area Measurement

   All square footage-based parking and loading requirements shall be computed on the basis of gross floor area of the use. Structured parking within a building shall not be included in such computation.

2. Parking for Multiple Uses

   For sites with multiple uses, the required parking shall be the sum of the required parking for each of the uses on the site.

3. Fractions

   Any calculation that results in a fractional number may round down to the nearest whole number.

D. Vehicle Parking Requirements

The minimum number of off-street parking spaces shall be provided in accordance with Table 7-4: *Vehicle Parking Requirements*. If no number is given, no parking is required.

Table 7-4: Vehicle Parking Requirements

	Requirement
RESIDENTIAL	
Household Living	
Accessory building or structure	
Accessory dwelling unit	One space per unit if the accessory dwelling unit is less than 1,000 square feet, otherwise, two spaces per unit
Compound development	1 space per unit
Dwelling or residence ancillary to another approved use	
Dwelling, live-work	2 spaces per unit, plus required ADA parking
Dwelling, multi-unit	**5 units and over:** Less than 800 square feet of heated floor area: 1 assigned space and 0.25 unassigned space per dwelling unit 800-1,200 square feet of heated floor area: 1 assigned space and 0.5 unassigned space per dwelling unit More than 1,200 square feet of heated floor area: 1 assigned space and 1 unassigned space per dwelling unit
Dwelling, single-family attached	2 spaces per dwelling unit
Dwelling, single-family detached	
Dwelling, duplex	
Dwelling, triplex	1 space per dwelling unit
Dwelling, quadplex	
Home occupation	See Section 14-5.3.C6
In-home daycare	As determined by the Director
Manufactured home	2 spaces per dwelling unit
Mobile home, permanent installation	
Mobile home park	
Tiny home	1 space per dwelling unit

Table 7-4: Vehicle Parking Requirements

	Requirement
Group Living	
All group living, unless otherwise specified	8 or fewer residents: 2 spaces per group home More than 8 residents: 1 space per two beds
Boarding, dormitory, monastery, or convent	As determined by the Director
Continuing care community	1 space per dwelling unit; plus one space per 2 beds in congregate housing plus one space per 2 beds in a nursing care unit or extended care facility
Foster home	
Group residential care facility, correctional	As determined by the Director
Group residential care facility, large or small	
Personal care facility for the elderly	One space per each two beds
Sheltered care facility	As determined by the Director
AGRICULTURAL	
Agricultural home occupation	As determined by the Director
Aquaculture	
Aquaponics	
Composting facility	
Farm stand	
Farmers' market	
Hydroponics	
Stable, commercial	
Urban farm, ground level	
Urban farm, roof level, open air	
CIVIC, PUBLIC, AND INSTITUTIONAL	
Community and Cultural Centers or Facilities	
Cemetery, mausoleum, or columbarium	As determined by the Director
Museum	One space per each 250 square feet of net leasable area
Neighborhood or community center, including youth or senior centers	
Public park, playground, or playfield	As determined by the Director
Religious, educational, or charitable institution	One space per four seats, based on total capacity

Table 7-4: Vehicle Parking Requirements

	Requirement
Educational Facilities	
College or university, nonresidential	As determined by the Director
College or university, residential	
Elementary or secondary school, public or private	**Elementary and junior high schools:** One space for each classroom, workshop, laboratory or office plus one space per 200 square feet of auditorium, gymnasium and cafeteria **Senior high schools:** Four spaces for each classroom, workshop, laboratory or office plus one space per 200 square feet of auditorium, gymnasium and cafeteria
Vocational or trade school, light industrial	As determined by the Director
Vocational or trade school, non-industrial	
Emergency Services	
Police or fire station	As determined by the Director
Health Care and Extended Care Facilities	
Extended care, convalescent, nursing, recovery care facility	One space per each two beds
Hospital	One space per four beds, plus the number required, based on square feet measurement, for office, clinic, testing, research, administrative, teaching and similar activities associated with the principal use, at one space per each 350 square feet of net leasable area except for teaching facilities, which shall be one per each four seats
Hospital heliport	As determined by the Director
Medical or dental office or clinic	One space per each 200 square feet of net leasable area
Human Services	
Day care facility	Two spaces plus one additional space for each ten children
Human services establishment	One space per each 350 square feet of net leasable area except for lodging which shall be 1 space per 2 beds for dormitory rooms

Table 7-4: Vehicle Parking Requirements

	Requirement
	or 1 space per individual lodging unit
Public Transportation	
Transit transfer facility	One space per each 200 square feet of net leasable area
COMMERCIAL	
Animal-Related	
Doggie daycare	As determined by the Director
Kennel or boarding facility	
Pet grooming	
Veterinarian	
Arts Activities	
Arts and crafts studio, gallery, or school	As determined by the Director
Dance studio	
Film production	
Photography studio	
Assembly	
Reception or event center	As determined by the Director
Private club or lodge	One space per each 200 square feet of net leasable area
Cannabis Establishments	
Cannabis consumption area	As determined by the Director
Cannabis manufacturing, heavy	
Cannabis manufacturing, light	
Cannabis producer microbusiness	
Cannabis producer	
Cannabis research or testing laboratory	
Commercial cannabis retailer	
Food and Beverage	
Bar, cocktail lounge, nightclub, with or without outdoor entertainment	One space per each 200 square feet of net leasable area
Brewery, distillery, tasting room, winery	
Commissary kitchen	As determined by the Director
Food truck	
Mobile food court	
Outdoor dining	
Restaurant, fast service/take-out	One space per each 200 square feet of net leasable area
Restaurant, full service, with or without incidental alcohol service	
Restaurant with bar, cocktail lounge or nightclub comprising	One space per each 400 square feet of net leasable area

Table 7-4: Vehicle Parking Requirements

	Requirement
more than 25% of total serving area	
Restaurant, with drive-through/drive-up	One space per each 200 square feet of net leasable area
Lodging	
Bed and breakfast inn	0.7 space per rental unit
Campground or RV park	As determined by the Director
Conference or extended stay lodging facility	
Hotel, motel, or residential suite hotel	One space per rental unit
Short-term rental	**One bedroom:** One space **Two or more bedrooms:** 2 spaces
Vacation time share project	Same as household living, plus one employee space per six units (see page 1 of table for household living)
Office, Business, and Professional	
Bank or credit union	One space per each 350 square feet of net leasable area plus customer drive-in spaces as determined by the City
Business or professional office (excluding medical or dental office)	One space per each 350 square feet of net leasable area
Laboratory, research or testing	
Temporary on-site contractor's office	
Recreation and Entertainment	
Commercial recreation	As determined by the Director
Outdoor music	
Theater, live productions	One space per each three seats
Retail Sales and Services	
All retail stores, unless otherwise specified	One space per each 200 square feet of net leasable area
Flea market	One space for every 500 square feet of total vendor area as designated on the site plan
Laundromat	One space per each 400 square feet of net leasable area
Neighborhood grocery store	
Seasonal sales	
Sign shop	
Service Establishments	
Exercise, spa, or gym facility	Spaces equal to 30 percent of total permitted occupancy or as determined by the City

Table 7-4: Vehicle Parking Requirements

	Requirement
Hair salon or barber shop	One space per each 200 square feet of net leasable area
Personal service establishment	
Tailoring or alterations shop	
Sexually-Oriented Business	
All	As determined by the Director
Vehicles and Equipment	
Service and repair garage, including gas station	One space per each 200 square feet of net leasable area
Tire recapping and retreading	
INDUSTRIAL	
Automobile salvage or wrecking yard, or junkyard	One space per 1,700 square feet of land and building area
Light assembly and manufacturing	As determined by the Director
Warehouse and Storage	
Outdoor storage lot or yard	As determined by the Director
Self-storage facility	One per 10 storage areas
Warehouse and distribution	One space per 500 square feet of net leasable area
Wholesale operation	As determined by the Director
UTILITIES	
All, not otherwise listed separately	
Electrical distribution facility	
Electrical substation	
Electrical switching station	
Telecommunications facility	

E. Parking Alternatives

The alternatives described in this subsection offer new development the opportunity to request reduction of the amount of on-site parking that would normally be required for a given use or combination of uses on a site, as shown in Table 7-4.

1. Maximum Cumulative Reduction

   The maximum reduction of required parking spaces by any single parking alternative or combination of parking alternatives in this section is 20 percent, unless a parking demand study demonstrates that a greater reduction is warranted.

2. Parking Demand Study

   Some of the alternatives described in this section may require the provision of a parking demand study that demonstrates the need for a lower quantity of off-street parking than required by Table 7-4.

   I. The parking demand study shall be prepared by a traffic engineer and shall estimate parking demand for the proposed use based on the recommendations of the Institute of Traffic Engineers (ITE), Urban Land Institute, the American Planning Association, or other acceptable source of parking demand data for uses and/or combinations of uses of comparable activities, scale, bulk, area, and location.

   II. The parking demand study shall be subject to review and approval by the Planning and Land Use Director, confirming that the information and assumptions used in the study are reasonable and that the study accurately reflects anticipated off-street parking demand for the proposed use, development, or combination of uses.

   III. If an applicant submits a parking demand study demonstrating that anticipated off-street parking demand for the proposed use, development, or combination of uses will be less than that required in Table 7-4 and the Planning and Land Use Director determines that the information and assumptions used in the study are reasonable and that the study accurately reflects anticipated off-street parking demand for the proposed use, development, or combination of uses, the Planning and Land Use Director may authorize a reduction in required parking spaces based on the conclusions of the study.

3. On-Street Parking

   On-street parking may be counted toward the minimum number of required vehicle parking spaces on a one-to-one basis, subject to the following standards:

I. Where parking spaces are available on a local public street adjacent to a use or development, one on-street space may be substituted for an on-site space for every 20 linear feet of street frontage abutting the lot. On public streets, this reduction may not be used for residential development, except for live-work units.

II. On-street parking that is subject to residential parking permit restrictions or time restrictions is not eligible to meet any off-street minimum parking requirements for any use.

III. Only those legal on-street parking spaces abutting any lot line of the subject property may be counted.

IV. On-street parking along an arterial street shall not be used to meet any minimum parking requirements for any use.

V. Areas in front of or within 10 feet of a driveway, within 20 feet of a street intersection or within five feet of a fire hydrant shall not be counted toward meeting the minimum parking requirements for any use.

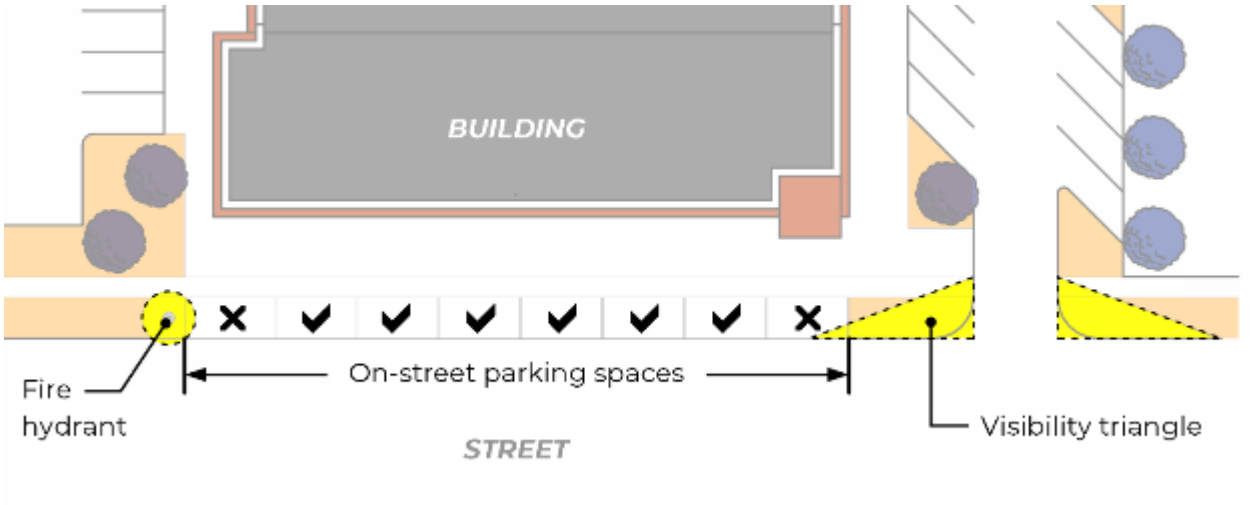


Figure 7.5-1: Visibility Triangle Limitations to On-Street Spaces

VI. Each on-street parking space may only be counted once toward meeting the minimum parking requirements of the abutting lot, regardless of the number of individual buildings or tenants on the lot.

VII. For private streets or gated developments, on-street parking abutting the lot line of the subject property may be used to satisfy the requirement for one of the two required spaces for single-family or duplex dwelling units. For three- or four-unit buildings and attached townhomes, one on-street space may be substituted for an on-site space for every 20 linear feet of street frontage abutting the lot.

VIII. No development or use approved with an on-street parking credit shall be considered nonconforming if the on-street parking is later removed by the City and the remaining off-street parking does not meet the minimum off-street parking requirements of this section.

4. Off-Site Parking

The Planning and Land Use Director may approve off-site parking for developments and/or uses with different operating hours or different peak business periods. All off-site parking shall comply with the following:

I. Limitations
   a. No more than 25 percent of the required parking for a given use or combination of uses, as indicated in Table 7-4, may be provided in the form of off-site parking.
   b. Off-site parking is not permitted for residential uses, except that a mixed-use building may provide a portion of the parking required for nonresidential uses through off-site parking.

II. Location
   a. Every off-site parking space shall be located within 500 feet (measured along a legal pedestrian route) of the property for which the off-site parking is provided.
   b. The Planning and Development Service Department may authorize farther distances for shared parking facilities where shuttle or valet services are available.
   c. Off-site parking may not be separated from the subject use by an arterial roadway.

III. Parking Demand Study Required

Off-site parking shall only be approved if the applicant clearly demonstrates the feasibility of off-site parking through a parking demand study, as described in Section 14-7.5E.2.

IV. Parking Agreement

a. The proposed parking arrangement between the subject property and the property providing the off-site parking shall be reviewed and approved by the Planning and Land Use Department.

b. The parking arrangement shall be formalized by written agreement and shall provide all parties the right to joint use of the shared parking area for as long as the shared parking spaces are needed to comply with this Code and shall be binding on subsequent owners or long-term lessees.

c. An attested copy of an approved and executed agreement shall be recorded with the County Clerk before issuance of a Certificate of Compliance/Occupancy for any use to be served by the shared parking area.

d. Any termination of the agreement does not negate the parties' obligations to comply with applicable parking requirements and thus shall constitute a violation of this Code. No use served by the shared parking may be continued if the shared parking becomes unavailable to the use unless substitute off-street parking spaces are provided in accordance with this section.

e. If inspection indicates that the shared parking arrangement has been terminated and the Planning and Land Use Department determines that the termination has resulted in traffic congestion, overflow parking in residential neighborhoods, or threats to pedestrian, bicycle, or motor vehicle safety, the property owners involved in the shared parking arrangement may be held in violation of this Code.

5. Shared Parking

I. Combined uses on the same premises shall provide the combined total number of spaces required for each use separately, unless a shared parking plan is approved.

II. Uses on premises comprising more than one legal lot of record may provide shared parking in accordance with an approved shared parking plan.

III. Parking required for uses located on adjoining lots in RAC, C, BCD, BIP, MU, SC or I districts, for institutional uses located on adjoining lots in residential districts, or for a qualifying project within the Midtown LINC Overlay District, may be provided on a joint basis. Within the joint parking areas, the spaces required for each of the participating uses shall be marked on the parking plan and maintained as allocated to the individual use, unless a shared parking plan is approved.

IV. Cumulative parking space requirements for mixed-use occupancies or adjoining mixed-uses may be reduced if the applicant demonstrates that the peak requirements of the several occupancies occur at different times, such as mid-day for office uses and evening for residential uses, as supported by a parking demand study.

V. If the reduction is supported by a parking demand study, the number of spaces specified in Table 7-4 may be reduced by a land use board pursuant to a conditional use approval or development plan.

VI. Reduction in the total number of spaces required by this section for qualifying projects within the Midtown LINC Overlay District shall be approved by the Planning and Land Use Director pursuant to Section 14-2.1(F)(4)(II)(c)(3) if the reduction is supported by a parking demand study prepared by the qualifying project applicant. In addition to the shared parking provisions of this subsection, the total number of spaces required as determined by a shared parking plan or parking demand study may be reduced by the number of on-street parking spaces present in the Midtown LINC Overlay District adjacent to a qualifying project.

6. Proximity to Transit and Multimodal Infrastructure

Except for single-family dwellings, the number of required on-site parking spaces may be reduced by 10 percent from the requirements in Table 7-4for development within 500 feet, measured along a public sidewalk or multi-user trail, of a fixed transit stop or a major commuter trail.

7. Provision of Transit Facility

The number of required on-site parking spaces may be reduced by five percent if the property owner enters into an agreement with the City wherein the property owner grants the City the right to use a portion of the property for a City transit facility.

I. Whether or not the site is a suitable location for a transit facility is at the sole discretion of the City.

II. The amount of reduction and the terms of the agreement shall be subject to review and recommendation by the planning and land use department, the Transit Division and the City Attorney's Office and shall be based upon the City's specific transit needs at the site, the anticipated reduction in parking demand due to the facility and specific characteristics and considerations of the site.

III. The agreement may be in the form of an easement, dedication or long-term lease approved by the Governing Body.

8. On-Site Car Share Vehicles

Development that provides a permanent, on-site parking space for a car share vehicle may reduce by five percent the number of required on-site parking spaces

specified in Table 7-4, for each permanent car share space provided, up to four spaces.

9. Parking Structures

   I. When a parking structure is provided, the amount of off-street parking required for the use or uses, as indicated in Table 7-4, may be reduced by 20 percent for structured parking and 25 percent for underground parking.

   II. The height of an above-ground parking structure shall not exceed the height of the principal building it is intended to serve. Where no principal building exists, the maximum height of the parking structure shall be limited to the maximum building height allowed in the zoning district in which the structure is located.

10. Commercial Parking Facilities

    Commercial parking facilities, whether surface lots or structured parking, that are available for use by the general public and located within 500 feet of the subject property may be counted towards up to ten percent of the total amount of required off-street parking.

11. Affordable and Senior Housing

    The minimum parking requirement for multi-unit residential structures may be reduced by 25 percent if:

    I. At least 25 percent of the dwelling units are income-restricted for a period of at least 30 years to households earning 80 percent or less of Santa Fe's Area Median Income (AMI);

    II. Certain SFHP housing developments are eligible for other parking reductions as described in Section 14-7.2(F)(2)(III); or

    III. At least 75 percent of the dwelling units are restricted for occupancy by persons 60 years of age or older.

F. ADA Accessible Parking Space Requirements

1. Minimum Required Spaces

   Accessible parking shall be provided as shown in Table 7-5: *Accessible Parking Space Requirements*.

Table 7-5: Accessible Parking Space Requirements

Total Spaces in Parking Lot	Minimum Number of Accessible Spaces
1 to 25	1
25 to 50	2
51 to 75	3
76 to 100	4
101 and up	1 additional accessible space for every 50 parking spaces (or fraction thereof)
Van Accessible Spaces	

Table 7-5: Accessible Parking Space Requirements	
Total Spaces in Parking Lot	**Minimum Number of Accessible Spaces**
One van accessible space is required for every 6 accessible spaces (or fraction thereof), such that if a parking lot is required to have one accessible space, it will be a van space; for two accessible spaces, one must be a van space, etc.	

2. Additional Standards

   I. Any use that receives a parking reduction as a result of one of the options listed in Section 14-7.5(E), *Parking Alternatives,* shall still be obligated to provide accessible spaces based on the full required number of parking spaces for that use, prior to any approved reductions.

   II. Medical care occupancies specializing in the treatment of persons with mobility impairments shall provide 20% accessible spaces.

   III. Hospital outpatient medical care facilities shall provide10% accessible spaces.

   IV. Accessible spaces shall be in close proximity to building entrances, connected by the shortest accessible route to the accessible building entrance or facility they serve. If a parking facility serves multiple buildings or multiple accessible entrances, accessible parking spaces should be dispersed in multiple locations to enable people to park as close to accessible entrances as possible.

3. Exceptions

   The requirements in Table 7-5 shall not apply to residential structures with three or fewer dwelling units.

4. Accessible Space and Access Design

I. Any accessible space, access routes, and passenger loading zones shall be designed in accordance with the 2024 American National Standards published by the Council of American Building Officials.

II. Standard accessible spaces shall be minimum 8 feet wide alongside a 5-foot-wide access aisle.

III. Van spaces shall be a minimum 11 feet wide alongside an 8-foot wide access aisle and have a minimum vertical clearance of 98 inches.

IV. An access aisle located between and serving both a standard space and a van space may be five feet wide.

V. Access aisles shall be parallel to the full length of the adjacent space, and level with the accessible space(s) with no barriers or impediments to movement between the access aisle and the sidewalk/building. Figure 7.5-2 below illustrates the applicable requirements.

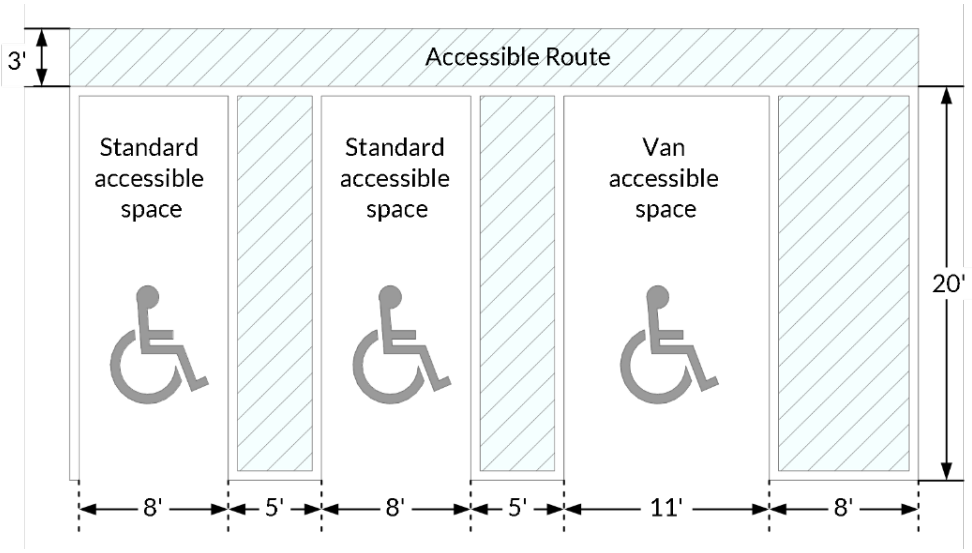


Figure 7.5-2: Accessible Space and Access Design

G. EV Charging Space Requirements

1. Purpose

The purpose of requiring providing electric vehicle (EV) charging infrastructure is to accommodate a changing vehicle market and emerging vehicle technologies, improve air quality, and reduce greenhouse gas emissions.

2. Applicability

The requirements of this subsection apply to new development.

3. General Requirements

EV infrastructure requirements are categorized as follows:

I. EV-Capable

Parking spaces equipped for future EV charging by providing dedicated electrical capacity in the service panel and conduit to the EV-capable charging station.

II. EV-Installed

Parking spaces reserved for EVs to provide drivers the ability to charge their EV using installed charging stations.

4. Number of Spaces Required by Use

The parking requirements of this subsection are intended as minimum requirements. EV-Capable and EV-Installed charging spaces count towards minimum parking space requirements and shall be provided in accordance with Table 7-6.

Table 7-6: EV Charging Space Requirements for New Development

Use	Number of Spaces	Applicability[1]
RESIDENTIAL		
Single-family dwelling	One Level 2 outlet (240 volt)	N/A
Multi-unit dwelling	25% EV-Capable 3% EV-Installed	Developments that require 25 parking spaces or more
NONRESIDENTIAL		
Retail and Personal services	10% EV-Capable, 3% EV-Installed	Developments that require 25 parking spaces or more
Recreational or Entertainment Facilities	25% EV-Capable, 3% EV-Installed	Developments that require 25 parking spaces or more
Hotel or other commercial lodging of 5 or more units (including vacation time share and bed and breakfast inns)	25% EV-Capable, 3% EV-Installed	Developments that require 10 parking spaces or more
School, group assembly, or cultural institution	10% EV-Capable, 3% EV-Installed	Developments that require 25 parking spaces or more
Warehouse and Distribution, and other industrial	5% EV-Capable, 3% EV-Installed	Developments that require 25 parking spaces or more

NOTES:

[1] Based on the required parking spaces..

5. Accessibility

Multi-unit and nonresidential developments shall provide at least one EV-Installed ADA compliant charging station adjacent to an ADA-designated space. ADA compliant EV-Installed charging stations are required at the rate of one space for every 50 required EV-installed parking spaces.

6. Signage

Each EV-Installed charging station shall be signed to indicate that it is reserved for and may only be used for electric vehicles.

H. Design and Maintenance of Parking and Loading Areas

1. General Standards

All off-street parking spaces and parking lots shall meet the standards set forth in this subsection, along with any additional standards shown on an approved site plan. Parking spaces shall:

I. Be designed, maintained, and regulated so that no portion of a parked vehicle or maneuvering incidental to parking shall be on any street, walk, or alley; provided that the public works director may approve parking lots serving one or two dwelling units and comprising four or fewer parking spaces designed to allow vehicles to back onto a street classified as a subcollector or lane, onto a walk or alley, or in exceptional circumstances onto a street classified as an arterial or collector;

II. Be designed to avoid tandem parking, where one vehicle must be moved to access another, except in attended lots, multi-unit developments with two assigned spaces, single-family dwellings where not more than two spaces assigned for use to the same dwelling unit may be arranged in tandem;

III. Be fronted with immovable barriers such as bollards or fences that prevent vehicles from extending over the public sidewalks, abutting lots or the minimum required landscaped area (see Section 14-8.4H.3, *Perimeter Parking Lot Landscaping)*, and that prevent vehicles from obstructing building entries and ADA accessible routes;

IV. Be designed to discourage parking lot traffic from accessing directly onto major arterial streets, unless no reasonable alternative is available;

V. Be appropriately marked to indicate the location of the spaces; and

VI. Be available at all times for parking the personal vehicles of employees and customers or residents and guests for which the spaces are required. Required parking spaces shall be unobstructed and shall not be used for storage, display, sales or parking of commercial or other vehicles used by employees in the conduct of the use for which the spaces are required, unless an itinerant vending permit or conditional use approval has been issued. Required off-street loading spaces shall not be included as off-street parking spaces in the computation of required off-street parking.

VII. Driveways and parking lot aisles shall not direct vehicle traffic toward a primary pedestrian entryway to a nonresidential or multi-unit residential building with installation of bollards or other safety barriers that prevent accidental vehicle collisions with the entryway and pedestrians in front of the entryway.

2. Compliance

Compliance with the provisions of this subsection is required for the following:

I. Development on City-owned land;
II. Subdivision plats, except lot split and resubdivision plats;
III. Development plans;
IV. Master plan; and
V. Construction permits and conditional use approvals as follows:
   a. All new nonresidential and multi-unit construction resulting in an enclosed structure with a gross floor area greater than 1,000 square feet; and
   b. For additions or remodeling of existing nonresidential and multi-unit structures where cost for the required improvements shall be at least 20 percent of the project's construction valuation, in addition to the cost of required landscape improvements described in Section 14-8.4B.

3. Parking Space Requirements
   I. Required parking spaces shall be arranged and constructed in accordance with parking and driveway standards shown in the following illustrations and tables.
   II. Figure 7.5-3 shows non-angled parking space requirements.

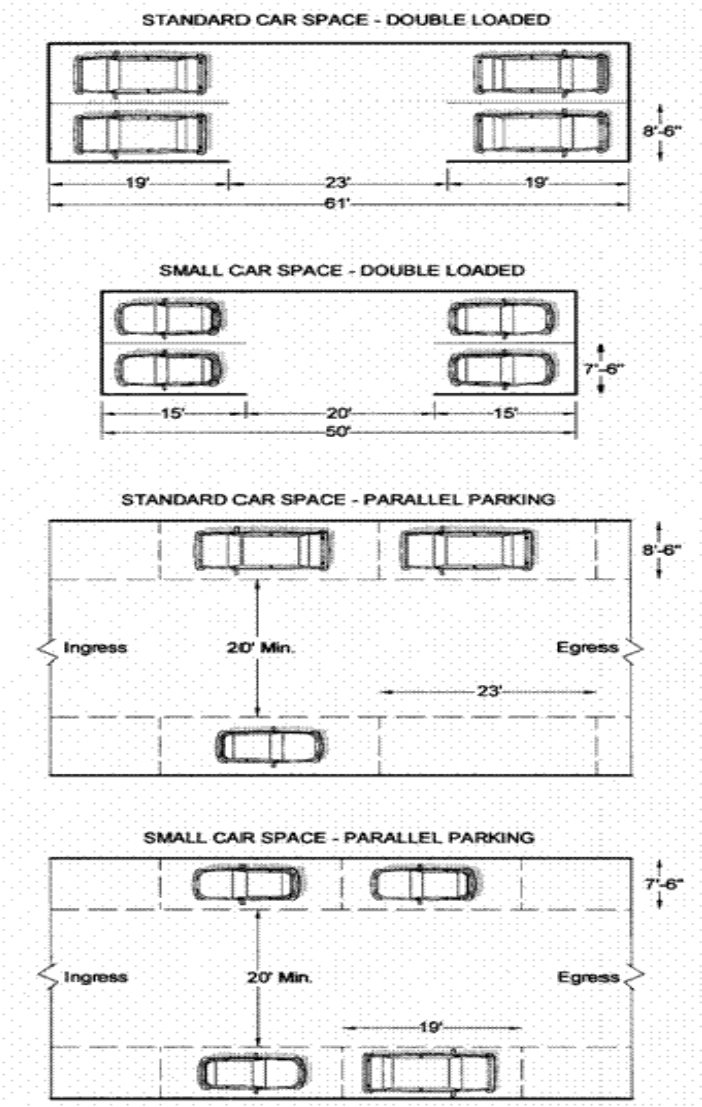
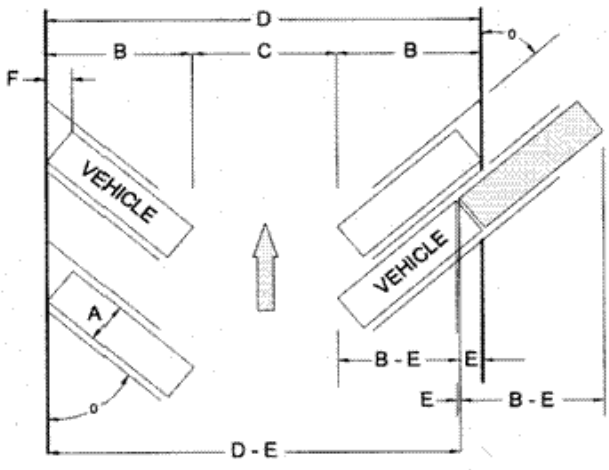


Figure 7.5-3: Non-Angle Parking Requirements

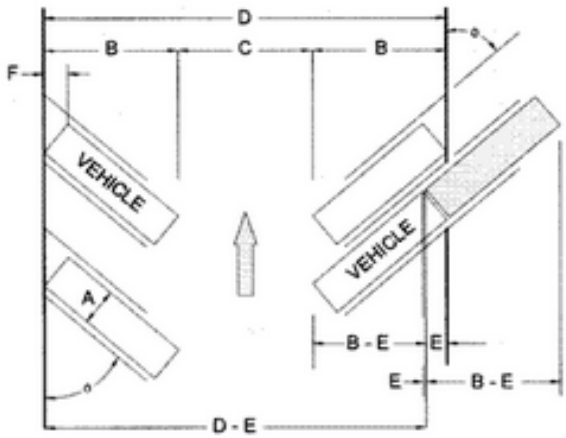
III. Figure 7.5-4 shows layout and dimensional standards for all sizes of vehicles.



Angle	Minimum Width (A)	Vehicle Projection (B)	Aisle (C)	Typical Module (D)	Interlock Reduction (E)	Overhang (F)
45	8'-4"	17'-4"	12'-3"	46'-22"	2'-0"	2'-0"
50	8'-4	18'-0"	12'-9"	48'-9"	1'-10"	2'-1"
55	8'-4	18'-6"	13'-3"	50'-3"	1'-7"	2'-2"
60	8'-4	18'-10"	14'-3"	51'-11"	1'-4"	2'-3"
65	8'-4	19'-0"	15'-2"	53'-2"	1'-2"	2'-4"
70	8'-4	19'-2"	16'-1"	54'-5"	0'-11"	2'-5"
75	8'-4	19'-0"	17'-6"	55'-6"	0'-8"	2'-6"
90	8'-4	18'-0"	22'-6"	58'-4"		2'-8"

Figure 7.5-4: Parking Module Dimensions for All Vehicle Sizes

IV. Figure 7.5-5 shows layout and dimensional standards for compact and standard vehicles.



Angle	Stall Type	Minimum Width (A)	Vehicle Projection (B)	Aisle (C)	Typical Module (D)	Interlock Reduction (E)	Overhang (F)
45	CO	7'-6"	15'-2"	10'-9"	41'-1"	1'-6"	1'-6"
	STD	8'-6"	18'-4"	13'-0"	49'-8"	2'-3"	2'-3"
50	CO	7'-6"	15'-8"	11'-2"	42'-6"	1'-4"	1'-7"
	STD	8'-6"	19'-2"	13'-6"	51'-10"	2'-0"	2'-4"
55	CO	7'-6"	16'-0"	11'-7"	43'-7"	1'-2"	1'-8"
	STD	8'-6"	19'-8"	14'-0"	53'-4"	1'-9"	2'-5"
60	CO	7'-6"	16'-4"	12'-6"	45'-2"	1'-0"	1'-8"
	STD	8'-6"	20'-0"	15'-0"	55'-0"	1'-6"	2'-6"
65	CO	7'-6"	16'-5"	13'-3"	46'-1"	0'-10"	1'-9"
	STD	8'-6"	20'-2"	16'-0"	56'-4"	1'-3"	2'-7"
70	CO	7'-6"	16'-5"	14'-1"	46'-11"	0'-8"	1'-10"
	STD	8'-6"	20'-4"	17'-0"	57'-8"	1'-0"	2'-8"
75	CO	7'-6"	16'-6"	15'-4"	49'-4'	0'-6"	1'-10"
	STD	8'-6"	20'-2"	18'-0"	58'-4"	0'-9"	2'-9"
90	CO	7'-6"	15'-0"	19'-0"	50'-0"		2'-0"
	STD	8'-6"	19'-0"	23'-0"	61'-0"		3'-0"

Figure 7.5-5: Parking Module Dimensions for All Compact and Standard Size Vehicles

V. No required off-street parking space shall be located within the right-of-way of any street, roadway or public alley.

4. Parking Structures

I. Parking structures shall have architecturally compatible, articulated façades designed to screen the view of parked vehicles from all floors above the ground floor except on façades abutting an alley.

II. In a MU district, if 80 percent of the ground floor of any side of an above-grade parking structure is adjacent to a public street, except an alley, or adjacent to a public open space or plaza, it shall be constructed to an adequate depth to allow future occupancy by a commercial or other non-parking permitted use allowed in the MU district.

5. Loading Standards

I. General Requirements

a. Loading space shall be paved in conformance with paving requirements specified in off-street parking standards.

b. All permitted or permissible uses requiring loading space for normal operations shall provide adequate loading space so that no vehicle being loaded or unloaded in connection with normal operation shall stand in or project into any public street, walk, alleyway, front required yard, required parking space or access aisle, common ingress-egress easement, or ADA accessibility route, or obstruct a building entry or exit.

c. The minimum dimensions of the loading space shall be scaled to accommodate the largest vehicle used for pickups and deliveries, including vertical clearance.

II. Additional District-Specific Requirements

a. In SC districts, space for normal off-street loading operations shall be provided at the rear or side or beneath any shopping center building.

b. In I-1 and I-2 districts, there shall be adequate area for storing any vehicles used incidental to or as part of the primary operation of the establishment.

c. In the C-2 district, loading areas shall not be allowed within 50 feet of the front lot line and truck loading shall be confined to the rear or sides of buildings.

I. Provisions for Specific Districts

1. Off-Street Visitor Parking in Single-Family Developments

In single-family residential developments, if driveways are located in such proximity to each other that on-street parking is judged inadequate for visitors, the Planning Commission may require that additional visitor parking of up to one-half space per dwelling unit be accommodated within the development.

2. C-2

I. The parking requirements established in this subsection shall be met at the time of application for certificates of occupancy or for business registration by either on-site off-street parking or off-street parking located within 600 feet of the nearest property line of the parcel.

II. Leased parking is acceptable when documentation is provided for a lease duration of at least five years, and a site plan demonstrates that, even with the leased spaces. the lessor property still complies with the requirements of Table 7-4Table 5-1. The lessee shall submit a site plan with the application that includes all parking spaces on the lessor property and delineates the spaces to be leased. The leased parking spaces shall be designated for the exclusive use of the lessee on the site plan and shall be so reserved by clear, appropriate signage on the lessor property.

III. Any modification of the parking requirements granted by the Board of Adjustment shall not constitute a waiver of the assessment fee.

3. BIP Districts

I. The configuration and distribution of parking areas may be proposed for the entire site or portions of the site and need not be allocated on an individual lot basis.

II. Truck loading shall be confined to the rear and sides of buildings. To the extent possible, areas for outdoor storage, trash collection and loading shall not be located adjacent to residential lots. Where such facilities are located adjacent to residential lots, they shall include a solid acoustic buffer. In all cases, the areas shall be effectively screened from public view. Signs shall be installed prohibiting vehicular idling in areas adjacent to residential lots. Areas for outdoor storage, trash collection and loading shall be incorporated into the primary building design and construction for these areas shall be of materials of comparable in quality and appearance to the building. Visual and acoustic impacts of these functions shall be mitigated to the greatest extent possible. When the loading or refuse collection area is adjacent to a residential district, signs shall be installed prohibiting deliveries and collections between 10:00 p.m. and 6:00 a.m.

4. MU District

I. The configuration and distribution of parking areas may be proposed for the entire site or portions of the site and need not be allocated on an individual lot basis.

II. The quantity of parking provided may be reduced if approved by the Planning Commission concurrently with the development plan.

J. Off-Street Bicycle Parking Requirements

1. Purpose

   To support the viability of multimodal transportation options, bicycle parking spaces are required as described in this section.

2. Applicability

   The requirement to provide off-street bicycle space parking shall apply to all uses except single-family residential uses.

   I. New Development

      Off-street bicycle parking is required for new development as indicated in Table 7-7: *Required Bicycle Parking*.

   II. Expansion of Existing Development

      Off-street bicycle parking is required in compliance with Table 7-7: *Required Bicycle Parking* when an existing development increases floor area, seating capacity, required parking spaces, or through the addition of dwelling units, other than single-family homes.

3. Calculation of Bicycle Parking Requirements

   I. Area Measurement

      All square footage-based requirements shall be computed on the basis of gross floor area of the subject use. Structured parking within a building shall not be included in calculation of gross floor area.

   II. Parking for Multiple Uses

      For sites with multiple uses, the required bicycle parking shall be the sum of the required parking for each of the uses on the site.

   III. Fractions

      Any calculation that results in a fractional number may round down to the nearest whole number.

4. Number of Required Bicycle Parking Spaces

   Off-street bicycle spaces and racks shall be provided in accordance with Table 7-7.

Table 7-7: Required Bicycle Parking

Use	Short-Term Parking Spaces	Long-Term Parking Spaces
Residential		
Group living (including boarding house, dormitory, monastery, or convent)	1 space for every 6 beds, based on maximum capacity; minimum 2 spaces	1 space per 20 residents
Multi-unit residential development[1]	0.05 spaces per bedroom for units without individual private garages; minimum 2 spaces	0.5 spaces per bedroom for units without individual private garages. One e-bike charging outlet shall be provided for each 4 required long-term spaces.

Table 7-7: Required Bicycle Parking		
Use	**Short-Term Parking Spaces**	**Long-Term Parking Spaces**
Community and Cultural Facilities		
All	1 space per 2% of maximum capacity; minimum 4 spaces	1 space per 20 employees; minimum 2 spaces
Educational Facilities		
Elementary, middle, or high school	2 space for every 20 students, based on maximum enrollment; minimum 4 spaces	1 space per 20 employees; minimum 2 spaces
Post-secondary educational facility	2 space for every 20 students, based on maximum enrollment; minimum 4 spaces	1 space per 20 employees; minimum 2 spaces
Health Care and Human Services Facilities		
Hospital	Up to 20,000 sq ft: minimum 4 spaces Over 20,000 sq ft: 1 space per 20,000 sq ft or portion thereof	1 space per 20,000 sq ft; minimum 2 spaces
Medical or dental office or clinic	Up to 20,000 sq ft: minimum 4 spaces Over 20,000 sq ft: 1 space per 20,000 sq ft or portion thereof	1 space per 20,000 sq ft; minimum 2 spaces
Other medical or human services facilities	Up to 20,000 sq ft: minimum 4 spaces Over 20,000 sq ft: 1 space per 20,000 sq ft or portion thereof	1 space per 20,000 sq ft; minimum 2 spaces
Commercial		
Office	Up to 20,000 sq ft: minimum 4 spaces Over 20,000 sq ft: 1 space per 20,000 sq ft or portion thereof	1 space per 20,000 sq ft; minimum 2 spaces
Personal services	1 space per 5,000 sq ft: minimum 2 spaces Over 20,000 sq ft: 1 space per 20,000 sq ft or portion thereof	1 space per 20,000 sq ft; minimum 2 spaces
Recreation and entertainment	1 space per 2% of maximum capacity; minimum 4 spaces	1 space per 20 employees; minimum 2 spaces
Restaurant, bar, or similar establishment	1 space per 2% of maximum capacity; minimum 2 spaces	1 space per 20,000 sq ft; minimum 2 spaces
Retail	1 space per 5,000 sq ft: minimum 2 spaces Over 20,000 sq ft: 1 space per 20,000 sq ft or portion thereof	1 space per 12,000 sq ft; minimum 2 spaces
Shopping center	Sum of individual uses, or 1 space per 5,000 sq ft: minimum 2 spaces	Sum of individual uses, or 1 space per 20 employees, whichever is greater; minimum 2 spaces

Table 7-7: Required Bicycle Parking		
Use	**Short-Term Parking Spaces**	**Long-Term Parking Spaces**
	Over 20,000 sq ft: 1 space per 20,000 sq ft or portion thereof	
Transit Facilities		
Transit center/Rail stop	1% of peak period a.m. ridership	At least 5 percent of spaces provided must be long-term spaces

NOTES

[1] Multi-unit development that has controlled-access structured parking, individual garages, or private, locked storage external to each unit shall only be required to provide short-term bicycle spaces.

5. Location and Design Standards

I. Location Standards

a. Unless placement of short-term bicycle parking spaces has been approved within the right-of-way, bicycle parking spaces shall be on the same site as the building or use they serve.

b. Outdoor racks shall be placed within 100 feet of the primary entrance(s) of the buildings they serve, and connected to the entrance by a clearly delineated, well-lit pathway. Where bicycle parking spaces access a pedestrian route to a building entrance, no parked bicycle shall impede the pedestrian pathway.

c. Where buildings have more than one entrance, or developments have more than one building, bicycle parking spaces shall be distributed throughout the site.

d. Bicycle parking areas shall be separated from vehicular parking areas. The separation may be accomplished through grade separation, or physical barriers, such as fenced areas, curbs, wheel stops, bollards, or other similar features. Any fencing should not be opaque or otherwise impede visibility into the enclosure.

e. Long-term bicycle spaces shall be located within a controlled access enclosure, such as an enclosed indoor room, a garage or shed, or bicycle lockers.

II. Design Standards

a. The area devoted to bicycle parking must be hard-surfaced.

b. Each required bicycle parking space must be accessible without needing to move another bicycle.

c. Short-term bicycle racks shall accommodate both chain and U-shaped locking devices supporting the bicycle frame at two points at least six inches apart horizontally.

d. Racks may be ground- or wall-mounted and securely affixed or bolted to the ground or wall. Racks shall enable the frame and one or both wheels to be secured. Figure 7.5-6 below shows examples of short-term rack design; however, other designs are acceptable if they meet the standards of this section.

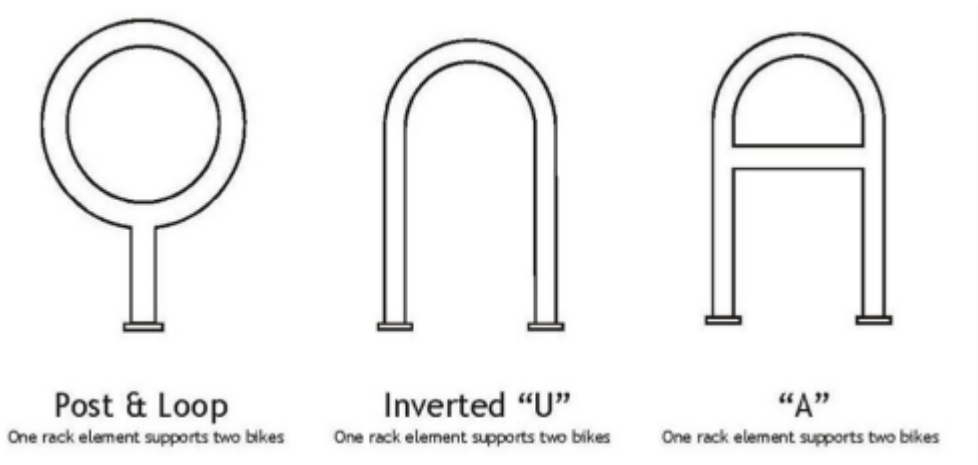


Figure 7.5-6: Short-Term Bicycle Racks

e. Racks placed adjacent to one another must be separated by a minimum distance of three feet. A six-foot minimum aisle width, measured tip to tip of racks across multiple rows, is required. See Figure 7.5-7 below.

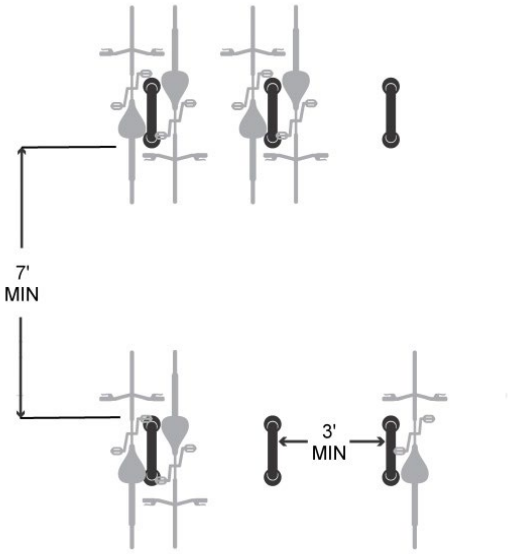


Figure 7.5-7: Bicycle Rack Spacing Requirements

f. There must be an aisle at least five feet wide behind all required bicycle parking to allow for maneuvering the bicycle. Where bicycle parking is next to a sidewalk or pedestrian aisle, the maneuvering area may extend into the sidewalk.

g. When placed perpendicular to a wall, curb, or pedestrian aisle, racks must be at least three feet from the wall, curb, or pedestrian aisle to the nearest vertical component of the rack.

h. When placed parallel to a wall, curb, or pedestrian aisle, racks must be at least three feet from the wall and two feet from the curb or pedestrian aisle.

K. Approval Procedures

1. Applications; Parking Plan

   Applications for construction permits, conditional use approvals, development plans or other development approvals shall include parking plans that show compliance with applicable requirements of this section, adopted parking and driveway standards, and other applicable provisions of Chapter 14 as required by the Planning and Land Use Director. The applicant shall also obtain any access permits required by Chapter 23, *Streets, Sidewalks and Public Places*; or required by state or federal law or regulation.

2. Review of Plans

   Parking plans, including shared parking plans, shall be reviewed by the Planning and Land Use Director for compliance with this section.

3. Special Provisions for Shared Parking Plans

   I. An application for a shared parking plan shall contain a parking demand study or other information required by the Planning and Land Use Director and shall include plans showing the proposed shared parking facilities in relation to the uses for which they are to be provided.

   II. Pursuant to the same procedure and subject to the same limitations and requirements by which the shared parking plan is approved, a shared parking plan may be amended or withdrawn, either partially or completely, if all land and structures remaining under the special plan and if all land and structures withdrawn from the shared parking plan comply with the provisions of this article.

   III. Upon approval of a shared parking plan, a copy of the plan shall be recorded in the office of the County Clerk and its contents shall:
      a. Be binding upon the applicants, their heirs, successors and assigns;
      b. Limit and control the issuance and validity of all construction permits and certificates; and
      c. Restrict and limit the use and operation of all land and structures included within the shared-use plan to conditions and limitations specified in the plan.

14-7.6 Signs

A. Purpose

This section is intended to establish a comprehensive system of sign regulation that balances the need for visibility and effective communication with having a well-maintained, safe, and attractive environment within the City. It is the intent of this section to promote the health, safety, general welfare, and aesthetics of the City by regulating signs that are intended to provide reasonable communication to the public to achieve the following specific purposes:

1. Eliminating potential hazards to motorists and pedestrians using the public streets, sidewalks, and rights-of-way;
2. Safeguarding and enhancing investment and property values;
3. Controlling public nuisances;
4. Protecting government investments in public buildings, streets, sidewalks, traffic control and utility devices, parks, and open spaces;
5. Preserving and improving the appearance of the City through adherence to reasonable aesthetic principles; and
6. Encouraging signs designed to be integrated with and harmonious to the surrounding environment and the buildings and sites they occupy.

B. Applicability

1. General

   No sign intended to be read from off a premises shall be erected or constructed without a construction permit, except as otherwise provided in this section.

2. Exception for Government Banners

   The standards of this section shall not apply to banners that the city uses to identify the geographic location associated with local business groups, neighborhoods, or community groups; the dates associated with important civic milestones, activities, or holidays; or a sense of place and community; and that are erected by the city or a permittee.

I. All banner designs shall include the words "City of Santa Fe" in a standard format authorized by the Planning and Land Use Department or the official City seal.

II. The Planning and Land Use Department and the City Attorney must approve banner designs for compliance with this exception and the Public Works Department must approve the proposed manner and location of banner installation.

III. After a proposed banner's design and installation are approved administratively, the Governing Body may permit use of banners by adopting a resolution, specifying the appropriate date(s), location(s), number, installation, maintenance, and cost allocation, if applicable.

IV. The city is not responsible for any costs associated with third-party requests to erect banners.

V. By erecting or permitting banners on City-owned property, the City does not intend to create or open City property as a public forum for expressive activity; nor does the City intend to create a venue or forum for political, religious, or other controversial subjects or non-City speech.

C. Signs Allowed in All Districts Without a Permit

The following signs are permitted in any zoning district without a permit, provided the number or area of the sign(s) does not exceed what is allowed:

1. Signs no greater than one square foot, not to exceed three signs per premises.
2. Signs related to events that comply with the following:
   I. Erected for a limited duration, up to ninety days.
   II. For residential properties, no more than four square feet, with the top of the sign mounted no higher than three feet above the ground.
   III. For commercial properties, no more than 16 square feet and with the top of the sign mounted no higher than five feet above the ground. For each 150 linear feet of lot line adjacent to a public street, one additional sign meeting the same dimensions is permitted. Such signs are to be ground-mounted on or within the premises.
   IV. On the day of an event, up to two signs not exceeding four square feet may be placed in the parkway on the day of the event, promptly removed upon the conclusion of the event. Such signs shall be ground-mounted, with the top of the sign no more than three feet in height above the ground.
   V. Any such signs found to be in violation of Chapter 14 shall be immediately removed by the City, at the sign owner's expense.
3. One temporary sign for an event on the premises where the event is to be conducted, not exceed two square feet. On the day of the event, up to four signs not exceeding two square feet each may be placed in the parkway and must be promptly removed upon the conclusion of the event. Such signs shall be ground-mounted and the top of the sign shall not exceed three feet in height above the ground.

D. Prohibited Signs

1. Off-Site Advertising
   I. No off-site advertising is allowed except as set forth in Section 14-7.6G, *Temporary and Portable Signs*.
2. Obstructions
   I. No sign shall be erected, relocated, or maintained such that it prevents free ingress to or egress from any door, window, or fire escape; no sign of any kind shall be attached to a standpipe or fire escape.
   II. No sign or other advertising regulated by this section or Section 14-7.3*, Architectural Design Review,* shall be erected at the intersection of any street in a manner that obstructs free and clear vision; at any location where by reason of position, shape or color it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device; or which makes use of the words "STOP," "LOOK," "DANGER," or any other word, phrase, symbol or character in a manner that may interfere with, mislead, or confuse traffic.
3. Obscenity

No sign or other advertising structure may depict obscene matter.

4. Flashing or Illumination

No sign shall be erected or maintained that contains, includes, or is illuminated by, any flashing light, electronic change in messages, electronic change in background colors, electronic change in light intensity, or electronic video display, except:

I. Those giving public service traffic information such as lane closures, road closures, and detours; and

II. Electronic messaging signs that comply with the standards in Section 14-7.6(F)(3)(II), *Electronic Message Signs*.

5. Movable Parts

No sign shall have movable parts; except that those signs or marquees having design and construction features for changing of legend or inscription may be approved. The message shall be changed no more frequently than once per 24-hour period.

6. Public Property

No sign shall be erected or maintained on or over public property, except wall signs as described in Section 14-7.6(F)(7), *Wall Signs.*

E. General Sign Standards

1. Sign Illumination

Sign illumination shall be either indirect with the source of light concealed from direct view or shall be through translucent light diffusing materials. There shall be no exposed electrical conduits. However, outside historic districts and except for landmark structures, electronic messaging signs as set forth in Section 14-7.6(F)(3)(II), *Electronic Message Signs*, and electricity-activated gas tubing, including neon, are allowed.

2. Construction Permits

Construction permits shall be obtained for all signs, including signs in the historic districts, except where stated otherwise.

3. Setbacks

The setback requirement for each district applies to sign placement.

4. Signs on Contiguous Lots

   Where contiguous lots exist that do not comprise a unified complex, but one or more of the lots lacks vehicular access to any street except across a parcel that does have direct access to a street, the limited-access lot(s) may place a separate freestanding sign on the direct-access lot in accordance with the restrictions of this Chapter 14 subject to the limitations below:

   a. No more than two freestanding signs shall be permitted on any lot, regardless of the number of individual lots served by common access;
   b. The right to individual signs shall be limited to a situation where one or more of the individual lots is 200 feet or more from the primary access road where the sign for such lot is to be located;
   c. The lot or lots exceeding 200 feet from a primary access road are comprised of not less than 10,000 square feet; and
   d. No lot or access easement shall be created for the sole or primary purpose of establishing an entitlement for a separate freestanding sign.

5. Colors and Lettering Styles

   For any one sign, including frame and poles, there shall be no more than three colors and no more than two lettering styles. At least one of the colors shall match one of the predominant colors in the building.

6. Sign Surface Area
   I. The net geometric area shall be the area enclosed by the sign, including all elements such as borders or frames, perforated or solid background.
   II. The area of double-faced signs shall be computed for one face only.
   III. The supports, uprights, or structure on which any sign is supported shall not be included in determining the sign area unless such supports, uprights or structure area is designed in such a manner as to form an integral part of the background of the display.
   IV. The area of artificial illumination on a wall of any structure is to be counted as part of the total allowable sign area.

7. Sign Removal
   I. Any sign that previously identified the location of an activity, business, product sale or similar identification, the location of which is no longer accurate, shall be taken down and removed by the owner, agent, or person having the beneficial use of the building, lot, or structure upon which sign may be found.
   II. Whenever a sign is removed from a building or structure, the building or structure shall be cleaned, painted, or otherwise altered, and all sign supports, brackets, mounts, utilities, or other connecting devices shall be removed so that there is no visible trace of the removed signor the supports, brackets, mounts, utilities, or other connecting devices; and
   III. Upon failure to comply with these sign removal regulations, the Planning and Land Use Director is authorized to cause immediate removal of such sign, as follows:
      a. For temporary or portable signs on the public right-of-way, verbal notification of the owner shall be given requesting removal within 48 hours. If the sign is not removed after this time, the City shall remove the sign at the owner's expense.
      b. For noncompliant temporary or portable signs on private property, written notification of the owner shall be given requesting compliance or removal within 48 hours. If after this time the sign is not removed, the City shall remove the sign at the owner's expense in an amount to be determined by the Planning and Land Use Director.
      c. For noncompliant temporary or portable signs creating a threat to health, safety, and welfare, in a visibility triangle, on a sidewalk or for other reasons, the City shall immediately remove the sign at the owner's expense. Once the sign is removed, the City shall notify the owner.
      d. For noncompliant temporary or portable signs for which no permit is required, the City shall immediately remove the sign at the owner's expense. Once the sign is removed, the City shall notify the owner.
      e. For noncompliant permanent signs, the regular procedure for noncompliance with the provisions of this Chapter 14 shall be followed.

F. Permanent Signs

1. Directional or Information Signs or Historic Markers

   No directional or information sign or historic marker shall exceed four square feet.

2. Building- and Wall-Mounted Signs

   For building- and wall-mounted signs where the sign bracing is above the level of the roof, the sign bracing shall be below parapet walls or screened.

3. Canopy, Marquee, and Projecting Signs
   I. The area of a canopy or marquee sign shall be counted as a part of the total allowable sign area.
   II. All canopy, marquee and projecting signs shall be at least seven feet above grade. However, when such signs are erected over a driveway, the minimum height above grade shall be 15 feet.
4. Electronic Message Signs
   I. The number, size, and location of the sign shall be consistent with all other requirements of this section.
   II. The electronic display background color tones, lettering, logos, pictures, illustrations, symbols, and any other electronic graphic or video display shall not blink, flash, rotate, scroll, change in illumination intensity, or otherwise change in outward appearance, except when the electronic message or display is changed to another message or display.
   III. The message or display shall be changed no more frequently than once per 24-hour period except for clocks and thermometers. This frequency may be exceeded by the public schools during emergencies.
   IV. Electronic messaging signs shall not exceed a maximum illumination of 2,000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits (candelas per square meter) between one-half hour before sunset and one-half hour after sunrise as measured from the sign's face at maximum brightness.
   V. Electronic messaging signs shall have an automatic dimmer control to produce a distinct illumination change from a higher illumination level to a lower level for the time period between one-half hour before sunset and one-half hour after sunrise.
   VI. Audio speakers are not allowed with any electronic messaging sign.
   VII. Electronic messaging signs shall use energy efficient lighting such as, but not limited to, LED and compact fluorescents.
5. Freestanding Signs
   I. The sign support structure for a freestanding sign shall not exceed 50 percent of the allowable sign surface area for one sign.
   II. The premises around the freestanding sign shall be maintained by the owner of the sign in a clean, sanitary and inoffensive condition, and shall be free and clear of obnoxious substances, rubbish and weeds.
   III. An area equal to the sign area shall be landscaped at the base of the sign. Landscaping shall be with five-gallon shrubs with a minimum mature height of 30 inches with one shrub planted for every ten square feet.
6. Roof Signs

I. All sign bracing for roof signs shall be behind or below the parapet walls or screened.

II. In no event shall a sign extend above the height limit established for the zoning district in which a sign is located.

7. Wall Signs

I. A wall sign shall not project more than one foot from the wall on which it is displayed. Wall signs shall not project over public property except where the building wall is less than one foot from the property line. In this case, the sign may project up to one foot from the building wall, provided that it does not impede or endanger pedestrian or vehicular traffic;

II. No wall sign may exceed 20 percent of the area of the wall on which it is displayed, or 80 square feet in sign area, whichever is less, even if the district permits a larger total sign area.

8. Window Signs

[reserved]

9. Clocks and Thermometers

Clocks and thermometers, when constructed within or as a part of a sign or when displayed as a separate sign, shall conform to the following:

I. The hands of the clock and the motive mechanism are not moving parts for purposes of the Code.

II. Illuminated numerals will are not classed as blinking or flashing lights; however, the they shall meet the requirements in Section 14-7.6(F)(3)(II), *Electronic Message Signs*.

III. Shall not exceed 40 inches in either vertical or horizontal dimensions.

IV. All clock signs shall keep accurate time and all thermometer signs shall accurately record the temperature. If the clock or thermometer begins to display inaccurate information, it shall be promptly repaired.

10. Development Identification Sign

I. One sign for the permanent identification of a development shall be permitted, provided that it is mounted on a permanent masonry structure and the sign does not exceed 32 square feet, inclusive of sign base or mounting infrastructure.

II. A development with an additional entrance on another street is permitted a second identification sign on that street frontage, also limited to 32 square feet.

G. Temporary and Portable Signs

1. Temporary and portable signs are allowed off-premises only foradvertising an event, function, or activity of limited duration and only with the permission of the property owner on whose property the sign is located.

1. Building and construction permits are required to erect and maintain such signs for a period not exceeding 30 days or the duration of the event plus one week, whichever is shorter.

2. No portable or temporary sign shall exceed four feet in any one of its dimensions except as otherwise set forth in this section.

3. Advertising for one-time special events or unusual advertising media meeting the definition of a sign shall be reviewed for size, design, and compliance with this Section on a case-by-case basis by the Planning and Land Use Director.

4. Temporary signs shall not exceed 32 square feet.

5. Except as otherwise approved herein, no portable sign shall extend over or into any street, alley, sidewalk, or other public thoroughfare, and shall not be placed to project over any wall opening. Cloth signs may extend over public property only by permission of the Governing Body and shall be subject to related laws and ordinances. Such signs when extended over a public street shall maintain a minimum clearance of 20 feet from the surface of the roadway.

6. Flag signs, pennants, tinsel, fringe, sandwich boards, or A-frame signs are not allowed.

7. Banners are only permitted pursuant to Section 14-7.6(B)(2).

H. Signs Requirements by Zoning District

1. In the RAC and AC districts, no more than two signs are allowed per building, with combined surface area not exceeding 20 square feet. In addition, a development identification sign is allowed as set forth in Section 14-7.6(E), *General Sign Standards.*
2. In the C-1, C-4, and HZ districts, no more than two signs are allowed per building, with combined surface area not exceeding 32 square feet. In addition, a development identification sign is allowed as set forth in Section 14-7.6(E), *General Sign Standards.*
3. In residential districts, no sign shall exceed ten feet in height. In the RAC, AC, C-1, C-4, and HZ districts, no sign shall exceed 15 feet in height.
4. The BCD district shall be governed by Historic Overlay District sign regulations as set forth below in Section 14-7.6(I) for all portions of the BCD subdistricts that are coincident with the "H" districts.
5. For those portions of SC, C-2, I-1, I-2, and BIP districts that are not located within the Cerrillos Road highway corridor protection district, and that portion of the BCD district not located within the "H" districts, the following standards shall apply:
   I. For one entity on the premises, not more than three signs are allowed, no one of which shall exceed 80 square feet and all three of which shall not exceed 200 square feet;
   II. For two entities on the premises, no more than four signs total are allowed, no one of which shall exceed 80 square feet in area and all of which, for any one entity, shall not exceed 80 square feet;
   III. For three or more entities on the premises, one sign for the purpose of general identification of the entire premises, not to exceed 150 square feet is allowed. In addition, one sign is allowed with one square foot of surface area for each one linear foot of building frontage not to exceed 80 square feet per entity;
   IV. No sign shall exceed 25 feet in height;
   V. For SC and BIP districts, in addition to one identification sign not to exceed 150 square feet, one additional sign with one square foot of surface area for each one lineal foot of building frontage is permitted, providing it does not exceed 80 square feet;
   VI. Only one freestanding sign is allowed per premises in the SC, C-2, I-1, I-2 and BIP districts; and
   VII. For buildings with two front facades an additional sign is allowed. The maximum sign size for one facade is 100 percent of the allowed sign size and for the second facade the maximum sign size is 50 percent of the allowed sign size.

6. For C-2, SC, and I properties located within the Cerrillos Road highway corridor protection district, the following standards shall apply:
   I. One entity on a Legal Lot of Record
      a. Not more than three signs are allowed, no one of which shall exceed:
         1. 50 square feet in area in corridor zone one;
         2. 60 square feet in corridor zone two;
         3. 70 square feet in corridor zone three; and
         4. 80 square feet in corridor zone four.
      b. The total allowable sign area for all three signs shall not exceed 150 square feet.
   II. Two entities on a Legal Lot of Record
      a. No more than four signs are allowed, no one of which shall exceed:
         1. 50 square feet in area in corridor zone one;
         2. 60 square feet in corridor zone two;
         3. 70 square feet in corridor zone three; and
         4. 80 square feet in corridor zone four.
      b. The total allowable sign area for any one entity shall not exceed 80 square feet;
   III. Three entities on a Legal Lot of Record
      a. One sign is allowed for the purpose of general identification of the entire premises not to exceed:
         1. 90 square feet in area in corridor zone one;
         2. 110 square feet in corridor zone two;
         3. 130 square feet in corridor zone three; and
         4. 150 square feet in corridor zone four.
      b. In addition, one wall mounted sign per entity is allowed having one (1) square foot of surface area for each one (1) lineal foot of building or lease space frontage, but in no case exceeding 80 square feet per entity;
   IV. Free-Standing Signs Along Cerrillos Road
      a. All free-standing signs along Cerrillos Road shall meet the building setback requirements set forth in Section 14-4.5B.5.III. However, in the case of properties flanked on one or both sides by existing buildings that encroach into the required setback distance, the freestanding sign setback may be reduced to correspond to either the average of the adjacent building setbacks, or to the average of an adjacent building setback and the required building setback. Only one freestanding sign, meeting the area requirements in provisions I, II and III above in this subsection, is allowed per legal lot of record;
      b. No freestanding sign shall exceed:
         1. 14 feet in height in corridor zone one;
         2. 16 feet in corridor zone two;
         3. 18 feet in corridor zone three; and

4. 20 feet in corridor zone four.

V. Other Sign Types

a. No wall mounted sign shall exceed 25 feet in height, or the height of the wall on which it is mounted, whichever is less;

b. Roof top, marquee type, and projecting signs mounted perpendicular to a wall plane, are prohibited.

7. Freestanding, monument style signage in MU districts shall not exceed six feet in height and shall be limited to one sign per street frontage of development.

I. Sign Regulations in the Historic Districts

1. Purpose

I. This section establishes standards for signs in the City's historic districts and are intended preserve the special qualities inherent in the City. Signs that are excessive in size, illumination, and of commonplace design will defeat the purpose of the preservation of characteristic areas in the City.

II. Approval of a sign in the historic district shall be granted only when the sign conforms to the unique and distinctive character of the City, does not injuriously affect the same, and does not impair the value to the community of those buildings having architectural worth.

2. Applicability

In addition to the general sign regulations of this Section 14-7.6, all signs in "H" districts shall require construction permits and shall be subject to the regulations of this subsection, unless otherwise provided. This applies to all signs in

I. Historic districts;

II. RC districts;

III. RAC district; and

IV. AC district.

3. Conflicts with General Sign Standards, Other Zoning Regulations

In any case where there is a conflict between the specific provisions of this subsection and the general sign requirements and restrictions that apply outside Historic districts, the regulations of this section shall prevail and shall be controlling for all purposes.

4. Exempt Signs

The provisions and regulations of this subsection shall not apply to the following signs; provided that the signs meet the standards of this subsection regarding the number of signs allowed:

I. Signs for events not exceeding ninety days not exceeding six square feet in area;

II. One name plate or sign describing the identity of a building occupant, not exceeding two square foot in area;

III. Signs denoting the architect, engineer or contractor when placed on work under construction and not exceeding 12 square feet in area;

IV. Memorial signs , names of buildings, and date of erection, when cut into any masonry surface or when constructed of bronze and not exceeding 16 square feet; and

V. Traffic or other municipal signs, legal notices, railroad crossing signs, danger signs and such temporary, emergency or non-advertising signs as may be approved by the Governing Body; and

VI. Signs denoting whether a structure is open or closed and traffic signs for private businesses, none of which exceed two square feet in area.

5. Prohibited Signs and Locations

I. Sandwich signs as defined in this section are prohibited.

II. Any sign that extends over public property that is wholly or partially illuminated by floodlights or spotlights is prohibited.

III. No permanent sign shall be placed on a balcony, gallery, shed, roof, door or window, or placed so as to disfigure or conceal any architectural features or details of any building, or painted on walls.

IV. No sign shall be displayed from any fence or wall or open lot unless the Planning and Land Use Director deems it necessary to the conduct of a business, in which event a waiver of regulations can be allowed.

6. General Sign Standards

I. Number of Signs Allowed

a. For up to two entities on one premises, no more than three signs per entity, the total area of which for any one entity shall meet the size limitations for specific types of signs as set forth in this section, or 85 square feet, whichever is less, exclusive of freestanding signs; and

b. For three or more entities on one premises, no more than two signs per entity, the total area of which for any one entity shall meet the size limitations for specific types of signs as set forth in this section or 85 square feet, whichever is less, exclusive of freestanding signs.

II. Advertising Permitted

No sign of any character shall be displayed in the historic district unless it advertises an activity conducted in or on the premises where the sign is located.

III. Illumination Restrictions

a. No signs shall be permitted that are animated by any means, including flashing, scintillating, blinking, or traveling lights, or any other means not providing constant illumination.

b. No electric outdoor lights placed in trees, shrubs, or other types of vegetation shall be allowed when publicly visible except during the traditional holidays.

IV. Color and Design

The effort of design of signs in the historic district is to keep a moderate, attractive and compatible styling so as not to cause erratic or disturbing distractions from the architectural beauties of the City; therefore, color and design are left to the discretion of the applicant.

7. Permanent Signs

I. Awnings, Flags, Banners

Awnings shall be of cloth or of other material acceptable to the City. There shall be no advertising on awnings. Flags, banners, awnings, and such trappings shall not be permitted as advertising within the H-district unless a banner is approved pursuant to Section 14-7.6(B)(2). However, the name of a business may appear along the lower edge or fringe of the awning. In such cases, the awning shall count as one sign as allowed by provision 3 above of this subsection. The awning shall be compatible with Santa Fe architectural style, of an earth-tone color.

II. Freestanding Signs

a. When Permitted

1. Freestanding signs shall be permitted at the discretion of the Planning and Land Use Director where entity is set back from a street alignment of building façades more than two feet.
2. An entity thus set back, in addition to the signs permitted on the building itself, may maintain a freestanding sign of not more than sixteen square feet in area.
3. If a building is on at least one acre of property and has an unencumbered front setback of at least 50 feet, a two-faced freestanding sign with a maximum of 50 square feet area on each face, with sign dimensions no greater than ten feet in length and five feet in height, and with the top of the sign not more than 14 feet from the ground will be permitted.
4. Lighting on freestanding signs shall conform with this section.

b. Location

1. It is unlawful to erect any freestanding sign whose total height is greater than 14 feet above the level of the street on which the sign faces or above the adjoining ground level if the ground level is above the street level.
2. Freestanding signs shall have an open space not less than ten feet between the base line of the sign and the ground level, unless the freestanding sign is placed on the ground and does not exceed 16 square feet in area nor six feet in any dimension.
3. The setback of freestanding signs from the City right-of-way is regulated by the underlying zoning.

c. Characters, Letters

All letters, figures, characters or representations in cut-out or irregular form maintained in conjunction with, attached to or superimposed on any sign shall be safely and securely built or attached to the sign structure.

d. Construction, Condition of Premises
    1. All freestanding signs shall be securely built, constructed and erected on posts sunk at least three feet below the natural surface of the ground.
    2. All wood posts shall be treated to protect them from moisture by creosoting or other approved methods when they enter into the ground.
    3. Premises shall be kept free of weeds and be maintained by the owner in a clean, sanitary and inoffensive condition, free and clear of all obnoxious substances, rubbish and weeds.

III. Hanging Signs
  a. General Limitations
    All hanging signs shall be at least six feet eight inches above the sidewalk or ground level and shall be located within the central one-third of the façade length so as not to obstruct neighboring signs.
  b. Area Limitations
    Hanging signs shall be limited in area as follows:
    1. A maximum of 12 square feet, except in the AC and RAC districts where the maximum limit is six square feet;
    2. The maximum size of letters shall be eight inches in height;
    3. There shall be no restriction on the number of letters, words or lines of any sign as long as the overall area of the sign is within the maximum allowed square feet; and
    4. Maximum thickness of six inches.
  c. Supports and Attachments
    All hanging signs shall be safely and securely attached to the building by not less than two metal chains, metal brackets or wrought iron brackets firmly secured in the roof support beams by metal anchors, bolts, or expansion screws. No excess chain shall be allowed. In no case shall any hanging sign be attached with wire, string, rope, wood, or secured by nails.

IV. Projecting Signs
  a. General Limitations
    No projecting sign shall angle in "Y", "L" or "V" fashion over the sidewalk or ground. No projecting sign may rise above the level of the roof line, fire wall or first story, whichever is construed by the historic districts review board as a roof line. All projecting signs shall be at least ten feet above the sidewalk or ground level and shall be located within the central one-third of the façade length so as not to obstruct neighboring signs. A total of two signs may be allowed to each store, shop or bona fide place of business if one is projecting and the other considered a wall sign; in which case, the wall sign shall be reduced in allowable size by one-half the area consumed

by a projecting sign. No projecting sign shall have letters exceeding eight inches in height.

b. Area Limitations

Projecting signs shall be limited in areas as follows:

1. A maximum of four feet projection from the wall of the building, except for marquees that may project eight feet;
2. A maximum of 16 square feet, except in an AC or RAC district where the maximum sign space is six square feet, and except for marquees where the maximum sign space is 115 square feet per face of the marquee;
3. A maximum thickness of not over 12 inches except for marquees to which this section does not apply;
4. Projecting signs erected over public driveways or alleys shall be placed not less than 15 feet above the level of same; and
5. Marquees are allowed only for theaters showing motion pictures, or dramatic, musical, or live performances and having permanent seating except in an AC or RAC district where marquees are prohibited.

c. Construction

Projecting signs exceeding ten square feet in area or 50 pounds in weight shall not be attached to nor supported by frame buildings or the wooden framework of a building. Such signs shall be attached to masonry walls as stated in this section. The framework of any projecting sign shall be of adequate strength so as to have no need for guy wires or wire reinforcement.

d. Illumination

Every projecting sign larger than ten square feet in area shall be illuminated between sunset and daybreak on each side, by at least five watts per square foot of sign surface.

e. Goose Neck Reflectors

1. Goose neck reflectors and lights are permitted on projecting signs, provided that the reflectors have proper glass lenses concentrating the illumination on the area of the sign to prevent glare on the street or adjacent property.
2. Illumination for each side of a projecting sign lighted by goose neck lights shall be evenly distributed.

V. Street Clocks

Street clocks shall be in harmony with the standards of the district.

VI. Wall Signs

a. Area Limitations

A wall sign is subject to the following limitations:

1. The maximum allowable size is 15 percent of the façade on which the sign is to be placed. In no case shall the sign area exceed 20 square feet except in the AC and RAC districts where the maximum allowable size is six square feet;
2. Maximum size of letters shall be 20 inches in height, except in the AC and RAC districts where the maximum size shall be eight inches in height;
3. There shall be no restriction on the number of letters, words or lines of any sign as long as its overall area is within the maximum allowable square feet; and
4. No sign shall be permitted 15 feet or more above street grade measured in front of the façade where the sign is to appear.
5. Where two or more entities conduct activities on the premises of a single ownership, having a front footage of 25 feet or less, the allowable sign area shall be increased by 50 percent. Where buildings have frontage on more than one public way and entrances thereon, the maximum footage shall govern signs at each entrance, and it shall be construed to mean on any given public way.

b. Projection from Wall; Height from Ground

No wall sign shall project more than three inches beyond the building line. However, if the sign is attached to the wall at a height of not less than six feet eight inches measured from the sidewalk or ground to the bottom of the sign, it may project a maximum of ten inches, except in AC and RAC districts where the maximum projection is three inches.

c. Supports and Attachments

All wall signs shall be safely and securely attached to the building wall by means of metal anchors, bolts or expansion screws of not less than three-eighths (3/8) inch in diameter embedded in the wall at least five inches; provided, that such signs may rest in or be bolted to strong heavy metal brackets or saddles set not over six feet apart, each of which shall be securely fixed to the wall as herein provided. In no case shall any wall sign be secured with wire, strips of wood or nails.

d. Illumination

Wall signs to be illuminated shall be so constructed as to have all illumination from behind each letter. No visible bulbs, neon tubing or other lighting shall be allowed.

VII. Window Signs

a. Occupants may place window signs on the glass of windows or doors; provided that the signs are not more than one-third of the glass area on which they are exhibited, or ten square feet, whichever is greater.

b. Electric signs may be placed inside windows and glass doors; provided, that their proportions are not in excess of the window area allowed above.

8. Temporary Signs

I. Duration of Permit; Advertising

a. Permits for temporary signs shall authorize the erection of such signs and their maintenance for a period not exceeding 30 days.

b. The advertising contained on any temporary sign shall pertain only to the use conducted on or within the premises on which such sign is located.

II. Construction Requirements

No temporary sign shall exceed four feet in one of its dimensions or 50 square feet in area. Every temporary sign weighing in excess of 50 pounds shall be approved by the inspections and enforcement office as conforming to the safety requirements of the Building Code.

III. Prohibited Locations

No temporary sign shall extend over or into any street, alley, sidewalk or other public thoroughfare nor shall it be erected so as to prevent free ingress to or egress from any door, window or fire escape.

IV. Anchors and Supports

Every temporary sign shall be attached to the wall with wire or steel cables; no strings, ropes, or wood slats for anchorage or support purposes shall be permitted.

9. Procedural Information

I. Sign Plans for New Construction of Buildings

Applicants submitting plans for new construction of buildings containing three or more entities on the premises shall in addition to other information, submit coordinated plan for signs. The plan shall be drawn to scale showing the proposed locations, sizes, and types of signs for the businesses. All signs shall comply with the standards set forth in this section.

II. Permits Required

a. It is unlawful for any person to erect, repair, alter, relocate, or maintain within the historic district of the City any sign or other advertising structure as defined in this section without first obtaining an erection permit from the inspections and enforcement office and making payment of the fee required.

b. All illuminated signs shall be subject to the provisions of the electrical code and the permit fees required thereunder.
c. The text on signs that already conform to this section may be changed without any permit, provided all changes also conform.

III. Permit Application; Contents

Application for permits shall be made on forms provided by Planning and Land Use Department and shall contain or have attached thereto the following information:

a. Name, address, and telephone number of applicant;
b. Location of the building, structure, or lot to which or on which the sign is to be attached or erected;
c. Position of the sign or other advertising structure on a building or in relation to nearby buildings or structures;
d. One scaled drawing with full description of material, texture and finish to be used;
e. Name of person erecting structure;
f. Written consent of the owner of the building, the structure, or land to which or on which the structure is to be erected;
g. Any electrical permit required and issued for such sign; and
h. Such other information as the Planning and Land Use Department shall require to demonstrate full compliance with the provisions of this section and all other laws and ordinances of the City.

IV. Permit Application; Approval; Period of Validity

Upon the filing of an application for a permit, Planning and Land Use Department shall examine plans, specifications and other data and the premises upon which it is proposed to erect the signor other advertising structure; and if it appears that the proposed structure is in compliance with all the requirements of the provisions of this section and all other laws and ordinances of the City, the Planning and Land Use Department shall then recommend approval. If the work authorized under an erection permit has not been completed within six months after date of issuance, the permit shall become null and void.

V. Certain Signs to Be Approved by Electrical Inspector

The application for a permit for erection of a sign or other advertising structure in which electrical wiring and connections are to be used shall be submitted to the electrical inspector for review and approval or denial.

VI. Inspection of Signs

The Planning and Land Use Department shall inspect, as it deems necessary, each sign regulated by this section to ascertain whether the same is secure or insecure or in need of repair.

J. Removal of Unsafe or Unlawful Signs

a. If the Planning and Land Use Department finds that any sign or other advertising structure regulated herein is unsafe or insecure, is a menace to the public, or has been constructed or erected or is being maintained in violation of the provisions of this section, the Department shall give written notice to the permittee.
b. The Planning and Land Use Department may cause any sign or other advertising structure that is an immediate peril to persons or property to be removed summarily and without notice.
c. Upon receiving notice, if the permittee fails to remove or alter the structure to comply with the standards of these sections within ten days after such notice, the Planning and Land Use Department may remove or alter the sign or other advertising structure at the expense of the permittee or owner of the property on which it is located.
d. The Planning and Land Use Department shall refuse to issue a permit to any permittee or owner who refuses to pay costs so assessed.

K. Fines for Violations

1. Except as set forth in provision 2 below, the following are mandatory minimum fines to be imposed by the municipal court for violation of this section upon issuance of a citation by the Planning and Land Use Department.
   I. First violation $100
   II. Second violation $200
   III. Third and subsequent violations $300
2. The following are mandatory minimum fines to be imposed by the municipal court upon the holder of a business license for violation of Temporary Signs, upon issuance of a citation by the Planning and Land Use Department. The fines shall be imposed for each day or part of a day that the violation exists.
   I. First violation $250
   II. Second violation $500
   III. Third and subsequent violations $500 and up to 90 days in jail.

14-7.7 Development Water Budgets

A. Purpose

The purpose of this section is to establish City water budget thresholds applicable to development projects and to describe procedures to calculate water budgets for development projects.

B. City Water Budget Programs

The City's water budget is governed by Chapter 25, *Water.*

1. Section 25-10, *City Water Bank*, administers water conservation credits at existing developed property within the City's water service area. These credits may be used to offset new system demands of small development projects.
2. Section 25-12, *Water Rights Transfer Program*, administers water rights transfers required to offset new system demands of larger development projects.

C. Applicability

A development water budget shall be submitted with the following land use applications:

1. Final subdivision plats except:
   I. Plats for the purpose of creating tracts of land according to an approved master plan where additional subdivision of land or a more detailed development plan within the various tracts is still necessary before permitting dwelling units and other buildings according to that master plan; and
   II. Plats where the proposed development is included in and consistent with an already approved development water budget and has complied with the Water Rights Transfer Program set forth in Chapter 25, Section 25-12, *Water Rights Transfer Program;* or the Water Bank set forth in Section 25-10, *City Water Bank*;
2. Development plans, except preliminary development plans;
3. Development plans for each phase of a phased development, where each phase is subject to Chapter 25, Section 25-12, *Water Rights Transfer Program*;
4. Construction permits (whether or not a meter for service has been previously installed), except the following:
   I. Where covered by and consistent with an already approved development water budget that has complied with the Water Rights Transfer Program set forth in Chapter 25, Section 25-12, *Water Rights Transfer Program*; or Section 25-10, *City Water Bank*;
   II. Replacement of 33 percent or less of an existing building;
   III. Remodels;
   IV. Additions:
      a. Where there are no new fixture installations;
      b. Where there are up to three new water fixtures provided that the increased building area does not exceed 500 square feet; and
   V. Shell-only permits that will later require permits for tenant improvements, at which time the development water budget is required;
5. Secondary plumbing permits (plumbing permits independent of a construction permit) resulting in an increase of water use, unless multiple installations in either commercial or multi-unit residential uses, except the following:
   I. A spa not exceeding 500 gallons;
   II. An oversized tub not exceeding 100 gallons;
   III. A swamp cooler;
   IV. A recirculating fountain not exceeding 1,000 gallons of containment area; and
   V. A garden pond not exceeding 2,000 gallons;
6. Changes in permitted land use resulting in an increase in water use;
7. Projects located outside the city limits that will connect to water service from the City's water system prior to application for an agreement to construct and dedicate water lines; and

8. City of Santa Fe, Santa Fe County, state of New Mexico, federal, and any other governmental, or quasi-governmental development not subject to the City's development review or construction permit processes, but that will require water service from the City's water system.

D. Development Water Budget

1. The development water budget shall be reviewed and approved by the Water Division and shall contain the following information:
   I. A description of all proposed and existing structures on the subject property together with a complete description of all proposed and existing water fixtures and other water using devices and equipment to be installed or constructed on the subject property (not including water to be used during and for construction);
   II. A description of all water uses proposed for the subject property, separating such uses by indoor and outdoor categories, and including the total area of proposed and existing landscaping; and
   III. A quantification in gallons and acre-feet of the total proposed water usage on the subject property on an annual basis. In the case of phased development, the quantification shall also include the proposed water usage by each phase of development.
2. Applicants may choose to:
   I. Allow the Water Division to calculate a development water budget based on standard formulas using historical water use data for similar type of development; or
   II. Develop a detailed alternative development water budget for the development project supported by reliable data that demonstrates that the anticipated annual water use will be less than if based on the Water Division's standard formulas.
3. When a proposed new structure or use replaces an existing structure or use, the development water budget for the proposed new structure or use may be reduced by an amount equal to the average annual consumption in the 24 months that the highest water use was active during the preceding ten years or by the amount of water previously offset if the previously offset amount is higher. Consumption shall be determined through City utility billing system records.
4. A development water budget may also be reduced by an amount equal to a specific approved annual water allocation made by the Governing Body for the development project as set forth in Chapter 25, Section 25-9.6, *Allocation of City's Water Budget.*

5. The City shall allow reduction in the consumptive water rights required to be transferred in this subsection by the amount of consumptive water rights required for any Santa Fe Homes Program unit, a Housing Opportunity Program unit as per a valid Housing Opportunity Program Agreement, or any dwelling unit meeting the definition of a low-priced dwelling unit as set forth in Chapter 26, Section 26-2, *Low-Priced Dwelling Units.* The reduction is contingent upon the applicant entering into an agreement or other approved document with the City regarding the low-priced dwelling units. The document shall be recorded with the county clerk.
6. A development water budget may be for a single phase of a multi-phase development project.

E. Dedication of Water to Development

1. A construction permit application shall not be approved until the applicant has dedicated water to meet the approved development water budget for the development project plus a 9.8 percent contingency that covers water utility delivery requirements, as documented by the Water Division dedication form and complied with the conditions thereof. This contingency water is comprised of water used for community health and safety purposes, such as firefighting and fire hydrant testing, water used in production for flushing of water distribution and sewer lines, and also results from meter errors, line leaks, and losses from water main breaks.
2. Based on the approved water budget for a development project, the applicant shall obtain water through either the Water Rights Transfer Program described in Chapter 25, Section 25-12, *Water Rights Transfer Program,* or Section 25-10, *City Water Bank,* to meet the development water budget according to the following criteria:
   I. Applications for residential uses that have a development water budget equal to or greater than ten acre-feet per year shall obtain water through the Water Rights Transfer Program;
   II. Applications for residential uses that have a development water budget less than ten acre-feet per year, designated as small development projects, shall obtain water through the Water Rights Transfer Program or the Water Bank or through a combination of both;
   III. Applications for nonresidential uses that have a development water budget equal to or greater than five acre-feet per year shall obtain water through the Water Rights Transfer Program;
   IV. Applications for nonresidential uses that have a development water budget less than five acre-feet per year, designated as small development projects, shall obtain water though the Water Rights Transfer Program or the Water Bank or through a combination of both;

V. Applications with both residential and nonresidential uses each in substantial amounts which have a development water budget equal to or greater than seven and one-half acre-feet per year shall obtain water through the Water Rights Transfer Program;

VI. Applications with both residential and nonresidential uses each in substantial amounts which have a development water budget less than seven and one-half acre-feet per year shall either obtain water through the Water Rights Transfer Program or the Water Bank or through a combination of both; and

VII. Applications for qualifying projects within the Midtown LINC Overlay District, as described in Section 14-4.5(C**)**, and SFHP Enhanced Developments, as described in Section 14-7.2(F**)**, shall obtain water though the water credit program.

F. Administration of Alternative Development Water Budgets

The following shall apply to alternative development water budgets, as set forth in Section 14-7.7(D)(2)(II):

1. Beginning the first year that a customer's water service is subject to usage restrictions from an alternative development water budget, the Water Division shall monitor water customer's water usage on an annual basis.

2. If a water customer exceeds water usage allowable under the customer's alternative development water budget in any annual period measured from the commencement of the restriction, the Water Division shall monitor the customer's water usage on a monthly basis and compare current monthly use to the previous year's use in the same month to determine whether the customer has returned to compliance. The Water Division shall, at the same time, notify the customer that the alternative development water budget has been exceeded, that the customer's usage will be monitored monthly to determine whether the customer has reduced water usage to the amount permitted under the alternative development water budget, and the consequences that will ensue if the customer does not return to compliance. Water customers shall be charged a 50 percent surcharge over the base rate of water on the excess water delivered over annual budgeted amount for that year.

3. If, after four months of monitoring:
   I. The customer is in compliance with the alternative development water budget, the customer shall be so informed and shall then be monitored on an annual basis.
   II. The customer's water usage still exceeds the alternative development water budget by ten percent or more on a monthly pro-rata basis, the Water Division shall immediately notify the customer that the customer has exceeded the alternative development water budget. The Water Division shall recalculate the alternative development water budget for the customer based on actual consumption over the period of noncompliance and shall notify the customer of the additional water rights or water credits needed to meet the new budget. If the customer does not transfer sufficient water rights or water credits to the City within 90 days to make up the difference, the Water Division shall transfer sufficient water credits to the customer to offset the net difference and shall include in the customer's next billing the current cost of those water credits. In addition, the City shall bill the customer the 50 percent surcharge for the water delivered during this second year over the budgeted or contracted amount. A customer may, at any time, transfer additional water rights, water credits to the City to increase the customer's alternative development water budget or restriction to forestall the imposition of further surcharges for excess water usage.

4. Customers that fail to provide sufficient water rights or water credits shall have water service disconnected in accordance with Rule No. 9, Exhibit A of Chapter 25, *Water*.

5. Representatives of a development project that have adopted an alternative development water budget shall provide disclosure statements to prospective buyers which shall be included on all recorded plats and development plans. The statements shall include the amount of water to which each lot, unit or other portion of the project is limited under the alternative development water budget and shall include a description of the penalties set forth in this subsection.

14-7.8 Regulations for Retail Structures 30,000 Gross SF or Larger

A. Purpose

The purpose of this section is to address the following interests:

1. Break up the apparent mass and scale of large retail structures to ensure that the development is compatible with and does not detract from Santa Fe's unique historic character, scale, and sense of place;
2. Help integrate large retail structures with their surroundings;
3. Promote and facilitate a safe and comfortable pedestrian scale environment;
4. Encourage a mixture of uses and sizes of structures; and
5. Reduce the visual impact of large areas of parking; and
6. Address economic impacts of large-scale retail structures.

B. Applicability

1. In addition to compliance with all other requirements of Chapter 14, new construction of retail structures exceeding 30,000 square feet of gross floor area (GFA) shall comply with the standards in this section.
2. Existing structures that are legally nonconforming to the provisions of this section and that are to be remodeled or enlarged shall comply as provided below in Table 7-8: *Applicable Regulations for Expansion & Remodeling of Retail 30,000 Gross Square Feet and Larger*.
3. The extent of modification is based on the cumulative square footage of additions and the cumulative value of remodeling that has occurred since January 1, 2001.

Table 7-8: Applicable Regulations for Expansion & Remodeling of Retail 30,000 Gross Square Feet and Larger

Applicable Requirement	ADDITIONS		REMODELING	
	> 5% of GFA	> 10% of GFA	> 10% value	> 25% value
Massing		Yes		Yes

Table 7-8: Applicable Regulations for Expansion & Remodeling of Retail 30,000 Gross Square Feet and Larger

Applicable Requirement	ADDITIONS		REMODELING	
	> 5% of GFA	> 10% of GFA	> 10% value	> 25% value
Entryways and Architectural Features		Yes		Yes
Integration into the Street Network				Yes
Minimum Tenant Mix [1]		Yes		Yes
Pedestrian Circulation and Amenities	Yes	Yes	Yes	
Lighting	Yes	Yes	Yes	
Screening [1]	Yes	Yes	Yes	Yes
Surface Parking	Yes	Yes	Yes	
Public Transit	Yes		Yes	
Outdoor Storage, Display, Sales, Rental and Service	Yes		Yes	

[1] Compliance shall be to the maximum extent practicable as determined by the Planning and Land Use Director.

C. Waivers

The Planning Commission may grant waivers to the standards of this section under the following circumstances:

1. The proposed alternative building or site design satisfies the intent of Chapter 14 as well or better than would strict compliance with the standard or the new siting of parking areas and buildings in relation to the street is not possible with the remodel or addition; and
2. Granting the waiver would not impose significantly more negative impacts on nearby properties than compliance with the standard(s) would.

D. Maximum Commercial Activity Areas

In no case shall any one retail establishment exceed 150,000 square feet of GFA in combination with all outdoor display, sales, rental, or storage areas. The outdoor display, sales, rental, or storage of new or used automobiles, recreational vehicles, or mobile homes is not subject to this limit.

E. Architecture

The following standards apply to all facades and components of a structure that are visible from a public right-of-way:

1. Massing
   I. Every 30,000 square feet of gross floor area shall be designed to appear as a minimum of one distinct building mass, preferably with two or more building masses expressed.
   II. Horizontal wall plane projections of all publicly visible façades must be a minimum depth of three percent of the length of the façade and must extend at least 20 percent of the length of the façade.

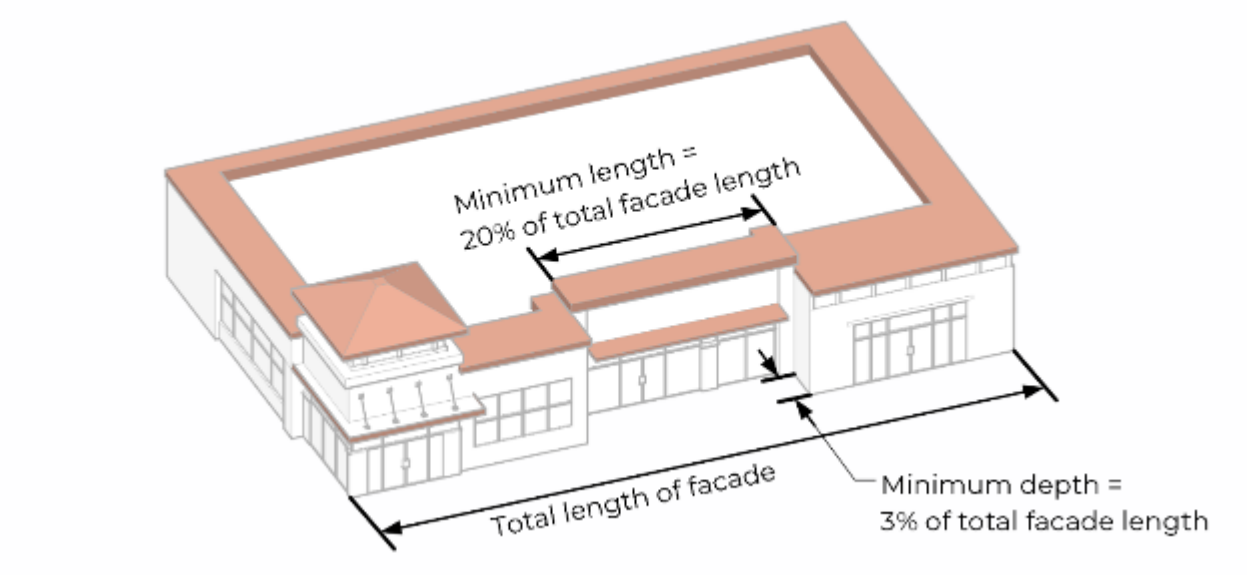


Figure 7.8-1: Wall Plane Articulation Requirement

2. Entryways and Architectural Features

   Multiple entryways or architectural features shall be incorporated into the design to break up the apparent mass and scale of large retail structures. Entrances may be to tenant spaces other than the primary retail tenant.

I. Structures with Less than 75,000 Square Feet of gross square
   a. There shall be a clearly articulated public entrance on at least two sides of the structure, with at least one of these entrances visible from a public street and connected to that street by a pedestrian sidewalk.
   b. It is permissible to have pedestrians cross vehicular traffic within the parking lot so long as a sidewalk is provided.
   c. When structures are adjacent to a residentially zoned district and separated from that district by either a public or private street, and where residential uses front or may reasonably be expected to front that street, the structure shall have at least one entryway on that side.

II. Structures with Greater than 75,000 Square Feet of GFA
   a. Whether occupied by multiple tenants or one tenant, structures of this size shall provide either a significant pedestrian amenity or a public entrance, at a minimum of one per 75 linear feet of publicly visible façade.
   b. Examples of significant pedestrian amenities include outdoor seating areas, play areas for children, and public courtyards.
   c. The public entrance may be to access either the principal retail use or any other tenant.
   d. This provision does not apply to more than three sides of any structure.

3. Height

   Height is regulated by the underlying zoning district regulations, but shall be further restricted as follows if the retail structure adjoins residential development as follows:

I. The maximum height, not including parapet, of any structure within 100 feet of a residential zoning district property line shall be 24 feet or one hundred ten percent of the average of the heights of adjacent residential buildings, whichever is less; and

II. Structures may exceed the heights specified in provision I above in this subsection, up to the limit specified in the zoning district in which they are located, if the structure wall is stepped back two horizontal feet for each vertical foot of additional height up to the maximum permitted after the first 12 feet of height.

4. Architectural Unity

   All new construction, additions, and remodeling on the same site shall be related in architectural style, color scheme, and building materials.

F. Site and Contextual Planning

1. Integration into the Street Network
   I. Vehicular access to the site shall be from streets other than arterials wherever possible.
   II. If access from an arterial is necessary, right turns in and out from the arterial are required.
   III. Insofar as possible, delivery vehicles shall not access the site from sub-collector or smaller streets that serve residential neighborhoods.
   IV. Internal and new streets shall connect to existing streets or be designed to facilitate future connections to the maximum extent possible.
2. Minimum Tenant Mix

   Developments with a single retail establishment occupying greater than 75,000 square feet of GFA shall provide additional tenant spaces, each one no greater than 30,000 square feet in GFA, whose total gross square footage is equal to or exceeds 25 percent of the largest retail establishment.
3. Pedestrian Circulation and Amenities
   I. A safe and landscaped pedestrian circulation system shall be provided on-site that connects to public streets and neighborhoods.
   II. Pedestrian walkways within the development shall be differentiated from driving surfaces through a change in materials.
   III. At least one significant pedestrian amenity, such as an outdoor seating area, play area for children or courtyard, shall be provided for every 75,000 square feet of GFA.
   IV. Required pedestrian amenities may be combined into one or more locations to create a larger amenity, as long as all other provisions of this section are satisfied.
4. Lighting

   Retail structures to which this section applies shall make accommodations when located next to residential development or undeveloped residential property as follows:

I. Light design and installation shall emphasize low-level uniform lighting to avoid abrupt changes from bright lights to darkness. In order to protect nearby residential properties from the greater or more intensive lighting because of the large retail structures, nuisance glare is prohibited. In addition, structures shall meet the following requirements:
   a. Parking and security lights shall be no taller than any building on the site, or 24 feet above the pavement, whichever is less; and
   b. Streetlights shall not be no taller than 24 feet above the pavement.

5. Parking and Vehicular Circulation

Parking facilities shall safely and attractively serve all modes of transportation, especially pedestrian.

I. Screening
   a. Seventy-five percent of the lot frontage adjacent to any arterial street, exclusive of vehicular and pedestrian entrances, shall provide screening of on-site parking by means of on-site buildings or other architectural features, which may include the primary structure.
   b. Fifty percent of the lot frontage adjacent to all other streets shall provide screening of on-site parking by means of on-site buildings.
   c. Lot frontage adjacent to residential uses or residential zoning districts shall provide screening of on-site parking by means of walls, landscaping or buildings.

II. Surface Parking

No single parking area shall exceed 120 spaces unless divided into subareas of fewer than 120 spaces each by a building, internal landscaped street, or landscaped pedestrian way.

6. Public Transit

A structure that has one or more tenants of 75,000 square feet or more and that is adjacent to an arterial street that is or may be located on a transit route as determined by the City transit division, shall provide for on-site or adjacent to the site accommodations for public transit access, including a bus pullout and shelter.

7. Outdoor Storage, Display, Sales, Rental and Service
   I. To the extent possible, areas for outdoor storage, display, sales, rental, trash collection and loading shall not be located adjacent to residential lots.
   II. Where such facilities are located adjacent to residential lots, they shall include a solid acoustic buffer. In all cases, such facilities shall be effectively screened from public view.
   III. To the extent possible, idling of delivery trucks shall not be allowed in areas adjacent to residential lots. Signs shall be installed advising tenants not to allow idling of delivery trucks in areas adjacent to residential lots.
   IV. Areas for outdoor storage, trash collection and loading shall be incorporated into the primary building design and construction and shall be of materials of comparable quality and appearance as that of the primary building.
   V. Outdoor storage, display, sales or rental areas shall be adjacent to the primary building. Outdoor storage, display, sales or rental areas shall be designed to minimize visual clutter. Visual and acoustic impacts of these functions shall be mitigated to the greatest extent possible.
   VI. When the loading or trash collection area is adjacent to a residential district, deliveries and collections shall not occur between 10:00 p.m. and 6:00 a.m.

G. Economic Impact Study

1. For all new retail establishments that are 100,000 square feet and larger, the City shall commission a report on the predicted economic impact of that business from an economist or other institution deemed qualified by the City pursuant to provision 5 of this subsection.
2. The report shall be available prior to the first public hearing required for the project. The applicant shall reimburse the City for the cost of the study prior to the hearing.
3. The report shall include the following:
   I. Net impact on gross receipts tax collections, including taxes from the proposed construction activity as well as the proposed business;
   II. Cost and burden on government for services for the business and for the employees;
   III. Impact on jobs, including the number and types of jobs, wages paid, benefits paid and changes in the number of union jobs, and the company's history of labor and employment practices;
   IV. Impact on the choice of goods and services for consumers;
   V. Impact on the cost of goods and services for consumers and potential changes on discretionary spending available to consumers;
   VI. Physical impact on City infrastructure compared to impact fees collected;

VII. Retention of revenue in the local economy; and

VIII. Opportunities for local suppliers.

4. The results of the economic impact study may be used to require the applicant to address or offset any negative economic impacts, as part of the approval process.

5. The City shall, through the request for qualifications process, develop and maintain a list of economists who are qualified to do economic impact studies pursuant to this section.

14-7.9 Impact Fees

A. Authority

This section is authorized by the New Mexico Development Fees Act, Article 8, Land Development Fees and Rights NMSA 1978, Sections 5-8-1 to -43.

B. Purpose

The City assesses and collects impact fees for new development within Santa Fe to respond to the demand for capital improvements that are related to the actual impacts of development. It is the intent of the City to accomplish the following outcomes:

1. Promote public health, safety, and general welfare, and accommodate orderly growth and new development;

2. Provide for the assessment and collection of impact fees for new development to serve the demand for capital facilities and public improvements; and

3. Ensure that a proportionate share of the cost of capital expenditures is assessed for development to provide public facilities and infrastructure that has a rational nexus to the proposed development.

C. Applicability

This section applies to all territory within the planning and platting jurisdiction of the city.

D. Reasonable Project Improvements

The city may require the construction of reasonable project improvements required to serve the new development project, whether or not the improvements are of a type for which credits are available under Section 14-7.9(H**)**, *Credit*.

E. Exemptions, Waivers and Reimbursements

1. Exemptions

I. The following are exempt from the provisions of this section:

a. Alterations of, or additions to, existing residential uses where no additional dwelling units are created;

b. Replacement of a destroyed, partially destroyed, or moved residential building or structure with a new building or structure of the same use and the same size and the same number of dwelling units;

b. Replacement of destroyed, partially destroyed or moved nonresidential building or structure with a new building or structure of the same gross floor area and use;

c. Construction permits for new residential units that are part of a master plan, development plan or subdivision plat where land is dedicated to the City to provide park land, as provided in Section 14-6.3, Dedication and Development of Park Land, Open Space, Trails, and Recreation Facilities;

d. Parking garages, parking canopies, or parking lots;

e. Construction permits for uses specified in Section 14-4.5(A)(11) located within the Airport Road Overlay District

f. Construction permits for qualifying projects within the Midtown LINC overlay district as defined in Section 14-4.5(C)(4); and

g. Santa Fe Homes Program projects receiving enhanced development incentives as described in Section 14-7.2(F).

II. New construction projects that request an exemption from the terms of this section shall claim that exemption at the time of application for a construction permit, and the Planning and Land Use Director shall determine the validity of a claim for exemption pursuant to the criteria set forth in this subsection.

2. Waivers

I. Impact fees shall be waived for the following:

a. Santa Fe homes or Santa Fe rental units as defined in Article 26-1, Santa Fe Homes Program;
b. Santa Fe Homes Program projects receiving enhanced development incentives as described in Section 14-7.2(F);

c. A low-priced dwelling unit as defined in Article 26-2 SFCC 1987; or
d. Qualifying projects within the Midtown LINC overlay district, as described in Section 14-4.5C.4.

II. Application for waivers of impact fees shall be made at the time of application for a construction permit, and the Office of Affordable Housing shall determine the validity of a request for a waiver.

III. The impact fee calculation for an approved waiver shall be tracked by the Planning and Land Use Director for accounting purposes.

IV.. When a dwelling unit for which impact fees have been paid is later deemed by the City to qualify for the waiver, it is entitled to a full reimbursement of the impact fees paid.

F. Fee Assessment and Collection

The Planning and Land Use Director shall determine the amount and type of impact fees required as a condition of construction permit approval based on the approved fee schedule in Table 7-9: *Impact Fee Schedule and Description of Use Types*, as applicable, and the provisions of this subsection.

1. Timing of Assessment

Assessment of impact fees occurs on the date a plat or development plan receives final approval from the city. In the absence of a plat or plan, final approval shall be the date of the construction permit application.

2. Applicable Fee Schedule

I. Impact fees collected within four years of the date of assessment shall be based on the impact fee schedule in effect at the time of assessment. After the expiration of the four-year period, the development shall be subject to the fee schedule in effect at the time of application for a construction permit.

II. No action on the part of the City is required for assessment to occur. It is the applicant for a construction permit's responsibility to present evidence of the date of plat or development plan approval in order to base the fees on the previous impact fee schedule. After the impact fee has been paid, no refunds will be provided based on the differences in the fee schedules. An applicant must pay all fees according to one fee schedule and may not mix fees from multiple schedules.

3. Collection of Impact Fees

The collection of impact fees within the service area as defined in the Capital Improvements Plan shall occur at the time of issuance of a construction permit.

G. Fee Determination

1. Fee Schedule

I. Unless exempt as described above in Section 14-7.9(H)(9)(I), the applicant for a construction permit or the preparer of an independent fee calculation study, shall pay impact fees in accordance with the City's adopted fee schedule shown below in Table 7-9, which shall be updated pursuant to NMSA 1978, Section 5-8-16. If a credit is due pursuant to Section 14-7.9(H), *Credit,* the amount of the credit shall be deducted from the amount of the fee to be paid.

II. The adopted fee schedule shall be used and its fees assessed on plats and development plans that receive final approval from the city or from the state construction industries division, except where the permit is issued for a subdivision or for a development plan that is still subject to a prior fee schedule available and on file in the planning and land use department.

Table 7-9: Impact Fee Schedule and Description of Use Types

Residential	Unit	Roads	Parks	Fire	Police	Total
Single-Family Detached						
1,500 sq ft or less	Conditioned Floor Area	$2,246	$1,080	$206	$65	$3,596
1,501-2,500 sq ft	Conditioned Floor Area	$2,367	$1,162	$222	$70	$3,821
2,501-3,000 sq ft	Conditioned Floor Area	$2,487	$1,244	$237	$75	$4,043
3,001 sq ft or more	Conditioned Floor Area	$2,624	$1,338	$254	$81	$4,297
Accessory Dwelling Unit	Dwelling	$1,171	$740	$141	$45	$2,096
Multi-Unit Development	Dwelling	$1,373	$880	$168	$53	$2,474
Nonresidential	**Gross Floor Area**	**Roads**	**Parks**	**Fire**	**Police**	**Total**
Retail/Commercial	1,000 sq ft	$3,269	$0	$250	$79	$3,598
Office	1,000 sq ft	$2,790	$0	$121	$39	$2,950
Public/Institutional	1,000 sq ft	$1,266	$0	$56	$18	$1,340
Warehouse	1,000 sq ft	$578	$0	$24	$8	$609
Mini-Warehouse	1,000 sq ft	$282	$0	$5	$2	$288
Industrial	1,000 sq ft	$1,114	$0	$52	$17	$1,183

2. Impact Fee Use Types

I. For the purposes of Table 7-9, use types are defined as follows:

a. Single-Family Detached means a single-family dwelling, including a manufactured home or mobile home, which is detached from other dwelling units.

b. Accessory Dwelling Unit means a dwelling unit complying with the provisions of Section 14-5.3(C)(2**)**.

c. Multi-unit means an apartment complex or other development with multiple dwelling units in one structure which, for the calculation of impact fees, includes duplexes, triplexes, and any other structures which are not considered to be detached from other residential dwellings.

d. Retail/Commercial means an establishment engaged in the selling or rental of goods, services, lodging, or entertainment to the public.

e. Office means a building not located in a shopping center and exclusively containing establishments providing executive, management, administrative, or professional services.

f. Public/Institutional means a governmental, quasi-public, or institutional use, or a non-profit recreational use, not located in a shopping center.

g. Warehouse means an establishment primarily engaged in the display, storage, and sale of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment.

h. Mini-Warehouse means self-storage units less than standard 10’x10’ units.

i. Industrial, manufacturing, and production means an establishment primarily engaged in the fabrication, assembly, or processing of goods.

II. If the type of new development for which a construction permit is requested is not specified on the fee schedule, the Planning and Land Use Director shall determine the fee on the basis of the fee applicable to the most nearly comparable type of land use on the fee schedule.

3. Independent Fee Calculation

I. The Planning and Land Use Director may require an independent fee calculation for any proposed development interpreted by the Planning and Land Use Director as not one of those types listed on the fee schedule or as one that is not comparable to any land use on the fee schedule.

II. The preparation and cost of the independent fee calculation study is the sole responsibility of the applicant.

III. The independent fee calculation study shall be based on the same service standards and facility costs used in the impact fee capital improvements plan and shall document the methodologies and assumptions used. The independent fee calculation shall be based on the expected long-term occupancy of the building or development, based on physical characteristics, and not on the characteristics of the proposed initial owner or occupant of the building or development.

IV. An independent fee calculation study submitted by an applicant to calculate a road impact fee shall address all three factors relevant to the generation of service units, namely, trip generation rates, primary trip factors and average trip lengths.

V. After review, the Planning and Land Use Director shall approve or reject the conclusions of the independent fee calculation study.

4. Impact Fees for Development of Land Outside Buildings

The impact fees for development of land outside of buildings that increase the demand for capital facilities is determined by application of the fee for the corresponding type of building. In particular, the building square footage for a retail/commercial use shall include indoor or outdoor sales areas or inventory storage areas, growing area for a garden center/nursery, and any drive-through kiosk and associated queuing lane with or without a roof. If the Planning and Land Use Director determines that development of land outside of buildings is intended for seasonal usage that reduces the increased demand for capital facilities, the Planning and Land Use Director may reduce impact fees charged for the development of land outside of buildings by up to 75% of the original assessment.

5. Impact Fees Based on Primary Use

   I. Impact fees shall be assessed and collected based on the primary use of the building as determined by the Planning and Land Use Director. Uses that are distinct and separate from the primary use, which are not merely ancillary to the primary use and are 1,000 square feet or greater, will be charged the impact fee category based on the distinct and separate use.

   II. Where a permit is to be issued for a building "shell" and Planning and Land Use Director is unable to determine the intended use of the building, the Planning and Land Use Director shall assess and collect impact fees according to the zoning district in which the building is to be located as follows:
      a. C-2 and all SC zones - "Retail/Commercial;"
      b. HZ zone - "Office;"
      c. C-1 and C-4 - "Office;" and
      d. I-1 and I-2 - "Industrial/Manufacturing."

6. Change in Impact Fee Calculation

   I. If there is an increase in the amount of the impact fee calculation once a tenant improvement permit is submitted, the difference from what was paid at the time of the shell permit and the tenant improvement fee calculation shall be paid prior to issuance of the construction permit. If the fee schedule determination for the square footage of the use identified in the tenant improvement construction permit results in a net decrease from what was paid at the time of the shell permit, there shall be no refund of impact fees previously paid.

   II. If a construction permit application modifies or enhances the usage of an existing structure, expands the total floor area of the existing building, or substitutes an existing structure with a new building and a different purpose, the fee will be calculated based on the difference in fees for the new usage or expansion compared to what the current fee would be for the prior use or floor area. If the proposed alteration leads to a net reduction in the fee, there will be no reimbursement of previously paid impact fees.

7. Impact Fees for Live/Work Units

   Live/work developments containing dwelling units in combination with nonresidential floor area in a common building shall pay impact fees for each dwelling unit according to the residential fee rate for "Multi-unit" and for the gross floor area intended for nonresidential use according to the " Office " fee rate. If the initial Live/Work construction permit application is for a shell construction permit, the Planning and Land Use Director shall collect impact fees at the "Office" fee rate. If dwelling units are added as a use within the building after the building has been charged impact fees at a nonresidential fee rate, and there is no increase in gross floor area, the Planning and Land Use Director shall collect only the required

park impact fees for the dwelling units at the fee rate for "Multi-Unit" at the time of the dwelling unit permit application.

8. Appeal of Impact Fee Determination

   The Planning and Land Use Director’s determination of impact fees required may be appealed to the City Manager within 30 days from the date of the determination. The City Manager's decision is final.

H. Use of Fees

1. An "impact fee fund" that is distinct from the general fund of the City is created, and the impact fees received shall be deposited in the following interest-bearing accounts of the impact fee fund:
   I. Fire impact fee account;
   II. Police impact fee account;
   III. Parks impact fee account; and
   IV. Roads impact fee account.
2. The impact fee accounts shall contain only those impact fees collected pursuant to this section for the type of facilities reflected in the title of the account, plus accrued interest.
3. The money in each impact fee account shall be used only for the following:
   I. To acquire or construct capital improvements or facility expansions of the type reflected in the title of the account and identified in the capital improvements plan;
   II. To pay debt service on the portion of any current or future general obligation bond or revenue bond used to finance capital improvements or facility expansions of the type reflected in the title of the account and identified in the capital improvements plan;
   III. Planning, surveying and engineering fees paid to an independent qualified professional who is not an employee of the City or county for services provided for and directly related to the construction of capital improvements or facility expansions;
   IV. Fees actually paid or contracted to be paid to an independent qualified professional, who is not an employee of the City, for the preparation or updating of a capital improvements plan;
   V. Up to three percent of total impact fees collected for administrative costs for City personnel, for professional services related to impact fee assignment/distribution or for reporting to the capital improvements advisory board; and
   VI. Refunds as provided in subsection J, below.

I. Credits

1. Credit against impact fees shall be provided for contributions made by developers toward the cost of capital improvements or facility expansions identified in the Impact Fees Capital Improvements Plan and eligible for funding with impact fees pursuant to the provisions of this section.

I. Credits for eligible improvements are effective when the payment has been made, the land has been dedicated in fee simple to the City, or the improvements have been completed and have been accepted by the City.

II. No credit shall be applied to the road impact fee for improvements to the major roadway system that primarily serve traffic generated by the development project, such as acceleration/deceleration lanes into and out of the project.

III. No credit shall be applied to the road impact fee for installation of a traffic signal or intersection improvement at the intersection of a public street and a private road or driveway.

2. To receive credit for eligible improvements, the developer shall submit complete engineering drawings, specifications, and construction cost estimates to the Planning and Land Use Director. The Planning and Land Use Director shall determine the amount of credit due based on the information submitted or, where such information is inaccurate or unreliable, then on alternative engineering or construction costs acceptable to the Planning and Land Use Director.

3. The Planning Commission or Governing Body may approve a credit for eligible improvements as a condition of approval for a plat, development plan, or other similar application.

4. To qualify for an impact fee credit, the developer shall enter into an impact fee credit agreement with the City prior to plat or plan recordation. The approved impact fee credit shall be identified on the plat to be used at the time of construction permit in the fee calculation. The impact fee credit agreement shall specify the following:

I. The amount of the credit;

II. How the credit will be allocated within the development project; and

III. How the developer will be reimbursed for the cost of in-kind contributions that exceed the amount of impact fees due from the development project.

5. If the new development for which credits have been issued is sold to different owners, the credits usable by each new owner shall be calculated in terms of each owner's percentage share of the impact fees against which the credits were issued that would otherwise be due from the entire new development.

6. The right to claim credits shall run with the land and may be claimed only by owners of property within the new development for which the land was dedicated or the improvement was made. Credits issued for a particular new development shall not be transferable to another development.

7. Credits provided pursuant to this section shall be valid for ten years from the effective date of the impact fee credit agreement.

8. In the absence of an impact fee credit agreement specifically providing otherwise, no reimbursement shall be made to a developer for the amount of credit due in excess of impact fees otherwise due from the development.

J. Submittals

1. Submittal Requirements

   All construction permit applications must include the following information as required and applicable for residential and nonresidential impact fee assessment.

I. Recorded Plat or Development Plan

II. Total Conditioned Floor Area square footage for residential development and Floor Area, Gross square footage for nonresidential development clearly indicated as part of the Design Data information within the General Notes plan sheets.

III. For multi-unit projects, include a site reference map with individual buildings clearly labeled and keyed to the individual construction permit applications and a table on the site reference map plan sheet identifying the number of dwelling units per building and totaled for the entire project.

IV. Clear explanation of any intensification such as additional dwelling units on a residential property and additional gross floor area for commercial uses.

V. Use type for nonresidential developments.

VI. Engineered water plans including meter schedule declaring size and quantity of all new and existing water meters.

2. Furnishing false information on any matter relating to the administration of this Section 14-8.14, including the furnishing of false information regarding the expected size, use or impacts from a proposed new development , is a violation of this Section 14-8.14. The city may issue a stop work order or rescind any permits issued in reliance on the previous payment of such impact fee. (Ord. No. 2014-28 § 4)

K. Payment, Refund & Record-Keeping Provisions

1. If an impact fee has been calculated and paid based on a mistake or misrepresentation, it shall be recalculated and paid as follows:

I. The amount overpaid by an applicant shall be refunded by the Planning and Land Use Director to the applicant within 30 days after the approval of the recalculated amount;

II. The amount underpaid by the applicant shall be remitted to the City within 30 days after the applicant is notified of the recalculated amount and is provided with an invoice in that amount; and

III. In the case of an underpayment or nonpayment of impact fees, the City shall not issue any additional permits or approvals for the project for which the impact fee was previously underpaid until such underpayment is corrected and, if amounts owed to the City are not paid within the 30-day period, the City may also issue a stop work order or rescind any permits issued in reliance on the previous payment of the impact fee.

2. Upon the request of an owner of the property for which an impact fee has been paid, any money in the impact fee fund paid for that property that has not been spent within seven years after the date on which the fee was paid shall be returned to the current owner of record as listed with the county assessor with interest since the date of payment.
   I. Money in each impact fee account is considered to be spent in the order collected on a first in/first out basis.
   II. Interest shall be calculated from the date of collection to the date of refund at the statutory rate set forth in Section 56-8-3 NMSA 1978 (Interest Rate; No Written Contract).
   III. Requests shall be filed with the City within 30 days of the eligibility for the refund.
   IV. Response to a request for a refund, including the amount of the refund and the procedure for applying for and receiving the refund, shall be sent or served in writing to the current owner of the property within 30 days of the date the refund was requested.
   V. All refunds shall be made to the current owner of the property at the time the refund is paid.
   VI. Notwithstanding the provisions of (I) through (V) above, if the impact fees were paid by a government entity, notice shall be given to and the refund shall be made to the government entity.
3. If an applicant has paid an impact fee required by this section and the construction permit later expires without the possibility of further extension, and the development activity for which the impact fee was imposed did not occur and no impact has resulted, the applicant who paid the fee is entitled to a refund of ninety-seven percent of the fee paid, without interest. To be eligible to receive such refund, the applicant who paid the fee must submit an application for the refund within 30 days after the expiration of the permit or extension for which the fee was paid.
4. Records shall be available for review by the public during normal business hours and with reasonable advance notice. The Planning and Land Use Director shall maintain accurate records of the impact fees paid, including the:
   I. Name of the person paying the fees;
   II. Project for which the fees were paid;
   III. Date of payment of each fee;
   IV. Amount(s) received in payment for each fee;
   V. Amount of any credits provided against the fees or refunds paid; and
   VI. Any other information the City deems appropriate or necessary for the accurate accounting of the fees.

5. The service area is established pursuant to NMSA 1978, Section 5-8-21 and, until modified for the road, fire, and police impact fees, is the incorporated area of the city, as may change over time with annexation; and for the parks impact fee is the incorporated area plus the city-owned land in the unincorporated area known as the municipal recreation complex and the Marty Sanchez golf course.

L. Annual Report and Periodic Updates

The capital improvements advisory committee (CIAC) shall file an annual report for review by the Governing Body detailing impact fee revenues collected during the previous year, current impact fee fund amounts, and capital improvements plan projects under construction that are using impact fee revenues. The land use assumptions and capital improvements plan on which the impact fees imposed by this section are based shall be updated at least every five years. The five-year period begins on the day the capital improvements plan is adopted. The City shall review its current land use assumptions and update the capital improvements plan in accordance with Sections 5-8-1 to -42 NMSA 1978 (Development Fees Act).

Article 14-8 Design Standards

14-8.1 General Provisions

A. Purpose

The purposes of this Article are to:

1. Provide proper standards that ensure a high-quality appearance of the Santa Fe area and promote good design while also allowing individuality, creativity and artistic expression;
2. Encourage the proper use of the land by promoting an appropriate balance between the built environment and the preservation of open space and natural environmental resources;
3. Protect private and public investment through preservation of open space, protection of natural resources, including the existing tree canopy; providing buffers between incompatible uses and along roadways; and encouraging the planting of appropriate vegetation;
4. Preserve and protect the identity and character of Santa Fe, and enhance the business economy;
5. Promote water conservation and efficiency through preserving natural areas, encourage good soil management and encourage the use of native or drought tolerant plant materials; and
6. Ensure compliance with the City's obligations to the U.S. Environmental Protection Agency (EPA) as a National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Phase II permittee.

B. Applicability

Unless otherwise noted, the requirements of this Article apply to all land development activity covered under Chapter 14.

14-8.2 Terrain and Stormwater Management

A. Purpose

The purpose of this section is to protect, maintain, and enhance the health, safety and general welfare of the citizens and natural environment of Santa Fe. The following considerations shall be used during the design and planning process for all proposed developments subject to this section:

1. Ensure sound and orderly development of the natural terrain;
2. Protect life and property from the dangers of flooding and the hazard of improper cuts and fills;
3. Minimize erosion and sedimentation;
4. Minimize destruction of the natural landscape;
5. Protect the scenic character of Santa Fe from the visual blight of indiscriminate cuts and fills and vegetation removal resulting from extensive grading and utility scars;
6. Treat stormwater runoff as a valuable natural resource in Santa Fe, a community that is prone to drought, by encouraging infiltration on site, or water collection and use for outdoor irrigation needs;
7. Control the adverse impacts associated with accelerated stormwater runoff on natural drainage ways and all structures due to increased development and impervious surfaces;
8. Minimize erosion and degradation of arroyo channels and improve the condition of the channels where possible;
9. Respect, protect, maintain, and restore natural drainageways, wetlands, bosques, floodplains, steep slopes, riparian vegetation and wildlife habitat areas;
10. Prevent stormwater runoff from entering or damaging acequias or other irrigation facilities;
11. Integrate stormwater management measures into the landscape and site planning process;
12. Provide effective and aesthetically pleasing solutions to stormwater management and erosion control measures by integrating measures into the overall landscape and site design; and
13. Promote improved water quality through compliance with the EPA NPDES MS4 permit and Construction General Permit (CGP).

B. Applicability

1. Minimum Standards and Submittal Requirements
   I. Minimum standards and submittal requirements for terrain and stormwater management are based on the type of project, and all projects shall meet the minimum standards in Section 14-8.2(D**)**, *Grading Standards.*
   II. Projects for which a construction permit for grading is required by Section 14-8.3, *Flood Regulations,* shall also meet the applicable minimum standards and submittal requirements in Section 14-8.2(G**)** for minor development or Section 14-8.2(H**)** for all other development.

III. Master plan, preliminary development plan, and preliminary subdivision plat applications shall also meet the minimum standards and submittal requirements in Section 14-8.2I.

IV. Final development plan and subdivision plat applications shall also meet the requirements in Section 14-8.2J.

V. All city departments that implement construction projects shall comply with the objectives, intent and minimum standards of this section.

2. Exemptions

A development is exempt from the requirements of this section if it meets the following conditions:

I. Less than 250 square feet of total land area is disturbed;

II. No slopes greater than ten percent are disturbed;

III. Existing drainage patterns on the property are not changed in a way that would increase the amount of stormwater runoff leaving the property, impede the flow of water through the property, or cause significant change to on-site drainage patterns as determined by the City Engineer, and

IV. Adequate erosion control is provided.

3. Alternate Compliance

Applicants may propose alternatives to standard stormwater management techniques, so long as these alternatives allow the project to meet the minimum standards and general requirements of this section. Alternative techniques may be proposed that achieve improved environmental performance, including reduced stormwater runoff, increased infiltration, reduced sedimentation and erosion, and for aesthetic purposes. Proposals for alternate compliance to standard stormwater management techniques are subject to review and approval of the City Engineer in writing, stating the basis for approval of such a waiver request.

C. General Requirements and Best Practices

1. General Requirements

I. The City Engineer may determine the following:

a. The completeness of all required terrain and stormwater management submittals;

b. Compliance with all minimum standards;

c. The acceptability of all proposed erosion control and stormwater management methods; and

d. The need for additional information or written approval in order to determine compliance with the purposes, intent, and minimum standards of this section.

II. The preparation of submittals shall be as provided in this subsection and in accordance with the provisions of Chapter 61 NMSA 1978, *Professional and Occupational Licensing,* regulating the practice of architecture, landscape architecture, engineering, and land surveying.

a. Grading submittals for minor development as defined below in Section 14-8.2G, *Minor Development,* or for grading incidental to the construction or modification of a structure may be prepared by any person, including the homeowner, who has the legal authority to design the structure; however, the City Engineer may require that submittals be prepared and signed by a professional engineer, architect, professional land surveyor or landscape architect licensed in New Mexico if necessary to fulfill the requirements of this section, Chapter 61 NMSA 1978, or applicable regulations;

b. Submittals for development other than minor development or incidental to the construction or modification of a structure shall be prepared as follows:

1. Topographic plans shall be prepared and certified by a professional engineer or professional land surveyor;

2. Stormwater management submittals for master plans, subdivisions, and development plans shall be prepared and certified by a professional engineer. Stormwater management submittals for all other types of development shall be prepared by a professional engineer or an architect or landscape architect registered in New Mexico; and

3. Site restoration submittals shall be prepared and certified by a professional engineer, architect, or landscape architect licensed in New Mexico.

III. No certificate of occupancy or any type of final construction approval shall be issued by the City unless a parcel is in full compliance with the requirements of this section and all inspections have been conducted as described in this section.

IV. Activities permitted pursuant to this section may also require notification or permitting by other agencies, including written approval from the Acequia Madre de Santa Fe community acequia association or other official watercourse-related entity, the EPA, the United States Army Corps of Engineers, the Federal Emergency Management Agency (FEMA) and the New Mexico Department of Environment. It is the responsibility of each applicant to determine whether additional notification or permitting is required.

V. All inspections shall be documented in written form and shall be made available to the City Engineer or code enforcement officer upon request.

2. Best Management Practices

The following best management practices shall be used before and during the construction process:

I. A notice of intent (NOI) for the federal Storm Water Pollution Prevention Plan (SWPPP) is required for projects that disturb one acre or more.

II. Disturbed areas shall be protected from erosion during construction by diverting stormwater around the disturbed area, dissipating the energy of stormwater adequate to prevent erosion, retaining sediment on the disturbed area, or other means adequate to retain soil on site.

III. Except as necessary to install temporary erosion and sediment control devices, land shall not be graded or cleared of vegetation until all such temporary devices have been properly installed and inspected. Temporary erosion and sediment control devices may include silt fencing, swales, straw bales, berms, geotextiles, sediment basins or traps and fencing. Control devices shall be kept in place and functional until the disturbed area is permanently stabilized; or notice of termination (NOT) is filed for projects that require a SWPPP.

IV. All significant trees, and other trees and vegetation, and areas with substantial grass coverage and drainageways that are to remain undisturbed, shall be fenced off prior to the use of any heavy machinery on-site, and shall remain fenced during the entire construction process. Fencing material may include snow fencing, plastic mesh, or other similar fencing material. To protect the root zone of all significant trees, and other trees and vegetation, fencing shall be placed five feet to the outside of their dripline.

V. To prevent soil from leaving a site, soil stockpiles shall be protected from wind and water erosion throughout the time the stockpile remains by using appropriate erosion control techniques. Staging and soil stockpile areas shall be clearly designated on the site. All topsoil shall be kept on site, within the disturbance zone of a construction site and then reintroduced into planting areas to the extent possible. Stockpiled soil shall not be allowed to enter arroyos or other drainageways.

VI. Techniques to prevent the blowing of dust or sediment from the site, such as watering down exposed areas, are required for projects that disturb greater than 5,000 square feet; and alternate forms shall be readily available and used if watering is not sufficient.

VII. Protection for storm drain inlets, drainageways and any stormwater conveyance shall be provided to prevent the entry of sediment and pollutants from the site while still allowing the entry of stormwater.

D. Grading Standards

When a construction permit for grading is required by this section, applications for the permit shall show compliance with the following minimum standards:

1. Cut and Fill Slopes
   I. Exposed cut slopes on a site shall not exceed ten feet in height, except as otherwise permitted by this section. In no case shall the height of a cut exceed the height of any building constructed in the excavated area;
   II. Fill slopes on a site shall not exceed 15 feet in height. Retaining walls for fill slopes shall be no greater than six feet in height as provided in Section 14-8.5C.1, *Maximum Height of Retaining Walls*, except as otherwise provided in Section 14-4.4G, escarpment overlay district *Landscaping*. Fill slopes shall be no steeper than 3:1, unless a structural alternative such as a retaining wall or some other measure acceptable to the City Engineer is provided. Fill slopes shall be compacted in lifts of no more than eight inches with the exception of the top four inches of the slope when required for seeding only;
   III. Cut or fill slopes for roads shall not exceed 15 feet in height; and
   IV. All cut slopes that are not stabilized by a retaining wall or some other measure acceptable to the City Engineer, shall be no steeper than 2:1, unless a structural alternative is provided or unless it can be demonstrated by a geotechnical study that existing soils will naturally accommodate a steeper slope and acceptable revegetation or other erosion control can be achieved.
2. Grading
   I. Grading for buildings is limited to 15 feet beyond the outer edge of the building foundation, patio, wall, driveway, road, parking area, or other constructed facility except as necessary:
      a. For the construction of stormwater runoff management measures in compliance with this section; or
      b. To accommodate required horizontal to vertical measurements for cut and fill slopes.
   II. Natural slopes 30 percent or greater shall remain undisturbed, except for arroyo crossings and for no more than three isolated occurrences of sloped areas where each individual disturbance shall not exceed 1,000 square feet, as approved by the City Engineer. The City Engineer may waive this provision, in writing, stating the reasons and basis for such approval, if evidence is provided by the applicant showing that strict enforcement of this provision would prohibit access to the lot or placement of utilities. This provision applies solely to the construction of roads, driveways, and utility placement and is not intended to allow development on natural slopes exceeding 30 percent. All other applicable provisions of this section and the escarpment overlay district shall remain in effect.
   III. Phasing for grading and clearing may be required by the City Engineer on all sites where construction will not begin immediately after clearing and grading.

IV. A construction permit for grading for driveway construction shall not be issued unless the City Engineer has first determined that the driveway provides access to a buildable area as defined in Section 14-8.2D.3, *Topography,* and that the permit complies with the requirements of Section 14-4.4, *Escarpment Overlay District.*

V. All grading shall have a smooth transition and match into the existing natural grade.

VI. Existing grade below native trees and shrubs shall remain undisturbed throughout the dripline of the plant material. No mounding of soil, fill dirt, organic material, or inorganic debris shall be abandoned under native plant canopies.

VII. The Planning and Land Use Director may approve a preliminary clearing and grubbing permit or a limited grading permit, allowing for work authorized under such permit solely at the risk of the owner, while an application for an associated permit for comprehensive grading and drainage or landscape and utilities is pending.

VIII. Under emergency circumstances, the Planning and Land Use Director may issue an emergency grading permit at owner's risk prior to the submission of an application. A permit issued under these circumstances shall expire 12 months after issuance with no allowance for extensions.

IX. All grading completed on the site shall conform to the approved grading plan.

3. Topography

I. Each residential lot shall have a buildable site designated as suitable for a building with a footprint of not more than 40 percent of the minimum required net lot area or 2,000 square feet, whichever is less, which can be developed in accordance with the terrain and stormwater management standards and with other applicable development standards, including required setbacks and access requirements. The Planning Commission, or the Planning and Land Use Director for resubdivisions or other administrative plat approvals, may approve residential lots with a smaller buildable site to accommodate lot size averaging or within multi-unit developments.

II. At least one-half of the area designated as suitable for building and at least one-half of any building footprint shall have a natural slope of less than 20 percent; the remainder of the area or building footprint may have a natural slope from 20 up to 30 percent.

III. The first-floor finished floor elevation at any point of any portion of a building built on a natural slope of 20 percent or greater shall not exceed five vertical feet above the natural slope at that point.

IV. No structure shall be built on a natural slope of 30 percent or greater.

E. Stormwater Management

1. General Standards
   I. Stormwater management measures shall be:
      a. Selected to best accommodate the specific geologic, hydrologic, and topographic features of the land to be developed;
      b. Designed as both a comprehensive and integral part of the development; and
      c. Designed to directly address additional flows that result from the proposed development. Compliance with these standards shall not be achieved by alterations to flows upstream of a proposed development; and
   II. Stormwater management plans may be designed to incorporate measures shared by two or more developments; provided that the measures comply with the minimum standards of this section, including provision of an enforceable legal agreement for construction and maintenance.
2. Discharge Standards
   I. Except as otherwise required by this section, the stormwater runoff peak flow rate discharged from a site shall not exceed pre-development conditions for any frequency storm event up to the one percent chance, 24-hour storm event at each discharge point;
   II. Runoff control measures may include the use of detention or retention basins, active and passive water harvesting techniques, swales, berms, check dams, vegetative ground cover, permeable pavements, tree wells, dry wells, cisterns and other techniques appropriate for retaining and infiltrating water on-site;
   III. To facilitate proper drainage adjacent to structures, no mechanical or electrical equipment shall be installed within a setback where there is less than five feet of clearance between the equipment, a structure, or a property line;
   IV. Stormwater shall not be discharged into any watercourse or drainage channel without adequate reduction of flow velocity, which shall be accomplished by erosion control techniques that may include the routing or energy dissipation of stormwater runoff to a vegetated swale, vegetated basin, or stone-protected area. The techniques used shall be sufficient to diminish runoff velocity and spread runoff flow adequately to avoid erosion upon entering the watercourse;
   V. Stormwater runoff shall not be routed into irrigation ditches, canals, acequias or watercourses related to an acequia system, unless specific plans have been approved in writing by the person legally responsible for the operation and maintenance of the facility and the City Engineer. The developer is responsible for obtaining all such approvals before submittal of an application; and
   VI. An active, historic acequia, whether on-site or off-site, shall not be disturbed in any way by building development or construction activity, unless specific plans have been approved in writing by the person or entity legally responsible for the operation and maintenance of the acequia. The developer is responsible for obtaining all such approvals before submittal of an application.

3. Detention Basin Standards
   I. Stormwater detention basins and overflow structures shall be located, sized, and designed to adequately accommodate flows from a one percent chance, 24-hour storm event; provided, however, that such basins shall also be equipped with outflow structures that limit flow-through from lesser-magnitude storms to runoff rates equal to or less than pre-development runoff rates;
   II. Infiltration, detention, and retention basins shall provide a means of controlling and removing sediment. Methods may include sedimentation settling ponds, sediment traps, filters on drop inlets, or other methods;
   III. All basins shall be designed to empty within 24 hours;
   IV. Landscape treatment of detention and retention basins may be required in accordance with Section 14-8.4, *Landscape and Site Design;* and
   V. Discharge standards for minor development are provided in Section 14-8.2G.2.
4. Detention in Cisterns
   I. Cisterns may be used if they are connected to an irrigation system or other water use;
   II. A maximum of 50 percent of required stormwater detention volume may be stored in cisterns, except that 100 percent may be stored in cisterns for minor development; and
   III. Cisterns shall be installed and operated in compliance with applicable provisions of other regulations, including Section 14-8.4, *Landscape and Site Design,* and Chapter 7, *Building and Housing.*
5. Arroyo, Stream, and Watercourse Standards
   I. For arroyos, streams, or watercourses that carry 100 cubic feet per second or more of stormwater flow in a one percent chance event, all structures, paved roads, driveways, and parking lots shall be set back a minimum of 25 feet from the top shoulder of an arroyo plus the depth of the arroyo channel; provided, however, that this setback provision does not apply to stormwater management structures or public access trails. The City Engineer may waive this provision, in writing, stating the reasons and basis for such approval, if evidence is provided by a professional engineer demonstrating arroyo bank stability;
   II. For arroyos, streams or watercourses that carry less than 100 cubic feet per second in a one percent chance event, the City Engineer may require a setback based on soils and hydrologic information supplied by the applicant;
   III. Except for erosion control measures, stormwater management measures, provision of public access trails, or the placement of underground utilities required for development, no grading shall occur within the setback area;

IV. Where practical, erosion control and channel stability in arroyos, streams, or watercourses shall be achieved using techniques that reduce stormwater velocity and pollution, preserve active floodplains, provide adequate room for flood waters to spread safely, and use native vegetation. Arroyo and watercourse banks shall not be armored with concrete, gabion baskets, sheet piling, rip-rap or similar hardened material, unless no reasonable alternative exists to protect public infrastructure or pre-existing structures; and

V. Fences, walls, or other structures may not be constructed in or across an arroyo, stream, or watercourse, with the exception of an approved design for a single cable strung between posts.

6. Increase in Minimum Standards

The City Engineer may require implementation of more than the minimum stormwater standards if there is evidence of increased flooding, channel erosion, or sedimentation on a site or immediately downstream of the site, as a direct result of conditions on the site. Increased requirements shall be limited to the following on-site measures:

I. Erosion and sediment control measures extended to a broader area of the site than the development area;

II. Revegetation or stabilization of highly eroded areas;

III. Arroyo restoration or other erosion control measures within highly eroded channels; or

IV. A combination of the measures specified in provisions I through III.

F. Site Stabilization and Erosion Control

1. Soil stabilization and erosion control measures for all land disturbed by construction shall be completed within 21 days after completion of construction or other activities on a site that interfere with soil stabilization measures.

2. One or more of the following stabilization and erosion control measures shall be used:

   I. Revegetation with appropriate drought-tolerant plant materials, including grasses or other ground cover;

   II. Restoration with bioengineering techniques such as live staking, brush layering, brush mattress and live crib walls; and

   III. Stabilization with stones, terracing or similar techniques.

3. All trees and shrubs shall be mulched and irrigated until established. Grass seed should either be hydroseeded or covered with biodegradable material or synthetic soil erosion control blankets or matting and irrigated until established. Irrigation shall be comply with the irrigation requirements in Section 14-8.4D.4.

4. If the time of year is not conducive to planting, planting may be delayed until the next appropriate planting season, with the submittal of a financial guarantee in a form acceptable to the Planning and Land Use Director. In the interim, all appropriate temporary erosion control measures shall be maintained until permanent erosion control measures are implemented.

G. Standards for Minor Development; Submittal Requirements

1. Minor Development

   A minor development includes the construction of any structure, including single family residences, additions, sheds, garages, fences, driveways, or pavement that meets all of the following criteria:

I. It takes place on a single lot or a subdivision of fewer than three lots;

II. It results in cumulative total disturbance of less than 5,000 square feet of land on a lot;

III. It disturbs no slope equal to or greater than 20 percent; and

IV. No more than 3,500 square feet of new impervious surface is created per lot.

2. Minimum Standards; Discharge Standards

Minor development must comply with the standards in Section 14-8.2D and Section 14-8.2E, except that the minimum volume of water to be contained or infiltrated on site shall be determined by multiplying the total area of new impervious surface, in square feet, by 0.16 feet to arrive at a value expressed in cubic feet, i.e., 160 cubic feet of water containment is required per 1,000 square feet of impervious surface.

H. Submittal Requirements

1. For Minor Development

Construction permit applications for grading for minor development must provide sufficient information to demonstrate compliance with the standards of this section, including provisions 1 and 2 in subsection G above, and the following, unless the requirement is waived by the Planning and Land Use Director:

I. A brief narrative description of the proposed project;

II. A topographic map of the property to scale, including United States Geological Survey quadrangle maps or maps generated by the City, adequate to show elevation contours, natural drainageways and existing and proposed improvements;

III. A brief written description or representative photographs of the type of existing vegetation, such as piñon and juniper trees, annual weeds, grass cover, bare ground and so on, and approximate coverage of existing vegetation at the site, and a plan for vegetation removal at the site;

IV. A description of all proposed grading or ground disturbance;

V. Calculations and a plan drawing showing:
   a. The size, volume, dimensions and location of all proposed runoff containment structures or methods and how water will be directed to the structures or methods; and
   b. Percolation test results or other means of demonstrating that containment structures will empty within 24 hours;

VI. A roof runoff drainage plan;

VII. A planting plan for revegetation showing proposed plant materials and a description of the proposed irrigation method or other methods used to establish vegetation and prevent erosion until vegetation becomes established; and

VIII. Special flood hazard areas designated by FEMA on the Flood Insurance Rate Map (FIRM).

2. For All Other Development

All other development that requires a construction permit for grading, and that is not classified as minor development under the provisions of Section 14-8.2G above shall meet the following minimum submittal requirements:

I. Submittals for construction permit applications for grading must provide sufficient information to show compliance with Section 14-8.2D and Section 14-8.2G. Unless waived by the Planning and Land Use Director, submittals must include a topographic survey and grading plan with elevation contours shown at not more than two-foot intervals on slopes less than 30 percent and five-foot intervals on slopes of 30 percent or greater that shows the following:
   a. All sloped areas of zero to 20 percent, 21 to 30 percent, and greater than 30 percent, clearly marked and differentiated by shade, tone, or color at a scale sufficient to allow verification of the calculations;
   b. Ground elevations that conform to either the United States Geological Survey sea level datum, as modified, or to the City's monument system;
   c. The designated buildable sites or buildable areas;
   d. All areas to be graded on the site and the final contours to be achieved by the grading;
   e. All finished floor or grade elevations;
   f. Spot elevations, as needed;
   g. Areas of soils with severe limitations for the intended use;
   h. The location of temporary erosion control structures and methods used, including staging and stockpile areas;
   i. All significant trees and areas with substantial grass coverage to be removed;
   j. A construction schedule when the project will be developed in phases;
   k. The location of fencing around the areas to be protected;
   l. The ratio of horizontal to vertical measurement for cut and fill slopes;
   m. The total volume, in cubic yards, of earth to be moved;
   n. All existing disturbed areas;
   o. Special flood hazard areas designated by FEMA on the Flood Insurance Rate Map (FIRM); and
   p. Date, method of survey, and certification from a New Mexico professional engineer or professional land surveyor that the plan complies with national map accuracy standards.

l. Master Plans, Preliminary Development Plans and Preliminary Subdivision Plats

1. All land below the base flood elevation for a one percent chance event shall be dedicated as a drainage easement and as public or private open space or public right-of-way; and
2. For all development where one-half or more of the land within the project site exceeds 20 percent slope, the quantity and peak flow rate of post-development stormwater runoff on all developed or disturbed land shall not exceed 75 percent of the quantity and peak flow rate of the pre-development runoff.
3. Submittals

Submittals for master plans, preliminary development plans and subdivision plats shall include:

I. A conceptual plan and report that shows the general approach proposed for terrain and stormwater management, and how the proposed development meets all of the minimum standards described in Section 14-8.2D;

II. A topographic survey and grading plan as outlined in Section 14-8.2(H)(2).I; and

III. A brief description of the watershed directly upstream and downstream of the parcel, including the size, terrain, type, and extent of vegetation cover and degree of development for all areas draining to the project site.

J. Final Development Plans and Subdivision Plats

1. Minimum Standards

   Final development plans and subdivision plats shall meet the minimum standards described in Section 14-8.2D, Section 14-8.2E, and Section 14-8.2I.

2. Submittals

   Submittals for final development plans and subdivision plats shall include:

I. All submittals required pursuant to Section 14-8.2H;

II. A long-term maintenance schedule for the life of the stormwater management measures, including the time frame for completion and the responsible party who shall perform the maintenance; and

III. An as-built certification signature block to be executed by a professional engineer after the project completion to ensure that the constructed stormwater management systems comply with the approved stormwater plans.

K. Inspections and Violations During Construction Process

1. For all nonresidential projects and all residential projects that do not qualify as minor development, an applicant shall notify the Planning and Land Use Director to set up an inspection at the following times:
   I. When the construction erosion and sediment control devices and measures are in place;
   II. When final stormwater management measures are completed;
   III. When the final site stabilization and erosion control measures are completed; provided that, if final site restoration measures are being delayed due to the season, the applicant shall install temporary erosion control measures approved by the City Engineer and request inspection of the temporary measures.
2. Further construction or issuance of any permits shall not occur until written approval has been granted by the inspector after a grading and drainage and erosion control inspection has been completed in accordance with approved permit plans.
3. The Planning and Land Use Director may enter upon any property subject to this section at reasonable times to conduct inspections of grading, erosion, and stormwater management measures to determine compliance with City policies and procedures and to carry out duties in the enforcement of this section; and
4. The Planning and Land Use Director may waive or consolidate any inspections required under this section.

L. Dedications, Easements, and Rights-of-Way

1. All land below the base flood elevation for a one percent, 24-hour storm event shall be dedicated as a drainage easement and as public or private open space or public right-of-way.
2. Dedications to the City may be required by the City Engineer for the components of the stormwater drainage system, including access for maintenance. The types of all easements and open space dedications shall be determined by the City Engineer. If a dedication is required, it shall be designated on the development plan or plat and in effect prior to construction permit approval.

3. An applicant may make requests for acceptance of dedications of a stormwater drainage system to the City; however, the City is not obligated to accept a dedication offer. Only the Governing Body may accept dedications to the City. If a dedication is offered to and accepted by the City, it shall be designated on the plan or plat and shall be in effect prior to construction permit approval.

M. Long-Term Maintenance Responsibilities and Inspections

1. Responsibilities
   I. Unless a dedication of the stormwater management system was required and accepted by the City, all stormwater management measures and facilities shall be maintained in good condition by the fee simple owner of the property or a property owners association.
   II. The stormwater management system shall be maintained in accordance with approved stormwater management plans and promptly repaired in case of malfunction, degradation, damage, or failure to operate as approved.
   III. Maintenance shall include the repair and restoration of all grade surfaces, walls, swales, drains, dams, ponds, basins, site restoration measures, associated vegetation and any other stormwater measure constructed on site.
   IV. Where 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.
2. City Inspections

   The City or its authorized agent may enter upon a property that is subject to this section at reasonable times to access the stormwater management system to ensure that the system is maintained in proper working condition that meets the approved stormwater management plans and the objectives and minimum standards of this section.
3. Maintenance Violations

   If, after notice by the City to correct a violation requiring maintenance work, satisfactory corrections are not made by the owner or responsible party within a reasonable period of time, the City may perform all necessary work to place the facility in proper working condition. The owner or responsible party of the facility shall be assessed the associated costs of the work.

14-8.3 Flood Regulations

A. Adoption of Special Flood Hazard Areas

1. The City adopts the special flood hazard areas identified by FEMA in the current scientific and engineering report entitled, "The Flood Insurance Study (FIS) for Santa Fe County, New Mexico and Incorporated Areas," with accompanying FIRM, effective June 17, 2008, and December 4, 2012.
2. The City may adopt and establish other flood hazard zones or elevations as identified in the following:
   I. Subsequent drainage studies prepared for and accepted by the City;
   II. Subsequent letters of map amendment and letters of map revision, as prepared for and accepted by FEMA; and
   III. Other known flood hazard zones identified by the Floodplain Administrator and adopted by the governing body.

B. Applicability; Permit Required

1. The requirements of this section are in addition to and not in lieu of other provisions of Chapter 14.
2. New development, including substantial improvements to existing structures, shall comply with the standards of this section. However, this section does not apply to an application meeting either of the following criteria:
   I. The project is limited to work that does not change the footprint, size, or enclosed area of an existing structure, such as re-roofing, re-stuccoing, or interior remodeling; or
   II. The project will not result in an increased flood risk to persons or structures or their contents as determined by the Floodplain Administrator, who may require certification by a professional engineer.
3. Regardless of applicability of this section, all development in a special flood hazard area, including excavation and fill operations, requires approval of the Floodplain Administrator and a permit.

C. Development in Special Flood Hazard Areas

1. Terminology
   I. For purposes of this section, the special flood hazard area is that shown on the appropriate FIRM. Flood fringe, floodway, and base flood elevation shall be shown as required by the Floodplain Administrator.
   II. Zone A areas have a one percent annual chance of flooding. This flood is also called the 100-year flood. Base flood elevations for Zone A areas have not been determined.

III. Zone AE areas have a one percent annual chance of flooding. This flood is also called the 100-year flood. Base flood elevations for Zone AE areas have been established.

2. Development Proposal Requirements

I. All newly created lots shall contain a buildable area that is entirely outside of any special flood hazard area.

II. If an existing lot contains land both within and outside of the special flood hazard area, any new construction, including roads and driveways, shall only be outside of the special flood hazard area, except as allowed by subsections E and F of Section 14-8.3 and Section 14-1.13E.

III. If an existing lot contains no land outside the special flood hazard area, any new construction shall only occur in the flood fringe and only pursuant to subsections E and F of Section 14-8.3 and Section 14-1.13E.

IV. For subdivisions or other developments greater than 50 lots or five acres that are located entirely or partially within a special flood hazard area, base flood elevations shall be shown on the development plan or subdivision plat for all lots that are entirely or partially within the special flood hazard area.

V. On an application for subdivision plat or development plan approval, where the tract or portions of the tract are located within a special flood hazard area, the applicant shall submit detailed hydrologic data indicating the water surface elevations for a one percent chance event, depicted for sections of the drainage channel at intervals of no greater than 100 feet. The special flood hazard area shall be further defined as floodway and flood fringe, if applicable. The special flood hazard area, FIRM panel number, and date shall be accurately depicted by an architect, professional land surveyor or professional engineer on the development plan, subdivision plat, and construction permit where applicable.

VI. The Floodplain Administrator may waive the requirement for the submission of detailed hydrologic data based on a site investigation. However, any request for a waiver from the standards of this section shall be processed by the Planning Commission as a variance, pursuant to procedures described in Section 14-2.1H.1.IV.

VII. New and replacement water supply and sanitary sewage systems located in special flood hazard areas shall be designed to minimize or eliminate infiltration.

VIII. On-site liquid waste disposal systems located in special flood hazard areas shall be designed to avoid impairment or contamination.

IX. In A and AE zones, recreational vehicles shall be:
   a. Elevated and anchored; or
   b. On the site for fewer than 180 consecutive days; or
   c. Fully licensed and highway-ready.

D. Engineering Criteria

The analysis, determination, and designation of base flood elevation, special flood hazard areas, floodway or flood fringe shall adhere to professional hydrologic and hydraulic engineering techniques supplemented with data obtained by field examination and surveys as necessary. Engineering practice manuals of the American Society of Civil Engineers and similar competent manuals of professional hydrologic and hydraulic engineering techniques may be used in accordance with FEMA requirements.

E. Land Use and Development in Floodway

No uses shall be permitted within the floodway, except those set out in this subsection; provided that such uses comply with the provisions of Article 14-5, *Use Regulations,* and any other applicable federal or state law; and further provided that such uses do not constrict flow or create a rise in the base flood elevation during the one percent chance event:

1. Cultivating and harvesting of crops according to recognized soil conservation practices;
2. Pasture, grazing land;
3. Wildlife sanctuary, woodland preserve;
4. Outlet installations for sewage treatment plants and sealed public water supply wells;
5. Passive recreational uses such as parks or trails;
6. Open area residential uses, such as lawns, gardens and play areas;
7. Stormwater management and arroyo or watercourse stabilization facilities, such as check dams and revetements, provided that any such facilities that constrict flow or create a rise in the base flood elevation during the one percent chance event comply with all applicable FEMA requirements and all provisions of this section that are more stringent than the FEMA requirements;
8. Legal nonconforming uses occupying structures in existence on June 17, 2008; provided that such uses may not be intensified and that the structures that such uses occupy comply with all applicable FEMA requirements and all provisions of this section that are more stringent than the FEMA requirements;
9. Active recreational uses that do not include permanent structures and so long as any temporary structures or equipment are removed when not in active use; and
10. Railroads, streets, driveways, bridges, private and public utility lines that cross the floodway with minimal disturbance as determined by the Floodplain Administrator, and structural works for the control and handling of flood flows, such as dams, embankments, flood walls, velocity control structures or storm drainage control and handling works (with the exception of required stormwater detention facilities) provided that any such facilities that constrict flow or create a rise in the base flood elevation during the one percent chance event comply with all applicable FEMA requirements and all provisions of this section that are more stringent than the FEMA requirements.

F. Land Use and Development in Flood Fringe

1. No uses shall be permitted within the flood fringe except those set out in this subsection; provided that such uses comply with the provisions of Article 14-5, *Use Regulations,* and any other applicable federal or state law.
2. All uses permitted in the floodway pursuant to Section 14-8.3E are also allowed in the flood fringe.
3. Storage, processing, or disposal of materials that in time of flooding are buoyant, flammable, explosive, toxic, or could be injurious to human, animal, or plant life, are prohibited within the flood fringe.

4. No fence, wall or similar structure shall be erected in or across any arroyo, stream, or watercourse unless it is designed to break away and not to cause a flow obstruction.

5. At-grade parking facilities are allowed so long as such facilities cannot be reasonably accommodated outside the flood fringe, as determined by the Floodplain Administrator.

6. Structures or uses within the flood fringe portion of the special flood hazard area meeting the following requirements are allowed upon review by the Floodplain Administrator and issuance of a permit, to the extent that they are not prohibited by any other ordinance, plan, or policy:

   I. Residential or nonresidential structures, to be constructed or substantially improved in the flood fringe, shall have the elevation of the lowest floor at least one foot above the base flood elevation. The Floodplain Administrator may authorize dry flood proofing for protection of nonresidential structures where the elevation of existing streets or utilities make compliance with this provision infeasible, or in other special circumstances. The design and construction methods of dry flood proofing shall comply with 44 CFR Section 60.3 of the National Flood Insurance Program regulations as certified by a professional engineer or architect;

   II. Structures shall be designed and constructed to withstand flood conditions at the proposed construction site;

   III. New construction and substantial improvements with fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement shall either be certified by a professional engineer or an architect or meet or exceed the following minimum criteria:
      a. A minimum of two openings on different walls having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided;
      b. The bottom of all openings shall be no higher than one foot above finished grade; and
      c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they allow the automatic entry and exit of flood waters;

   IV. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed or located so as to prevent water from entering or accumulating within the components during conditions of flooding;

V. Sanitary and storm sewer drains shall be equipped with valves capable of being closed, manually or automatically, to prevent backup of sewage and stormwaters into the building or structure;

VI. The base flood elevation shall be certified and superimposed on the site plan, and accurately depicted on the elevation drawings for all sides of a building by a professional surveyor, professional engineer, or architect. The elevation drawings shall also indicate the lowest floor elevation and location of all windows, doors or other openings. The Floodplain Administrator may request additional data for the construction permit if deemed necessary;

VII. Before issuance of a construction permit for the construction of a structure in the flood fringe, a professional engineer shall certify that the structure has been designed to conform with the provisions of this subsection, and that the bottom of all openings in the enclosure are no more than one foot above the base flood elevation. The same professional engineer shall also certify, upon completion of the structure, that construction complies with the submitted plans;

VIII. A manufactured home or mobile home shall be elevated on compacted fill or pilings. The lowest floor of the manufactured home or mobile home shall be at least one foot above the base flood elevation;

IX. Manufactured homes or mobile homes shall be anchored to resist flotation, collapse, or lateral movement by providing:

a. Over-the-top ties at each of the four corners, with two additional ties per side at intermediate locations, and for manufactured homes or mobile homes less than 50 feet long, one over-the-top tie at each of the four corners is required;
b. Frame ties at each corner with five additional ties per side at intermediate points and for manufactured or mobile homes less than 50 feet long, four ties are required per side;
c. All components of the anchor system shall be capable of carrying a force of four thousand eight hundred pounds; and
d. Additions to the manufactured home or mobile home shall be similarly anchored;

X. For existing manufactured home or mobile home parks located in the special flood hazard area, a vehicular circulation plan indicating alternative vehicular access and escape routes during the one percent chance event shall be submitted as part of any improvement, construction, or development project; and

XI. No new manufactured homes, mobile homes, or foundations for either type of structure shall be permitted in the special flood hazard area.

G. Legal Nonconforming Structures in the Special Flood Hazard Area

Legal nonconforming structures in special flood hazard areas may be replaced as set forth in Section 14-1.13(E), *Legal Nonconforming Structures in Special Flood Hazard Areas.*

H. Amendment to FIRM

1. Amendments to the established base flood elevations and special flood hazard areas may be initiated either by the Floodplain Administrator or by any other person through application to FEMA. The application shall be accompanied by sufficient copies of supporting plans and reports as required by FEMA to meet the minimum requirements of the National Flood Insurance Program (NFIP). If the application is not made by the Floodplain Administrator, a copy of the submission to FEMA shall be forwarded to the Floodplain Administrator. The Floodplain Administrator may provide comments to FEMA on any submission for a map change.
2. In addition to the change described in this subsection and on the basis of hydrologic data, the governing body may establish additional flood hazard zones and modify these additional flood hazard zones by ordinance. The amendment may be for non-FEMA-approved changes but shall not be less restrictive than FEMA requirements. Where the change affects land owned by persons other than the applicant, all affected property owners shall be notified of the change by first class mail, with a certificate of mailing provided by the U.S. post office submitted to the floodplain administrator.
3. The governing body's decision to add or amend a special flood hazard area shall be based on appropriate information, including detailed engineering analysis and recommendations in reports and plans done by or for the City or other governing agencies, including those prepared for construction permits and subdivisions.
4. If the governing body denies a change to the flood hazard zone, the reasons for denial shall be stated in a written report.
5. Prior to approval by the governing body, the floodplain administrator shall notify the state coordinator for the NFIP at the New Mexico homeland security and emergency management department.
6. If major alterations to a watercourse are proposed adjacent to the corporate limits of Santa Fe, the floodplain administrator shall notify the Santa Fe county manager and Santa Fe county floodplain administrator of such proposal.

I. Warning and Disclaimer of Liability

The degree of flood protection intended to be provided by this section is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on occasions or the flood height may be increased by natural or manmade causes. This section does not imply that areas outside the special flood hazard area or land uses allowed within such area will be free from flooding or flood damages. This section does not accept or establish liability on

the part of the governing body or any official, employee or agent of the governing Body for any flood damages that result from reliance on this section or any administrative decision lawfully made pursuant to this section.

14-8.4 Landscape and Site Design

A. Purpose

1. The purposes of this section are to:
   I. Foster the creation of regionally appropriate, sustainable landscapes;
   II. Reduce urban heat island effects generated by expanses of exposed pavement;
   III. Protect existing healthy vegetation to the greatest extent possible as an important cultural, environmental, and economic resource.
   IV. Promote soil health through adherence to New Mexico Department of Agriculture's Healthy Soil Principles to the maximum extent practicable.
   V. Emphasize water conservation.
   VI. Protect and promote the health and beauty of natural settings and urban landscapes, to recognize and provide for appropriate changes in the urban context and to protect and preserve public and private landscape resources.
2. These purposes are accomplished by a variety of strategies, including emphasizing use of climate-resilient plants when replacement or re-planting occurs; requiring water harvesting and encouraging the development of alternate sources of landscape irrigation water, because potable water is an increasingly scarce resource; guiding landscape design, installation, and maintenance to foster a responsible and judicious use of water and other natural resources through use of water conservation, water harvesting, and irrigation; and, consistent with the purposes of Chapter 14, enhancing the appearance of Santa Fe's streets and public places in order to promote their role as community amenities and social spaces that contribute to civic pride and vitality.

B. Applicability

1. This section applies to the following applications for development approval:
   I. Subdivision plats, except lot splits and resubdivision plats;
   II. Development plans;
   III. Master plans;
   IV. Construction permits and conditional use approvals as follows:
      a. All new nonresidential and multi-unit construction resulting in an enclosed structure with a gross floor area greater than 1,000 square feet; and
      b. Additions or remodeling of existing nonresidential and multi-unit structures and landscape improvements to comply with this section, as prioritized by the Planning and Land Use Director, shall be required up to a total cost of 20 percent of the construction valuation; and
   V. Development on City-owned land.

2. The following requirements apply to all development, including applications for construction of and exterior alterations to single-family dwellings and landscaping activities not directly associated with development applications:
   I. Provisions Section 14-8.4D.1.II regarding passive water harvesting, Section 14-8.4D.3, *Water Features*, and Section 14-8.4D.4, *Irrigation Standards;* and
   II. Subsections Section 14-8.4E.3, Controlled or Prohibited Plant Materials, Section 14-8.4E.4, Turf Limitations, and Section 14-8.4E.5, Preservation of Existing Vegetation.
3. The requirements of this section, other than those cited in provision 2 above, do not apply to the following:
   I. Applications for new or modified single-family dwellings, except that they shall comply with applicable provisions of Section 14-8.4D, *Water Harvesting and Irrigation Standards*; and Section 14-8.4E, *Plant Material Standards*;
   II. Interior residential remodeling; and
   IIII. Where standards of Section 14-3.3(C), Business-Capitol District*,* conflict with the provisions of this section, the BCD standards shall apply. In any other case where more than one set of landscape requirements are applicable, the more stringent shall apply as provided in Section 14-1.8, *Conflicting Provisions.*
4. Additional landscape requirements may apply to properties subject to terrain management regulations as set forth in Section 14-8.2, *Terrain and Stormwater Management,* and to those located in the Escarpment District as set forth in Section 14-4.3. Additional landscaping requirements applicable to outdoor and emergency water use are set forth in Chapter 25, *Water*.
5. The City adopted guidelines for design of medians and planting strips in Resolution 2010-66 and landscape irrigation standards in Resolution 2010-17.

C. Landscaping Plan Required

1. When the requirements of this section apply, an applicant shall submit a landscaping plan for review and approval by the Planning and Land Use Department.
2. The landscaping plan shall contain all information as required by the Planning and Land Use Director.
3. Landscaping plans shall be consistent with other required plans, including terrain management, utilities, and siting of structures.

D. Water Harvesting and Irrigation Standards

Water conservation and stormwater management shall guide landscape and site planning, design, installation and management. Landscape planning shall begin early in the development process in conjunction with the requirements of Section 14-8.2, *Terrain and Stormwater Management.* Design shall apply the principles of water-wise

landscaping and achieve the highest industry standards for irrigation efficiency. Alternative sources of irrigation water shall be developed, including harvested water from roof and site runoff. Gray water use is recommended where appropriate. Potable water shall be used only as a back-up or temporary irrigation water source to the greatest extent possible. The purpose of these strategies is to develop drought tolerant landscapes and to reduce the demand on the potable water system.

1. Water Harvesting
   I. The landscaping plan shall include passive water harvesting for landscape irrigation purposes as a minimum requirement. Water harvesting that is a primary component of stormwater management may qualify for open space reduction as provided in Section 14-7.4C.4.
   II. Passive water harvesting techniques include:
      a. Surface collection, such as swales, parking lot islands, bar ditches, detention or retention ponds and constructed wetlands. Detention and retention ponds should be integrated landscape features, rather than single-purpose flood control ponds;
      b. In-ground storage, such as soil amendments, constructed rain gardens, French drains, pumice wicks, permeable paving and collection structures with infiltration fields or galleries. In-ground structures shall use techniques and materials that have been proven effective, safe and structurally sound; and
      c. Low impact development and green infrastructure guidelines and techniques recommended by the federal Environmental Protection Agency.
   III. Active water harvesting systems include storage and distribution systems such as above-ground rain barrels and storage tanks and below-grade cisterns that use gravity or pumps to distribute water to an irrigation system;
   IV. Active water harvesting systems shall be maintained and the water used for landscape irrigation purposes. The Planning and Land Use Director may inspect, test, and monitor the components of active water harvesting systems, including tanks, pumps and controllers, as needed.

2. Gray Water

   Gray water irrigation is appropriate for some landscape installations. Gray water use is regulated by New Mexico department of environment liquid waste disposal regulations, which define minimum lot size and impose other standards.

3. Water Features

   I. Water features are classified as high water use.

   II. The water surface area of the water feature shall not exceed 20 percent of the total allowable cool season turf area and shall be included in the total area of cool season turf allowed as specified in Section 14-8.4(E)(4**)**.

   III. Water used in water features shall be re-circulated.

   IV. The water feature shall be designed to prevent seepage and leaks.

4. Irrigation Standards

   Irrigation systems shall be provided for all landscaped areas. Landscape irrigation plans shall integrate water harvesting and stormwater management with the highest industry standards for efficient irrigation water use. The development of alternative sources of irrigation water is recommended, including harvested water from cistern collection and gray water. Potable water irrigation may be used as a supplemental or temporary system. Irrigation designers and installers are encouraged to use the City Landscape Irrigation Systems Standards as a guide to minimum specifications for irrigation systems. All new irrigation systems and major renovation of existing systems shall comply with the following standards:

I. A code-approved backflow prevention device is required for all irrigation systems connected to the City water system, including existing irrigation systems. Atmospheric vacuum breakers are the minimum required standard for above grade systems such as those connected to hose bibs and frost-free hydrants;

II. An automatic, digital multi-programmable controller is required for all irrigation systems with an irrigated landscaped area larger than 1,000 square feet installed in commercial, industrial, and multi-unit residential development;

III. Hand watering for commercial, industrial and multi-unit installations of less than 1,000 square feet of landscaped area is allowed. Shut-off nozzles are required on hoses used for hand watering;

IV. Irrigation system operation information, including recommended monthly and seasonal irrigation schedules, and water budgets based on gallons used for landscape plantings for years one and three, shall be included on the irrigation plan or with attached documentation;

V. Irrigation systems shall be designed for the site-specific topography, site orientation, microclimate, prevailing winds, and soil type to prevent runoff, minimize evaporation, and promote infiltration;

VI. Irrigation systems shall be designed to prevent water waste, over-watering, and overspray or drainage of water onto any paved or unplanted surface;

VII. Planting beds shall be swaled, sloped, or recessed below grade to prevent fugitive water;

VIII. Irrigation systems shall be zoned by levels of water use. For the most efficient water use, plants with similar water use requirements shall be grouped together. Separate zones are required for permanent and temporary irrigation lines;

IX. Overhead spray irrigation is prohibited for watering trees and shrubs but is allowed for turf and ground cover plants and for temporary irrigation systems for revegetation with drought tolerant plant species. Spray irrigation is prohibited in areas where any dimension is less than ten feet;

X. Temporary irrigation systems are allowed and encouraged in conjunction with the use of revegetation with drought tolerant plant material. Temporary irrigation systems shall be reviewed on a case-by-case basis and removed after the vegetation is established;

XI. Turf, sod, or grass seeding of cool season turf species shall not be planted on slopes greater than 25 percent or in areas where any dimension is less than ten feet. Revegetation using temporary irrigation, with annual plant species used for erosion control to meet the requirements set forth in Section 14-8.2, *Terrain and Stormwater Management,* is exempt from this restriction.

E. Plant Material Standards

1. Plant Material Selection

   Plant material selection shall emphasize perennial, drought-tolerant plant species and shall limit planting of high water use plant species. All required plant material shall be cold hardy to USDA Classification Zone 5, which is minus 15 degrees Fahrenheit, or colder.

2. Installation

   Required plant material shall be installed as follows:

I. All required deciduous trees shall be a minimum two-inch caliper measured six inches above the ground at time of planting. Developments providing 100 percent affordable units are allowed one and one-half-inch caliper minimum;

II. All required shrubs shall be five-gallon minimum except as noted on the City of Santa Fe Recommended Plant List. Developments providing 100 percent affordable units are allowed three-gallon minimum;

III. All required evergreen trees shall be a minimum of six feet in height at the time of planting;

IV. When more than ten trees are required by this section, more than one species shall be provided unless otherwise approved by the Planning and Land Use Director;

V. Stormwater detention ponds and retention ponds shall be planted with appropriate trees, shrubs, and grasses, with a minimum of one tree and three shrubs per 500 square feet of required ponding area. Plants located in the bottom third of the detention pond or retention pond must be adaptable to periods of submersion and may require replacement during periodic maintenance to remove silt;

VI. Any plant material required by this section that fails to show healthy growth due to damage, pest, disease, or neglect shall be promptly replaced with a similar plant;

VII. Required new plant material shall be protected from damage by vehicles;

VIII. New plant material shall be mulched to a minimum depth of two inches and the mulch renewed yearly or as needed. Mulch may be of organic or inorganic material. Gravel mulch used in public right-of-way shall be washed and screened prior to site delivery;

IX. Plastic sheeting and other impervious barriers are not permitted as weed barriers;

X. Permeable weed barrier shall be provided under rock mulch; and

XI. The owner shall properly maintain all materials and installation required by this section, including proper pruning, soil testing, fertilizing, and weeding.

3. Controlled or Prohibited Plant Materials

I. Turf grass sod or turf grass seed mixes installed within the city limits shall contain no more than 25 percent Kentucky Bluegrass.

II. Russian olive (Elaeagnus angustifolia) and salt cedar (Tamarix spp) shall not be sold or installed within the city limits.

4. Turf Limitations

Warm season grasses are recommended for most turf applications. The installation of cool season turf grasses is discouraged, as they require greater quantities of irrigation water. Refer to the City of Santa Fe Recommended Plant List

for specific information on grass species. Cool season turf shall be limited to areas with relatively low evaporation from wind and heat or in locations used for active or passive recreational use. The total area of cool season turf shall be limited as follows:

I. Single-family dwelling units shall not have cool season turf in excess of 1,000 square feet or ten percent of the total lot area, whichever is less;

II. Multi-unit residential developments shall not have cool season turf in excess of 20 percent of the required common open space;

III. Industrial and commercial developments shall not have cool season turf in excess of 1,000 square feet or three percent of the required open space, whichever is greater; and

IV. Public parks and commercial recreational uses are exempt from this restriction, but shall install only the minimum cool season turf required for the active recreational use.

5. Preservation of Existing Vegetation

I. The Planning and Land Use Director may require the preservation, relocation, or replacement of existing significant trees on property subject to the requirements of Section 14-8.4(B**)** except that the Public Works Director may determine the requirements for significant trees located within public right-of-way, within City parks, or on other land owned by the City. Determinations shall be made in accordance with the following criteria:

a. Priority is given to preserving significant trees that provide screening, buffering, wildlife habitat, or linkages to wildlife habitat;

b. Significant trees that are to be preserved or relocated shall be healthy and free from serious insect or parasite infestation;

c. Significant trees that are being relocated shall only be moved to areas with soil conditions favorable to successful relocation;

d. The recommended season for relocation of piñon (Pinus edulis) trees is September 15 to May 15;

e. If relocation of existing significant trees is not possible within these guidelines, then equivalent plant material shall be provided. Replacement evergreen trees shall be a minimum of six feet tall at the time of planting; replacement deciduous trees shall be a minimum two-inch caliper measured at six inches above the ground at time of planting; and

f. Relocated or replacement trees shall be irrigated for a minimum of three years or until they are established.

II. A minimum of 40 percent of piñon significant trees shall be preserved, relocated on-site, or replaced as specified in this section. Piñon trees a minimum of eight feet tall that are preserved or relocated on a site shall count for two trees required elsewhere in this section.

III. No existing deciduous tree with a six-inch caliper or greater or evergreen tree over eight feet tall shall be removed without the approval of the Planning and Land Use Director or the Public Works Director as provided in provision I above in this subsection.

IV. Trees classified by the New Mexico Department of Agriculture as noxious weeds that are smaller than a 12-inch caliper are exempt from this review, including Russian olive (Elaeagnus angustifolia), Siberian elm (Ulmus pumila), tree of heaven (Ailanthus altissisima), and salt cedar (Tamarix species).

V. During construction, existing plant material to be preserved shall be enclosed by a temporary fence at least five feet outside the dripline. In no case shall vehicles be parked or materials or equipment be stored or stockpiled within the enclosed area.

VI. All areas with exposed soil surfaces disturbed by construction shall be revegetated with irrigation to minimize erosion and stormwater runoff and to improve the infiltration of precipitation.

VII. Destroyed vegetation shall be removed promptly to prevent insect infestation of healthy vegetation.

VIII. The preservation of plant species classified as noxious weeds is discouraged.

IX. Topsoil removed during construction shall be stockpiled on site and reused on site in landscaped areas or areas to be revegetated.

F. Street Tree Standards

1. Street trees are required to reduce heat, dust, glare and the need for cooling or heating; to help clean and oxygenate the air; to reduce road noise; to promote continuity between developments; and to enhance the appearance of Santa Fe's streets. Consideration should be given to urban density, historic or vernacular character of the location; continuity with native vegetation and the natural landscape; and the ability to provide water for irrigation.

2. Required street trees do not substitute for required landscape material in parking lots, except as provided in Section 14-8.4(H)(2**)**, *Applicability.* Street trees shall be required as follows:

   I. On major and secondary arterials, one tree an average of every 30 to 40 feet;

   II. On all other streets, one tree an average of every 25 to 35 feet; and

   III. Where street trees are required but there is no parkway or installation is otherwise impractical, the equivalent area in square feet and amount of plant material shall be provided elsewhere on the site, with approval of the Planning and Land Use Director and based on existing conditions or design intent.

3. Location of Street Trees

   I. On major and secondary arterials, trees shall be planted in a minimum ten-foot-wide parkway that includes the width of the sidewalk or other pedestrian way. If existing development precludes provision of the ten-foot-wide parkway, trees shall be planted in a space no smaller than five feet by 13 feet long. Where a planting strip is 13 feet in length or longer, planting more than one tree is encouraged;

II. On all other streets, street trees shall be located on the subject property adjacent to the property line or within the right-of-way as approved by the Planning Commission or the Public Works director. Street trees located within the right-of-way shall be planted in compliance with Chapter 23, *Streets, Sidewalks and Public Places,* and in compliance with adopted median and parkway standards;

III. Street trees shall have a minimum separation from existing or planned City water lines as set forth in City Water Division Design Criteria.

IV. Street trees should be planted to the greatest extent possible in swales or basins that collect runoff and precipitation;

V. Street trees shall be located at least 15 feet from street lighting fixtures, to avoid interference with outdoor illumination;

VI. Street trees shall be located at least 15 feet from fire hydrants, to avoid interference with hydrant operation;

VII. Street trees shall be located at least 15 feet from all stop signs;

VIII. Street trees located under utility lines shall be a species that maintains a minimum of five feet of clearance from overhead utility lines at maturity; and

IX. Street trees shall not be required on single-family residential lots.

G. Open Space Planting Requirements

1. Required open space shall be planted with a minimum of one tree and two shrubs every 500 square feet, exclusive of areas developed with patios, game courts, swimming pools or similar hardscape recreational features.
2. In addition to required trees and shrubs, open space areas shall be landscaped with groundcover plants or decorative mulch or naturally occurring groundcover plants shall be maintained.
3. Street trees and landscaping required for parking lots may be counted toward meeting the minimum planting requirements for open space.
4. At least 25 percent of required trees and shrubs shall be evergreen. Existing, healthy trees and shrubs that meet the minimum height and/or caliper requirements may be considered towards meeting the landscaping requirements of this section.

H. Parking Lot Landscaping

1. Purpose and General Requirements

   Parking lots are transitional spaces where users change modes of travel from car, bus, or bicycle to pedestrian or assisted movement in wheelchairs or by other means. This subsection is intended to accomplish the following:

I. Safely and attractively serve all transportation modes, especially pedestrian;

II. Complement and define the buildings they serve by the use of drive aisles, pedestrian ways, and interior landscaping to emphasize open space, building entrances, and other site or architectural elements; and

III. Use stormwater harvesting in parking lot islands and perimeter screening strips to reduce the use of potable water irrigation.

2. Applicability

Any development project that does not require an increase in existing parking area is not required to eliminate parking spaces to comply with the requirements of this section. Any development project that requires an increase in existing parking area shall comply with the requirements of this subsection for the expanded parking lot area.

3. Perimeter Parking Lot Landscaping
   I. When a parking lot with three or more spaces or drive aisle abuts and is parallel to a public street right-of way, the following standards apply:
      a. The closest edge of the parking lot or drive aisle shall be set back a minimum of ten feet from the public right-of-way.
      b. The perimeter of the parking lot for the length it is adjacent to the right-of-way shall be screened from that right-of-way with an opaque fence or berm a minimum of four feet high.
      c. Along the length of the fence facing the parking lot, there shall be a planting strip a minimum of five feet wide. This planting strip shall contain:
         1. Shrubs or hedges that, upon maturity, will form a continuous screen a minimum of three feet in height; or
         2. Evergreen trees planted 25 feet apart on center for the length of the shared property line, interspersed with two five-gallon shrubs between each tree, and ground cover installed for the full length of the planting strip.
         3. If street trees are required, trees planted in this manner to screen parking lots abutting street frontages may be counted towards fulfilling the property's street tree planting requirements.
   II. When a parking lot with three or more spaces or drive aisle abuts and is parallel to a property line shared with a residential use or zoning district, the following standards apply:
      a. The closest edge of the parking lot or drive aisle shall be set back a minimum of 15 feet from the shared property.
      b. For the length of the shared property line, an opaque fence or wall shall be installed that is a minimum of six feet tall.
      c. The street-facing side of the fence or berm shall be fronted by a planting strip a minimum of five feet wide. This planting strip shall contain:
         1. Shrubs or hedges that, upon maturity, will form a continuous screen a minimum of three feet in height; or
         2. Deciduous trees planted an average of 25 feet apart on center for the length of the parking lot frontage. Each tree shall have a minimum of 75 square feet of permeable surface exclusive of curbing. Two five-gallon shrubs shall be interspersed between the trees for the length of the frontage and ground cover shall be installed for the full length of the planting strip.
         3. If street trees are required, trees planted in this manner to screen parking lots abutting street frontages may be counted towards fulfilling the property's street tree planting requirements.
4. Interior Parking Lot Landscape Requirements

The purpose of interior planting requirements in parking lots is to provide visual relief from large expanses of cars and pavement, provide shade to reduce heat and glare, help direct traffic flow, and reduce and control stormwater runoff.

I. When 20 or more off-street parking spaces are provided, interior parking lot landscaping shall be provided.

II. No single parking area shall exceed 120 spaces unless divided into two or more subareas by an internal landscaped street or landscaped pedestrian way that is a minimum ten feet wide.

III. A minimum of ten square feet of permeable landscaped area shall be provided per parking space. A minimum of one deciduous tree shall be planted per 90 square feet of landscaped area.

IV. Traffic islands shall have a minimum dimension of six feet and contain a minimum of 90 square feet of permeable surface, exclusive of curbing, and shall be distributed throughout the lot. As a component of a stormwater management plan, traffic islands may be combined to facilitate water harvesting and these combined islands shall be distributed within each subarea.

V. No more than 20 cars shall be parked in a row without a planting island adjacent to the length of the parking space having a minimum area of 90 square feet and including at least one tree.

5. Stormwater Management

I. To the greatest extent possible, stormwater runoff shall be used to provide irrigation for both perimeter and interior parking lot landscaping.

II. Stormwater runoff water shall be harvested and infiltrated as close to where it falls as possible.

III. The consolidation of planting islands is allowed to facilitate stormwater harvesting and promote plant growth. The consolidated planting islands shall be distributed in each subarea.

IV. The use of biofiltration techniques such as constructed rain gardens to filter pollutants carried by runoff and infiltrate stormwater for irrigation is recommended.

6. Pedestrian Circulation

When 20 or more off-street parking spaces are provided, sidewalks for primary pedestrian routes shall be provided. At a minimum this includes pedestrian ways from the primary off-site entrance or entrances to the primary building entrance or entrances.

I. All pedestrian ways shall be landscaped with a minimum six-foot-wide planting strip on at least one side, exclusive of curbs, and trees an average of 25 feet on center, parallel to and adjacent to the walkway.

II. If the planting strip abuts a row of parking, the tree planting areas may be included in the interior lot landscape requirements.

7. Vehicle Overhangs

Vehicles may not overhang any required parking lot landscaped area unless the following conditions are met, in which case adjacent parking spaces may also be reduced by the amount of the overhang:

I. The planting islands have a minimum width of six feet plus the amount of the overhang for each side of parking, exclusive of curbing;

II. Either curbing or wheel stops are provided; and

III. Plant material is located outside the overhang area or is no greater than 12 inches in height at maturity;

8. Display Lots and Flea Markets

Display lots and flea markets are exempt from interior pedestrian circulation requirements but are required to include interior landscape islands or swales for stormwater management. Such islands shall be planted with one deciduous tree per 1,000 square feet of impervious surface area.

I. Screening and Buffering

1. Wall and Fences

For any project to which this subsection applies, publicly visible walls and fences shall be wrought iron or simulated wrought iron, wood or simulated wood, cedar pole, adobe, split-faced concrete block, stone, stuccoed, or rectangular mesh wire on wooden posts in combination with vines or other climbing plant material.

2. Residential Developments

I. Residential development on residentially zoned property that abuts major or secondary arterials shall be screened from those streets to mitigate noise and to promote residential privacy as follows:

a. Screening shall be by walls, fences, the planting of trees and shrubs or a combination of these.

b. The provision of plant material shall, at a minimum, conform to the same requirements as for open space in Section 14-8.4(G**)**, *Open Space Planting Requirements*.

c. An alternative to screening shall be a 25-foot setback of undisturbed trees, shrubs, grasses, or landscape treatment consisting of appropriate vegetative cover.

II. Walls and fences that are provided as subdivision improvements for a residential subdivision or at the time of initial development of a multi-unit residential development comprising four or more lots or units, shall comply with the following:

a. Any wall or fence that is more than three feet in height above finished grade on the side facing the street, shall be set back from the street right-of-way line a distance equal to or greater than that height.

b. The setback area required by provision III above of this subsection shall be landscaped with plant material that consists of predominantly thorny or other barrier plantings that will cover a minimum of 75 percent of the ground area of the planter and that will screen a minimum of 75 percent of the face of the fence or wall at maturity.

c. Block walls shall be constructed with an aesthetic block cap.

d. This subsection does not apply within historic districts or to residential developments approved prior to March 1, 2012.

e. This subsection does not apply to construction of walls or fences on individual lots with single-family dwellings subsequent to the initial construction of walls or fences as subdivision improvements.

3. Buffer for Nonresidential Development Abutting Residential

I. Nonresidential development that abuts a residential development on a residentially zoned property or an undeveloped parcel in a residential zoning district shall provide a continuous landscaped buffer strip not less than 15 feet wide.

II. Plant material in the landscaped buffer shall, at a minimum, conform to the requirements for open space provided in Section 14-8.4G, *Open Space Planting Requirements*.

III. The landscaped buffer may be considered part of any required open space so long as all other conditions of the open space requirement are satisfied.

4. Storage, Trash and Equipment

I. All trash areas, dumpsters, outdoor storage, service areas, ground and wall-mounted mechanical and electrical equipment, excluding transformers, and pedestals shall be screened so that they are not visible from any public street, way or place or any adjacent residential property.

II. Screening shall be by walls, fences or planting of trees or shrubs sufficient to meet the screening objective within two years of installation, or any combination of these so long as the screening objective is achieved. Topography and adjacent uses shall be taken into account to determine the most effective means of screening.

III. All trash areas, dumpsters, grease collection areas, outdoor storage, service areas and other uses that may contribute to stormwater pollution shall be constructed so as not to allow pollutants to be collected in runoff and discharged to the public stormwater system. Topography, adjacent uses and constructed barriers and stormwater treatment controls shall be taken into account and incorporated into the site design to provide the most effective means of preventing stormwater pollution.

J. Compliance and Enforcement

1. Construction permits, development plans, master plans and subdivision plats shall comply with this section.
2. If the requirements of this section cannot be met prior to the request for a certificate of occupancy, the applicant may provide a financial guarantee in accordance with Section 14-6.4C, *Agreement to Construct Improvements, Financial Guarantee*, and with policies issued by the Planning and Land Use Director.
3. In the Escarpment Overlay District, compliance with both this section and Section 14-4.4, Escarpment Overlay District, are required.
4. The Planning and Land Use Director shall have discretion to allow alternate means of compliance with the requirements of this section when the proposed alternate means satisfy the intent, and are equivalent to or exceed the requirements of, this section and when:
   I. Site conditions, including the configuration of the lot, topography or existing vegetation, make full compliance impossible or impractical;
   II. The proposed alternate means of compliance are appropriate to the design intent, especially in response to landscape or site design consistent with the surrounding area or with the historic character of Santa Fe; and
   III. The proposed alternate means of compliance promote good stormwater management, water conservation and water harvesting equal to or greater than the original requirement.
5. Existing landscaping or other improvements may meet the requirements of this section.

14-8.5 Walls and Fences

A. Applicability

1. The retaining wall height standards in this section apply to the portion of a wall, fence, or similar structure that supports a higher finished grade on one side than on the other.
2. The fence height standards in this section apply to fences, screening walls and similar structures, and hedges. Railings or similar barriers required by building or other codes to protect against falling hazards are exempt when built to the minimum height required by those codes and when constructed to maximize transparency.
3. Additional regulations may apply to walls and fences, including Section 14-4.6, *Historic Districts,* Section 14-4.5D, *South Central Highway Corridor (SCHC) Protection District,* and Section 14-3.5G, *Visibility Triangle Areas.* If the provisions of those sections conflict with the requirements of this section, conflicts shall be resolved pursuant to Section 14-1.8, *Conflicting Provisions.*

B. Method of Measurement

1. The height of the retaining wall is measured on the downslope side of the wall, from the finished grade at the base of the wall to the finished grade at the top of the wall.
2. Fence height is measured from the finished grade at the base of the fence to the highest point of the fence structure, not including limit over pedestrian or vehicular gates, and excluding the height of any retaining wall upon which it is built.

C. Maximum Height of Retaining Walls and Fences

1. Maximum Height of Retaining Walls
   I. No retaining wall shall exceed six feet in height.

II. Retaining walls shall be stepped or terraced so that they are separated by a distance equal to the height of the higher wall.

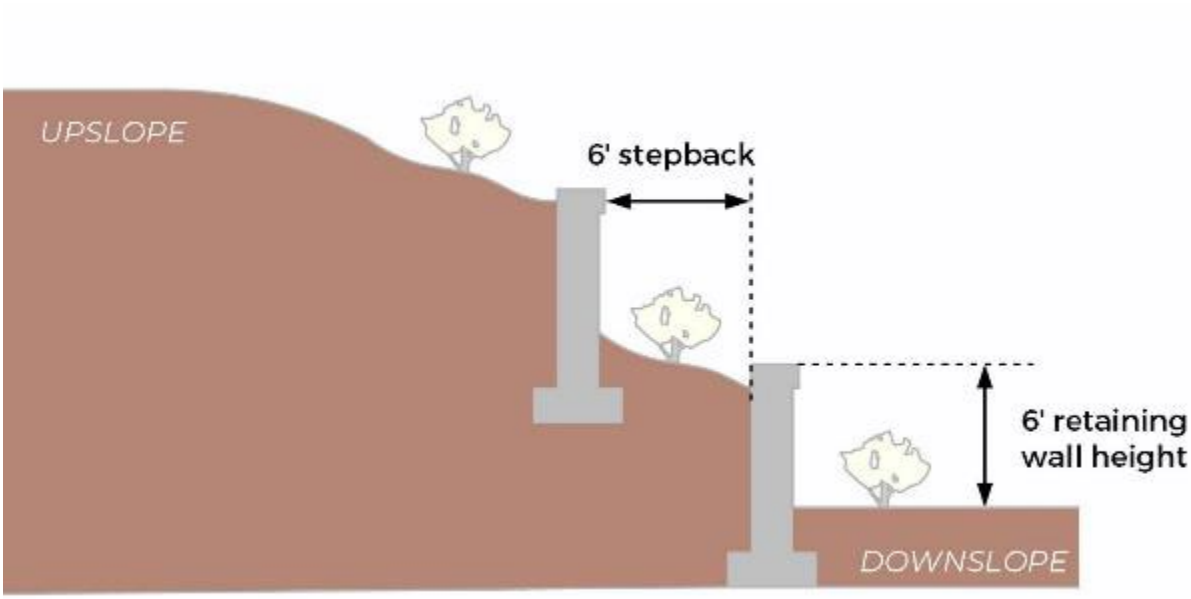


Figure 8.5-1: Retaining Wall Terracing

2. Maximum Height of Fences Built on Retaining Walls

   The combined height of a fence built on a retaining wall shall not exceed the maximum fence height plus four feet as measured above the finished grade on the downslope side.

3. Maximum Height of Fences

   I. Residential Fence Height

      On a property developed for residential use or on undeveloped property zoned for residential use, no fence shall exceed six feet in height except that:

      a. Along the common property line with a property developed for or zoned for nonresidential use, the maximum height of fences is eight feet; and
      b. Within a residential compound, the maximum height of fences is eight feet.

   II. Nonresidential Fence Height

      On a property developed for nonresidential use or on undeveloped property zoned for nonresidential use, no fence shall exceed eight feet in height.

   III. Exception

      Walls and fences may exceed the height limit over pedestrian or vehicular gates.

4. Additional Fence Regulations for Specified Nonresidential Uses

I. Neighborhood grocery stores or laundromats in a residential district shall provide a solid masonry wall not less than six feet in height erected along any side and rear property lines shared with residential lots.

II. For a parking lot contiguous to a residential district or one or more of the RAC, AC, SC or I districts, a six-foot solid masonry wall shall be erected along edges of portions of the parking lot adjoining property in the residential district; provided, however, that in the front required yard, the maximum height of a wall or fence shall be three feet.

III. Outdoor storage or salvage yards shall be entirely enclosed within a solid wall or fence at least six feet in height, with access only through solid gates that are kept closed when not in use. No object(s) within the fencing shall be stacked or stored higher than the minimum height of the enclosing wall or fence.

D. Fence Materials

1. Permitted Materials

I. Outside of the Historic districts, fences and walls may be constructed of the following materials:

a. Brick, stone, stucco, and decorative concrete masonry unit (CMU);
b. Wrought iron and metal picket;
c. Pre-cast, naturally colored concrete that convincingly replicates the appearance of brick, stone, stucco, and CMU fence;
d. Closed style wood or stockade fencing;
e. Omega (welded wire);
f. Wood or concrete 3-rail or split rail;
g. Chain link with or without weather-resistant color;
h. Composite wood;
i. Durable vinyl; and
j. Durable aluminum.
k. For vacant or developing lots, chain link with or without weather-resistant color coating.

II. This is not an exhaustive list of permitted materials. Other material may be approved upon review by the Planning and Land Use Department.

2. Prohibited Materials

I. The following fence materials are generally prohibited:

a. Electrically charged fences;
b. Barbed wire fences;
c. Concertina wire fences or similar; and
d. Fences constructed of chicken wire, corrugated metal, fabric, rope, fiberboard, or plywood, or other non-traditional fencing materials.

II. The City Engineer may grant permission to erect barbed or concertina wire fencing for use as security fencing, provided that the barbed or concertina wire shall be a minimum of six feet above the ground.

E. Fence Location

No fence or gate shall be erected on private property that impedes access between public streets and sidewalks, trails, and greenways. The City may require that any existing fence or gate that prevents movement between public streets, sidewalks, trails, and greenways shall be removed by the property owner.

14-8.6 Outdoor Lighting

A. Purpose

The purpose of this section is to regulate outdoor lighting to reduce light pollution, reduce or prevent glare, reduce or prevent light trespass, conserve energy, promote a sense of safety and security, and ensure aesthetically appropriate outdoor lighting in keeping with the character of Santa Fe.

B. Applicability

1. All new outdoor luminaires installed on private or City property shall comply with this section.
2. All outdoor luminaires existing and legally installed and operative before the effective date of this section are exempt from these requirements.
3. If a nonconforming luminaire is replaced, the replacement luminaire shall meet the requirements of this section. Modifications to nonconforming luminaires in the historic districts shall also comply with Section 14-4.6, *Historic Districts.*
4. Agencies of the county, state, and federal governments are encouraged to comply with the provisions of this section.
5. This section applies to streetlighting as well as other types of lighting.

C. General Standards

1. The following types of lamps are allowed and require shielding as indicated in Table 8-1.

Table 8-1: Permitted Lamp Types and Shielding

Type of Lamp	Shielding Required?
Metal halide	Yes
Mercury vapor [1]	No
Fluorescent, quartz-halogen, incandescent over 150 watts (per luminaire)	Yes
Incandescent 150 watts or less (per luminaire)	No
Glass tubes filled with neon, argon, or krypton [2]	No

LED	Yes
Other source [3]	
Any light 50 watts or less (per luminaire)	No
NOTES: [1] Mercury vapor may be permitted only for lighting landscaping, and is limited to 100 watts per luminaire. [2] Additional standards apply in Historic districts. See §14-4.6. [3] Other lamp types require the approval of the Planning and Land Use Director, or the HDRB within Historic districts.	

2. Illumination levels and uniformity shall be in accordance with current recommended practices of the Illuminating Engineering Society of North America (IESNA) as available from the Planning and Land Use Director. Recommended standards of IESNA shall not be exceeded.
3. All outdoor luminaires shall be designed, installed, located, and maintained such that nuisance glare onto adjacent properties or streets shall be minimized to the greatest extent practicable. Disabling glare onto adjacent properties or streets is not allowed.
4. Except for certain structures in the historic districts or landmark structures, which are regulated by Section 14-7.6(I), accent lighting shall be directed onto the building or object and not toward the sky or onto adjacent properties. Direct light emissions must not be visible above the roof line or beyond the building edge.

D. Maximum Illumination Standards

1. Illumination levels shall not exceed the standards in Table 8-2.

Table 8-2: Average Maintained Horizontal Footcandles at Grade

Lighted Area	Nonresidential Zones	Residential Zones
Sidewalks	1.0	0.2
Pedestrian areas	2.0	0.5
Parking lots	1.0	--
Building entrances	5.0	--
Building grounds	1.0	--
Public spaces	3.0	--

2. The maximum illumination at any point shall not exceed the allowed average by more than 1.5 footcandles. However, in all cases, the average maintained footcandles at residential property lines shall be zero.
3. Higher levels of illumination may be appropriate for specific or unusual applications. Requests for higher allowed levels may be considered for individual projects or locations. An applicant for illumination levels higher than those in Table 8-2 must justify the request in writing to the Planning and Land Use Director, who shall have sole authority to grant or deny the request. Additional standards of the Illuminating Engineering Society of North America (IESNA) shall be the preferred justification for consideration.

E. Method of Measurement

Lighting levels shall be measured in foot candles with a meter sensor mounted not more than six inches above ground level in a horizontal position at the property line. Readings shall be taken only after the cell has been exposed long enough to provide a constant reading. Measurements shall be made after dark with the light sources in question on, then with the same sources off. The difference between the two readings shall be compared to the maximum permitted illumination specified in Table 8-2 for the type of area illuminated.

F. Submittals

1. Applications for construction permits or applications for review by the Historic Districts Review Board that include the installation or replacement of outdoor lighting fixtures for new construction, additions, or remodeling shall contain the following information:
   I. Plans indicating the location, type, and height of both building and ground mounted luminaires;
   II. A description of the luminaires, including lamps, poles, or other supports, and shielding devices, that may be provided as catalogue cuts from the manufacturer; and
   III. Photometric data, such as that furnished by the manufacturer, showing the angle of light emission.
2. Applications for single-family residential or other projects where no lamp exceeds 150 watts are not required to comply with this subsection.

G. Maintenance

The property owner or tenant is responsible for properly maintaining illumination levels and required shielding.

14-8.7 Relocation of Gunnison's Prairie Dogs

A. Purpose

The Gunnison's prairie dog relocation regulations are intended to protect the diminishing populations of Gunnison's prairie dogs by ensuring their safe and humane relocation to appropriate and protected habitat areas as designated by the City prior to the development of property within the City.

B. Applicability

Except for single-lot, single-family residential development, compliance with these regulations is required for any proposed public or private development or phase of development approval, prior to grading or any other land disturbing activity on property where Gunnison's prairie dogs are located; provided that for family transfers and all dwelling units that meet the criteria for affordable homes or affordable rental units for income ranges 1, 2 or 3 pursuant to SFCC Section 26-1.16 and 1.24, the property owner or developer is not responsible for relocation expenses, costs or fees that amount to more than one thousand five hundred dollars ($1,500) per acre. This amount shall be subject to periodic review at the discretion of the city manager and may be amended to reflect increased costs due to inflation or other circumstances.

C. Exemptions

1. An exemption from these regulations may be granted by the Planning and Land Use Director under the following circumstances:
   I. There is no City-approved property available for a proposed relocation of Gunnison's prairie dogs;
   II. There is no City-certified relocator available within a reasonable time as determined by the City for a proposed relocation; or
   III. A City-certified relocator determines that the timing of the proposed project is such that the start of construction operations, including grading or other disturbance of property where Gunnison's prairie dogs are located, would have to be delayed more than 60 days.
2. The Planning and Land Use Director may require written verification or other proof of such circumstances prior to granting an exemption from these regulations.

D. City-Approved Lands

The City shall approve relocation sites that are:

1. Private lands protected as wildlife habitat by a conservation easement held in a land trust or other conservation organization or protected by organizational by-laws or other legal vehicles;
2. Public lands protected for the purpose of indefinite, long-term prairie dog habitation; or
3. Private or public lands that meet best management practices criteria for suitability.

E. Certified Trappers/Relocators

1. The City shall certify Gunnison's prairie dog trappers/relocators that may be hired by the owners or developers of private property. To be certified, a person must meet the following minimum requirements:
   I. Training by a qualified and experienced trapper/relocator in the following:
      a. flushing and live trapping methods; and
      b. relocation using existing holes and augured holes;
   II. Participation and attendance at a day of orientation to include prairie dog facts and proper techniques for trapping and relocating; and
   III. Fifteen days of on-the-job training in both trapping and relocating.
2. At a minimum, a qualified and experienced trainer must have had the training described in this subsection.
3. The certified trainer shall provide written verification that the trainee has met the requirements of this subsection.
4. Certification is a privilege and shall not be construed as a property right. The City Manager may withdraw certification for failure to comply with the Santa Fe City Code.

F. General Requirements

1. Intent

   Unless an exemption has been granted, it is prohibited to intentionally destroy or otherwise harm the Gunnison's prairie dog on any lands within Santa Fe at any time in relation to a development.

2. Procedures and Submittals
   I. Pre-Application Inspection

      As a pre-application requirement, the Planning and Land Use Director shall inspect the development site for prior grading and the existence of Gunnison's prairie dogs. If Gunnison's prairie dogs are found on the property, then the owner or developer shall contact a certified trapper/relocator who shall develop a relocation schedule and plan.

II. Submittals

The owner or developer shall submit a relocation schedule and plan for review and approval as part of the development submittal that addresses the requirements of this subsection before development takes place. Approval of the relocation plan is required before a grading permit or any other construction permit is issued.

III. Preferred Relocation Times

The preferred relocation times are June 15 through September 15. The Gunnison's prairie dog may also be relocated in April, but may not be relocated or otherwise disturbed between May 1 and June 15, which is its breeding season, unless exempt according to the provisions of Section 14-8.7C above. Owners and developers of property shall make every effort to coordinate their development stages and operations with this schedule.

IV. Relocation Services

Only a prairie dog trapper/relocator certified according to the provisions of Section 14-8.7(E) may perform the relocation services.

V. Relocation Costs

a. The property owner or developer is responsible for all relocation expenses, costs, and fees related to the relocation of Gunnison's prairie dogs.
b. For family transfers, and all Santa Fe Homes Program dwelling units that meet the criteria for affordable homes or affordable rental units for income ranges 1, 2 or 3 pursuant to Chapter 26, sections 26-1.16 and 1.24, the property owner or developer is responsible for relocation expenses, costs, or fees up to the amount of $1,500 per acre. This amount shall be subject to periodic review at the discretion of the City Manager and may be amended to reflect increased costs due to inflation or other circumstances.

VI. Written Notice

Upon completion of the prairie dog relocation, the owner or developer shall submit written notice to the City from the certified trapper/relocator hired for the relocation work that the relocation has been completed.

G. Additional Requirements

If a development is not initiated within one year of the plat or development plan approval or the issuance of a building or grading permit, and the Gunnison's prairie dog colony reestablishes during that time, the applicant must again comply with the provisions of this section.

Article 14-9 Rules of Construction and Definitions

14-9.1 Rules of Construction

A. Meanings and Intent

All provisions, terms, phrases, and expressions contained in Chapter 14 shall be construed consistent with the general purposes set out in Section 14-1.3. When, in a specific section of this Chapter, a different meaning is given for a term defined for general purposes in Section 14-10.4, *Definitions*, the specific section's meaning and application of the term controls.

B. Headings, Illustrations, and Text

In case of a difference of meaning or implication between the text of Chapter 14 and any heading, drawing, table, figure or illustration, the text controls.

C. Lists and Examples

Unless otherwise specifically indicated, lists of items or examples that use terms such as "for example," "including" and "such as" or similar language are intended to provide examples, not to be exhaustive lists of all possibilities.

D. Computation of Time

1. The time in which an act is to be done is computed by excluding the first day and including the last day.
2. If a deadline or required date of action falls on a Saturday, Sunday, or holiday observed by the City, the deadline or required date of action is the next day that is not a Saturday, Sunday, or holiday observed by the City.
3. References to days are calendar days unless otherwise stated.

E. References to Resolutions, Ordinances, Statutes, and Regulations

Whenever reference is made to a resolution, ordinance, statute, or regulation, it shall be construed as a reference to the most recent edition of the resolution, ordinance, statute, or regulation, unless otherwise specifically stated.

F. Delegation of Authority

Whenever a provision requires the head of a department or other officer or employee of the City to perform an act or duty, the department head, officer, or employee may delegate that responsibility to others over whom the department head, officer, or employee has authority.

G. Technical and Nontechnical Terms

Words and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases that may have acquired a particular and appropriate meaning in law shall be construed and understood according to that meaning.

H. Public Officials and Agencies

All public officials, bodies, and agencies to which references are made are those of the City unless otherwise indicated.

I. Mandatory and Discretionary Terms

The words "shall," "will" and "must" are mandatory terms. The words "may" and "should" are discretionary terms.

J. Conjunctions

Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:

1. "And" indicates that all connected items, conditions, provisions, or events apply; and
2. "Or" indicates that one or more of the connected items, conditions, provisions, or events apply.

K. Tenses and Number

1. Words used in one tense (past, present, or future) include all other tenses, unless the context clearly indicates the contrary.
2. The singular includes the plural and the plural includes the singular.

L. Continuing Compliance Required

Property shall be maintained and used in continuing compliance with the provisions of Chapter 14. Development standards, use regulations, conditions of approval, and other provisions that are not specifically intended as temporary requirements shall continue to apply after the completion of initial development activities, and the Planning and Land Use Director may require that property be restored to conformity with those standards as provided in Section 14-1.12, *Enforcement.*

14-9.2 Use Definitions

A.

ACCESSORY BUILDING OR STRUCTURE

A building or structure that is clearly incidental to, and located upon the same lot as, the primary building on the lot, but that is not used as a dwelling. The building or structure may be of a permanent, temporary, or portable nature, and includes but is not limited to, a garage, workshop, shed, gazebo or shade structure, pool house or cabana, balcony or deck, inflatable covers over swimming pools, and tennis courts.

ACCESSORY DWELLING UNIT

A dwelling located on the same lot as a primary dwelling, but subordinate to the primary dwelling. An accessory dwelling unit may be within the same structure as the primary dwelling, or it may be detached.

AGRICULTURAL HOME OCCUPATION

An occupation or business conducted for gain or profit within a permitted building or structure as an accessory use, by any resident of the farm dwelling unit.

AGRICULTURAL USES

Uses characterized by raising, producing, or keeping plants or animals, or cultivation and management of farm products. Accessory uses may include dwellings for proprietors and employees, barns, storage of grain, animal raising, feed preparation, and wholesale sales of products produced on-site.

ANIMAL-RELATED USES

Uses related to the provision of medical services and treatment to animals, including veterinary services, animal hospitals and the boarding of animals related to the provision of these services.

ANTIQUE STORE

A retail establishment that offers for sale, within a building, articles such as glass, china, furniture or similar furnishings and decorations that have value and significance as a result of age, design, or sentiment.

AQUACULTURE

The cultivation of aquatic animals in a recirculating environment to produce whole fish that are distributed to retailers, restaurants, and consumers.

AQUAPONICS

The cultivation of fish and plants together in a constructed, recirculating system utilizing natural bacterial cycles to convert fish wastes to plant nutrients, for distribution to retailers, restaurants and consumers.

ART SUPPLY STORE

A retail establishment that offers primarily art and crafts supplies for sale.

ARTS AND CRAFTS STUDIO, GALLERY, OR SCHOOL

A building that contains artist or craft studio space or schools in which works of art or craft are produced that may be sold on or off the premises.

ARTS ACTIVITIES USES

Uses include spaces for an artist, artisan, or craftsperson, including persons engaged in the application, teaching, or performance of fine arts such as, but not limited to, drawing, photography, making of craft items for sale, vocal or instrumental music, painting, and dance.

ASSEMBLY USES

Assembly uses include facilities owned or operated by associations, corporations, or other persons for social, educational, or recreational purposes primarily for members and their guests. Accessory uses may include offices, meeting areas, food preparation areas, concessions, parking, and maintenance facilities.

AUTOMOBILE SALVAGE OR WRECKING YARD

An open use of land on which two or more inoperable vehicles are standing or on which salvaged auto parts, auto bodies, waste or scrap materials of any kind, including building materials, are processed, stored, displayed, sold, exchanged or handled.

B.

BANK OR CREDIT UNION

Establishment engaged in deposit banking. Typical uses include commercial banks, savings institutions, and credit unions.

BAR, COCKTAIL LOUNGE, NIGHTCLUB

An establishment providing alcoholic beverage service as the principal use, and that may permit dancing and provide entertainment. Food service may be provided as a secondary use.

BED AND BREAKFAST INN

A dwelling that contains no more than 12 guest rooms where lodging, with or without meals, is provided for compensation.

BOARDING, DORMITORY, MONASTERY OR CONVENT

A building arranged or used for lodging, with or without meals, for compensation and not occupied as a single-family unit.

BOOKSHOP

A retail establishment where books are sold.

BREWERY, DISTILLERY, TASTING ROOM, WINERY

An establishment that produces ales, beers, meads, distilled spirits, wines, or similar beverages on site and serves those beverages on site. Off-site sales are permitted as an accessory use. This use does not include agricultural operations where beverages are produced using agricultural products grown on-site.

BUSINESS SERVICES

A business primarily engaged in rendering services to other businesses on a fee or contract basis, including advertising and mailing, building maintenance, employment service, management and consulting services, protective services and equipment rental and leasing.

BUSINESS OR PROFESSIONAL OFFICE (EXCLUDING MEDICAL OR DENTAL OFFICE)

Establishments primarily engaged in rendering services to business establishments on a fee or contract basis, such as advertising and mailing, copy services, employment services, business maintenance, photo finishing, and personal supply services.

C.

CABINET SHOP, CUSTOM

An establishment that specializes in the sale of custom cabinets.

CAMPGROUND OR RV PARK

A plot of ground upon which one or more sites for camping are located, established or maintained for occupancy by a tent, yurt, trailer, recreational vehicle, cabin, lean-to, or similar structure established, maintained, and operated for the general public as temporary living quarters.

CANNABIS CONSUMPTION AREA

An area where cannabis products may be served and consumed by smoking, vaping, or ingesting.

CANNABIS ESTABLISHMENT

A broad term that includes a cannabis testing laboratory, a cannabis manufacturer, a cannabis producer, a cannabis retailer, a cannabis research laboratory, a vertically integrated cannabis establishment, a cannabis producer microbusiness, or an integrated cannabis microbusiness.

CANNABIS MANUFACTURING, HEAVY

A use that involves compounding, blending, extracting, infusing, packaging, or otherwise preparing a cannabis product using volatile solvents or other methods that are outside the scope of light cannabis manufacturing.

CANNABIS MANUFACTURING, LIGHT

A use that involves compounding, blending, extracting, infusing, packaging, or otherwise preparing a cannabis product using nonvolatile solvents, alcohol, or carbon dioxide, or without using solvents.

CANNABIS PRODUCER

A business conducted by a person licensed to cultivate mature cannabis plants at a single location, including the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis.

CANNABIS PRODUCER MICROBUSINESS

A business conducted by a person licensed to cultivate up to 200 mature cannabis plants at a single location, including the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis.

CANNABIS RESEARCH AND/OR TESTING LABORATORY

A research facility that produces or possesses cannabis or cannabis products for the purpose of studying cannabis cultivation, characteristics, or uses, while a testing laboratory is where cannabis products are collected, sampled, and tested.

CEMETERY, MAUSOLEUM, OR COLUMBARIUM

A place used for the interment of human or animal remains or cremated remains, including a cemetery for earth interments, a columbarium for cinerary interments, a mausoleum for vault interments, or a combination thereof.

CHARITABLE INSTITUTION

A facility for administrative, meeting, or social purposes for a private or nonprofit organization, primarily for use by administrative personnel, members, and guests.

CHILDREN'S PLAY AREA AND PLAY EQUIPMENT (PRIVATE)

An area that is suitably surfaced and fenced or otherwise enclosed with play equipment for use by children. Private play areas are not open to general public access, and access is limited to residents or tenants of the development where the play area is located.

COLLEGE OR UNIVERSITY

An educational institution accredited at the college level by an agency or association recognized by the U.S. secretary of education and legally authorized to offer at least a one-year program of study creditable towards a post-secondary degree.

COMMERCIAL CANNABIS RETAILER

A business that is licensed to sell cannabis products directly to consumers.

COMMERCIAL PARKING LOT OR GARAGE

Lots or structures, as the principal use of a parcel, offering short-term or long-term parking to the public for a fee.

COMMERCIAL STABLE

A facility for the business of boarding horses or renting horses to the public.

COMMERCIAL RECREATION

An area used for commercial recreational purposes such as a theater, bowling alley, pool room, driving range, miniature golf, health club, sports field or amusement park.

COMMISSARY KITCHEN

A commercial establishment where foodservice providers can prepare, cook, and store food and equipment on the premise and distribute food off-site for sale, delivery, or consumption for caterings, mobile food vendors, concessions, social service organizations, or restaurants. It may include accessory use space for educational purposes or the sale of food.

COMMUNITY AND CULTURAL CENTERS OR FACILITIES

Uses including buildings, structures, or facilities to provide a service to the public. Accessory uses may include limited retail, concessions, parking, and maintenance facilities.

COMPOSTING FACILITY

A facility where accelerated biodegradation and stabilization of organic material under controlled conditions yields a product which can safely be used as fertilizer.

COMPOUND DEVELOPMENT

A residential development of multiple small single-family detached dwellings, that share common open space and possibly other amenities, including individual homes on one lot, homes on individual lots, homes owned as condominiums, or leased homes. This use does not include manufactured home parks or campgrounds.

CONFERENCE OR EXTENDED STAY LODGING FACILITY

A facility designed to accommodate and support meetings or conferences. The facility may be either freestanding or incorporated into a hotel or office facility and may include eating and drinking facilities.

CONTINUING CARE COMMUNITY

A residential community that provides a variety of living accommodations and differing levels of health care services to elderly or persons with disabilities, including the following features:

a) Congregate housing in which residents live in rooms without individual kitchen facilities and in which at least the following services are provided:

common meal preparation, common dining, recreation and social areas, room cleaning, laundry and transportation; and

b) A full nursing care unit with beds; In addition, a continuing health care community may include the following additional features:

a) Independent dwelling units for the elderly or persons with disabilities who are not in need of the level of care or services provided in congregate housing or an extended care facility, but who desire to live in a community where such services are available; and

b) An extended care facility.

1. A hospital is not a continuing care community.

D.

DAY CARE FACILITY

A building and its premises, that is used by the facility's operator to care for children or adults on an all- or part-day basis. This use does not include overnight care.

DANCE STUDIO

Any school of dancing or any place in which dancing of any type of style shall be taught.

DEPARTMENT OR DISCOUNT STORE

A business where a variety of unrelated merchandise and services are displayed within an enclosed building and exhibited and sold directly to the consumer.

DISTRIBUTION FACILITIES

As used in Section 14-5.3I.1, *Electric Facilities,* means the system of lines and poles, including the transformers and switches, and related appurtenances located thereon, that connects between transmission network and customer load that operates at electrical voltages of 40kV or below.

DOGGIE DAYCARE

An establishment for the short-term daytime care for dogs, generally less than 12 hours on any given day and without overnight stays.

DORMITORY

A building intended or used principally for sleeping accommodations where such building is related to an educational or public institution, including religious institutions.

DWELLING, DUPLEX

A structure on a single lot that contains two separate dwelling units, designed to be occupied by two households living independently of each other.

DWELLING, LIVE-WORK

A dwelling unit containing an integrated living and working space in different areas of the unit.

DWELLING, MULTI-UNIT

A residential building containing two or more dwelling units on one lot, or two or more detached principal units on one lot.

DWELLING, QUADPLEX

A single building on a single lot containing four separate dwelling units under one roof, designed to be occupied by four separate households living independently of each other.

DWELLING, SINGLE-FAMILY ATTACHED (TOWNHOME)

A two- or three-story single-family dwelling that exists on its own lot, but shares at least one party wall with a neighboring unit. Townhomes typically share side walls, but can be attached back-to-back.

DWELLING, SINGLE-FAMILY DETACHED

One principal dwelling unit, occupied by one household, located on a lot without other principal uses or structures. Single- family dwelling includes a manufactured home but does not include a mobile home.

DWELLING, TRIPLEX

A structure on a single lot that contains three separate dwelling units under one roof, designed to be occupied by three separate households living independently of each other.

E.

EDUCATIONAL FACILITIES

Uses in this category include public, private, and parochial institutions at the primary, elementary, middle, high school, or post-secondary level, or vocational or trade schools. Accessory uses commonly include cafeterias, indoor and outdoor recreational and sport facilities, auditoriums, and daycare facilities.

ELECTRIC FACILTIES

As used in Section 14-5.3I.1, *Electric Facilities:*

1. 40kV and above transmission lines;
2. Switching stations;
3. Substations; or
4. The placement of 3 or more distribution poles and related lines.

ELECTRICAL DISTRIBUTION FACILITY

Reserved

ELECTRICAL SUBSTATION

Reserved

ELECTRICAL SWITCHING STATION

Reserved

ELECTRICAL TRANSMISSION LINE

Any electrical line operating at a nominal line-to-line voltage equal to or greater than 60,000 volts.

ELEMENTARY OR SECONDARY SCHOOL, PUBLIC OR PRIVATE

Public schools, elementary and secondary, private schools with curriculum equivalent to that of a public elementary or high school, and related facilities such as including gymnasiums, stadiums, and dormitories if located on the campus.

EMERGENCY SERVICES

Uses in this category include police, fire, ambulance services or related emergency first aid services.

EXERCISE, SPA, OR GYM FACILITY

A facility or area providing opportunities for exercise, health, or fitness for the general public or members of an organization, including but not limited to exercise rooms, treatment rooms, fitness studios, sports courts, walking/running tracks, and swimming pools.

EXTENDED CARE, CONVALESCENT, SKILLED NURSING, OR REHABILITATION CARE FACILITY

A facility that provides health-related care and services on a regular basis to persons who do not require the degree of care and treatment that a hospital is designated to provide, but who, because of their mental or physical condition, require extended care and services from an institutional facility that provides at least two and three quarters hours of nursing care to each person daily.

F.

FARM STAND

A table, stall, tent or other non-permanent structure located on an urban farm and operated by a vendor with a city-issued business license to sell to the public agricultural products grown on the same property where the farm stand is located, not to exceed 48 square feet in size.

FARMERS' MARKET

A public market held in a structure or open area occasionally or periodically throughout the year, where vendors sell produce and other farm products they have grown, gathered, or raised directly to consumers.

FILM PRODUCTION

All activity attendant to staging or shooting motion pictures, television shows or programs, content for internet broadcast channels, and commercials.

FIRE STATION

A public facility where fire engines and other equipment are housed and from which calls for emergency fire responses are handled.

FLEA MARKET

An outdoor market conducted by an operator as a business where spaces are rented, leased or are otherwise available to individual vendors who offer goods for sale to the public. Fewer than five individual vendors located on a property do not constitute a flea market. Flea markets do not include carnivals or similar functions primarily offering services or recreation.

FLORIST SHOP

A cultivator of or dealer in flowers or ornamental plants.

FOOD AND BEVERAGE

Uses in this category include establishments serving prepared food or beverages for consumption on or off the premises.

FOOD TRUCK

A motor vehicle or trailer with a current vehicle registration designed and equipped for the preparation and sale of food and/or beverages.

FOSTER HOME

A dwelling unit maintained by a person licensed by the appropriate state agencies to have the control of a maximum of eight children, including foster, adopted and natural children, for periods exceeding 24 hours.

FUNERAL HOME OR MORTUARY

A building used for the preparation of the dead for burial and the display of the dead and ceremonies connected with the dead before burial or cremation.

FURNITURE STORE

An establishment that specializes in the sale of any or all of the following: new, used, finished or unfinished furniture including kitchen cabinets and related items.

G.

GARAGE, PRIVATE

A structure or part of a structure designed for the storage of motor vehicles and equipment. A garage may be attached or detached from the primary structure on the lot, and it may be fully or partially enclosed. A private garage is not a parking structure, and is

not intended for public or commercial use. Private garages are typically associated with residential development.

GAS STATION

The buildings and premises where motor vehicle fuels, lubricating oils, grease, batteries, tires and incidental vehicular accessories may be supplied and dispensed at retail, or, in connection with a private operation where the general public is excluded from the use of the facilities, where vehicular lubrication, brake adjustment, washing and related services may be rendered. Gas station does not include facilities that provide major mechanical and body work, straightening of body parts, painting, welding, storage of automobiles not in operating condition or other work involving noise, glare, fumes, smoke or other characteristics found in a repair garage or a body shop.

GREENHOUSE

A structure whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of delicate or out-of-season plants.

GROCERY STORE, NEIGHBORHOOD

A retail establishment, with or without a related dwelling unit, catering mainly to a local market area, primarily dispensing foods and beverages, but also dispensing certain incidental items not intended for human consumption, but not including the sale of motor vehicle fuels nor any sales or display outside of an enclosed building.

GROUP LIVING

Uses characterized by residential occupancy of a structure by a group of people who do not meet the definition of “household living.” Tenancy is arranged on a monthly or longer basis and the living structures generally have a common eating area for residents. Residents may receive care, training, or treatment, and caregivers may or may not also reside at the site. Group living as a category includes but is not synonymous with “group home,” which is a specific type of group living.

GROUP RESIDENTIAL CARE FACILITY, CORRECTIONAL

A group facility used to house persons who have been placed on probation, released on parole, or admitted for correctional purposes.

GROUP RESIDENTIAL CARE FACILITY, LARGE

A non-family dwelling where care, supervision and services are provided to between nine and 25 residents of any age who have difficulty caring for themselves, including the elderly, persons with disabilities and children living apart from families. This category includes facilities commonly known as group homes, community residential care, board and care or assisted living facilities, halfway houses, and foster homes. This category does not include facilities that provide services to non-resident clients; that provide more than incidental or occasional nursing, medical or other therapeutic treatment, such as extended care

facilities, hospitals or detoxification centers; or community residential corrections programs.

GROUP RESIDENTIAL CARE FACILITY, SMALL

A non-family dwelling for eight or fewer resident clients who are not participants in a community residential correctional program.

H.

HAIR SALON OR BARBER SHOP

A personal services establishment where hair is cut and other similar services are provided.

HEALTH CARE AND EXTENDED CARE FACILITIES

Uses characterized by activities focusing on medical services, particularly licensed public or private institutions that provide preventative health care, primary health services, and medical or surgical care to individuals suffering from illness, disease, injury, or other physical or mental conditions. Accessory uses may include laboratories, outpatient, or training facilities, or other amenities primarily for the use of patients or employees in the firm or building such as cafeteria and limited retail sales.

HOME OCCUPATION

An occupation or business activity that results in a product or service and that is conducted for gainful employment in a dwelling unit by a person residing in that dwelling unit. A home occupation is customarily incidental to the residential use of the dwelling unit.

HOSPITAL

An institution providing primary health services and medical or surgical care to persons, primarily in-patients, suffering from illness, disease, injury, deformity or other abnormal physical or mental conditions, and includes, as an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities.

HOSPITAL HELIPORT

An area at a hospital provided for helicopters to land or take off.

HOTEL, MOTEL, OR RESIDENTIAL SUITE HOTEL

An establishment that offers transient lodging accommodations to the general public whose guest rooms uniformly contain a bathroom and sleeping area, and may or may not include kitchens or cooking facilities. Accessory facilities commonly include restaurants, bars, reception spaces, meeting rooms, and recreational facilities.

HOUSEHOLD LIVING

Uses characterized by residential occupancy of a dwelling unit by a person or group of people. Common accessory uses include recreational activities, raising of household pets, personal gardens, personal storage buildings, swing sets, playground equipment, swimming pools, hobbies, and resident parking.

HUMAN SERVICES ESTABLISHMENT

A facility, which may or may not be a lodging facility, operated by an organization that provides aid to more than 25 persons in need of counseling, food, clothing, lodging, financial or legal assistance, out-patient health services, vocational and educational training and related services. Lodging may be provided on an emergency or transitional basis and consist of dormitory rooms or individual lodging units containing sleeping facilities with or without kitchen or living room facilities available for daily, weekly or monthly stays.

HYDROPONICS

The propagation of plants using a mechanical system designed to circulate a solution of minerals in water, for distribution to retailers, restaurants, and consumers.

I.

IN-HOME DAYCARE

A private dwelling in which a person provides, for remuneration, care for at least 4 but not more than 12 children or adults who are not related to the provider, on a regular basis for less than 24 hours per day. The provider's own children who are age 6 or more shall not be counted for this definition.

J.

JUNKYARD

Any area, lot, land, parcel, building or structure or part of these used in whole or in part for the storage, collection, processing, display, purchase, sale, salvaging, or scrap of wastepaper, rags, scrap metal or other scrap; discarded goods, materials or machinery; two or more unregistered, inoperable motor vehicles or second-hand automobile parts; salvage or secondhand building materials; or other type of scrap. A junkyard does not include such uses conducted entirely in an enclosed building.

K.

KENNEL OR BOARDING FACILITY

A commercial establishment where animals are boarded, kept or maintained. Stays can range from hours to days, and overnight care may be offered by such facilities.

L.

LABORATORY, RESEARCH OR TESTING

A facility for conducting medical or scientific research, investigation, testing, or experimentation; however, this does not include facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory. This definition includes electronic and telecommunications laboratories, including assembly.

LAUNDROMAT

An establishment providing washing and drying machines on the premises for rent to the general public.

LIGHT ASSEMBLY AND MANUFACTURING

The manufacturing and assembly of small electronic or machine parts, consumer goods, food or food ingredients, dry goods and other goods and services that are produced or assembled inside a building.

LODGING USES

Uses in this category include the provision of lodging services on a temporary basis with incidental food, drink, and other sales and services intended for the convenience of guests.

M.

MANUFACTURED HOME

A structure transportable in one or more sections that is:

1. Built on a permanent chassis;
2. Designed for use with or without a permanent foundation;
3. Constructed to the standards of the United States department of housing and urban development, the National Manufactured Housing Construction and Safety Standards Act of 1974, the Housing and Urban Development Zone Code 2 or the applicable building code, as of the date of the unit's construction;
4. Installed consistent with the Manufactured Housing Act and with the rules promulgated pursuant to that act relating to permanent foundations; and
5. For the purposes of Section 14-8.3, *Flood Regulations*, connected to the required utilities.

For floodplain management purposes, manufactured home also includes park trailers, travel trailers and other similar vehicles placed on a site for greater than 180 consecutive days, but does not include those vehicles as manufactured homes for flood insurance purposes.

MEDICAL OR DENTAL OFFICE OR CLINIC

An establishment where patients who are not lodged overnight are admitted for examination and treatment by an individual physician or dentist or a group of physicians and dentists in practice together.

MOBILE FOOD COURT

An area, generally outdoors, configured and used for regular operation of two or more food trucks and which may include eating areas, restrooms, and other ancillary facilities.

MOBILE HOME

A structure that is:

1. Transportable in one or more sections;

2. Built on a permanent chassis and designed to be used as a dwelling unit, with or without a permanent foundation; and
3. Not constructed to the standards of the United States Department of Housing and Urban Development, the National Manufactured Housing Construction and Safety Standards Act of 1974, the Housing and Urban Development Zone Code 2 and the International Building Code.

MOBILE HOME PARK

A development , consisting of the premises where one or more mobile homes are parked for residential use or where spaces or lots are set aside or offered for sale or rent for use by mobile homes for residential use, including any land, building, structure or facility used by occupants of mobile homes on such premises, but does not include a single mobile home located on a lot in a residential district pursuant to a conditional use approval.

MONASTERY OR CONVENT

A local community or house of a religious order or congregation.

MUSEUM

An institution devoted to the procurement, care, study, and display to the public of objects that have lasting interest or value.

N.

NEIGHBORHOOD GROCERY STORE

A retail establishment, with or without a related dwelling unit, catering mainly to a local market area, primarily dispensing foods and beverages, but also dispensing certain incidental items not intended for human consumption, but not including the sale of motor vehicle fuels nor any sales or display outside of an enclosed building.

NEIGHBORHOOD OR COMMUNITY CENTER

A center intended to serve or accommodate the needs of a specific segment of a community or area. Neighborhood or community centers shall include, but not be limited to, youth or senior centers.

O.

OFFICE, BUSINESS AND PROFESSIONAL USES

Uses primarily engaged in providing professional, financial, administrative, clerical, and similar services.

OFFICE EQUIPMENT SALES AND SERVICE; OFFICE SUPPLY SALES

An establishment engaged in the sale, service, and rental of equipment, supplies, machinery or other equipment used for office purposes.

OUTDOOR STORAGE LOT OR YARD

The keeping in an open area of any equipment, goods, junk, material, merchandise or vehicles in the same place for more than 24 hours. This use is not the same as an auto salvage or junkyard, in that the focus is not on resale, reuse, or exchange of the materials stored on the site with members of the public.

OUTDOOR DINING

Any group of tables, chairs, or other seating fixtures and appurtenances intended for the outdoor consumption of food or beverage by patrons, employees, or tenants, when located adjacent to an establishment having the same operator.

OUTDOOR MUSIC

An outdoor area used for live music, both acoustic and amplified, including live individual musicians, bands, and disc jockeys (DJs), but not including karaoke.

P.

PERSONAL CARE FACILITY FOR THE ELDERLY

A residential facility for 26 or more persons 60 years of age or older that provides living and sleeping facilities with common meal preparation, laundry services, room cleaning and assistance in daily living activities, and may provide other services such as transportation for routine social and medical appointments and counseling. A personal care facility for the elderly does not include independent kitchens or complete dwelling units and is not an extended care facility, hotel, motel or residential suite hotel or motel.

PERSONAL SERVICE ESTABLISHMENT

A business primarily engaged in providing frequent or recurrent services of a personal nature, including dry cleaning and drop-off laundry, computer and cell phone repair, small appliance repair, carpet cleaning, electrical repair, exterminator, locksmith, janitorial service, plumbing service, shoe repair, carpenters, or upholsterers. This use does not include service or maintenance on any item with a combustion engine.

PET GROOMING

A facility where animals are bathed, clipped, or combed for the purpose of enhancing their aesthetic value or health and for which a fee is charged. This use does not include the overnight boarding of animals.

PHARMACY OR APOTHECARY SHOP

A retail store engaged in the filling and sale of prescription drugs and the sale of medical supplies, nonprescription medicines, and related goods and services. It may also sell nonmedical goods such as cosmetics, cards, and groceries such as food and household items. Accessory uses may include automated teller machines (ATMs) and facilities providing drive-through service.

PHOTOGRAPHY STUDIO

An establishment that specializes in offering professional images or photographs by means of shooting, processing, and printing images of the subject. This use may include the developing of film to produce images and the sales of images produced by the establishment

POLICE OR FIRE STATION

Any building or part of a building that is occupied by police or sheriffs, where duly authorized officers perform law enforcement functions. A fire station is a building or part of building used for the provision of local rapid response emergency services such as firefighting and mobile medical emergency services, including areas for the storage and maintenance of emergency vehicles and equipment and housing and feeding of emergency personnel.

PRESCHOOL

A school for children primarily between the ages of three and five, providing preparation for elementary school.

PRIVATE BARBECUE PIT

A hole dug into the ground, or a container used as an oven, for cooking meat or vegetables outdoors over a fire. A private barbecue pit is used by an individual to produce food for non-commercial, private consumption.

PRIVATE CLUB OR LODGE

A facility for social, cultural or educational activities open only to bona fide members and guests of the private organization operating the club or lodge, except those the chief activity of which is a service customarily carried on as a business.

PRIVATE GARAGE

A garage that is accessory to a private dwelling (whether single- or multi-unit) that is intended for the exclusive use of the residents of the dwelling. A private garage is not open to the public, and is not operated for payment or profit.dd.

PRIVATE SWIMMING POOL

A swimming pool constructed as an accessory to a private dwelling (whether single- or multi-unit) that is intended for the exclusive use of the residents of the dwelling, and not open to the public.

PUBLIC PARK, PLAYGROUND, OR PLAYFIELD

Public premises which have been designated for park or recreational activities within the City which are under the control, operation or management of the City Parks and Open Space Department or the equivalent state, county or recreation district authorities.

PUBLIC TRANSPORTATION

Uses in this category include any vehicular or rail transportation system owned or regulated by a government agency, used for the mass transport of people.

Q.

NO DEFINITIONS

R.

RECEPTION OR EVENT CENTER

A building or portion of a building available for lease by private parties for social or dining purposes.

RECREATION AND ENTERTAINMENT USES

Uses include those that provide entertainment, recreation, or amusement for profit.

RELIGIOUS, EDUCATIONAL, OR CHARITABLE INSTITUTION

A facility for religious, educational, or social purposes for a private, nonprofit, or religious organization, primarily for use by administrative personnel, members, and guests.

RENEWABLE ENERGY FACILITY

An electric generation unit or other facility or installation that produces electric energy using a renewable energy source, including but not limited to wind and solar farms.

RESTAURANT, FAST SERVICE/TAKE-OUT

Any establishment in which the principal business is the sale of food or beverages to the customer in a ready-to-consume state, and in which the design or principal method of operation includes both of the following characteristics:

(1) Food or beverages are usually served in edible containers or in paper, plastic or other disposable containers; and

(2) The consumption of food or beverages is encouraged or permitted within the restaurant building, within a motor vehicle parked upon the premises or at other facilities on the premises outside the restaurant building, or for carry out for consumption off the premises.

RESTAURANT, FULL SERVICE

An establishment whose principal business is the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state, and whose design or principal method of operation includes one or both of the following characteristics:

(1) Customers are normally provided with an individual menu, are served foods, frozen desserts, or beverages by a restaurant employee at the same table or counter at which said items are consumed.

(2) A cafeteria-type operation where foods, frozen desserts, or beverages generally are consumed within the restaurant building.

RETAIL SALES AND SERVICES

Uses include establishments that provide retail sale, rental, services processing, and repair of new merchandise, primarily intended for consumer or household use.

RETAIL ESTABLISHMENT

A business engaged in selling goods to the general public for personal or household consumption and rendering services incidental to the sale of such goods, including department stores; supermarkets; pharmacies; bakeries; meat markets; liquor stores; hardware, paint or wallpaper stores; camera shops; florist's shops; gift shops; hobby shops; stationery shops; bookstores, apparel shops; shoe stores; variety stores; jewelry stores; stores for sales of gardening supplies and equipment; movie theaters; and bowling alleys.

S.

SEASONAL SALES

The temporary display and sale of products outside of a building or structure. Seasonal sales may include but are not limited to temporary farm stands selling produce, pumpkin patches, and Christmas tree sales. Seasonal sales are distinct from outdoor display of merchandise, associated with a retail establishment as an accessory use.

SELF-STORAGE UNITS

The separate storage spaces of varying sizes within one or more structures that are leased or rented on an individual basis. The individual storage units may be directly accessible from outside, or only accessible from the interior of an enclosed structure.

SERVICE AND REPAIR GARAGE, INCLUDING GAS STATION

An establishment used for the servicing and mechanical repair of automobiles, motorcycles, snowmobiles, recreational vehicles, and trucks, including the sale, installation or servicing of related accessories and parts.

SEXUALLY ORIENTED BUSINESS

An adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult news rack or adult performance and encounter (live) business.

RELATED TERMS

ADULT ARCADE

A place open to the public in which coin-operated, slug-operated, or electronically, electrically or mechanically controlled still or motion picture machines, projectors, or other image-producing devices, including computer imaging, are maintained to show images to five or fewer persons at any one time and where the images so displayed are distinguished or characterized by the depicting or describing of specified anatomical areas.

ADULT BOOKSTORE OR ADULT VIDEO STORE

A commercial establishment that as its principal business offers for sale or rent for any form of consideration any one or more of the following:

a) Books, magazines, periodicals, or other printed matter or photographs, films, motion pictures, videocassettes, or video reproductions, slides or other visual representations that depict or describe specified sexual activities or specified anatomical areas; or

b) Instruments, devices or paraphernalia that are designed for use in connection with specified sexual activities.

ADULT CABARET

A nightclub, bar, restaurant, or similar establishment whose primary activities regularly feature and include:

a) Persons who appear in a state of nudity;

b) Live performances that are characterized by the exposure of specified anatomical areas or by specified sexual activities; or

c) Films, motion pictures, videocassettes, slides, computer-generated images, or other photographic reproductions that are characterized by the depiction or description of specified anatomical areas or specified sexual activities.

ADULT ESCORT AGENCY

A person that furnishes, offers to furnish or advertises to furnish escorts for a fee, tip, or other consideration.

ADULT MOTEL

A hotel, motel or similar commercial establishment that:

1. offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, videocassettes, slides, or other photographic reproductions that are characterized by the depiction or description of specified sexual activities or specified anatomical areas and has a sign visible from the public right-of-way that advertises the availability of this adult type of photographic reproductions;
2. offers a sleeping room for rent for a period less than ten hours; or
3. allows a tenant or occupant of a sleeping room to sub rent the room for a period less than ten hours.

ADULT MOTION PICTURE THEATER

A commercial establishment that, for any form of consideration, is substantially devoted to showing films, motion pictures, videocassettes, slides, computer-generated images, or similar photographic reproductions that are distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities

or specified anatomical areas. The term does not include theaters that primarily feature films rated NC-17, R, PG, PG-13, and films other than unrated or X-rated films.

ADULT PERFORMANCES AND ENCOUNTERS (LIVE)

A business that offers as the primary purpose:

a) Physical contact in the form of wrestling or tumbling between persons engaging in specified sexual activities or exposing specified anatomical areas; or

b) Activities by one or more persons, either male or female, when at least one of the persons is engaging in specified sexual activities or exposing specified anatomical areas; provided that the term does not apply to artist models who pose in art classes for adult students or other settings solely for the purpose of assisting a sculptor, a painter or other artist in rendering an artist rendition or presentation of the model.

SPECIFIED ANATOMICAL AREAS

Includes less than completely and opaquely covered human genitals or pubic region or buttock or female breast below a point immediately above the top of the areola; or human male genitals in a discernibly turgid state, even if completely and opaquely covered.

SPECIFIED SEXUAL ACTIVITIES:

a) human genitals in the state of sexual stimulation or arousal;

b) acts of human masturbation, sexual intercourse or sodomy;

c) fondling or other erotic touching of human genitals, pubic region, buttock or female breast;

d) excretory functions as part of or in connection with any of the activities set forth in subsections A through C of this definition; or

e) a simulation of any of activities provided in subsections A through D of this definition.

SHELTERED CARE FACILITY

A boarding home or other home for the sheltered care of adult or juvenile persons that, in addition to having the capacity to provide food and shelter to between nine and 25 persons unrelated to the proprietor, provides personal care and services, habilitation or supervision beyond food, shelter and laundry; provided that live-in nursing care is not a primary part of the services provided. Sheltered care facility includes group homes, half-way houses, homes for battered persons and children, and homes designed to provide a transition from long-term institutional care to normal activities.

SHORT-TERM RENTAL UNIT

A dwelling unit or accessory dwelling unit, or any portion of a dwelling unit or accessory dwelling unit, that is offered for rent or rented for a period of less than 30 days. A short-term rental is distinct and different from a bed and breakfast and a vacation time share project.

SIGN SHOP

A retail store engaged in the manufacturing and selling of custom-made signs to the public.

STORAGE SERVICES

Uses in this category include uses that provide space in a structure for storage.

SUBSTATION

As used in Section 14-5.3I.1, *Electric Facilities,* means facility equipment that switches, changes, or regulates electric voltage. An electric power station that services as a control and transfer point on an electrical transmission system. Substations route and control electrical power flow, transform voltage levels, and serve as delivery points to industrial customers.

SWITCHING STATION

As used in Section 14-5.3I.1, *Electric Facilities,* means facility equipment used to tie together two or more electric circuits through switches. The switches are selectively arranged to permit a circuit to be disconnected or to change the electric connection between the circuits.

T.

TAILORING OR ALTERATIONS SHOP

A personal services establishment that specializes in alterations to clothing, or the creation of garments.

TEMPORARY MOBILE STORAGE UNIT

A container designed and rented or leased for the temporary storage of commercial, industrial, or residential household goods, that does not contain a foundation or wheels for movement. This definition includes facilities such as piggyback containers that can be transported by mounting on a chassis, and "POD"™ type boxes that can be transported on a flatbed or other truck; but does not include prefabricated sheds that are not designed for transport after erection, or commercial trailers used by construction or other uses in the regular performance of their business.

TEMPORARY ON-SITE CONTRACTOR'S OFFICE

A temporary structure placed on or adjacent to a construction site, used by the contractor in connection with the development or building project, generally as an office for administrative and supervisory functions, or for storage of equipment.

THEATRE, LIVE PRODUCTIONS

A structure used for dramatic, operatic, or other live performance.

TINY HOME

A single-family detached dwelling that is less than 500 square feet and more than 300 square feet in size.

TIRE RECAPPING AND RETREADING

An establishment used for the re-manufacturing process for tires that replaces the tread on worn tires.

TRANSIT TRANSFER FACILITY

Bus stops, bus terminals, transfer points, and depots without vehicle repair or storage.

U.

URBAN FARM, GROUND LEVEL

The use of a lot on the ground for urban agriculture for commercial purposes, whether for profit or non-profit. Ground-level urban farms are classified according to their size, as follows:

LARGE

A farm area greater than one acre.

MEDIUM

A farm area greater than or equal to 10,000 square feet, but no greater than one acre.

SMALL

A farm area less than 10,000 square feet.

URBAN FARM, ROOF LEVEL

The use of a roof for urban agriculture for commercial purposes, whether for profit or non-profit. Roof-level urban farms are classified according to their size, as follows:

LARGE

A farm area greater than 1,000 square feet, but no greater than 5,000 square feet.

SMALL

A farm area 1,000 square feet or less.

UTILITIES

This category of uses includes natural gas regulator stations, telephone exchanges, water or sewage pumping stations, or water storage facilities, power generating and distribution facilities (whether the source of power is electrical, wind, or solar), and wireless telecommunication facilities.

UTILITY SHED

A one-story, detached accessory structure constructed of light material and used as a tool shed, play house, or other suitable purpose.

V.

VACATION TIME SHARE

Real property for which the right to use and occupy a dwelling unit on a periodic basis constitutes a time share arrangement under the laws of New Mexico, in which the exclusive right of use or occupancy of a unit circulates among various owners for a contractually limited period or a private club with shared ownership in a vacation residence similar to the above including interval use.

VETERINARIAN

A facility or place where animals, including agricultural and farm animals, are given medical and surgical care and treatment and the boarding of animals limited to short-term care incidental to the hospital use.

VOCATIONAL OR TRADE SCHOOL

A secondary or post-secondary education facility that meets state requirements as a vocational facility and that primarily teaches usable skills that prepare students for jobs in a trade.

W.

WAREHOUSE AND DISTRIBUTION

An enclosed building or complex of buildings used primarily for the storage of goods and materials, or as a point for distribution of stored goods to other businesses or the final consumer. Warehouse and distribution facilities are not open to the public.

WHOLESALE OPERATION

Business primarily engaged in selling merchandise or acting as agents or brokers and buying merchandise for retailers; industrial, commercial, institutional or professional business users; or other wholesalers. While the primary focus is business-to-business transactions, there may be occasional customers on-site, including members of the public.

WIRELESS COMMUNICATIONS FACILITY

A facility used to provide personal wireless services as defined at 47 U.S.C. Section 332(c)(7)(C); or wireless information services provided to the public or to such classes of users as to be effectively available directly to the public via licensed or unlicensed frequencies; or wireless utility monitoring and control services. A wireless communications facility does not include a facility that is an accessory use. A wireless communications facility includes an antenna or antennas, including without limitation, directional, omni-directional and parabolic antennas, support equipment and their permitted supporting structure, but does not include the support structure to which the wireless communications facility or its components are attached if the use of such structure for the

wireless communications facility is not the primary use. The term does not include mobile transmitting devices used by wireless service subscribers, such as vehicle or hand held radios/telephones and their associated transmitting antennas.

14-9.3 General Definitions

A.

ACCENT LIGHTING

Any directional lighting that emphasizes a particular object or draws attention to a particular area.

ACCESSORY

As applied to a use or structure, means customarily subordinate or incidental to and on the same lot of such use or structure or on a contiguous lot in the same ownership.

ACTIVE WATER HARVESTING

Containing precipitation or runoff in a storage tank or other device and distributing that water with a mechanical system by means of gravity or a pump.

ACTUAL CONSTRUCTION

Placing construction materials in permanent position and fastening in a permanent manner; provided that where demolition or removal of an existing structure has been substantially begun preparatory to new construction, such demolition or removal is actual construction as long as the work is diligently carried on until completion of the new construction involved.

ADOBE

Sun-dried block or coursing of dirt, clay, asphalt-impregnated earth or other natural earth materials.

ADVERTISING STRUCTURE

A structure, part of a structure, or a device attached to, painted on, or otherwise represented on a building, fence. or other structure, upon which is displayed or included any letter, work, model, banner, flag, pennant, insignia, decoration, direction, advertisement, or other attention-getting device, including a sign. Advertising structure does not include a similar structure located within a building except illuminated signs within show windows.

ALCOHOLIC BEVERAGES

Distilled or rectified spirits, potable alcohol, brandy, whiskey, rum, gin and aromatic bitters bearing federal internal revenue strip stamps or any similar alcoholic beverage, including blended or fermented beverages, dilutions or mixtures of one or more of the foregoing containing more than one-half percent alcohol, but excluding medicinal bitters.

ALCOHOLIC BEVERAGE DISPLAY AREA

The portion of an alcoholic beverage licensee's premises in which all alcoholic beverages on display for sale are contained.

ALCOHOLIC BEVERAGE LICENSEE

The holder of any license or permit authorizing the sale of alcoholic beverages issued under the provisions of the New Mexico Liquor Control Act, but does not mean the holder of a server permit.

ALCOHOLIC BEVERAGE SALES ACTIVITIES

The retail sale of alcoholic beverages for offsite consumption.

ALTERATION

A change of the architectural features of a structure, including the erection, construction, reconstruction, or removal of the structure or any of its parts. Additions are considered alterations.

ANIMAL PRODUCTION

An area which is used for the raising of animals except as limited in Section 14-5.3E, *Agricultural Uses*

ANTENNA

An exterior transmitting or receiving device that may be mounted on a structure and that is used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications, signals or other communication signals.

APPELLANT

A person filing an appeal.

APPLICANT

A person who has submitted an application. As used in Section 14-7.9, *Impact Fees,* the applicant for a construction permit for which an impact fee is due.

APPLICATION

A request for a permit or other approval within the jurisdiction of the Planning and Land Use Director, a land use board or the Governing Body that is required pursuant to Chapter 14, and includes the fees, forms, plans, and associated documents.

ARCHAEOLOGICAL FEATURES

Nonportable cultural remains, including storage pits, firepits, burials, worksites, middens, architectural remains, and undisturbed layers of deposited materials.

ARCHAEOLOGICAL SITE

A concentration of cultural remains inferred to be the location of specific human activities of the past.

ARCHAEOLOGIST

--- [reserved]

ARCHITECT

A person who is licensed by the state to practice architecture.

ARCHIVAL RESEARCH

Research in primary documents that is likely to yield information concerning the human occupation of a site, including deed, census, cartographic, and judicial records.

AREA MEDIAN INCOME

The median income for the Santa Fe metropolitan statistical area as adjusted for various household sizes and published and revised periodically by the United States Department of Housing and Urban Development.

ARTIFACT

Portable material remains that exhibit evidence of human use or alteration.

ASSESSMENT

As used in Section 14-7.9, *Impact Fees,* means the determination of the amount of an impact fee.

AVERAGE DAILY TRAFFIC

The total volume of traffic during the time period from 7:00 a.m. to 6:00 p.m. in whole days, greater than one day and less than one year, divided by the number of days in that time period.

AWNING

A roof-like covering projecting from the wall of a building and that is typically made of metal, plastic, canvas, or other textile.

B.

BACK-HAUL NETWORK

As used in Section 14-5.3I.3, *Telecommunication Facilities,* means the lines that connect a provider's towers/cell sites to one or more cellular telephone switching offices or long distance providers or the public switched telephone network.

BANNER

A temporary sign no larger than 18 square feet made of flexible material (cloth, paper, vinyl, or other lightweight, non-rigid material) on which information relating to an event,

function, or activity is painted or printed, which projects from, hangs from, or is affixed to a City-owned support structure.

BAR DITCH

A continuous shallow ditch parallel to a roadway that collects and distributes surface runoff from the roadway and adjacent terrain.

BASAL AREA

The cross-section area of the stem or stems of a plant or of all plants in a stand expressed as square feet per acre. Bushes and shrubs, including piñon and juniper, are generally measured at or less than one inch above soil level. All other trees generally are measured at 4.5 feet above ground inclusive of bark. Measurements are taken from the uphill side of the slope. For the purposes of explanation only, 60 basal area is approximately equal to evergreen trees, each six feet tall, planted on 12 foot centers over one acre.

BASE FLOOD

The flood having a one percent chance of being equaled or exceeded in any given year.

BASE FLOOD ELEVATION (BFE)

The elevation shown on the FIRM and found in the accompanying Flood Insurance Study (FIS) that indicates the water surface elevation resulting from the flood that has a 1% chance of equaling or exceeding that level in any given year—also called the base flood.

BASELINE FLOOR AREA RATIO

As used in the BCD, means the maximum permitted floor area ratio subject to the townscape standards where applicable, not taking into account allowable land-use intensity credits.

BIO-FILTRATION

A process by which waterborne pollutants are absorbed, captured or broken down by soil or are absorbed by plant materials.

BLOCKFACE

All the parcels on one side of a City block. Each block is separated by an intersecting street.

BRUSH LAYERING

An erosion control method that places branches perpendicular to a contour on excavated terraces to build living structures, which terraces are then backfilled with soil, covering the branches except for the tips.

BRUSH MATTRESS

An erosion control method where woven pads of live branches are staked to slopes to build living structures for coverage.

BUILDABLE AREA

That portion of a lot upon which buildings may be placed in compliance with required yards, lot coverage restrictions and other applicable provisions of Chapter 14.

BUILDABLE SITE

As used in Section 14-4.4, *Escarpment Overlay District*, and Section 14-8.2, *Terrain and Stormwater Management*, means a contiguous area of land located within a single lot on which a building with a footprint equal to not less than forty percent of the minimum required net lot area, or 2,000 square feet, whichever is less, can be developed in compliance with all requirements of those sections, all requirements of the underlying zone and all applicable development standards.

BUILDING

A structure or parts of a structure covered and connected by a permanent roof and intended for shelter, housing, or enclosure.

BUILDING FRONTAGE

The horizontal distance across the front of a building.

BUILDING OFFICIAL

The director of the inspections and enforcement division or other person designated by the Planning and Land Use Director.

BUILDING STRUCTURE

The load-bearing portions of a building, including decking and sheathing for floors, walls, and roofs.

BUSINESS

An activity involving wholesale or retail sales or rental of any article, substance or commodity, including building materials and vehicles, and the provision of all commercial services, including financial institutions and personal commercial services. Where the term business is used to describe a type of land use or structure, it includes such use by any organization or individual, whether or not the use is conducted for profit.

BUSINESS SERVICES

A business primarily engaged in rendering services to other businesses on a fee or contract basis, including advertising and mailing, building maintenance, employment service, management and consulting services, protective services, and equipment rental and leasing.

C.

CALIPER

A measurement of the diameter of the trunk of a tree, taken either at six inches above ground level (generally at time of planting), or at four and one-half feet above the ground, when a measurement specifies diameter at breast height (DBH).

CABLE SERVICE

As used in Section 14-5.3I.3, *Telecommunication Facilities,* means cable service as defined in the Cable Communications Policy Act of 1984, 47 U.S.C. §532, et seq., as now and hereafter amended.

CANNABIS PRODUCT

A product that is or that contains cannabis or cannabis extracts, including edible or topical products that may also contain other ingredients.

CANOPY

An overhanging shelter or shade.

CANTILEVER

A beam or truss with an unsupported end projecting past the bearing. A beam or trussmay support any kind of projecting element including a building overhang, part of a bridge, or a balcony. A viga, or a wooden real or simulated interior roof support that protrudes through an exterior wall, is not a cantilever.

CAPITAL IMPROVEMENT

As used in Section 14-7.9, *Impact Fees,* means any of the following facilities that have a life expectancy of ten or more years and are owned and operated by or on behalf of the City:

1. Roadway facilities located within the service area, including roads, bridges, bike and pedestrian trails, bus bays, rights-of-way, landscaping and any local components of state and federal highways;
2. Traffic signals located within the service area at the intersection of two City-maintained arterial streets;
3. Neighborhood or pocket parks and related areas and facilities, referred to in Chapter 14 as "neighborhood parks" and community and regional parks, open space and trails and related facilities, referred to in Chapter 14 as "regional parks";
4. Buildings for fire and rescue and essential equipment costing ten thousand dollars ($10,000) or more and having a life expectancy of ten years or more; or
5. Buildings for police and essential equipment costing ten thousand dollars ($10,000) or more and having a life expectancy of ten years or more.

CAPITAL IMPROVEMENTS PLAN

As used in Section 14-7.9, *Impact Fees,* means the plan adopted by the Governing Body that identifies capital improvements or facility expansions for which impact fees may be imposed to serve projected development in the service area based on the approved land use assumptions identified in the capital improvement plan for water, wastewater, roads, parks, fire and police development impact fees.

CARPORT

A shelter for a car consisting of a roof supported on posts, typically open on at least three sides.

CERTIFICATE OF OCCUPANCY

A written document issued by the Planning and Land Use Director certifying that a structure or use of land has been constructed or will be used in compliance with all applicable City codes and ordinances.

CHANNEL

As used in Section 14-8.3, *Flood Regulations*, means a portion of a drainageway that has a naturally or artificially developed bed or banks to confine and conduct a continuous or periodic flow of water.

CHECK DAM

A small dam built within a drainage channel to decrease flow velocity and reduce erosion by reducing the channel gradient, minimize scour, and promote deposition of sediment.

CISTERN

An artificial, closed reservoir for storing water, often underground.

CITY

The City of Santa Fe.

CITY ENGINEER

A designated employee of the City who is both a professional engineer and a state-certified floodplain manager.

CLUB

A nonprofit organization and its premises, including a lodge, that caters exclusively to members and their guests for social, intellectual, political, recreational, athletic, or other common purposes.

CLUSTER DEVELOPMENT

A development in which dwelling units are grouped together and where common open space is provided.

CLUSTERED SUBDIVISION

A form of development for a single-family subdivision that allows a reduction in lot area, provided there is no increase in the number of lots permitted by the zoning district, and the undeveloped land resulting from the log reduction is devoted to open space.

COLLOCATION

As used in Section 14-5.3I.3*, Telecommunication Facilities,* means the mounting or installation of an antenna on an existing tower or tower alternative.

COMMERCIAL CANNABIS ACTIVITY

Cultivating, producing, possessing, manufacturing, storing, testing, researching, labeling, selling, purchasing for resale, or consigning cannabis products (but excluding personal growing and use, medical cannabis program activities, and cannabis training and education programs).

COMMERCIAL DEVELOPMENT

For the purpose of the annual water budget in Section 14-7.7, means one or more buildings constructed for nonresidential use. Commercial development includes hotels, motels, offices, stores and other retail establishments and industrial, manufacturing, wholesaling, and warehousing activities.

COMMERCIAL RECREATIONAL USE OR STRUCTURE

A facility for commercial recreational purposes such as a theater, bowling alley, pool room, driving range, miniature golf, health club, sports field, or amusement park.

COMMERCIAL STRUCTURE

A structure that is put to a commercial use as provided in Article 14-5, *Use Regulations.*

COMMON OPEN SPACE

The outdoor area accessible to all residents within a development, which may be owned in undivided interest by all the residents of the development, and it may remain in its natural state or may be landscaped or improved for passive or active recreational activities.

COMPACT CAR

A motor vehicle that is 181 inches (15 feet and one inch) or less in length, measured from front to rear bumper.

COMPANY

As used in Section 14-5.3I.1, *Electric Facilities,* means electric service provider or its contractors or other persons constructing electric facilities and distribution facilities.

COMPOSTING

A process of accelerated biodegradation and stabilization of organic material under controlled conditions yielding a product which can safely be used as fertilizer.

COMPOUND

Three or more attached or detached dwelling units on one lot and located in the RC-5, RC-8, RAC, AC or BCD districts.

COMMUNITY RESIDENTIAL CORRECTIONS PROGRAM

A community residential program for persons currently in the custody of, or recently released by, correctional authorities which is designed to offer an alternative to imprisonment and/or to facilitate ex-offender reintegration into community life.

CONDUCTOR

As used on Section 14-5.3I.1, *Electric Facilities,* means a substance or body, usually in the form of a wire, cable or busbar, that allows a current of electricity to pass continuously along it.

CONSTRUCTED RAIN GARDEN

A shallow water retention pond built to store water and provide bio-filtration, where the soil is amended to a minimum depth of eighteen inches with one part organic matter to two parts soil and planted with grasses, shrubs, or trees.

CONSTRUCTED WETLAND

An artificial wetland designed and planted to store water and filter, process, absorb, or breakdown waste products or pollutants.

CONTIGUOUS LOTS

Two or more lots with one or more common boundaries.

CONTOUR LINE

A line adjoining points of equal elevation on a topographic map.

CONTRIBUTING STRUCTURE

A structure, located in a historic district, approximately 50 years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

COOL SEASON TURF

Grasses that require large volumes or frequent applications of water, including Kentucky bluegrasses, perennial rye grasses, fine fescues, and tall fescues.

COUNTY

The county of Santa Fe.

CROP PRODUCTION

An area used for the raising or harvesting of agricultural crops intended to provide food or fiber.

CULTURAL PROPERTY EASEMENTS

CULTURAL REMAINS

The remains of prior human occupation or activity over 75 years of age, whether portable or nonportable, including historic and prehistoric artifacts, architectural features, human skeletal remains, animal skeletal remains found in an archaeological context, rock carvings and culturally altered landscapes.

CULTURALLY ALTERED LANDSCAPE

A landscape modified by human activity, including roadways, agricultural fields, farming terraces and irrigation ditches, or other water control devices.

CUT

The removal of earth material from the surface of the land.

D.

DECK

A structure, without a roof, directly adjacent to a principal building that has an average elevation of 30 inches or greater from finished grade that is constructed of any material.

DEMOLITION

The intentional destruction of all or part of a building or structure; in restoration or renovation projects, may include removal of structural elements, partitions, mechanical equipment, and electrical wiring and fixtures.

DEMOLITION BY NEGLECT

The destruction of a structure caused by failure to perform maintenance over time.

DENSITY

The extent of development per unit of area. In residential areas or development projects, density is typically expressed in dwelling units per acre.

DESIGN DEVELOPMENT DRAWINGS

Preliminary submittals drawn to scale that fully delineate the architectural characteristics of a structure, but that are not detailed enough to be considered working or construction drawings.

DESIGN OBJECTIVES

As used for the BCD, means a desirable or optimum set of physical characteristics that distinguish each townscape subdistrict. Design objectives for each subdistrict form the basis for the development of townscape district standards governing the preservation or development, or both, within subdistricts.

DETENTION

The temporary storage of stormwater to prevent excessive or excessively rapid runoff.

DEVELOPMENT

A manmade change in improved and unimproved real estate, including buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, except for routine maintenance and repair.

DEVELOPMENT CONTAINING RESORT FACILITIES, SHORT-TERM RENTAL

A development in which the owners have obtained a conditional use approval for operation two or more of the following facilities that they own in common and : swimming pools, spa facilities, golf courses, restaurants, or tennis facilities.

DISPLAY LOT

A lot used primarily for the purpose of retail sales.

DISTRIBUTION FACILITIES

As used in Section 14-5.3I.1, *Electric Facilities,* means the system of lines and poles, including the transformers and switches, and related appurtenances located thereon, that connects between transmission network and customer load that operates at electrical voltages of 40kV or below.

DIVIDED LIGHT

A window or door in which the glass is divided into several small panes using muntins.

DRAINAGE EASEMENT

The total area of land dedicated or reserved by plat or otherwise acquired by the City, the county or the state primarily for the movement of stormwater through a drainageway or land susceptible to flooding and for the maintenance of drainage structures.

DRAINAGEWAY

A natural or artificial land surface depression, with or without perceptibly defined bed and banks, to which or through which surface runoff gravitates, collects, impounds or is channeled for disposition.

DRIVE-IN

An establishment that by design, physical facilities, service or packaging procedures encourages or allows customers to receive services, obtain or consume goods or be entertained while remaining in their motor vehicles.

DWELLING UNIT

One or more rooms connected together constituting a separate, independent housekeeping establishment occupied by one family, for either owner occupancy, rental or lease and physically separated from any other dwelling unit that may be in the same structure and containing independent cooking and sleeping facilities; provided that the term does not include group housing, hotels, or motels.

E.

EARTH COLOR OR EARTH TONE

Muted and flat colors found in the earth in the area of the development, consistent with a sample palette of earth tone colors maintained by the Planning and Land Use Director.

EARTH MATERIAL

Rock, natural soil, or fill and any combination of these.

ECOLOGICAL RESOURCE RESTORATION

1. Erosion prevention and control, including protection of natural drainage channels and compliance with an approved stormwater drainage management plan;
2. Preservation of significant native trees and other native site vegetation, including protection of natural area buffer zones;
3. Conservation of water, including preservation of existing native vegetation, reduction in amounts or irrigated areas and similar considerations;
4. Stream corridor and wetland protection and buffering;
5. Preserving or restoring site topography, including such characteristics as steepness of slopes, existing drainage features, rock outcroppings, river and stream terraces, valley walls, ridgelines and scenic topographic features;
6. Preserving or restoring floodplains and flood ways;
7. Preserving, restoring, or creating wildlife movement corridors; and
8. Preserving or restoring hydrology and groundwater flow.

EGRESS

The exit of a building, structure, or land.

ELECTRIC PROJECT

As used in Section 14-5.3(I)(1), *Electric Facilities,* the placement of 40kV and above transmission lines, switching stations, and substations; the upgrade, replacement, or relocation of any 40kV and above transmission lines, switching stations and substations; and the placement of more than 3 new distribution poles (not reviewed through the development review and construction permit process).

ELECTRIC STRUCTURE

As used in Section 14-5.3(I)(1), *Electric Facilities,* one or more poles connected to each other by braces, cross arms or grounding systems with insulators and other hardware and carrying device electric service.

ELECTRIC VEHICLE CHARGING STATION

An electrical outlet that pulls an electrical current from 240v power and charges a vehicle's battery by delivering electricity when that vehicle is connected to the charging outlet.

ELEVATION (OF A STRUCTURE)

One of the exterior faces of a building, or a drawing of a face of a building or an interior wall, with all of the features shown as if in a single vertical plane. One elevation can include numerous facades. In Figure 9.3-1, the blue line in the floor plan image or the right correlates to the east elevation drawing on the left.

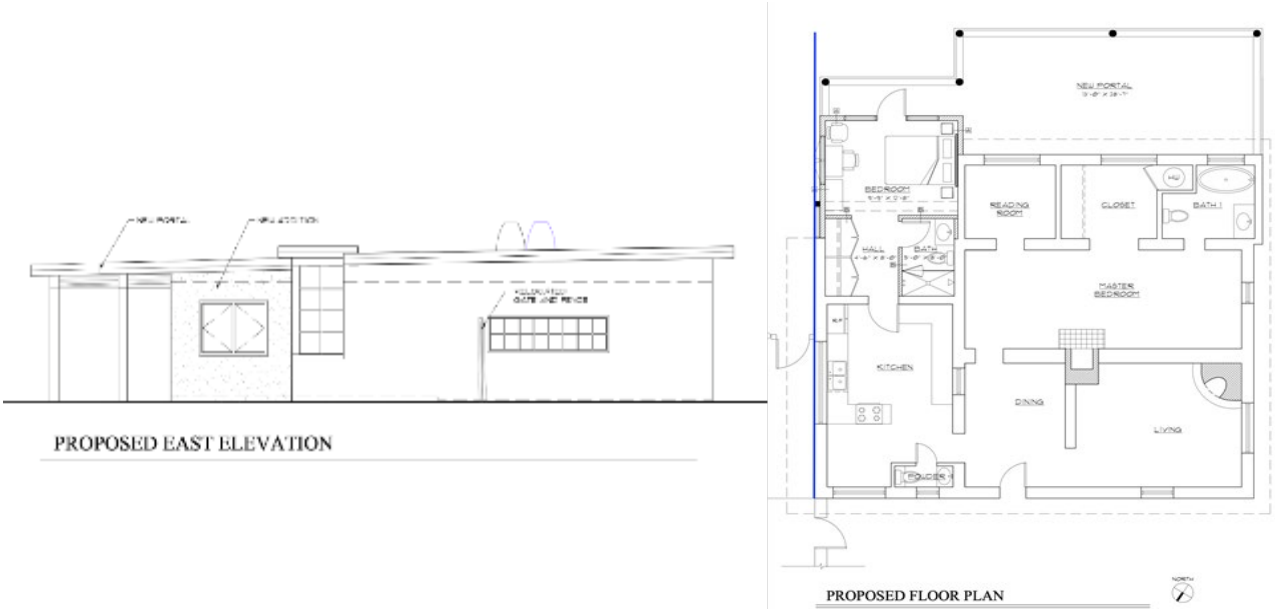


Figure 9.3-1: Sample Building Elevation Drawing

ELIGIBLE FACILITIES REQUEST (EFR)

As used in Section 14-5.3I.3*, Telecommunication Facilities,* means any request for modification of an existing wireless tower or base station that that does not substantially change the physical dimensions of such tower or base station, including:

1. Collocation of new transmission equipment;
2. Removal of transmission equipment; or
3. Replacement of transmission equipment.

ELIGIBLE SUPPORT STRUCTURE

As used in Section 14-5.3I.3*, Telecommunication Facilities,* means a wireless communications facility including any structure supporting or housing the wireless communications facility or its equipment that has been reviewed, approved and lawfully constructed, in accordance with all requirements of applicable law as of the time it was built, when the relevant eligible facilities request is filed. The term includes a structure supporting or housing a wireless communications facility even if the structure was not built for the sole or primary purpose of providing such support. The term does not include a structure that does not support or house a wireless communications facility at the time the relevant eligible facilities request is filed.

EMERGENCY

As used in Section 14-5.3I.1, *Electric Facilities,* means any repair, restoration, or replacement of an electric facilities made necessary because of a sudden unexpected event which has created a condition which is an immediate and continuing threat to the safety of property or persons.

EMERGENCY FACILITIES

As used in Section 14-5.3I.1, *Electric Facilities,* means electric facilities and distribution facilities used to provide service due to emergency conditions.

EMPLOYEE

In the context of a home occupation, a person who is a full- or part-time employee, partner, or independent contractor of a home occupation and who works from the site of the home occupation on a regular basis.

EQUIPMENT CABINET

As used in Section 14-5.3I.3, *Telecommunication Facilities,* means a storage cabinet used exclusively for the protection of telecommunications equipment.

EQUIVALENT DWELLING UNIT (EDU)

As used in Section 14-7.9, *Impact Fees,* means a service unit measure representing the impact of a typical single-family dwelling on the park system. A typical single-family dwelling represents, on average, one EDU. Other types of units each represent a fraction of an EDU, based on their relative average household sizes.

ERECT

To build, construct, attach, hang, place, suspend, or affix and includes the painting of wall signs.

EROSION

The wearing away of ground surfaces as a result of the movement of wind, water, or ice.

EROSION CONTROL STRUCTURES

Manmade improvements that are intended to limit or control erosion.

EXCAVATION

The mechanical removal of earth material, including, but not limited to trenching, digging, scraping, or blading to modify the existing, unmodified grade. In the context of an archeological excavation, excavation is displacing, disturbing, or moving earth, soil, dirt, other deposits or material remains from their current contexts or significant orientation in, or on, the ground within the boundaries of an archaeological site or area of historic and scientific interest, by using hand tools or mechanical earth-moving equipment.

EXISTING CONDITIONS ASSESSMENT

As used in Section 14-4.6, *Historic Districts,* means written, graphic and photographic documentation of existing conditions in a historic compound as specified by City policy.

EXTERIOR WALL AND ROOF COVERING

The material or assembly of materials applied to the exterior surface of a wall or roof for weather resistance or appearance, but excluding structural elements of the wall or roof such as decking or sheathing.

F.

FAÇADE

One whole elevation or a portion of an elevation of a structure, from grade up to and including the top of the parapet. An individual façade is defined as including at least an eight-foot width that is offset from an adjacent plane by at least four feet, such that a single elevation can include multiple facades. In Figure 9.3-2 below, the blue line in the floor plan image or the right correlates to the east elevation drawing on the left. This elevation is a single façade, as there is no offset, relief, or building modulation along the length of the elevation.

FAÇADE, PRIMARY

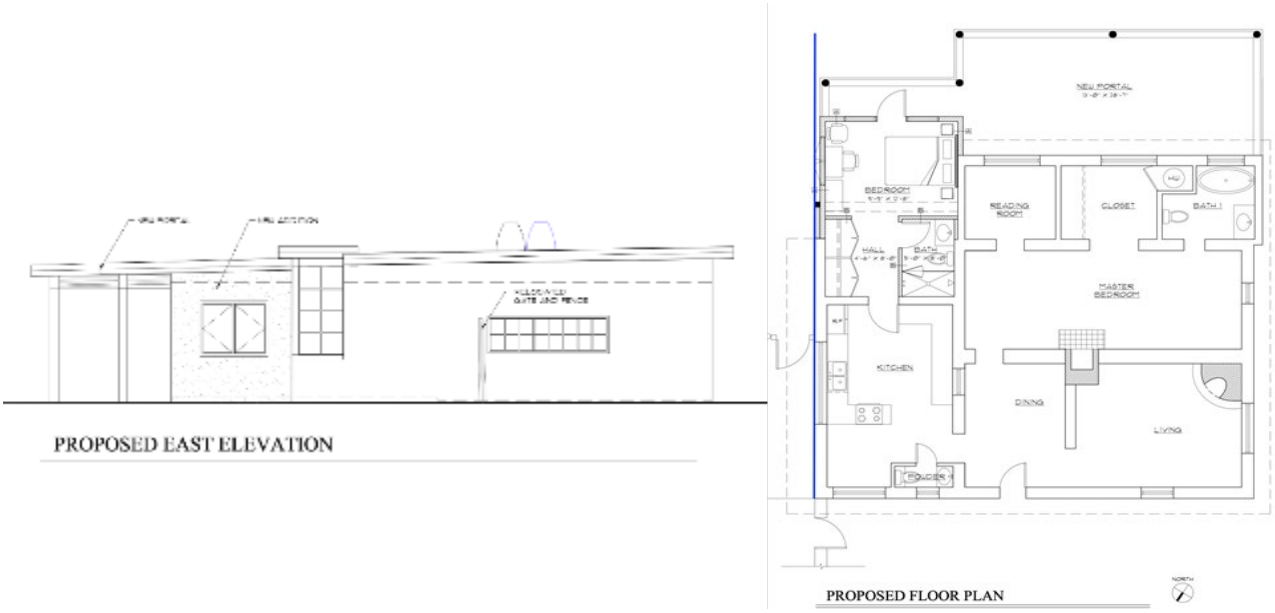


Figure 9.3-2: Elevation with Single Façade

In the context of the historic district, one or more principal faces or elevations of a building with features that define the character of the building's architecture.

FACEMOUNT ANTENNA

As used in Section 14-5.3I.3, *Telecommunication Facilities,* means a camouflaged antenna attached to and covering a small portion of the surface of a building, architecturally integrated into the supporting structure.

FACILITY EXPANSION

As used in Section 14-7.9, *Impact Fees,* means the expansion of the capacity of an existing facility that serves the same function as an otherwise necessary new capital improvement, in order that the existing facility may serve new development. The term does not include the repair, maintenance, modernization or expansion of an existing facility to better serve existing development.

FAMILY

(A) A natural person;

(B) Two or more natural persons related by blood, marriage, legal guardianship or adoption, plus resident domestic servants; or

(C) A group of unrelated people living together in a dwelling unit as a single housekeeping unit; also referred to as a household.

FARM AREA

The area of a lot designated for activities and uses defined as urban agriculture.

FARM STRUCTURES

Structures that may include, but are not limited to, sheds (tool and packing), compost bins, shade pavilions, farm stands, trellises or other vertical supports for growing crops, and structures used to extend the growing season such as greenhouses, hoop houses, cold frames, and similar structures.

FILL

The artificial deposition of earth material.

FINAL ACTION

The action taken that completes review of and decision on an application or appeal; see Section 14-2.1B.5.II, *Final Actions*.

FINAL APPROVAL

As used in Section 14-7.9, *Impact Fees,* means the date that a plat or development plan is recorded with the County Clerk. This date is to be used to determine the beginning of the assessment period for which a permit would be charged impact fees according to a given fee schedule.

FINANCIAL GUARANTEE

A fully funded account approved by the City and established with the City of Santa Fe or a financial institution in the state of New Mexico that may be drawn upon by the City to cover specific improvements or repairs and pursuant to Chapter 55 of NM Statutes 1978.

FLOOD OR FLOODING

A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland waters; or the unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD FRINGE

The portion of the special flood hazard area that is outside of the floodway.

FLOOD HAZARD ZONE

A special flood hazard area, inclusive of the floodway and the flood fringe, where applicable.

FLOOD INSURANCE RATE MAP (FIRM)

The official map of a community, on which the federal emergency management agency has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

FLOODPLAIN ADMINISTRATOR

The person designated by the Planning and Land Use Director to administer the City's flood regulations pursuant to 14-2.12.

FLOODPLAIN INSURANCE STUDY

The official report provided by the federal emergency management agency that contains flood profiles, water surface elevation of the base flood, as well as the flood boundary-floodway maps and an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

FLOODPROOFING

Any combination of structural and nonstructural additions, changes or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities or structures and their contents.

FLOODWAY

The channel of a river or other watercourse and the adjacent land area that is reserved to discharge the one-percent chance event without cumulatively increasing the water surface elevation more than one foot in height.

FOOTPRINT

The configuration of the area of ground covered by a structure, including all its parts.

FREEBOARD

As used in Section 14-8.3, *Flood Regulations,* means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave actions, bridge openings and the hydrological effect of urbanization of the watershed.

FRENCH DRAIN

An artificial in-ground trench or other volume of rock or other material that distributes water for plant material use or infiltration.

FUGITIVE WATER

The pumping, flow, release, escape, or leakage of water from a pipe, valve, faucet, connection, diversion, well or water supply, transport, storage, disposal or delivery system or facility onto adjacent property or the public or private right-of-way, an arroyo or other water course, whether natural or manmade, or onto a paved or non-planted landscape area.

FUNCTIONALLY DEPENDENT USE

As used in Section 14-8.3C,Development in Special Flood Hazard Areas *Development in Special Flood Hazard Areas*, means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, such as bridges and piers.

G.

GABLED ROOF

A type of pitched roof characterized by a vertical triangular portion at two opposite sides of the building and frequently characterized by dormers. The triangular portion extends from the level of the cornice or eaves to the ridge of the roof.

GARAGE

A structure, or part of a structure used or intended to be used for the parking and storage of vehicles.

GENERAL PLAN

The Santa Fe General Plan adopted by Resolution No. 1999-45, and as amended.

GLARE

The brightness of a light source that causes eye discomfort, including nuisance glare, which means light that creates an annoyance or aggravation, but does not create a potentially hazardous situation; and disabling glare, which means light that impairs visibility and creates a potentially hazardous situation for either pedestrians or motorists.

GLARE

In the context of outdoor lighting, glare is the sensation produced by illumination within the visual field that is sufficiently greater than the illumination to which the eyes are adapted, which causes annoyance, discomfort, or loss in visual performance and visibility.

GOVERNING BODY

The Governing Body and the Mayor acting in their official capacities during a meeting of a quorum.

GRADE

The ground level of a specified area of land; the act of grading.

GRADING

Any activity that disturbs the ground, including excavating, filling or a combination of excavating and filling.

GRAY WATER

Untreated household wastewater that has not come into contact with toilet waste. Gray water includes used water from bathtubs, showers, bathroom wash basins, clothes washing machines and laundry tubs, but does not include wastewater from kitchen sinks or dishwashers.

GROSS DENSITY

The housing density calculated by dividing the total number of dwelling units by the total area in residential development in accordance with Chapter 14.

GROSS FLOOR AREA

The total square footage of all floor area within the exterior walls of a structure, including basements, main floors, and upper floors, as measured from the outside surface of the exterior walls.

GROSS LOT AREA

[Reserved]

GROUND LEVEL URBAN FARMS

The use of a lot on the ground plan for urban agriculture for commercial purposes, whether for profit or non-profit.

GUEST, SHORT-TERM RENTAL

Any person who rents a short-term rental unit or occupies a short-term rental unit during a rental period.

H.

HEADER

A wood lintel over an opening that supports the structure above.

HEATED LIVING AREA

As used in Section 14-7.9, *Impact Fees,* Impact Feesand for the purpose of assessing and collecting impact fees for residential dwelling units, means all floor area enclosed, heated and intended for daily habitation, including kitchens, bedrooms, living or family rooms, dens, laundry rooms and associated interior stairs and closets. Unless heated and intended as living area, the term excludes garages, solariums and porches. Heated living area is measured from the outside surface of the outside walls enclosing the contiguous floor area.

HIGHEST ADJACENT GRADE

The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HIPPED ROOF

A type of pitched roof characterized by the intersection of four or more roof planes, the eave lines of which are not parallel.

HISTORIC OR HISTORICAL

Belonging or relating to history.

HISTORIC AGE

[Reserved]

HISTORIC COMPOUND

An identifiable grouping of historic resources, including buildings, structures and landscaping elements, as described in Section 14-4.6H.2*, Identification of Historic Compounds.* Historic compounds may be comprised of more than one lot.

HISTORIC COMPOUND PLAN

A comprehensive, long-term plan describing any planned modifications, including demolitions, additions or exterior rehabilitations, to existing structures or buildings, landscaping or new construction in the historic compound.

HISTORIC DISTRICT

A definable geographical area that contains a number of related historic sites, buildings, structures, features, or objects united by past events or aesthetically by plan or physical development, and that has been designated on a local, state or national register of historic places; may encompass a neighborhood or all of a small town; some districts comprise individual elements separated geographically but linked by association or history.

HISTORIC MATERIAL

Materials located in that are listed in or eligible for listing in the national register of historic places or designated as historic under an appropriate state or local law and is 50 years old or older.

HISTORIC STRUCTURE

A structure that is 50 years old or older.

HOMEOWNERS' ASSOCIATION

A private nonprofit corporation of homeowners for the purpose of owning, operating and maintaining various common properties.

HOST PLATFORM, SHORT-TERM RENTAL

An internet website, a mobile application, or any other forum used to connect a short-term rental owner or operator with guests and to facilitate the booking of a short-term rental unit.

HOUSING OPPORTUNITY PROGRAM (HOP)

The Housing Opportunity Program set forth in Article 26-1 (Santa Fe Homes Program).

I.

IMPERVIOUS SURFACE

A built or paved area that will not absorb stormwater; provided that impervious surface does not include graveled surfaces.

IN-KIND

In the context of historic structures, replacement of existing materials using similar materials, architectural treatments and styles, features, and details as the existing structure.

INCOMBUSTIBLE MATERIAL

Any material that will not ignite at or below a temperature of one thousand two hundred degrees Fahrenheit and will not continue to burn or glow at that temperature.

INDIVIDUAL STORAGE AREAS WITHIN A COMPLETELY ENCLOSED BUILDING

Mini-storage units that are not directly accessible from the outside of the building.

INFILL

The development of more intensive land uses on vacant or underutilized sites.

INFILTRATION BASIN

Storage of stormwater or other runoff in a facility that empties solely by moving into the soil or through evaporation.

INFILTRATION FIELD OR GALLERY

A below grade water system that collects, infiltrates and distributes stormwater or other runoff.

INFRASTRUCTURE

Facilities needed to sustain development activities, including water and sewer lines, electric, gas, telephone service, storm drainage systems and streets and roads.

INGRESS

Building code regulations related to the minimum number, length, width, and type of entrance corridors, doors, and stairways; alternative methods of ingress are often necessary to satisfy those requirements in an existing or historic building or structure.

INSIDE TURNING RADIUS

The radius of the curve made by the inside wheel of the vehicle.

INSTITUTIONAL BUILDING

A building used for governmental, religious, educational, public health care and similar purposes, but does not include clinics and medical offices.

INTEGRATED CANNABIS MICROBUSINESS

A person who is licensed as an integrated cannabis microbusiness and authorized to conduct one or more of the following:

1. Production of cannabis at a single licensed premises; provided that the person shall not possess more than 200 total mature cannabis plants at any one time;
1. Manufacture of cannabis products at a single licensed premises;
2. Sales and transportation of only cannabis products produced or manufactured by that person;
3. Operation of only one retail establishment; or
4. Couriering of cannabis products to qualified patients, primary caregivers or reciprocal participants, or directly to consumers.

INTENSIFICATION

As used in Section 14-7.9, *Impact Fees,* means the development, redevelopment and/or expansion of an existing building and/or site, area, or function to support greater occupant load and/or to expanded or add an additional use(s) through addition of conditioned floor area, areas of commercial use, *Floor Area, Gross* or increased density through the addition of dwelling units.

INTENSITY

The extent of development per unit of area; or the level of use as determined by the number of employees and customers and degree of impact on surrounding properties such as noise and traffic.

INTERIOR NONSTRUCTURAL ELEMENTS

Interior walls, doors, floor coverings and ceiling systems that are not part of the building structure.

INTERVAL USE

The use of a unit or units for which the exclusive right of use or occupancy circulates among various owners for a contractually limited period or periods of time.

J.

JOINT USE

As used in Section 14-5.3I.1, Electric Facilities*Electric Facilities,* the use in common of a particular facility by two or more entities, such as the attachment of a telecommunications company's antenna or other telecommunications apparatus on the transmission structure of an electric utility.

JUNKYARD

Any area, lot, land, parcel, building or structure or part of these used for the storage, collection, processing, purchase, sale or abandonment of wastepaper, rags, scrap metal or other scrap; discarded goods, materials or machinery; two or more unregistered, inoperable motor vehicles; or other type of junk. A junkyard does not include such uses conducted entirely in an enclosed building.

K.

NO DEFINITIONS

L.

LAMP

The light-producing source installed in a luminaire.

LAND USE ASSUMPTIONS

As used in Section 14-7.9, *Impact Fees,* means a description of the service area and projections of changes in land uses, densities, intensities and population in the service area over at least a five-year period.

LAND USE BOARD

A City board, commission, committee or authority that has jurisdiction over any matter arising under Chapter 14 or otherwise within the jurisdiction of the Planning and Land Use Director, including the Board of Adjustment, the Planning Commission, the Historic Districts Review Board and the Archaeological Review Committee.

LAND-USE INTENSITY CREDIT

The granting of additional development capacity above the base line floor area ratio, expressed in gross floor areas.

LANDMARK

A site, building, structure or natural feature that has visual, historic or cultural significance and is listed on the State Register of Cultural Properties or the National Register of Historic Places.

LANDMARK STRUCTURE

A structure outside a historic district that otherwise meets the definition of a significant structure. A structure may also be a landmark structure if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

LANDSCAPE ARCHITECT

A person who is licensed by the state to design, construct and install decorative and functional alterations and plantings of grounds, including natural and manmade irrigation and drainage facilities.

LANDSCAPE DESIGN INTENT

The project design approach, including the proposed treatment of existing vegetation, if applicable that is:

5. Primarily native landscape, which may incorporate non-native plant material;
6. Urban landscape, with street trees or other urban design elements; or
7. A combination of subsections a and b of this definition.

LANDSCAPE TREATMENT

The addition of a predominantly vegetative combination of trees, shrubs, ground cover, rocks, woodchips, gravel, fences, walls, earth berms, planters, water features, art objects and landscape furniture to accomplish functions such as screening, shade, special definition, buffers, erosion control and ornamental enhancement.

LANDSCAPING

The planting and maintaining of live plants and the use of some natural and manufactured materials, including walls, fences and earth berms.

LEGAL LOT OF RECORD

A lot that was created prior to the date of any applicable provision of law that required the lot to be approved as part of a subdivision, or that has been created as part of a subdivision created in accordance with all applicable laws or ordinances, or that has been created by a court order as provided in Section 14-2.1E.1.VII, or for which a certificate of compliance has been issued pursuant to Section 14-2.1E.1.VIIIPlats Containing Special Flood Hazard Area Land. The lot must be shown on a duly recorded plat or other written instrument that adequately describes the lot, that is recorded with the County Clerk, and that documents compliance with this definition.

LEGAL NONCONFORMING LOT

A legal lot of record that fails to conform to the standards of this Chapter for lots, such as the area, dimension or location or access requirements.

LEGAL NONCONFORMING STRUCTURE

A structure or portion of a structure that was lawfully constructed but that fails to conform to the standards of Chapter 14 for structures, such as restrictions on area, lot coverage, height, required yards or other characteristics of the structure or its location on the lotas a consequence of annexation of the structure into the City or as a consequence of adoption of or amendments to Chapter 14.

LEGAL NONCONFORMING USE

A use that was lawfully established, but that fails to conform to the use regulations of this Chapter 14 as a consequence of annexation into the City or as a consequence of adoption of or amendments to Chapter 14.

LICENSEE

A person who has received written permission or a license to undertake an activity regulated by Chapter 14.

LIGHT POLLUTION

The general sky glow caused by the scattering of artificial light in the atmosphere that results in decreased ability to see the natural night sky.

LIGHT TRESPASS

The encroachment of light, typically across property boundaries, causing annoyance, loss of privacy, or other nuisance.

LINEAR FACILITIES

The lines, cables, fibers or any other such carriers that are linear in nature and that are used for the transmission of water, gas, electricity, data, video images, voice images or other such services.

LINTEL

A structural beam spanning over a door or window opening, or a facing, such as architectural terra cotta that appears to be a structural beam.

LIVE CRIB WALLS

A bioengineering method by which box-like structures of interlocking timbers backfilled with alternating layers of soil and branch cuttings are used to stabilize a slope, with roots of cuttings extending into the slope to provide structural support.

LIVE STAKING

A bioengineering method by which plant cuttings are inserted directly into a slope to provide initial slope protection and to strengthen the slope's resistance to erosion and undercutting.

LOADING SPACE

A distinct area logically and conveniently located for bulk pickups and deliveries scaled to the size of the delivery vehicles expected to be used and accessible to such vehicles.

LOADING SPACE, OFF-STREET

The space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles expected to be used and accessible to such vehicles when required off-street parking spaces are filled.

LONG-TERM BICYCLE PARKING

Bicycle parking that is generally intended for use by residents, employees, or commuters who will park their bicycles for a duration longer than two hours. Long-term bicycle spaces are provided in a sheltered or enclosed location, by means of individual bicycle lockers or multi-user racks in a secured bicycle room or cage.

LOT

A tract, plot or portion of a subdivision or other parcel of land with clearly defined boundaries.

LOT, CORNER

A lot located at the intersection of two or more streets or at the intersection of a common driveway or access road servicing more than one lot. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost point of the side lot lines to the foremost point of the lot, or an extension of the lot where it has been rounded by a street radius, meet at an interior angle of less than 135 degrees. See lots marked AE in the Lot Types diagram.

LOT, DOUBLE FRONTAGE

A lot having its front and rear lot lines coincident with street right-of-way lines.

LOT, INTERIOR

A lot other than a corner lot, with only one frontage on a street other than an alley. See lots marked B in the Lot Types diagram.

LOT, IRREGULAR

A lot, other than a regular lot, not necessarily abutting a public street, that is located, shaped or oriented to adjacent lots in such a way that the usual required yards of this Chapter are impractical and may not be logically determined. See definition of "YARD, SPECIAL".

LOT, REGULAR

A lot abutting a public street that is so located, shaped or oriented to adjacent lots that the required yards of this Chapter may be applied. A regular lot has the location of its front, side and rear required yards determined by and related to adjacent yard patterns.

LOT, REVERSED FRONTAGE

A lot that is at right angles, or approximately right angles, to the general pattern of lots in the area involved. A reversed frontage lot may also be a corner lot or an interior lot, A-D and B-D in the Lot Types diagram, or even, in rare cases, a through lot, which is not illustrated.

LOT, THROUGH

A lot other than a corner lot with frontage on more than one street other than an alley. Through lots with frontage on two streets may be referred to as " double frontage lots". See lot marked C in the Lot Types diagram.

LOT ACCESS DRIVEWAY

A driveway providing access from a lot to a street that the lot does not front on, other than any frontage provided by the driveway, such as occurs with flag lots and common access driveways.

LOT FRONTAGE

The part of a lot abutting the street from which primary access to the lot is obtained.

LOT SIZE

A general term including the various dimensions of the lot such as area, width and depth; or the area of land included within the boundaries of a lot.

LOWEST FLOOR

As used in Section 14-8.3, *Flood Regulations,* means the lowest floor of the lowest enclosed area, including a basement. An unfinished or flood resistant enclosure usable solely for parking or vehicles, building access or storage in an area other than a basement is not considered a building's lowest floor; provided that such enclosure is built in compliance with the applicable non-elevation design requirement of 44 CFR Section 60.3, the National Flood Insurance Program regulations.

LUMINAIRE

A complete lighting unit, including the lamps, together with the parts required to distribute the light, to position and protect the lamps and to connect the lamps to the power supply.

M.

MAJOR ROADWAY SYSTEM

As used in Section 14-7.9, *Impact Fees,* means all major and minor arterials identified on the Santa Fe functional road classifications map within the urban area.

MANUFACTURING

The mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the manufacturing of products and the blending of materials such as lubricating oils, plastics, resins or liquors.

MARQUEE

An exterior roof-like projection over an entrance or window.

MIXED-USE

The development of a tract of land, building or structure in a compact urban form with two or more different uses, including residential, office, manufacturing, retail, public use, light industrial or entertainment.

MOBILE HOME SPACE

A plot of land within a mobile home park designed for the accommodation of one mobile home or manufactured home.

MOBILE HOME STAND

That portion of the mobile home space intended for occupancy by the mobile home or manufactured home proper, consisting of dimensions to be determined by the size of the unit to be accommodated.

MODULAR HOME

A prefabricated structure built to all applicable building codes and used as a permanent building or dwelling unit that does not have permanent or temporary axles of its own and that is connected permanently to an on-site foundation made exclusively for that modular home or building.

MOUNTAINOUS AND DIFFICULT TERRAIN

Any parcel or portion of a parcel that lies in the area labeled as mountainous and difficult terrain on the official zoning map and where over 25 percent of the square footage of the parcel has an existing slope of over 20 percent.

MULCH

Any material applied to the surface of the soil to decrease moisture loss and control the growth of weeds; organic mulches include bark and wood chips, straw, grass, hay, compost and seed shells and inorganic mulches include rock and gravel.

MUNTIN

The small molding or bar that separates the individual panes of multipaned windows.

N.

NATURAL PERSON

An individual human being, as opposed to an organization of any form or a business entity.

NATURAL SLOPE

The elevation of the ground surface before any grading.

NET LEASABLE AREA

Present or potentially habitable space designed for owner or tenant occupancy and exclusive use.

NEW CONSTRUCTION

As used in Section 14-8.3, *Flood Regulations,* for floodplain management purposes, means structures for which the start of construction commenced on or after the effective date of Ordinance No. 1977-47.

NEW DEVELOPMENT

As used in Section 14-7.9, *Impact Fees,* means the subdivision of land; reconstruction, redevelopment, conversion, structural alteration, relocation or enlargement of any structure; or any use or extension of the use of land, any of which increases the number of service units.

NONCONTRIBUTING STRUCTURE

A structure, located in a historic district, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic district.

NONRESIDENTIAL

All uses not defined as residential.

NOXIOUS WEED

Any living stage, including seeds and reproductive parts, of any parasitic or other plant designated as a noxious weed by the New Mexico Department of Agriculture, including Siberian elm (Ulmus pumila), Russian olive (Elaeagnus angustifolia), tree of heaven (Ailanthus altissima) and salt cedar (Tamarix spp.).

O.

OBJECT

As used in Section 14-4.614-4.6Historic Districts*, Historic Districts,* means the term used to distinguish from structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed, for example, sculpture, monuments, boundary markers, statuary and fountains.

OBSTRUCTION

As used in Section 14-8.3, *Flood Regulations,* means any object, structure, embankment, excavation, channel or drainage way that may impede, retard or change the direction of the flow of water, either by itself or by catching or collecting debris carried by water, or that is placed where the flow of water might carry the obstruction downstream to the danger and injury of life or property.

OCCUPANCY

The purpose for which a building is used or intended to be used or the number of people who are allowed to live in a dwelling unitor to occupy an assembly area. Also, the act of occupying or commencing occupation of land or structures.

OFF-STREET PARKING

The area of a lot used for required temporary vehicular parking.

ONE PERCENT CHANCE EVENT

A flood having a one percent chance of being equaled or exceeded in any given year. A one percent chance event is the same as a base flood.

OPEN SPACE

An outdoor area that permanently provides light and air and that satisfies, in whole or in part, the community's visual, psychological and recreational needs.

OPERATING LICENSE

As used in Section 14-5.3C.12, *Short-Term Rental Unit,* means a business license valid for one year, that authorizes the maintenance and operation of a mobile home park.

OPERATOR, SHORT-TERM RENTAL

A person who, with or without a short-term rental permit or registration, rents or offers to rent a short-term rental unit to guests.

OTHER ADVERTISING STRUCTURE

As used in Section 14-4.614-4.6 *Historic Districts,* means a canopy, awning, street clock.

OWNER

With regard to real property, a person who holds fee simple title to real property, or a person acting lawfully on behalf of the person who holds title.

OWNER-OCCUPANT OR RESIDENT OWNER

As used in subsections 14-6.2(A)(5) (Short-Term Rental of Dwelling Units) and 14-6.3(D)(1) (Accessory Dwelling Units) means a natural person who holds fee simple title and resides on the property.

OWNERS' ASSOCIATION

A private nonprofit corporation or similar legal entity of property or condominium owners for the purpose of owning, operating and maintaining various common infrastructure facilities and/or properties.

P.

PARAPET

A building facade that rises above the roof level, typically obscuring a gable or flat roof as well as roof-mounted equipment.

PARCEL

A lot of record or tract of land.

PARKWAY

The part of the street right-of-way lying between the back of the curb and the outer edge of a property, typically including the sidewalk and a planting area for street trees or other living landscape materials between the road and the sidewalk.

PARTY

As used in Section 14-2.1.B.5.IV, *Appeal,* means an applicant, an appellant or the Planning and Land Use Director and all agents and representatives of that person.

PASSIVE RECREATION

Recreational activities that are not dependent on recreational apparatus such as swings, slides, goal posts or backstops and sports that do not comprise organized recreational activities such as baseball, volleyball, football or soccer.

PASSIVE WATER HARVESTING

The collection or storage of precipitation or runoff in surface or in-ground structures with no means of mechanical distribution.

PEDIMENT

The triangular gable end of a classical building, or the same form used elsewhere; the pediment is composed of the tympanum (triangular recessed wall) with a horizontal cornice below and raked cornices at the sides; pediments over openings sometimes have curved tops; the classical pediment has a low roof slope.

PERFORMANCE STANDARD

A set of criteria or limits relating to elements that a particular use or process may not exceed.

PERGOLA

An open grid, supported by rows of columns for growing vines, most often a series of wood beams supporting battens; may be attached to a building or covering a garden walkway/area.

PERMEABLE PAVING

Paving and subgrade that allow surface water to penetrate the paved surface and infiltrate the subsoil.

PERMIT

A document issued by the City that allows a person to begin an activity provided for in Chapter 14.

PERSON

Except where limited to natural persons by definition, context or intent, person includes natural persons, corporations, companies, associations, joint stock companies, associations, firms, partnerships, limited liability companies or other legal entities.

PICKET FENCE

A fence composed of wood pickets, a top and bottom rail, and posts; typically, the pickets are set one to three inches apart.

PLACEMENT

As used in Section 14-5.3I.1, *Electric Facilities,* means installation of electric facilities, but which are not relocation or replacement as defined in this Article, where similar facilities have not previously existed.

PLANNING AND LAND USE DIRECTOR

The director of the land use department or the director's designee.

PLANTING STRIP

An area intended for the placement of landscaping and vegetation, located within the interior of a parking lot, or within parkways located along street right-of-way edges, typically between the back of the curb and the inside edge of the sidewalk.

PLAT

The map, chart, survey, plan or replat certified by a professional land survey or that contains a description of subdivided land with ties to permanent monuments.

POLE

As used in Section 14-5.3I.1, Electric Facilities*,* means steel, wood or other material placed in the ground to hold associated insulators, braces and other attachment hardware for electric service.

PORCH

A roofed space outside the main walls of a structure at street or first floor level, which has a depth of not less than four feet from the outside face.

PORTAL

A long porch or portico with roof, supported by vertical posts.

POTABLE WATER

Water that is suitable for consumption by humans.

PREEXISTING TOWERS AND PREEXISTING ANTENNAS

As used in Section 14-5.3I.3, *Telecommunication Facilities,* any tower or antenna for which a construction permit has been issued prior to the effective date of this section, including permitted towers or antennas that have not yet been constructed so long as such approval is current and not expired and including towers and antennas given interim approvals during the pendency Section 14-5.3I.3, and not found by the Governing Body to be contrary to the purposes of Section 14-5.3I.3.

PREMISES

A lot or combination of contiguous lots developed or approved for development as a unified complex of structures or uses, such as a planned unit development or a commercial or industrial center with common parking or access easements, regardless of whether the lots are held in single ownership and the buildings, structures or other appurtenances on the lots.

PRESERVATION

The act or process of applying measures to maintain and sustain the existing form, integrity and material of a building, structure or district and the existing form of a site.

PRESIDING OFFICER

The person elected or appointed to direct the conduct of a public hearing. The presiding officer of a committee is the chairperson; the presiding officer of the Governing Body is the Mayor or Mayor pro tempore.

PRIMARY FAÇADE

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

PRINCIPAL

Primary or predominant, as applied to a use or structure, as distinguished from secondary or accessory.

PRIVATE OPEN SPACE

Open space adjoining each dwelling unit, designed to provide privacy and having one or more points of ingress to the residence.

PROFESSIONAL ENGINEER

A person licensed by the state to practice engineering.

PROFESSIONAL LAND SURVEYOR

A person licensed by the state to practice land surveying.

PROJECT

As used in the context of architectural design review, means all new exterior construction, except for maintenance, minor repairs, restoration and temporary structures, submitted to the City under a single application. See Section 14-7.3, Architectural Design Review.

PROPERTY

A parcel or parcels of land commonly owned and contiguous, excluding streets and rights-of-way.

PUBLIC BENEFIT USE

Public parks, playgrounds, trails, paths, courtyards or other recreational areas and other public open spaces; scenic and historic sites; and property used by a nonprofit or charitable organization.

PUBLIC IMPROVEMENTS AND QUASI-PUBLIC IMPROVEMENTS

Certain improvements with a life expectancy of ten or more years and that will be used by the public or used in common by owners of lots within a subdivision, or used in common by owners or tenants of a commercial or multiple-family residential development. Public and quasi-public improvements include infrastructure, emergency access and fire suppression, terrain management improvements including revegetation and site restoration, storm drainage facilities and landscaping of common areas as determined by the Planning and Land Use Director in accordance with written policies. Infrastructure that will be dedicated to the City or another government agency, to a public utility company or to an owners association is also included. See Section Article 14-6, Infrastructure Design, Improvement, and Dedication Standards.

PUBLIC RIGHT-OF-WAY

The total area of the land deeded, reserved by plat or otherwise acquired by the City, the county or the state primarily for the use of the public for the movement of people, goods and vehicles and for the installation and maintenance of public utilities or drainage ways.

PUBLIC UTILITY

An agency that, under public franchise or ownership or under a certificate of convenience and necessity, provides the public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection or similar service.

PUBLICLY VISIBLE

The portion of a structure visible from a public street, way or other area to which the public has legal access; and provided that to be publicly visible, a structure need not be adjacent to a public street or way or area to which the public has legal access.

PUMICE WICK

An artificial in-ground trench or other volume of porous rock that stores water for plant material use.

Q.

QUALIFIED PROFESSIONAL

As used in Section 14-7.9, *Impact Fees,* means a professional engineer, professional land surveyor, financial analyst or planner who provides services within the scope of his license, education or experience.

QUALIFYING PROJECT

R.

RAIN BARREL

A small above-ground storage tank, typically 25 to 200 gallons, that collects and stores roof runoff from canals, downspouts or other sources.

RANCH STYLE ROOF

A type of pitched roof with two sloping planes with a pitch less than a six-inch vertical rise in a 12-inch horizontal run.

RECONDUCTOR

As used in Section 14-5.3I.1, *Electric Facilities,* means to increase the capacity of a line by removing the existing conductor and replacing it with a larger size conductor that will be operated at the same voltage.

RECONNAISSANCE

A visual examination of land surfaces that are to be disturbed, and archival research of that property.

RECONSTRUCT

Substantially replace a structure or portion of a structure.

RECREATION FACILITY

A City-owned facility used for public recreation, including active or passive recreation and sports, playgrounds and trails.

RECREATIONAL VEHICLE

A vehicular-type portable structure without permanent foundation that can be towed, hauled or driven and that is primarily designed as temporary living accommodation for recreational, camping or travel use and includes travel trailers, truck campers, camping trailers and self-propelled motor homes.

REFRAMING

As used in Section 14-5.3I.1, *Electric Facilities,* means work on a pole or electric structure that involves replacing structural members, improving clearances, and other maintenance, replacement or retrofits on existing poles or electric structures.

REHABILITATION

To repair an existing building to good condition with minimal changes to the building fabric; may include adaptive use, restoration.

RELOCATION

As used in Section 14-5.3I.1, *Electric Facilities,* means removal of existing electric facilities and reinstallation of those facilities or new similar facilities in a new location not more than 50 feet distant from the original location.

REMODELING

A change, including a reconstruction, in an architectural feature of a structure; provided that remodeling does not include the construction of additions.

REPAIR

Fixing a deteriorated part of a building, structure, or object including a mechanical or electrical system or equipment, so that it is functional; may involve replacement of minor parts. The reconstruction or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.

REPLACEMENT

As used in Section 14-5.3I.1, *Electric Facilities,* means removal of existing facilities and installation of new similar facilities in a location as close as practicable to the original location.

RESIDENTIAL

Term used to describe occupancy, structures or districts primarily intended for or restricted to development and use for dwelling units. It does not include hotels or motels.

RESIDENTIALLY ZONED PROPERTY

Those zones within Santa Fe that primarily permit accommodation of residential housing, including: RR, R-1 through R-6, R-7, R-8, R-9, R-10, R-12, R-21, R-29, R-7-I, RC-5, RC-8 and RAC districts and tracts of land designated by a PRC district master plan or other master plan for residential use.

RESTORATION

The replication or reconstruction of a building's original architectural features.

RESUBDIVISION

The adjustment of platted lot lines to increase or reduce the size of contiguous lots, but not to less than the minimum standard size required by the City, or changing the shape of contiguous lots, commonly known as a lot line adjustment; or combining contiguous lots, commonly known as a lot consolidation. Resubdivision must result in the same or a fewer number of lots.

RETAIL STRUCTURE

A structure housing one or more retail establishments.

RETAIL TENANT

For the purposes of determining the applicability of special requirements that apply to large-scale retail establishments with single retail tenants greater than 75,000 gross square feet or, for the purposes of determining the applicability of the 150,000 gross square foot floor area maximum, means a single retail establishment that shares check stands, management, a controlling ownership interest and storage areas, for example, a plant nursery or a grocery store associated with a general merchandise store, such as a home improvement store.

RETENTION

The storage of stormwater or other runoff in a facility that empties solely by infiltration or evaporation and does not have an engineered outlet structure.

RIGHT-OF-WAY

The total area of land deeded, dedicated by plat or otherwise acquired by a governmental unit or private organization primarily for the use of the public for the movement of people, goods and vehicles or by a public or private organization primarily for the installation and maintenance of utilities or by a railroad primarily for the laying of its tracks.

ROAD CAPACITY

The maximum traffic flow obtainable on a given roadway, using all available lanes, usually expressed in vehicles per hour or vehicles per day.

ROADWAY FACILITIES

As used in Section 14-7.9, *Impact Fees,* means arterial or collector streets or roads that have been designated on an officially adopted roadway plan of the City or county. For the purposes of Santa Fe's road impact fees, roadway facilities are limited to the major roadway system.

ROOF LEVEL URBAN FARM

The use of a roof for urban agriculture for commercial purposes, whether for profit or non-profit.

ROOF MOUNTED ANTENNAS

As used in Section 14-5.3I.3, *Telecommunication Facilities,* includes a telecommunications facility placed on a rooftop through gravity mounts or other surface attachments.

ROOFTOP APPURTENANCE

Skylights, air conditioning units, solar collectors, stairwells, vertical transportation or other roof-mounted mechanical, electrical or communications equipment.

RUNOFF

The water from natural precipitation that flows over the surface of the land and does not percolate into the soil.

S.

SCALE

The relationship of the parts of a building, structure, block or district to each other, to the whole and to the human figure.

SCREENING

A visual barrier composed of suitable live plant material or other natural or artificial materials.

SECTOR PLAN

A plan for an area with multiple ownership, prepared with the participation of the residents and property owners, neighborhood associations if any are included in the area, the City and the county and including a plan for road improvements, land uses, land use intensities, schools and parks and drainage. When adopted by the Governing Body, a sector plan is incorporated into the General Plan.

SERVICE AREA

As used in Section 14-7.9, *Impact Fees,* means an area within the corporate boundaries or extraterritorial jurisdiction of the City or the boundaries of the county to be served by the capital improvements or facility expansions specified in the capital improvements plan that is designated on the basis of sound planning and engineering standards. The service area for the City's road, traffic signal, neighborhood park, regional park and fire and police impact fees is the area within the corporate boundaries of Santa Fe as well as unincorporated areas within the urban area as set forth in the General Plan.

SERVICE ESTABLISHMENT

A business, other than a home occupation, that is primarily engaged in providing services, including personal, business, repair and amusement services; health, legal, engineering and other professional services; educational; membership; and other miscellaneous services.

SERVICE UNIT

As used in Section 14-7.9, *Impact Fees,* means the standardized measure of consumption, use, generation or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards for a particular category of capital improvements or facility expansions. The service unit for road and traffic signal impact fees is average daily vehicle-miles of travel. The service unit for neighborhood and regional park impact fees is equivalent dwelling units. The service unit for fire and police impact fees is square feet, which are measured in terms of heated living area for residential uses and gross floor area for nonresidential development.

SETBACK

The minimum distance prescribed between the nearest point of a structure and a lot line.

SFHP

As used in Section 14-7.2, the Santa Fe Homes Program (SFHP), further described in Chapter 26, *Housing.*

SFHP DEVELOPMENT

A tract of land or any improvements on the tract that are subject to a SFHP agreement.

SFHP UNIT

A dwelling unit required to be provided on site by a SFHP developer or a SFHP property owner to satisfy the SFHP requirements.

SHIELDING

That portion of a luminaire that ensures that no light rays are emitted above the horizontal plane running through the lowest point of the luminaire where light is emitted.

SHORT-TERM BICYCLE PARKING

Bicycle parking that is generally intended for transient users of a facility, typically for a brief duration up to several hours, provided outdoors in a parking lot, or along a sidewalk, by means of bicycle racks.

SHOT CLOCK

As used in Section 14-5.3I.3*, Telecommunication Facilities,* means the amount of time allowed to process various forms of wireless communication review requests. The allotted timeframes are established in federal law by the Federal Communications Commission, and allow for no extension, unless agreed by applicant. The shot clock starts when WCF application is deemed complete. The shot clock resets if an applicant is notified of an incomplete application within the timeframe described in Section 14-5.3I.3. Resetting the shot clock is known as "tolling."

SIGN

Includes every sign, billboard, ground sign, wall sign, roof sign, illuminated sign, projecting sign, temporary sign, marquee, banner, awning, canopy and street clock and includes any announcement, declaration, demonstration, display, illustration or insignia used to advertise or promote the interests of any person when it is placed out-of-doors or in view of the general public, including outdoor electric lights placed in trees, shrubs or other types of vegetation.

SIGN AREA

The net geometric area enclosed by the sign, including all elements such as borders or frames or perforated or solid background, but not including projected area or structural supports for ground signs, unless it is designed in such a manner as to form an integral part of the background of the display.

SIGN, BUILDING MOUNTED

A sign mounted on a building and includes canopy sign, marquee sign, projecting sign, roof sign and wall sign.

SIGN, CANOPY

A sign mounted under and supported by a permanent awning, arcade or portal.

SIGN, DIRECTIONAL

A sign used only for the purpose of indicating the location or direction of an object, place or area and containing no advertising.

SIGN, ELECTRONIC MESSAGING

An electronic changeable copy sign, an electronic graphic display sign, or video display sign as follows:

1. Electronic Changeable Copy Sign. A signor portion thereof that displays electronic, non-pictorial, text information in which each alphanumeric character, graphic, or symbol is defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs or other illumination devices within the display area. Electronic changeable copy signs include computer programmable, microprocessor controlled electronic display.
2. Electronic Graphic Display Sign. A signor portion thereof that displays electronic, static images, static graphics or static pictures, with or without information, defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs or other illumination devices within the display area where the message change sequence is accomplished immediately or by means of fade, repixalization or dissolve modes. Electronic graphic display signs include computer programmable, microprocessor controlled electronic or digital displays. Electronic graphic display signs include projected images or messages with these characteristics onto buildings or other objects.
3. Video Display Sign. A sign that changes its message or background in a manner or method of display characterized by motion or pictorial imagery, which may or may not include text and depicts action or a special effect to imitate movement, the presentation of pictorials or graphics displayed in a progression of frames which give the illusion of motion, including but not limited to the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes, not including electronic changeable copy signs. Video display signs include projected images or messages with these characteristics onto buildings or other objects.

SIGN FACING OR SURFACE

The surface of the sign on, against or through which the message is displayed or illustrated.

SIGN, FREESTANDING

A signor sign structure that is permanently affixed to the ground supported by uprights or braces placed upon the ground and that is not attached to a building or other structure.

SIGN, HANGING

A sign that is not supported by any means from the ground or sidewalk and that is fastened to or suspended from a structure.

SIGN HEIGHT

The vertical distance from grade to the highest point of the sign.

SIGN, ILLUMINATED

An illuminated sign that has characters, letters, figures, designs or outline illuminated by electric lights or luminous tubes as a part of the sign proper.

SIGNS, NUMBER

For the purpose of determining the number of signs, a single display surface or display device containing elements organized, related and composed to form a unit. Where matter is displayed in a random manner without organized relationship of elements or where there is reasonable doubt about the relationship of elements, each element shall be considered a single sign.

SIGN, PORTABLE

A movable sign structure not permanently attached to the ground or to any other structure.

SIGN, PROJECTING

A sign that is attached to a structure and extends beyond the line of the structure.

SIGN, ROOF

A sign painted, erected or constructed wholly upon or over the roof of a building and supported solely on the roof structure.

SIGN, SANDWICH

A sign that rests on the ground and consists of two sign faces attached at the top, with the sides of the sign forming a triangle and the base of the triangle forming the baseline of the sign.

SIGN, TEMPORARY

A sign that relates to an event, function or activity of a specific, limited duration, including flags, banners, pennants and similar paraphernalia.

SIGN, WALL

A sign that displays a single advertising surface and is painted on or attached to and erected parallel to the face of the outside wall of a building and supported by the wall,

fence or building. Wall signs includes flat signs, signs with projecting letters attached to a wall or a painted signboard attached securely to a wall.

SIGNIFICANCE

The determination of the potential value of an archaeological site to increase the knowledge of the prehistory or history of Santa Fe, as set forth in Section 14-2.1G.1, Archaeological Clearance Permit.

SIGNIFICANT STRUCTURE

A structure located in a historic district that is approximately 50 years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant for its association with events or persons that are important on a local, regional, national or global level; or if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

SIGNIFICANT TREE

A deciduous tree of six-inch caliper or greater or an evergreen tree eight feet or greater in height.

SLOPE

An inclined ground surface, expressed in terms of measures of horizontal distance to measures of vertical distance or percent of vertical component to horizontal component.

SLUMP BLOCK

A concrete block unit that is removed from the mold before it has a chance to completely set. This causes the concrete block to keep a slumped appearance like adobe brick. Slump block can be either structural and non-structural.

SMALL CELL FACILITY

As used in Section 14-5.3I.3*, Telecommunication Facilities,* means a wireless service facility that meets the following qualifications:

1. Is mounted on structures 50 feet or less in height including their antennas; or
2. Is mounted on structures no more than 10 percent taller than other adjacent structures; or
3. Does not extend existing structures on which it is located to a height of more than 50 feet or by more than 10 percent, whichever is greater;
4. Each antenna associated with the deployment, excluding associated antenna equipment is no more than three cubic feet in volume. All other wireless equipment associated with the structure, including the wireless equipment associated with the antenna and any pre-existing associated equipment on the structure, is no more than 28 cubic feet in volume.

SOIL AMENDMENT

Material added to improve the fertility, permeability or water storage capacity of soil.

SOILS ENGINEERING REPORT

A report prepared by a professional engineer indicating the nature, distribution and strength of existing soils; conclusions and recommendations for grading procedures; design criteria for corrective measures when necessary and opinions and recommendations covering adequacy of sites to be developed by the proposed grading.

SPECIAL FLOOD HAZARD AREA

The land in the floodplain within the City that has a one percent or greater chance of flooding in any given year. For the City, the special flood hazard area may be further defined as floodway and flood fringe, where applicable.

SPRINGLINE

The point where the curved portion of a tunnel roof meets the top of the wall.

START OF CONSTRUCTION

As used in Section 14-8.3, *Flood Regulations,* and for other than new construction or substantial improvements under the federal Coastal Barrier Resources Act (Pub. L. 97-348), means the date the construction permit is issued; provided that the actual start of construction, repair, reconstruction, placement, or other improvement is within one hundred eighty days of the permit date. The actual start of construction means either the first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing and grading; installation of streets or walkways; excavation for a basement, footings, piers or foundations or the erection of temporary forms; or the installation on the property of accessory buildings such as garages or sheds not occupied as dwelling units or not as part of the main structure.

STATE

The state of New Mexico.

STATUS OF A PROPERTY/STRUCTURE

Classification of the importance of a property, building, structure or object owing to its involvement with a significant event, person, or time period, or as an example of a past architectural style. Pursuant to Section 14-4.6C.2, Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in this Article.

STORM DRAINAGE FACILITIES

Includes drainage courses, constructed channels, underground storm sewers, streets, drop inlets, detention basins and other drainage improvements.

STORY

The division of a building comprising the space between two successive floors above ground level.

STREET

A right-of-way dedicated to public or private use to provide primary vehicular and pedestrian access to adjoining properties and is any public thoroughfare and the approach to a public thoroughfare, the boundaries of which extend to the abutting property line.

STREET FRONTAGE

The length of the boundary of the premises abutting the street.

STREET TREE

A tree that is planted within or along a street right-of-way, and that can be pruned for pedestrian clearance where appropriate.

STREET WIDTH

The area of street within which vehicles are permitted, including travel lanes and parking areas, but not including shoulders, curbs, sidewalks or swales.

STREETSCAPE

The visual character of a street or section of a street as defined by topography; the pattern of structures and open space; building and wall setbacks; street design; architectural design; and heights, widths and proportions of structures, fixtures and graphics.

STRUCTURAL TRIM

The moldings, battens, cappings, nailing strips, latticing and platforms that are attached to a sign structure.

STRUCTURE

Anything that is constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground, including buildings, mobile homes, walls, fences, swimming pools, spas, tennis courts, signs, flag poles, microwave satellite receiving dishes, TV antennas and communication devices.

STUCCO

Plaster applied on the exterior of a building, composed of lime and sand, and sometimes various cements; types include lime stucco, Portland cement stucco; finishes include bastard stucco, pebble-dash, roughcast, rough stucco, slab plastering, spatter-dash, tabby, troweled stucco.

STUCCO, CEMENTITIOUS

Plaster applied on the exterior of a building; composed of lime and sand, and various cements.

STUCCO, ELASTOMERIC

Plaster applied on the exterior of a building; composed of acrylic resins and polymers, and can contain sand to give it a more defined look.

STUCCO, SYNTHETIC

Plaster applied on the exterior of a building; composed of a polymer-based or acrylic cement base coat, and a topcoat finish.

STUCCO MESH

A type of wire or fiberglass cloth used as lath for stucco.

SUBDIVIDE

To divide land into two or more parts by platting or by metes and bounds description to:

5. Sell for building purposes;
6. Laying out a municipality or any part of a municipality;
7. Adding to a municipality;
8. Laying out suburban lots; or
9. Resubdivide.

SUBSTANTIAL IMPROVEMENT

As used in Section 14-8.3, *Flood Regulations,* means any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure, either before the improvement or repair is started or, if the structure has been damaged and is being restored, before the damage occurred. For the purpose of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

SUBSTANTIALLY DAMAGED

As used in Section 14-8.3, *Flood Regulations,* means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

SUBSTANTIVE CHANGE

As used in Section 14-4.6*, Historic Districts,* means a change to a property in the historic districts or a landmark property outside the historic districts that requires review and approval by the historic districts review board.

SUBSTATION

As used in Section 14-5.3I.1, *Electric Facilities*, means facility equipment that switches, changes, or regulates electric voltage. An electric power station that services as a control and transfer point on an electrical transmission system. Substations route and control electrical power flow, transform voltage levels, and serve as delivery points to industrial customers.

SUBSURFACE AREAS

Areas within a structure, the floor of which is at least six feet below average finished grade.

SUSTAINABLE

The ability of a system to maintain processes, functions and productivity over time using a defined quantity of resources.

SWALE

A shallow excavation constructed perpendicular to overland flow direction to detain stormwater runoff, keeping it on-site and allowing it to infiltrate.

SWITCHING STATION

As used in Section 14-5.3I.1, *Electric Facilities,* means facility equipment used to tie together two or more electric circuits through switches. The switches are selectively arranged to permit a circuit to be disconnected or to change the electric connection between the circuits.

T.

TANK

An artificial reservoir for storing water, often above ground.

TELECOMMUNICATIONS OWNER

Includes every person that directly or indirectly owns, controls, operates or manages plant, equipment or property within the City, used or to be used for the purpose of offering telecommunication service.

TELECOMMUNICATION SERVICES

The providing or offering for rent, sale or lease, or in exchange for other value received, of the transmittal of voice, data, image, graphic and video programming information between or among points excluding only cable services.

TELECOMMUNICATIONS PROVIDER

Includes every person who provides telecommunication service over telecommunications facilities without any ownership or management control of the facilities.

TEMPORARY FACILITIES

As used in Section 14-5.3I.1, *Electric Facilities,* means electric facilities and distribution facilities used to provide service for less than one year.

TEMPORARY STRUCTURE

A structure erected for a specific purpose, which is removed when the designated time period, activity or use for which it was erected has ceased.

TEMPORARY USE

A use that is established for a limited and fixed period of time with the intent to discontinue the use upon the expiration of the delineated time period.

TOPSOIL

The uppermost part of a soil, ranging in depth from three to six (6) inches, that can sustain vegetation and is free of caliche, trash or toxic materials.

TOWER

As used in Section 14-5.3I.3, *Telecommunication Facilities,* means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas used for telecommunications services, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, and the like. The term includes the structure and any support thereto.

TOWER ALTERNATIVE

As used in Section 14-5.3I.3, Telecommunication Facilities*Telecommunication Facilities,* means manmade trees, clock towers, bell steeples, light poles and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers.

TOWNSCAPE

The interrelated elements of the urban landscape, including the physical setting, street patterns, watercourses, vegetation, building placement, building height, scale, wall types and prominent views.

TOWNSCAPE STANDARDS

As used in the BCD, means the specific requirements within a townscape subdistrict that provide for:

1. Maximum height of structures;
2. Maximum lot coverage;
3. Building placement and yard requirements;
4. Minimum open space requirements;
5. Landscape treatment;
6. Height of walls and fences;
7. Placement of parking;
8. Curb cuts; and

9. Portals.

TRACT

An area for which a single project is proposed.

TRANSIENT LODGING

A stay of fewer than 30 consecutive days.

TRANSMISSION EQUIPMENT

As used in Section 14-5.3I.3, *Telecommunication Facilities,* means a wireless communications facility including any structure supporting or housing the wireless communications facility or its equipment that has been reviewed, approved and lawfully constructed, in accordance with all requirements of applicable law as of the time it was built, when the relevant eligible facilities request is filed. The term includes a structure supporting or housing a wireless communications facility even if the structure was not built for the sole or primary purpose of providing such support. The term does not include a structure that does not support or house a wireless communications facility at the time the relevant eligible facilities request is filed.

TRANSMISSION FACILITIES

As used in Section 14-5.3I.1, *Electric Facilities,* Electric Facilitiesmeans the network of high-voltage lines, transformers, and switches used to move electrical power from generators to the distribution system. Also used to interconnect different utility systems and independent power producers into a synchronized network. Transmission is considered to end when the energy is transformed for distribution to the customer.

TRANSPORTATION TERMINAL

A station where transportation services are provided to the public, primarily transportation of persons as opposed to freight, to a regional area, including the City, or serves as a junction to points outside the City for the conveyance of passengers as a commercial enterprise.

TREATMENT

A plan for the recovery or protection of discovered cultural remains at those archaeological sites that are considered significant, including proposed excavation or preservation methods, proposed analysis techniques and plans for the final disposition of artifacts recovered.

TRELLIS

A framework or lattice that supports a climbing vine.

TROMBE WALL

A masonry wall that absorbs and stores solar energy to heat a building, usually made of stone, concrete, or adobe. Trombe walls usually have a dark, heat-absorbing coating on the outside and a single or double layer of glass on the inside.

U.

UNDERGROUND SYSTEM

As used in Section 14-5.3I.1, *Electric Facilities*Electric Facilities*,* means a system of underground primary and/or secondary distribution cables which may have transformers, terminal boxes, switching devices and other facilities necessarily appurtenant to such a system on the surface, or any portion thereof.

UPGRADE

As used in Section 14-5.3I.1, *Electric Facilities*Electric Facilities*,* Electric Facilitiesmeans to rebuild, improve, or increase the voltage or current carrying capability of an electric transmission line, switching station, or substation.

URBAN AGRICULTURE

The use of a lot for the cultivation of agriculture, composting, aquaponics, aquaculture, and/or hydroponics for commercial purposes.

USDA CLASSIFICATION ZONE

A United States Department of Agriculture system of plant hardiness classifications grouped by the ability to withstand defined temperature ranges.

USED OR OCCUPIED

Includes "intended, designed or arranged to be used or occupied".

UTILITY EASEMENT

An easement acquired, established, dedicated or devoted for public utility purposes.

UTILITY PROVIDER

As used in Section 14-5.3I.2, *Underground Electric and Cable Utility Lines,* Underground Electric and Cable Utility Linesmeans electric or cable service providers or their contractors constructing electric, telecommunication or cable utility lines.

UTILITY SHED

A prefabricated, one-story, detached accessory structure constructed of light material and used as a tool shed, play house or other suitable purpose; provided that the projected roof area shall not exceed 120 square feet.

V.

VERTICALLY INTEGRATED CANNABIS ESTABLISHMENT

A person who is licensed as a vertically integrated microbusiness and authorized to act as any of the following:

10. A cannabis courier;
11. A cannabis manufacturer;
12. A cannabis producer; or
13. A cannabis retailer.

VIEWLINE

As used in Section 14-4.4, *Escarpment Overlay District*, means either the boundary between the Ridgetop Subdistrict and Foothills Subdistrict or the delineated portion of the boundary of the Ridgetop Subdistrict if there is no contiguous Foothills Subdistrict, as shown on the City's official Escarpment Overlay District maps.

W.

WALL

A constructed solid barrier of concrete, stone, brick, tile, wood or similar material that borders or is constructed within a field, lot and that limits visibility and restricts the flow of air and light; or the wall of a building or other enclosed structure.

WAIVER

As used in Section 14-8.3C, Development in Special Flood Hazard Areas*Development in Special Flood Hazard Areas,* and Section 14-8.3, *Flood Regulations,* a waiver to flood regulations is equivalent to a variance to National Flood Insurance Program regulations.

WARM SEASON GRASS

Grass that requires moderate or infrequent applications of water throughout its life, such as blue grama, buffalo and other grass species.

WATER FEATURE

An ornamental water structure used in a landscape, including fountains, streams, and ponds.

WATER HARVESTING

The capture and use of precipitation from surfaces such as roofs, roads, parking lots and landscapes for plant irrigation, soil recharge or the collection and storage for future use.

WATER SURFACE ELEVATION

As used in Section 14-8.3, *Flood Regulations,* means the height, in relation to the national geodetic vertical datum (NGVD) of 1929, of floods of various magnitudes and frequencies in the floodplains of riverine areas.

X.

XERISCAPE

A water conserving landscape, emphasizing the use of drought tolerant plant material and efficient watering systems. The principles of xeriscape include planning and design, appropriate choice of plants, soil analysis, efficient irrigation, practical and limited use of turf, mulching and proper maintenance.

Y.

YARD

The substantially open area adjacent to a property line; see " yard, required."

YARD, FRONT

The part of a lot on the lot frontage side between the front lot line and the closest part of the perimeter of a structure on the lot, extended to both side lot lines.

YARD, REAR

The part of a lot opposite the lot frontage side between the rear lot line and the closest part of the perimeter of a structure on the lot, extended to both side lot lines.

YARD, REQUIRED

A required unoccupied, unobstructed open space adjacent to a property line.

YARD, SIDE

The part of a lot between the side lot lines and the closest part of the perimeter of a structure on the lot, extending from front to rear lot lines.

YARD, SPECIAL

In the case of an irregular lot, a yard required to perform the same functions as a front, side or rear yard, but adjacent to the lot line so placed or oriented that the standard requirements are not clearly applicable. In such cases, the Planning and Land Use Director shall require a special yard with minimum dimensions as would apply for a comparable front, side or rear yard in the district. Such determination shall be based on the relation of the lot in question to the adjoining lots with due regard to the orientation and location of required yards, structures and buildable areas on the lots.

YARD, STREET

The yard or required yard adjoining a street.

Z.

ZERO LOT LINE

The location of a building wall on a side or rear lot line.

Article 14-10 Styles Template

14-10.1 Heading 2

Body Text 2

A. Heading 3

Body Text 3

1. Heading 4

Body Text 4

I. Heading 5

Body Text 5

a. Heading 6

Body Text 6

1. Heading 7

Body Text 7

i. Heading 8

Body Text 8

(a) Heading 9

Body Text 9

14-10.2 Heading 2

A. List 2

1. List 3
   I. List 4
      a. List 5
         1. List 6
            i. List 7
               (a) List 8

14-10.3 Heading 2

A. Heading 3

1. List 3
2. List 3
3. List 3
4. List 3

B. Heading 3

1. Heading 4
   I. List 4
   II. List 4
   III. List 4
2. Heading 4
   I. Heading 5
      a. List 5
      b. List 5
   II. Heading 5
      a. Heading 6
         1. List 6
         2. List 6
      b. Heading 6
         1. Heading 7
            i. List 7
            ii. List 7
         2. Heading 7
            i. Heading 8
               (a) List 8
               (b) List 8
               (c) Heading 9

ii. Text
iii. Text

14-10.4 Definitions

DEFINITION HEADER

Definition Entry

DEFINITION HEADER

Definition Entry

DEFINITION HEADER 2

14. Definition List
15. Definition List.
16. Definition List.

DEFINITION HEADER 2

Definition Entry 2

f) Definition List 2
g) Definition List 2

SFNM colors as text

Midnight blue – HEX 2F3D76
Light Green – HEX 3E593A
Light Sky Blue – HEX CEDFF3
Cream – HEX FAF0DE

FIR No. 10683

FISCAL IMPACT REPORT

General Information:

(Check) **Bill:** X **Resolution:** _____

Short Title(s): Phase 1 of the Land Development Code update

Sponsor(s): Mayor Webber and Councilor Cassutt,

Reviewing Department(s): Planning and Land Use, City Attorney

Staff Completing FIR: Margaret Moore **Date:** 10/3/2025

Phone: 505-490-5930

Reviewed by City Attorney: Erin McSherry **Date:** 10/03/2025

Erin McSherry (Oct 3, 2025 21:49:25 MDT)

Reviewed by Finance Director: _____ **Date:** _____

Summary:
This bill repeals Chapter 14 of SFCC 1987 ("Land Development Code") and replaces it, as Phase 1 of the Land Development Code update. After a competitive RFP process (22/22/P), the City entered into a professional services agreement with Clarion Associates to draft Phase 1A and 1B of the Land Development Code Update. Clarion conducted public engagement and constituent outreach and laid the groundwork for comprehensive overhaul of the Chapter 14 for an updated version of the Code that addresses conflicts with other existing laws and will result in a more user-friendly and accessible land development code for the City. In enacting this legislation, the Governing Body will accomplish the goals of the contract and prepare the City to embark on Phases 2 and 3 of the Land Development Code Update.

Departments Affected:
Community Development (Planning and Land Use, Office of Affordable Housing), Public Works, Utilities Department

Consequences of Not Enacting Legislation:
Not adopting the legislation would leave in place a version of the Chapter 14 that is nearly forty (40) years old, which contains internal inconsistencies and conflicts with other laws, and is hard to understand for many users.

Conflict, Duplication, Companionship, or Relationship to Other Legislation:
Not applicable.

Performance and Administrative Implications:
The legislation would update Chapter 14 to conform with state and federal law, remove conflicting provisions, and improve the organization and usability of Chapter 14. The update adds certain definitions,

uses, and images, clarifies terms and approval processes, and improves the Chapter's overall organization and structure. These improvements will enhance the Planning and Land Use Department's administration and enforcement of the code and is intended to improve the public's understanding of the requirements of Chapter 14.

Fiscal Implications:

The legislation does not require new positions, increases in fees, or other increased costs. If anything, the updated code should improve the City's efficiency in administration and enforcement, allowing staff to assist constituents more efficiently.

Fiscal Impact

(see above, fiscal implications) Check here if no fiscal impact

Expenditures

Expenditure Type	FYE 2025	FYE 2026	FYE 2027	Require BAR (Y/N)	Recurring (R) or Non-recurring (NR)	Fund	3-Year Total Cost
Personnel and Benefits*	$	$	$				
Capital Outlay	$	$	$				
Contractual/ Professional Services	$	$	$				
Operating	$	$	$				$
Total:	$	$	$				$

Expenditure Narrative:

Revenue

Revenue Type	FYE 2025	FYE 2026	FYE 2027	Recurring (R) or Non-recurring (NR)	Fund
General Fund	$	$	$		
Special Revenue	$	$	$		
CIP	$	$	$		
Enterprise	$	$	$		
Internal Service	$	$	$		
Trust and Agency	$	$	$		
Federal	$	$	$		
Other	$	$	$		
Total	$	$	$		

Revenue Narrative

City of Santa Fe, New Mexico

memo

DATE: October 14, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director *MRM*
Gary Moquino, Historic Preservation Division Manager, GM

FROM: Lani McCulley, Senior Planner, Historic Preservation Division *LgM*

2025-011226-HDRB, 1323 Paseo De Peralta, Don Gaspar Area Historic District, Contributing, Santa Fe Permits, agent for Capitol Counsel and Consulting, LLC, owner, requests primary façade designation.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

__x__ **Other**: previous approvals

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as contributing and recommends the north facades, including the portal (facades F1, F2, and F3), the east façade (F4), which are part of the first original structure, the northwest façade (F11)excluding the windows but including the exposed window headers and the south façade (F10) including the portal and excluding the handrail of the southern original building, which are character-defining facades for the building as the primary facades, per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

One motion will be required for the designation of the structure and assignment of primary facade(s).

a. In case 2025-011226-HDRB, for 1323 Paseo de Peralta, designate the north facades, including the portal (facades F1, F2, and F3) and the east façade (F4), which are part of the first original structure, and the northwest façade (F11) excluding the windows except for the exposed window headers and the south façade (F10) including the portal and excluding the handrail of the southern original building as primary façade(s).

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

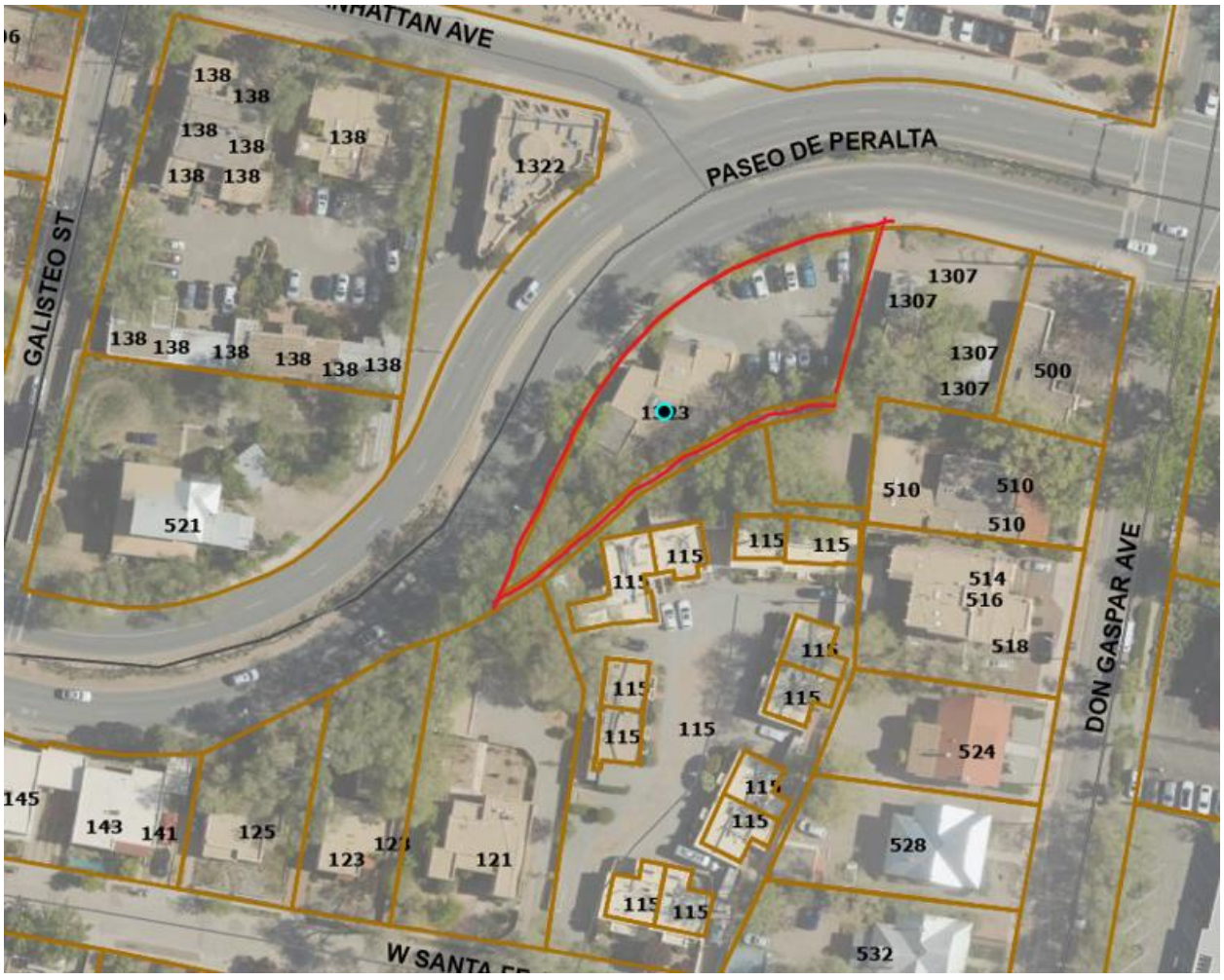


Figure 1: Site Location

BACKGROUND & SUMMARY:

Streetscape:
The streetscape for the property is defined as extending from the southern entrance of the New Mexico State Capitol building parking going west to Galisteo Street. The curve in the road truncates the streetscape. The property is located on the edge of the Don Gaspar Historic District, so that the majority of the structures to the north of the property are in the Downtown and Eastside Historic District. The streetscape consists of a combination of residential and commercial properties. The commercial properties are located to the north and east of the subject property, while the residences are to the west and south. The street is lined with sidewalks on both sides of the street. The streetscape consists of a single yard wall with metal elements to the east, while to the west, there is a combination of low stone walls, wood, and chain link fences. The parcel sizes in the streetscape vary greatly, with the buildings set back from the street. There are visible parking areas for commercial properties, and parking in a driveway at the front or side of the residences. On the south side of the street in the Don Gaspar Area Historic District, there are lower single-level buildings west of Don Gaspar Avenue, where the buildings are taller, with mostly two-story buildings. The Downtown and Eastside Historic District on the north side of the road is mostly two-story or three-story buildings, including the public parking garage for the State buildings, the New Mexico State Capitol, and a two-story Victorian residence with a few lower single-story buildings that serve as law offices in the middle.



Figure 2: Street View of Structure

Site Description:
The commercial property at 1323 Paseo de Peralta is somewhat triangular in shape and is sandwiched between the Acequia de Los Pinos to the south and Paseo de Peralta to the north and east. The property consists of 0.2956 acres with a contributing building in the Don Gaspar Historic District. The primary facades for the building have not yet been designated.

The lot has retaining walls consisting of railroad ties and stone walls along the east and north lot lines at the sidewalks. A low yard wall capped with flagstone sits at the northwest property, and a 6’0” high coyote fence encloses the southern portion of the property. At the far east lot line is a wood fence with shrubbery blocking the view of the fence from the west. The parking area is on

the northeastern and eastern portion of the lot, while it is accessed from the driveway on the north side of the building. There is a small monument sign on the east side of the driveway.

The approximately 3,600 sq. ft. building consists of two original 1930s Spanish Pueblo Revival structures that were merged into a single structure with a 1988 1,800 sq. ft. addition. The building is a combination of adobe and wood frame with several pairs of wood French doors, wood casement windows with false muntins, and a north portal constructed of single post and beam construction, exposed lintels, and vigas. The addition is located between the original structures and is at a scale that blends in with the original structure and does not overwhelm the historic aspects, retaining the integrity of the original structures. The addition matches the southern building, making it difficult to distinguish between the two without stepping back to see the addition and the single lite windows. To the south is the second original structure, which houses larger vigas in the western wall and a southern portal to complement the northern portal. The original portions of the structure have slight undulation to their parapets, where the addition does not.

PREVIOUS CASE SUMMARIES:

ARC:

Archaeological clearance was issued for this property in 1989 under case AR-01-1989.

HDRB:

There is a note in the HCPI of a 1990s addition; there is also a note regarding a 1988 case, which was located; however, no previous cases are on file in the Historic Preservation Division. It is presumed that the 1988 and 1990s additions are the same addition.

ADMINISTRATIVE:

In an approval issued on September 9, 2009, the building was approved to replace all viga ends on the south and west elevations. Some of the viga tails were removed at this time and were not replaced.

In an approval issued on February 21, 2001, the property was approved to have two signs.

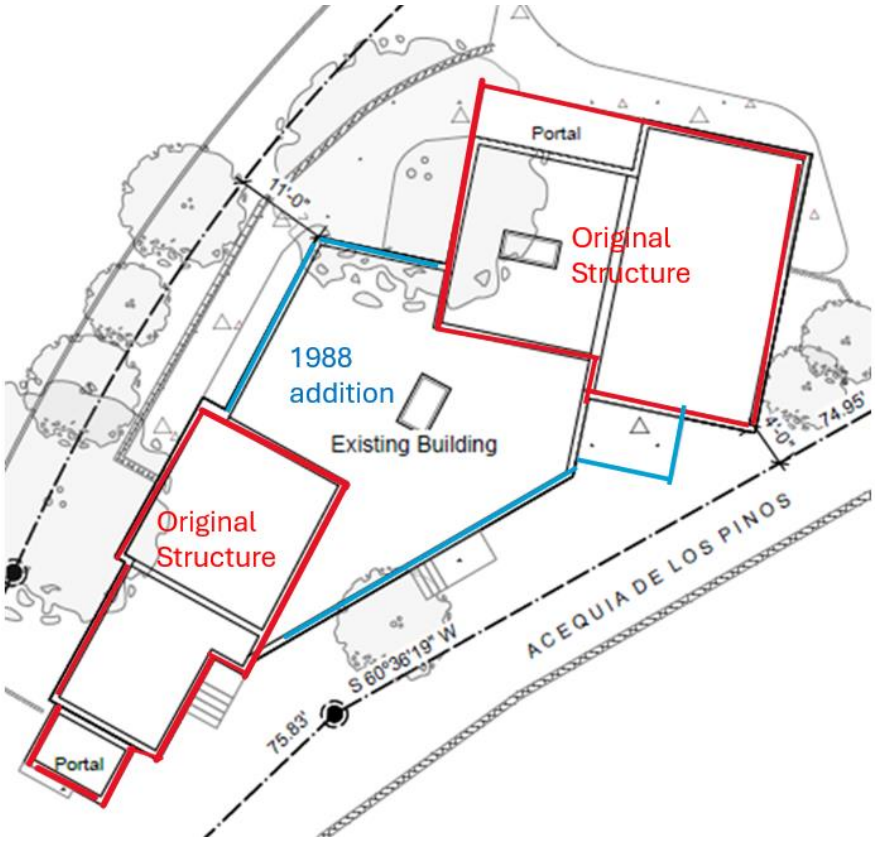


Figure 3: Dates of Construction

APPLICANT'S REQUEST:

The applicant requests:

1) Primary façade designation of a contributing structure.

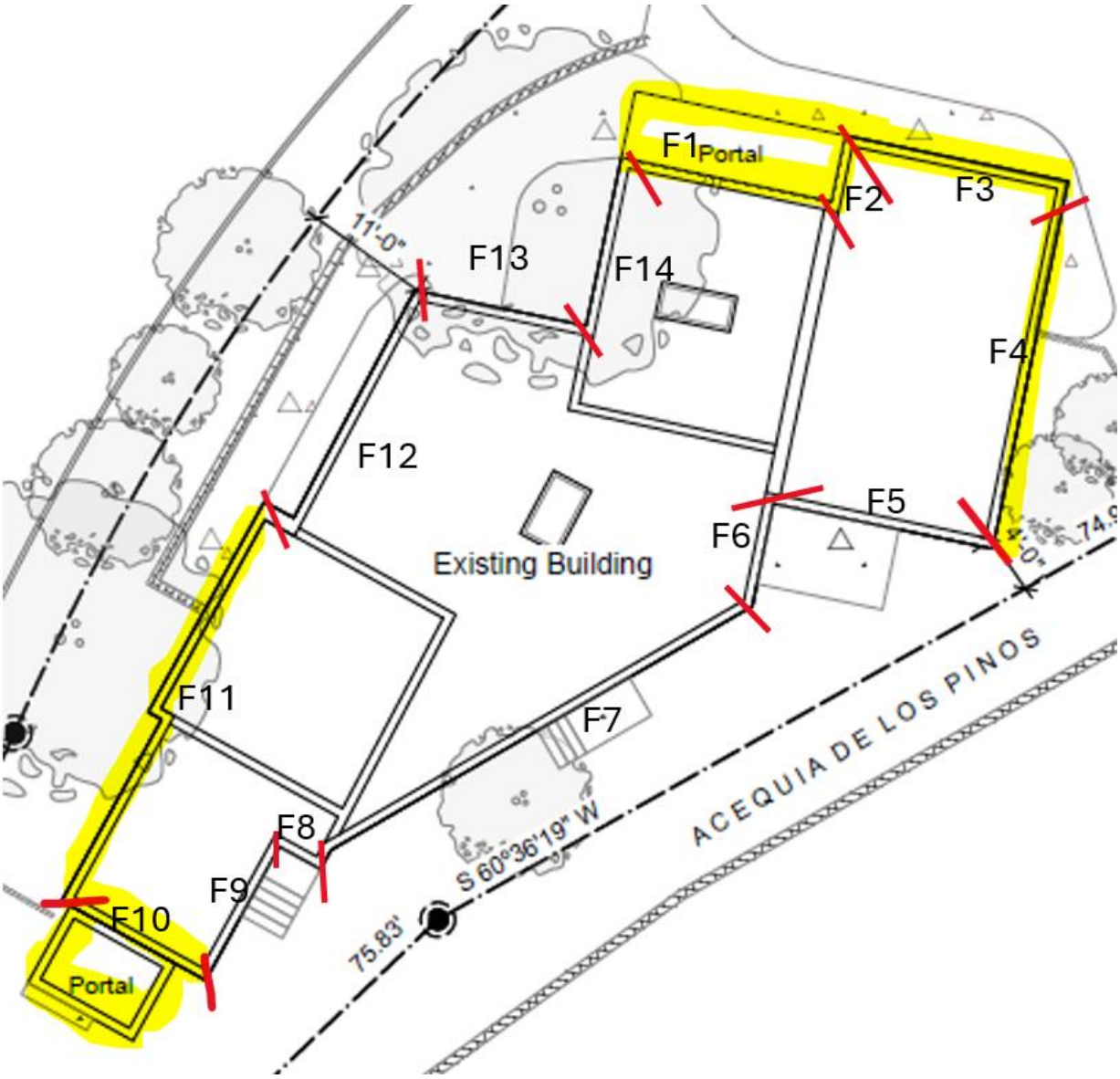


Figure 4: Façade Diagram (primary facade recommendations highlighted in yellow)

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture, and material between *buildings* of historic design and those of more modern design.

(C) **Regulation of Significant and Contributing Structures in the Historic Districts**

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken.

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

(i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.

(ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals, which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

14-12 Significant Structure:
A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period, or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national, or global level; or
(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older, that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

(H) **Don Gaspar Area Historic District**

(1) District Standards

Compliance with the following structural standards shall occur wherever those exterior features of *buildings* and other *structures* subject to public view from any public *street*, way, or other public place are erected, altered, or demolished:

(a) Slump block, stucco, brick, stone, or wood shall be used as exterior *wall* materials. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials. The painting of *buildings* with a color that causes arresting or spectacular effects, or with bold repetitive patterns, or using *buildings* as signs, is prohibited. Murals, however, are

permitted and may be referred to the city arts board for an advisory recommendation.

(b) Roof forms, including but not limited to flat, gabled, shed, and *hipped roofs,* are allowed. Folded plate or hyperbolic roofs are not allowed.

(c) The use of solar and other energy-collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing *walls* for trombe *walls* or other solar collectors, *greenhouses*, garden rooms, direct gain, or other energy-collecting purposes is allowed. When in view from any public *street*, way, or other public place, solar equipment shall be screened by the following methods:

(i) raising the parapet;

(ii) setting back from the edge of the roof;

(iii) framing the collector with wood;

(iv) in the case of pitched roofs, by integrating the collector into the pitch;

(v) in case of ground solar collectors, by a *wall* or vegetation;

(vi) in the case of *wall* collectors, by enclosing by end or other *walls*;

(vii) other means that screen the collector or integrate it into the overall *structure*. Non-glare materials shall be used in solar collectors.

(d) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened by opaque materials by raising the parapet, framing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems.

(e) *Walls* and fences shall be of brick, *adobe*, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block *walls* are allowed. *Walls* of unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in view from any public *street*, way, or other public place.

(f) *Greenhouses*. Attached *greenhouses* that front on the *street* shall give the appearance of being integrated into the *structure* of the *building* or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding *greenhouses* that front on the *street* is prohibited. *Greenhouses* with slanting sides shall be bracketed at the ends, and the *greenhouses* made from enclosed *porches* or *portales* shall maintain the shape of the *porch* or *portal*.

(g) For *residential* uses, paving with asphalt or parking is not allowed in the front *yard* except on the sidewalk or driveway.

(h) For commercial uses, zoned C-1 front *yards* are required to be landscaped, and no required front *yard* shall be used for *off-street parking*.

(i) As a condition of any rezoning, all *applicants* shall provide evidence of sufficient *off-street parking* and an intent to maintain the architectural integrity of the existing

building or to conform to the architectural style of the district if constructing a *building* on a vacant *lot*.

(2) Walls; Fences; Solar Collectors; Administration

Applications for the erection, alteration, or destruction of *walls*, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval, or referral shall be indicated by the division on the *application* for the *building permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 2000

IDENTIFICATION

ADDRESS: 1323 Paseo de Peralta

OLD ID NUMBER:

SANTA FE ID NUMBER: 30420

UTM REFERENCE EASTING NORTHING

ZONE 13 414770 3948500

LEGAL DESCRIPTION:

TNSP 17N RANGE 9E SEC 28 NW 1/4 NE 1/4

BUILDING NAME:

FIELD MAP
Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION: SOURCE(S)

1990 ESTIMATE Sanborns

pre 1930 ACTUAL w/1990s addits

BUILDING DATA

ARCHITECTURAL STYLE:
Spanish Pueblo Revival

USE:

HISTORIC: residential

OTHER _____

PRESENT:

OTHER businesses

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR X NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

___ YES X NO

WHAT TYPE?

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

___ MINOR ___ MODERATE

X MAJOR

EXPLAIN:
alterations and additions

OVERALL CONDITION:

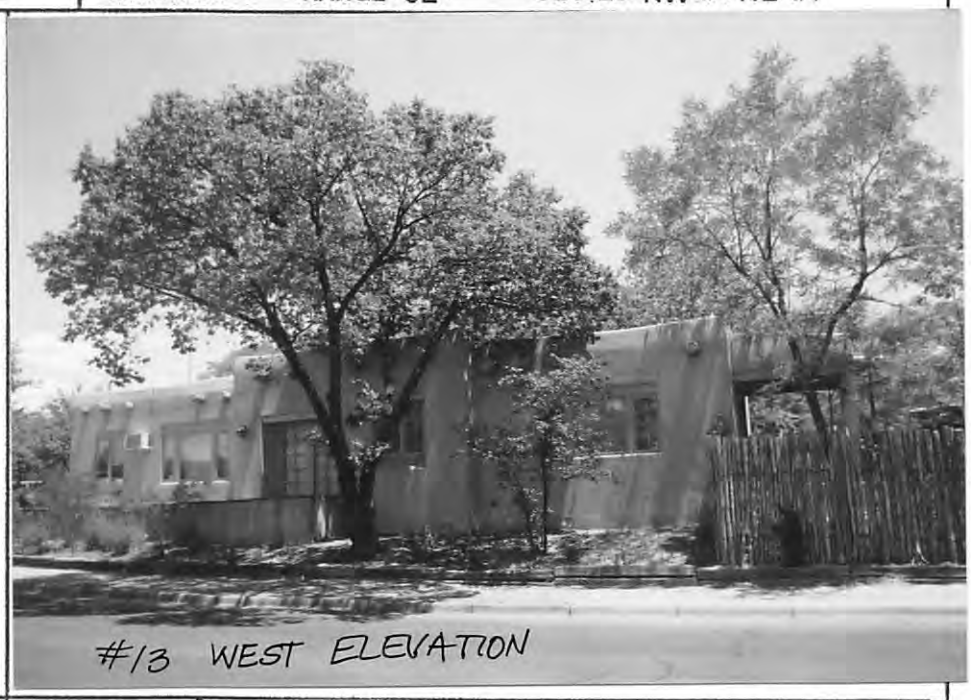
X EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

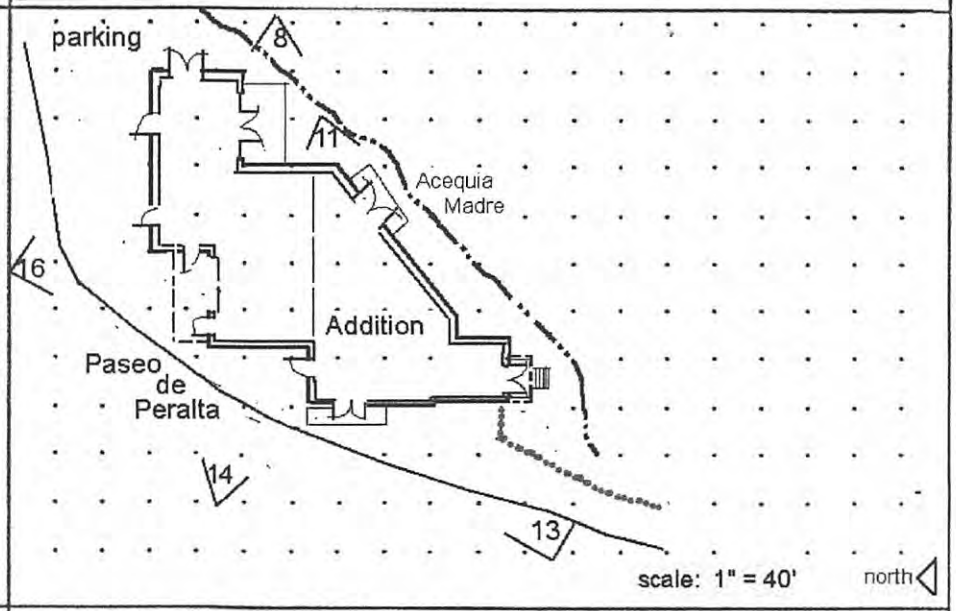
BUILDING THREATENED?

___ YES X NO

PHOTO



SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES X NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES X NO ___ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 2000 BY CC

NEGATIVES WITH NMHPD ROLL # 13 NEG # 8 TO 16

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat with with parapets & canales	
BUILDING WALLS	adobe wood frame	
FOUNDATIONS	not visible	APPROX. HEIGHT (FT.) :15 feet
DOORS	wood french doors, many in pairs	
WINDOWS	wood casement, some flanking fixed sheet, false muntins	
PORCHES OR PORTALES	sinple post & beam south with parapet	
ARCHITECTURAL DETAILS	exposed lintels and viga ends	
FENCES/WALLS	coyote at south	
SITE FEATURES	wedged between acequia and street mature deciduous trees	
OTHER/ COMMENTS	scale and character of additions prevent overwhelming of historic bldg	

ADDITIONAL PHOTOGRAPHS





NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY (concluded)

IDENTIFICATION

ADDRESS

1323 Paseo de Peralta

ID NUMBER:

SANTA FE ID NUMBER: 30420

SURVEYED/RESEARCHED
DATE 5/00 BY CC





(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H3042

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 8	UTM reference zone 12 (13) easting 4/4 7 7	northing 3 9 1 7 [illegible]

location description: 1323 Paseo de Peralta

city/town: Santa Fe

land grant/reservation:

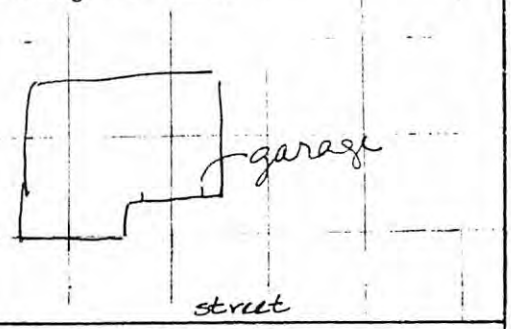
building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by E.T. no. 1 | negative nos. 10 | loc. of neg. City of Santa Fe



building-site plan



date of construction: 1920 estimate ___ actual

source:

use
present: residential
other:
historic: residential
other:

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

style: Pueblo Revival

foundation material: n/v

wall material/surface: stucco

architectural features: extending vigas
lintels d/b wd - 6 over 6

surroundings: res

relationship to surroundings
X similar ___ not similar

district potential
___ yes X no

significance
___ significant X contributing
X supporting ___ intrusive
date?

comments:

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

1323 Paseo de Peralta

THE ATTACHED SURVEY FORM REFLECTS HISTORIC BUILDING SURVEY WORK THAT WAS COMPLETED DURING MAY – AUGUST OF 2000. RESULTS OF THE SURVEY AS REFLECTED ON THE ATTACHED HAVE NOT BEEN ADOPTED BY THE HISTORIC DESIGN REVIEW BOARD. IT SHOULD BE CONSIDERED PRELIMINARY FOR PURPOSES OF PLANNING. THIS IS TRUE AS OF 11/04.

PLEASE SEE DAVID OR MARISSA FOR MORE INFORMATION OR CLARIFICATION.

City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909 (505) 984-6500

Councilors:
Peter H. Goodwin, Dist. 1
Debbie Jaramillo, Dist. 1
John T. Egan, Dist. 2
Bernie Beenhouwer, Dist. 2

Sam Pick, Mayor
Thomas E. Baca, City Manager

Councilors:
David A. Schutz, Dist. 3
Carlos A. Gallegos, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Dist. 4

March 17, 1989

Steve Post
692 East Zia Road
Santa Fe, New Mexico 87505

Dear Steve,

At their March 16th meeting, the Archeological Review Committee voted to approve the partial reconnaissance report of March 1, 1989 for Case AR1-1989 at 1323 Paseo de Peralta. The recommendations for completion of the reconnaissance as shown on page 25, were also approved, with the condition that an inventory and interpretation of artifacts be provided with the complete report. The committee agreed that a grading permit could be issued.

At such time as the complete reconnaissance report is approved, an archeological clearance permit will be issued. This will allow release of the building permit, given approval of all other submittals.

If you have questions, do not hesitate to contact me.

Sincerely,

Linda Tigges

Linda Tigges
Deputy Planning Director

/lcdb
3/17/89 d2

xc: Rob Vadurro
Gilbert Catanach

City of Santa Fe, New Mexico

HISTORIC PRESERVATION SECTION OF THE PLANNING DIVISION

To: Building Permit Office

From: James M. Hewat, Historic Preservation Planner
Alysia L. Abbott, Historic Preservation Planner

Date: 2/21/01

The work proposed at 1323 PASEO DE PERALTA **does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by Historic Design Review Board staff in the Planning Division.**

Proposed Work:

INSTALLATION OF 2 WALL HANGING SIGNS.

Thank You.

HISTORIC PRESERVATION SECTION OF THE PLANNING DIVISION

To: Building Permit Office

From: James M. Hewat, Historic Preservation Planner
Alicia A. Abbott, Historic Preservation Planner

Date: 12-1-2000

The work proposed at PLEASANT PLACE does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by Historic Design Review Board staff in the Planning Division.

Proposed Work:

REROOF FLAT ROOF WITH BITUMINOUS MATERIAL ONLY

Thank You.

City of Santa Fe, New Mexico

HISTORIC PRESERVATION DIVISION OF THE LAND USE DEPARTMENT

To: Building Permit Office

From: David A. Rasch, Supervising Planner DR
Marissa C. Barrett, Senior Planner
Gary S. Moquino, Construction Inspector

Date: 9.9.09

The work proposed at 1323 Paseo de Peralta **does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by staff in the Historic Preservation Division.**

Proposed Work:

maintenance and repair - projecting vigas

W + S elevation replace viga ends in-kind at same diameter, length, and cut end as existing and paint to match

Thank You.

SANTA FE
PERMITS

September 12, 2025

Lani McCulley
Historic Preservation Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: 1323 Paseo De Peralta, NM 87501

Dear Lani:

This proposal seeks to request to establish the primary façade on the above referenced property in the Don Gaspar Area Historic District. The HCPI is ready to submit.

You may contact me at 505-557-4060 or at jennifer@santafepermits.com with any questions.

Thank you for your time and consideration.

Sincerely,

Jennifer Salimbene

1323 Paseo de Peralta



8/29/2025, 9:15:35 AM

City of Santa Fe Address Points

Roads

Santa Fe County Boundary

Tax Parcels

1:564

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

2024/25 EagleView Pictometry - Santa Fe County


CASAS de Santa Fe


CASAS
de Santa Fe
1323




MONDAY - FRIDAY 8:30 - 5:30
SATURDAY & SUNDAY
BY APPOINTMENT





TRIPLE C SUITES

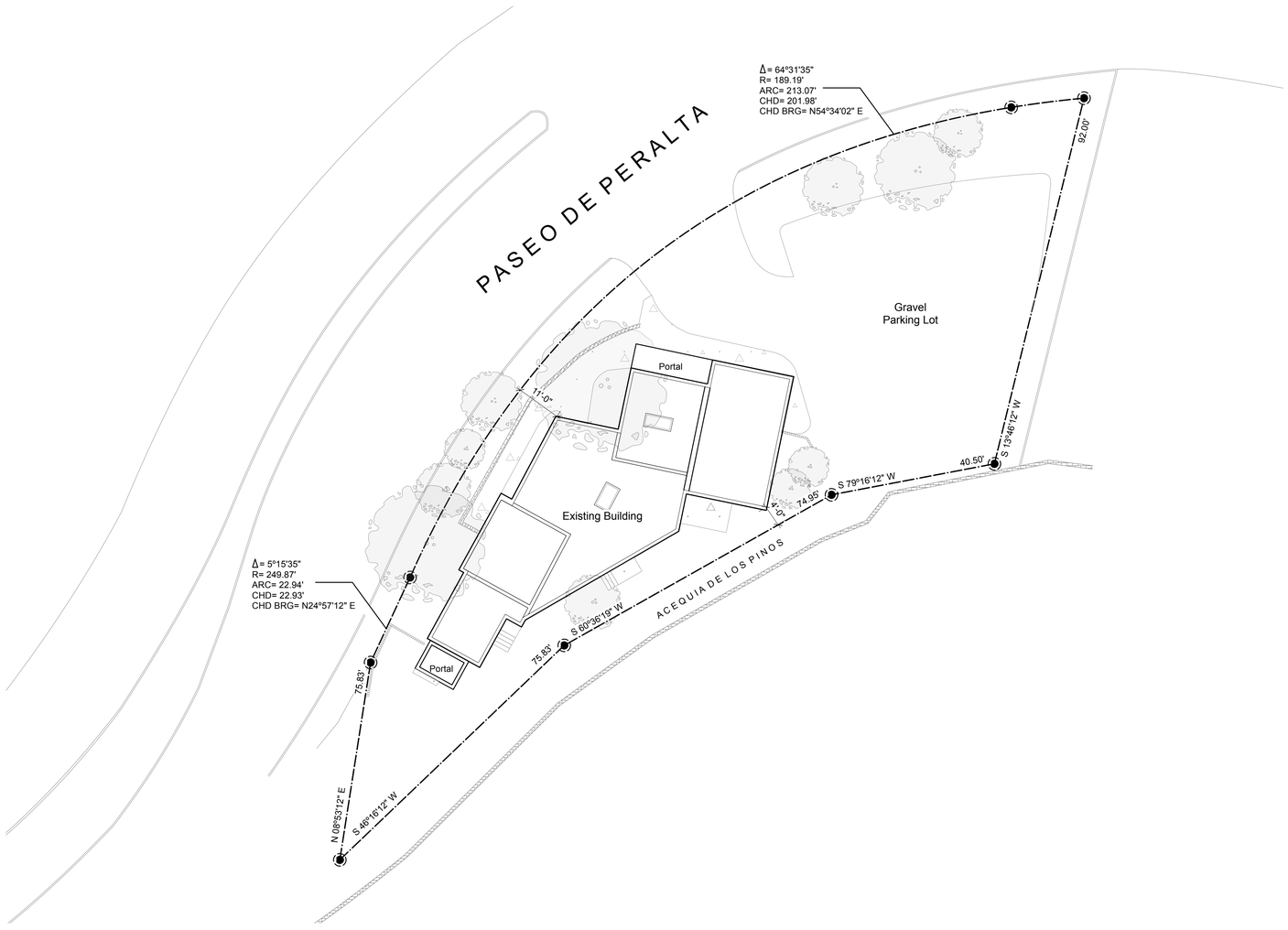
Misc. Remodel and Modernization Project

SUMMARY OF WORK:

TWO PHASE REMODEL OF EXISTING ~2890 SF OFFICE BUILDING. BUILDING WAS USED AS A 3 SUITE OFFICE UNIT / SAME OCCUPANCY AND USE WILL BE RETAINED

PHASE 1: INTERIOR WORK CONSISTING OF:
- Remodeling of existing Restrooms and break room.
- Removal of existing boiler and baseboard heaters.
- Removal of Existing through the Wall AC Units.
- Installation of New Mini-Split AC/Heat Modules in all 3 Suites
- Upgrade all lighting to LED / modernize fixtures and switching.
- Patch, Paint/Plaster walls, Remove and Replace Flooring

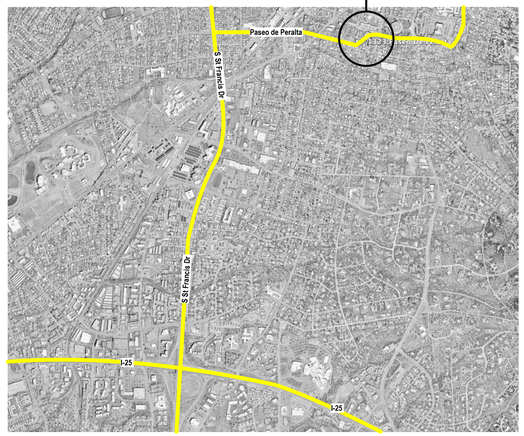
PHASE 2: EXTERIOR WORK CONSISTING OF:
- Re-Roof Flat roof with NEW PVC Membrane Roof - Color to be CoSF Historic Approved
- Remove 2'-0" x 4'-0" Window in Suite A facing Guadalupe and replace w/ 8'-0" x 4'-0" to match existing window in Suite B along Guadalupe
- Repair Window Jamb, Sill and Head exterior damage to match existing.
- Repair / Replace Exterior Vigas to match existing.
- Restucco entire exterior - Color to be CoSF Historic Approved



1 Site Plan
Scale: 1/16" = 1'-0"

N

ADDRESS:
1323 Paseo de Peralta
Santa Fe 87501
SITE



A G 1.0 Vicinity Map
N.T.S.

N

GENERAL PROJECT NOTES:
1. These notes are governing for all subsequent drawings contained in the set in its entirety.
2. All items that are notes shall BE AS NOTED UNLESS NOTED OTHERWISE (U.N.O.)
3. All DIMENSIONS SHOWN are to the FACE OF STRUCTURE
4. All WORK MUST MEET OR EXCEED ALL APPLICABLE CODES AND ORDINANCES, AND CONFORM WITH ALL REQUIREMENTS SET BY THE LOCAL AUTHORITY HAVING JURISDICTION (A.H.J).
5. The General Contractor is responsible for field verification of existing conditions and must notify the Owner & Architect when discrepancies are discovered.
6. DISCREPANCIES: General Contractor is responsible for reviewing, comparing and coordinating the information shown on all drawings. If there is a perceived discrepancy - the General Contractor must promptly report it to the Owner & Architect for clarification or revision.
7. OMISSIONS: If a particular instance arises where a detail is not fully illustrated in the drawing set or explained by notation, then it's construction shall be of a character EQUAL to that of a similar condition that is shown or noted in the construction documents. If the General Contractor is unsure of what the similar condition is, the General Contractor shall notify the Architect and request clarification prior to commencing any work on that element.
8. The General Contractor must coordinate Demolition w/ Owner and if necessary contact Architect to review field made discoveries that require revision of design / detailing as warranted by the uncovered existing conditions.
9. The General Contractor shall endeavor to minimize dust and noise during construction. All trash and debris shall be removed on a daily basis. Work areas shall be broom cleaned at the end of every work day.
10. The General Contractor to coordinate ALL Construction with existing site conditions.
11. The General Contractor responsible for locating and protecting all underground and overhead utilities.
10. All finishes affected by Demolition and / or interface with new WORK to be patched and repaired to match existing finishes.
11. The General Contractor is responsible for repairing all damage that results from construction or activities related to construction, material deliveries, work staging or acts of any person/s on premises under supervision or care of the General Contractor.
12. OPENINGS: General Contractor must verify there are no conflicts between openings in walls, ceilings/roof, window and door openings; AND slabs and structural, plumbing, mechanical and electrical requirements. Should a conflict arise, the General Contractor shall notify the Architect promptly.
13. DOORS & WINDOWS: General Contractor must verify all required rough openings for all doors and windows. All windows and doors to have accessible hardware - U.N.O. Verify w/ Owner
14. COLORS & MATERIALS: All Colors and Materials to be reviewed and selected by Owner and Architect or retained interior designer, from the manufacturer's available offerings and are to be provided to the Owner & Architect by the Contractor.
15. PLUMBING: All Plumbing to conform to ANSI / ADA Standards. Verify all selected fixtures and finishes with Owner & Architect prior to installation.
16. CONCRETE: Slabs to be finished, sloped and leveled per Structural Notes (U.N.O.).
17. BLOCKING: Provide all backings and blocking, and any additional required structural support structure as needed for casework, wall mounted furniture and other items shown in the construction documents.
18. IT/DATA/SECURITY: General Contractor to coordinate all communication, data, TV/Phone, Security and other sim systems with Owner and applicable subcontractors and providers.
19. OWNER PROVIDED MATERIALS/EQUIP: General Contractor must coordinate all Owner provided Contractor Installed materials, items and equipment shown in construction documents or agreed upon w/Owner.

APPLICABLE CODES:
2021 International Residential Building Code
2021 International Energy Conservation Code

OWNER:
Capitol Councel & Consulting
Rikki-Lee G. Chavez & Randi Valverde
223 N Guadalupe, #587
Santa Fe, NM 87501
p: 575.635.5674
p: 505.301.3661
e: rmv@nm-ccc.com
e:rgc@nm-ccc.com

ARCHITECT:
DRAWNXDESIGN, LLC
Stephen Conor Reichert, RA
5 County Road A16E
Las Vegas, NM 87701
p: 1.505.518.5877
e: conor@drawnxdesign.com

CONTRACTOR:
AGM KONSTRUCTION
Ambrose Castellano, Owner
1570 Pacheco Street Suite E6
Santa Fe NM 87505
c:505.429.6072
p:505.365.2922
e: ambrose@agmkonstruction.com

PROJECT INFORMATION:
Address:
1323 Paseo De Peralta
Santa Fe, NM 87501
Zoning: Commercial

LOT: *refer to survey*

UPC: 1-054-098-158-512

Parcel Number:_____

Occupancy Type: B
Building Use: Office Building
3 Office Suites

NO CHANGES TO OCCUPANCY, USE, OR OCCUPANT LOADING

Lot Size: 0.2956

Parking (existing):
on Lot
Parking Proposed:
NO CHANGE

DRAWN X DESIGN
Conor Reichert
5 County Road A16E
Las Vegas, NM 87701
505.515.5877
www.drawnxdesign.com

SITE NOTES:

1. Landscaping:
   - A. Prior to beginning work, confirm removal of any trees & landscaping slated for demolition with Owner & Designer.
   - B. Protect all trees & landscaping to remain during demolition & construction.

DRAWING INDEX:

1	G1.0	Project Information & Site/Roof Plan
2	A1.0	Main Level Floor Plan
3	A1.1	RCP & MEP Equipment
4	A2.0	Select Exterior Details
5	A4.0	Interior Elevations RR, Breakroom
6	A6.0	Window Replacement Details

GENERAL SYMBOL LEGEND:

(#)	Keyed note
#△	Revision
#	Accessory ID
#◇	Partition type
#	Equipment ID
#	Window ID
#	Door ID
Entry 100	Room ID
F.F. 0'-0"	Elevation benchmark
(e)	Existing
F.O.F.	Face of finish
	Change in floor height
A4.0 1	Interior elevation
1 A6.0	Detail (plan)
1 A6.0	Detail (section)
1/A2.0	Exterior elevation
1/A3.0	Wall section
1/A3.0	Building section
T.B.V.	To be Verified
T.B.D.	To be Determinated
V.C.O.LV	Verify w/City Of Las Vegas

Triple C Suites

1323 Paseo de Peralta,
Santa Fe, NM 87501

PHASE: Existing Conditions/Preliminary Design
DATE: August 25th, 2025
DRAWN BY: AF / CR
REV:

NOT FOR CONSTRUCTION

G1.0

[Site Plan]

City of Santa Fe, New Mexico

memo

DATE: October 14, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director
Gary Moquino, Historic Preservation Division Manager, GM

FROM: Lani McCulley, Senior Planner, Historic Preservation Division LJM

2025-011227-HDRB, 925 Canyon Rd., Downtown & Eastside Historic District, non-contributing, Trey Jordon, agent for John and Mary Ann Vigil and Concepcion Lujan, owners, requests a status review with primary façade designation, if applicable.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	__x__ Proposal Letter
__x__ Historic Inventory Form	__x__ Site Plan/Floor Plan
____ Zoning Review Sheet	__x__ Elevations
____ Other:	__x__ Photographs
	__x__ Other: 2025 HCPI

STAFF RECOMMENDATION:
Staff recommends the historic status of the structure be upgraded to contributing with the south and west façades of the original 1950s building as primary (R3 and R4), excluding the non-historic portal, per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:
One motion will be required in this case. One motion is required for the designation of the residence and assignment of primary facade(s).

a. In case 2025-011227-HDRB, for 925 Canyon Road, upgrade the main residence, as significant, designating all facades as primary.
b. In case 2025-011227-HDRB, for 925 Canyon Road, upgrade the main residence as contributing and designate facades (R1, R2, R3, R4, R5, and/or R6) as primary façade(s).
c. In case 2025-011227-HDRB, for 925 Canyon Road, retain the main residence as non-contributing.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.



Figure 1: Property Location

BACKGROUND & SUMMARY:

Streetscape:

The streetscape for the property is defined as extending from the intersection at Acequia Madre to just past Palace, approximately halfway to Camino del Monte Sol. The streetscape consists of a park and a combination of residential and commercial properties. The street has a sidewalk on the north side of the road at the eastern end, and a walking path at the side of the road through the remaining streetscape. There is no walking area on the south side of the road. Fencing is a combination of styles with a wood fence at the park, rock walls, stucco walls, combinations of stone and stucco, wire, and non-stuccoed CMU walls, coyote fencing, and some walls with latillas on top. There are some taller walls and fences at 87" to 188" in height, as well as some very low walls and fences at 35" to 40". The street average is 60".

The lots vary in size. The buildings are set back from the street by three to ten feet, with most of them within five feet of the street. The commercial structures are located at the western end of the streetscape, with the residential at the eastern and central. The south side of the road is mostly Spanish Pueblo Revival style buildings with a few Territorial style buildings. The north side is mostly vernacular with a few pitched roofs and a few Spanish Pueblo Revival style.



Figure 2: Street View of Residence

Site Description:

The residence at 925 Canyon Road is a non-contributing vernacular style two-story structure in the Downtown and Eastside Historic District. The 1,558 sq. ft. home that was constructed sometime between 1950 and 1958 and is located on 0.203 acres.

The residence sits at the front of the lot and faces south. The residence is constructed of a combination of concrete block and adobe with block massing, crisp edges, a pronounced seamed metal fascia, deep inset windows, which are mostly aluminum slider windows, three exterior single-leaf doors, and a flat asphalt roof. The north elevation holds the two-story portion of the structure, as this is the lower portion of the sloped lot, which was constructed sometime between 1958 and 1966. The north elevation houses various-sized windows and a small entry door, and the early 1970s laundry room addition at the northwest corner. The east elevation houses aluminum

sliding windows except for the one steel casement in the basement. The south, street-facing elevation consists of the core 1950s construction with a central entry flanked by windows. The 15-panel door is covered by a decorative security grille. The windows are aluminum sliding units conforming to the rest of the residence. A non-historic 1984 plywood porch with a shed roof is located on the south elevation and wraps around to the west elevation. The west elevation, while part of the 1950s core structure, has been altered with additions and the porch. The chimney that bumps out is part of the original structure. The early 1970s laundry room addition introduced a new entry into the building and houses a single aluminum sliding window under the portal. The west and south elevations of the residence are obscured by a concrete masonry unit wall at a height that ranges from 5'-9" and 6'-10". This wall was constructed sometime before 1973, but after 1966.

The rear of the lot is mostly dirt and is used for parking. There is a non-historic open shed at the very rear of the lot.

The lot was previously farmland where squash and other vegetables were grown. Edward and Mary Vigil were deeded the land from Edward's father in 1961. Edward's father had been deeded the land in 1957 by Edward's grandmother, Betriz Vigil. The property was part of the Vigil family going back to Edward's Great-Grandfather, Simon Vigil. It is unknown when Simon Vigil acquired the land because the 1897-98 White's map shows the larger property owned by Francisco Sena. Mary passed away in 2015, and Edward remained in the home until he passed away in 2021. The property was deeded to their three children.

According to the 2025 HCPI, the Vigil family history with the property is important, and the residence is more than fifty years old, but the building does not have any historic or distinctive character, nor any historic integrity, because there have been too many additions that underscore the integrity and identity of the building.

Staff disagree with the HCPI recommendation. All of the additions on the property are historic outside of the portals. The original 1950s adobe section of the building has deep inset fenestrations and is characteristic of the buildings on this streetscape. The additions with two stories at the base of the hill are typical of the time these additions were constructed and are characteristic of this streetscape. Staff finds that this structure is contributing to this streetscape.

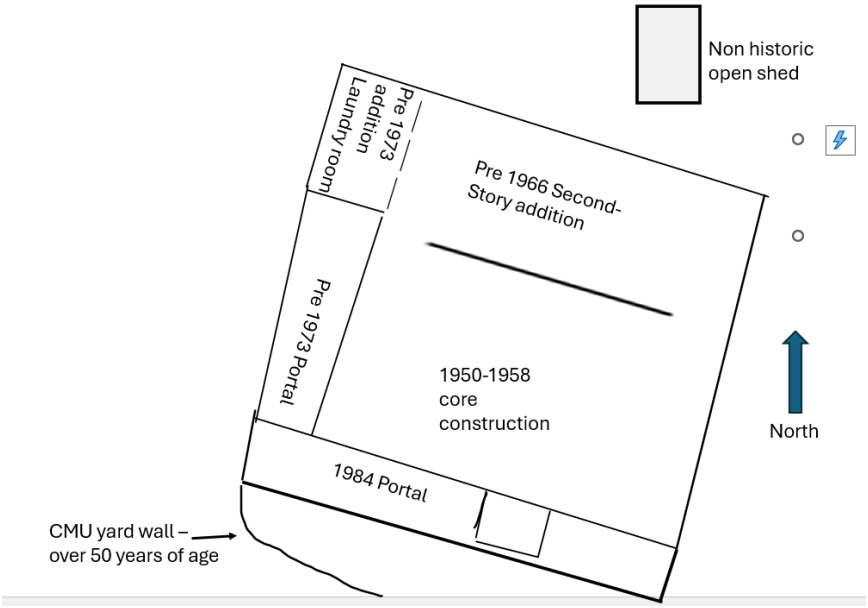


Figure 3: Construction Dates

PREVIOUS CASE SUMMARIES:

ARC:

No Archaeological clearance has been issued for this property.

HDRB:

No previous cases on file in the Historic Preservation Division.

ADMINISTRATIVE:

No previous cases on file in the Historic Preservation Division.

APPLICANT'S REQUEST:

The applicant requests:

1) Status review with primary façade designation of the residential structure.

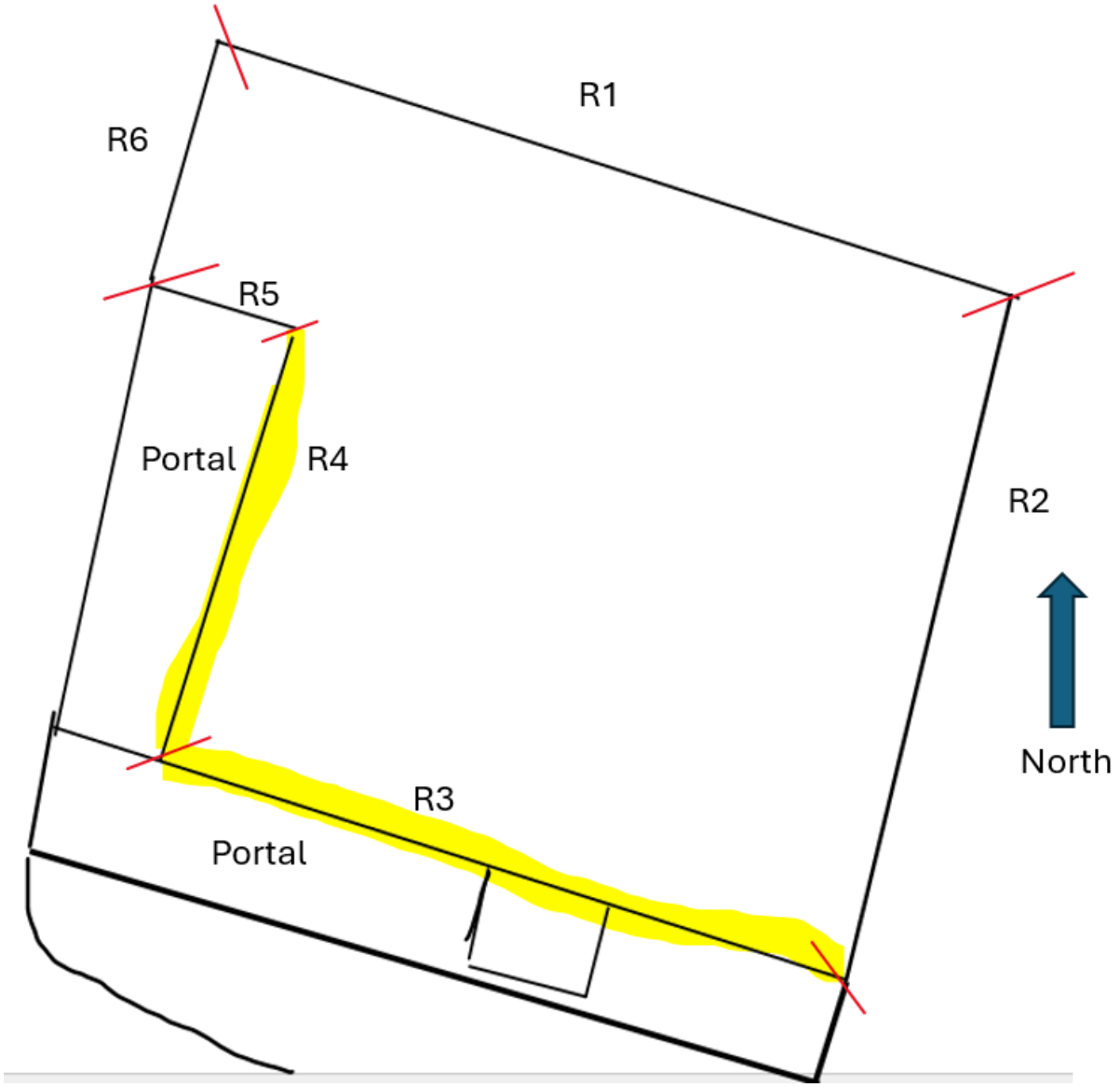


Figure 4: Façade Diagram

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture, and material between *buildings* of historic design and those of more modern design.

(C) **Regulation of Significant and Contributing Structures in the Historic Districts**

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken.

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

(i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.

(ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals, which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

14-12 Significant Structure:
A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period, or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national, or global level; or
(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older, that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

(E) **Downtown and Eastside Design Standards**

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with *adobe*, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(a) With rare exception, *buildings* are of one *story*, few have three stories, and the characteristic effect is that the *buildings* are long and low. Roofs are flat with a slight *slope* and surrounded on at least three sides by a firewall of the same color and material as the *walls* or of brick. Roofs are never carried out beyond the line of the *walls* except to cover an enclosed *portal* or *porch* formed by setting back a portion of the *wall* or to form an exterior *portal*, the outer edge of the roof being

supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second *story*. Façades are flat, varied by inset *portales*, exterior *portales*, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved, and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding *walls*;

(b) All exterior *walls* of a *building* are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under *portales*, or in church-derived designs, inset panels in a *wall* under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color or have mural decorations.

(c) Solid *wall* space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof *structures*, but such *structures* other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the *street* on which the *building* fronts;

(e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible, provided that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and

(f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.

(2) Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic *buildings* by *retention* of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of *adobe* construction, prescribed as follows:

(a) No *building* shall be over two stories in height in any façade unless the façade shall include projecting or recessed *portales*, *setbacks,* or other design elements;

(b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* described below;

(d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish, or stucco simulating *adobe* finish. The balance of the *publicly*

visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for *building permits*;

(e) The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish, and of relatively smooth texture. Façade surfaces under *portales* may be of contrasting or complementary colors. Windows, doors, and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles, except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic, and

(f) Flat roofs shall have not more than thirty (30) inches overhang.

survey unit: yes	survey year: date 7-XI-84 / mb	county: Santa Fe	ID no.: 051611390 H117
field map: SFHD-6-1390	number	UTM reference: zone 12 13	easting / northing

location description: 925 CANYON

city/town: SANTA FE

land grant/reservation:

building name:

legal description: tnsp N S range E W sec ¼ ¼

film roll	negative nos.	loc. of neg.
by mb no. 15	18	HPB

plan shape:



date of construction: P ____ estimate ____ actual

source:

use: present residential; other ____; historic residential; other ____

condition: ___ excellent ___ good ___ fair ___ deteriorating

degree of remodeling: ___ minor ___ moderate ___ major

describe:

style:

foundation material:

wall material/surface:

architectural features:

surroundings: Res Com

relationship to surroundings: ✓ similar ___ not similar

district potential: ___ yes ___ no

significance: ___ eligible ___ of interest ✗ none

if eligible, why?

comments:

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes

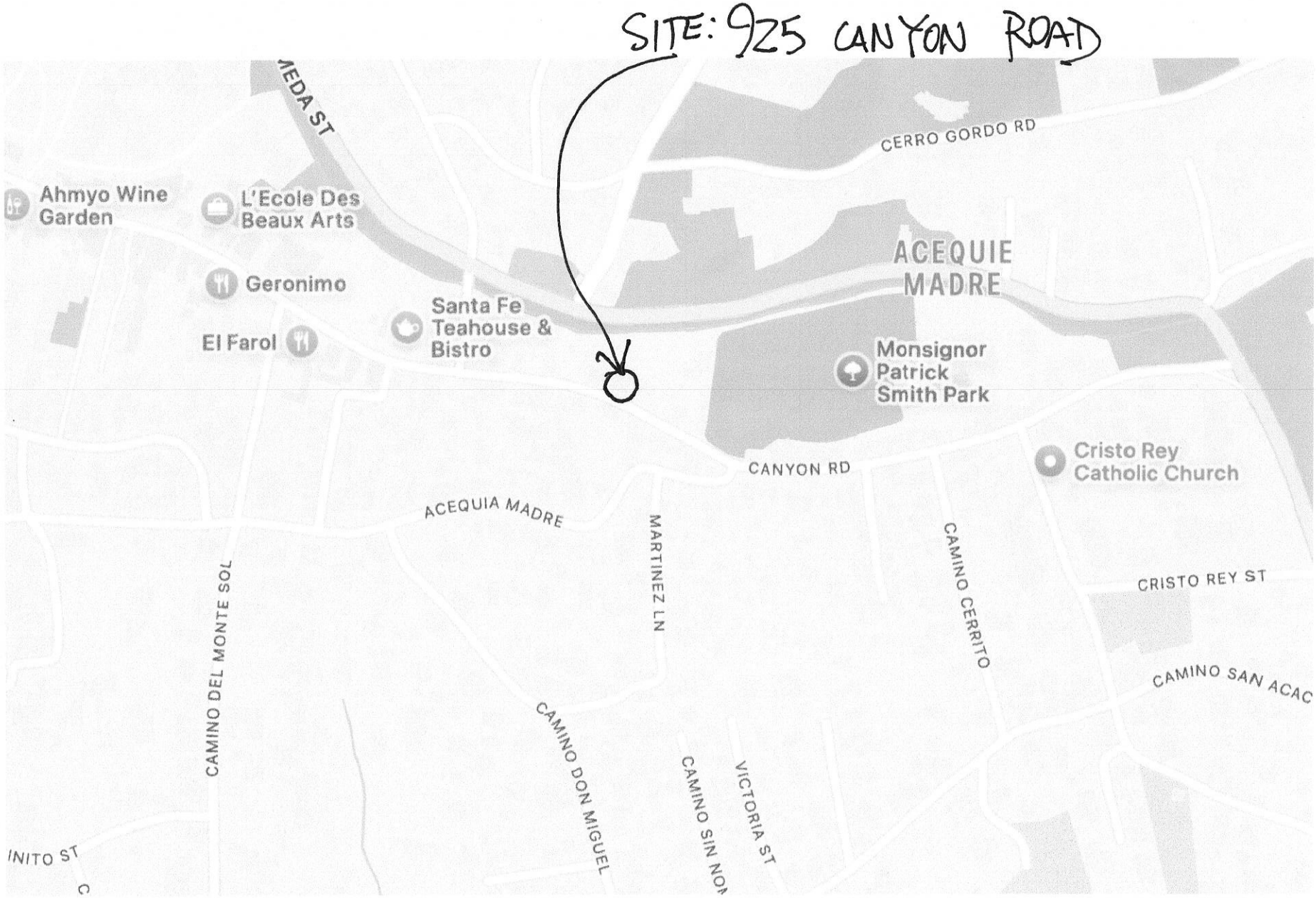
9.2.25

PROPOSAL LETTER:

PLEASE CONFIRM STATUS OF EXISTING HOUSE @ 925 CANYON ROAD —

THANKS, TREY

(505) 670.9403


SITE: 925 CANYON ROAD
CERRO GORDO RD
Ahmyo Wine Garden
L'Ecole Des Beaux Arts
Geronimo
El Farol
Santa Fe Teahouse & Bistro
ACEQUIE MADRE
Monsignor Patrick Smith Park
Cristo Rey Catholic Church
CANYON RD
ACEQUIA MADRE
MARTINEZ LN
CAMINO CERRITO
CRISTO REY ST
CAMINO SAN ACAC
CAMINO DEL MONTE SOL
CAMINO DON MIGUEL
VICTORIA ST

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: September 15, 2025

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:

Edward and Mary Vigil House
Ed's Appliance Service

2. Location:

925 Canyon Road
Downtown and Eastside Historic District - Santa Fe

3. Local Reference Number:
Santa Fe ID: H-1117

4. County: Santa Fe
Parcel # 12924544

5. Property Type:
_x Buildings: 1 house, shed
_x Structures: walls
__ Site __ Object



6. Date of Survey:
September 8, 2025

7. Previous Survey Date(s):
_x_Yes: November 7, 1984, Michael Belshaw
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6798765,-105.9246747

10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of south elevation from Canyon Road. Camera facing north.

11. Brief Description of the Property:

Constructed in phases between the 1950s and 1980s, 925 Canyon Road is an owner-built vernacular dwelling that incorporates modest midcentury design elements at the façade with a two-story portion at the rear. The house is built of adobe and CMU walls and is fenestrated almost entirely with standard aluminum sliding windows. Midcentury features are expressed in the blocky massing, crisp edges, and a pronounced seamed-metal fascia. The later addition of two rough, plywood-roofed porches on the west and south elevations substantially altered the house's appearance. The dwelling has a footprint of approximately 1,558 square feet, containing three bedrooms and one bath. It is designated Non-contributing to the Downtown and Eastside Historic District.

Continued on Page 5.

12. Who uses the property? Not in use

13. Construction Date:
Date: Before 1958, as under construction; completed c.1961 with additions made thereafter
_ _Known _x_ Estimated Source: aerial photographs; family memory; city directories

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



Source: Office of the Santa Fe County Assessor
parcel lines are not accurate

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
Architectural History Services
w/ Giulia Caporuscio

For: Trey Jordan Architecture

18. Owner (if known) and other knowledgeable people:

Mary Ann Vigil
Constance Lujan
John E Vigil

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

20. Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
See Historical Overview.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing _x: house _ No Status: walls
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Downtown and Eastside Historic District

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-1117
Edward and Mary Vigil House Ed's Appliance Service	925 Canyon Road Downtown and Eastside Historic District -Santa Fe	4. County: Santa Fe
		5. Date of Survey: September 8, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition _x_ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 x__ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade _x_Raised:
Materials: _x_ Concrete: _x_Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: _x_Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

Operation	Material	Glazing	Number
Sliding	Aluminum	1-1	12
Casement (inoperable)	Steel	2	2

Note: Based on visibility and access during survey

11. Door Types

Type	Style	Material	Number
Single-Leaf	15-panel	Wood	1
Single-Leaf	½-Light	Wood	1
Single-Leaf	Faux Plank	Wood	1

12. Chimneys __ N/A
1, short, stucco-clad at west elevation

13. Porches __ N/A
Type: __ Entry _x_Partial-Width __ Full-Width __ Wrap
2 non-historic porches that connect at southwest corner

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Before 1966; back two-story addition; aerials photographs
#2 Date: Before 1973; west elevation addition holding laundry room and related porch; aerials photographs
#3 Date: Before 1973; front (south) wall; aerials photographs
#4 Date: Post-1973, open shed; aerials photographs
#5 Date: Post 1984; front (south) elevation porch; aerials photographs and 1984 HBI

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

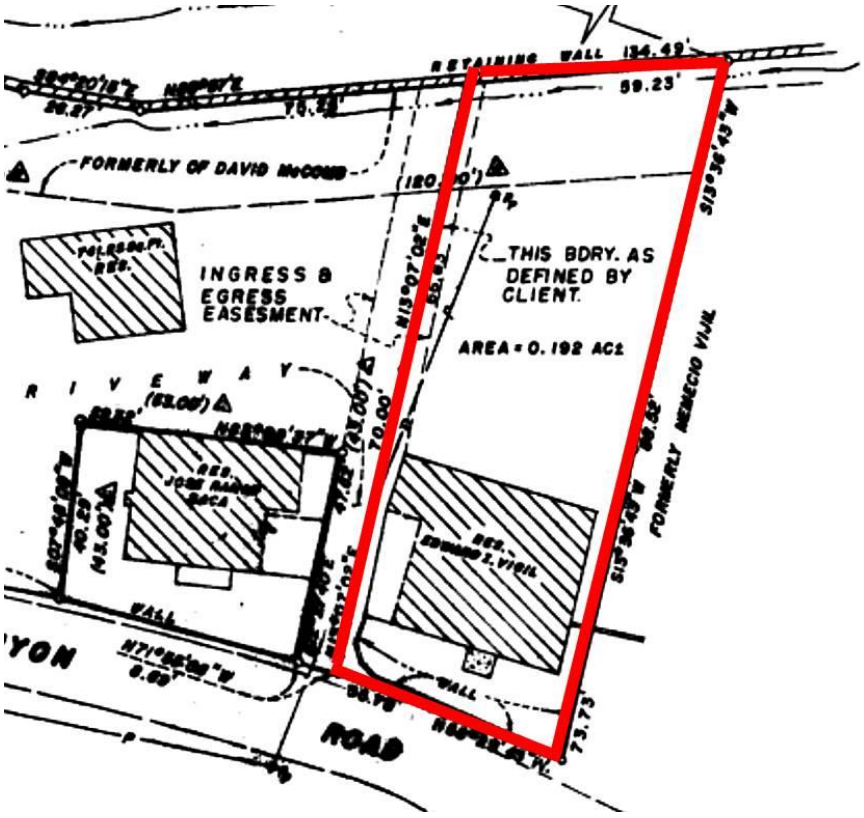
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Portion of 1980s (recorded 1988) survey plat. Courtesy of Land Surveying Company.



For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Edward and Mary Vigil House** **Ed's Appliance Service**	**2. Location:** **925 Canyon Road** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-1117** **4. County: Santa Fe** **5. Date of Survey: September 8, 2025**

Architectural Description Continued

Setting

The house stands on the north side of Canyon Road, just east of its intersection with East Palace Avenue, along a stretch where the land slopes from the roadway toward the Santa Fe River. Dwellings in this segment typically address the grade with two-story rear elevations. This section of Canyon Road is lined by tall concrete masonry unit (CMU) walls (Photo 2). The wall in front of the subject property measures between 5'-9" and 6'-10" in height, exceeding the conforming limit (Photos 1 & 2). Access to the house is from the west, via a sloping gravel driveway. The remainder of the 0.203-acre lot is level and sparsely landscaped. A 360-square-foot open shed stands at the northeast corner, while a recently constructed CMU wall marks the boundary with the new house at 929 Canyon Road. Two mature black locust ("Japanese locust") trees provide shade at the south façade.

South (Front) Elevation

The front of the house, largely concealed behind the wall, presents a plain midcentury façade (Photo 3). The 1950s core consists of a centered entry flanked by single windows (Photo 4). The entry retains a 15-panel wood door characteristic of the period, now obscured by a decorative security grille. The flanking windows are aluminum sliding units with small sash handles. The sharp-edged reveals suggest CMU construction. A flat roof edged with a seamed metal fascia provides a modest midcentury detail. This simple expression has been compromised by a later non-historic porch, built with exposed plywood decking. Measuring 100 inches in depth, the shed-roofed porch is placed just above the fenestration line, causing a visual dissonance (Photo 4).

West Elevation

The west elevation incorporates the original 1950s core but has been substantially altered by later additions and a folk-style porch (Photo 6). The original section is distinguished by a prominent rectangular projecting chimney, flanked by small aluminum sliding windows. (On the other side of the chimney is a handsome sandstone Roman brick fireplace). In the late 1960s, a block addition was constructed at the north end, creating a two-story volume that holds a laundry room at the top level. This space

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introduced a secondary entry to the façade (Photos 7 & 8). The laundry room is entered from the south through a half-light wood door. This area is shaded by the wood porch supported by improvised "Doric" columns set on a CMU wall. The remainder of the elevation is defined by the laundry room addition, marked by a single aluminum sliding window (Photo 9).

North Elevation

The north (rear) elevation illustrates the sequence of additions documented in aerial photographs (Photo 10). Its dominant feature is a flat-roofed, two-story rectangular volume constructed in the 1960s, designed to take advantage of the grade change at the rear of the lot. This strategy, also seen in neighboring houses, allowed expansion without extensive excavation, creating service or storage space below and habitable rooms above. (Compare this with the placement of the home holding the Santa Fe Teahouse & Bistro a few hundred feet to the west). It is fenestrated with standard aluminum sliding windows in varied sizes. At the ground floor, a small entry door once provided access to Ed's Appliance Shop, the repair business operated by original homeowner Edward Vigil from the 1960s through the 1980s (Photo 11). The 1970s laundry room addition is visible at the northwest corner (Photo 12).

East Elevation

The east elevation, a secondary façade, descends with the slope, with most fenestration concentrated at the upper level (Photos 3 & 13). These openings contain aluminum sliding windows, consistent with those elsewhere on the house. At the basement level, a smaller opening is fitted with a two-light steel casement window, a departure from the otherwise uniform aluminum units.

Interior

The interior was not accessed during the survey, but a review of recent real estate photographs provides a sense of its surviving midcentury finishes. For example, the front bedroom reflects the modest residential design of the period: the space is finished with wall-to-wall carpet and small rectangular floor registers, a simplified wood baseboard trim, and aluminum sliding windows with minimal hardware. The ceiling is clad in square acoustical tile, fitted with a modern light fixture (Fig. 8). Along one wall is

a built-in closet with sliding wood doors, topped by a scalloped valance — a modest decorative flourish characteristic of the period

Historical Overview

Introduction

In the 1950s, Edward Vigil, a Maytag repairman, began building a house on an empty lot along Canyon Road, near his family home. Born Eduardo Isidro Vigil in 1924, Edward had his hands full with work and little money to spare. With help from his father, Jacobo (Jake) Vigil, and other relatives, he managed to raise the foundation and walls, but could take the project no further. He capped the structure with a temporary roof and boarded the window openings with plywood to keep children out. According to his nephew, Frank Vigil, the unfinished house stood in this state for five to six years.[1] This explains its presence on a 1958 aerial photograph (Fig. 5), but its absence from city directories until the early 1960s.

The land that Edward used to build his home was originally an acequia irrigated field owned by his great-grandfather Simon Vigil and perhaps traced further with the Vigil family (Fig. 1). Born in 1833, Simon Vigil initially worked as carpenter, who later became a prosperous sheep rancher and a Santa Fe Trail freighter. He served in the U.S. Army in New Mexico, both in the infantry and calvary regiments, including the Civil War. According to his obituary, Vigil owned extensive land on the Eastside.[2] The 1897-98 White's map shows the larger property owned by Francisco Sena. It is unclear how or when Simon Vigil acquired the land.

Edward and Mary Vigil

Edward had grown up in the Vigil family home at 917 Canyon Road. Like many New Mexicans of his generation, he served in World War II, enlisting in June 1942 and serving

[1] Fred Paul Vigil (b. 1942), telephone conversation with John W. Murphey, September 5, 2025. Edward's nephew recalled assisting his uncle as a teenager, along with his brother Eddie.
[2] "New Mexico Veteran of the Civil War Dies at Home Here, Aged 85," *Santa Fe New Mexican*, October 18, 1915, 8.

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1. Name of property: **Edward and Mary Vigil House** **Ed's Appliance Service**	**2. Location:** **925 Canyon Road** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-1117** **4. County: Santa Fe** **5. Date of Survey: September 8, 2025**

as a private in the U.S. Army.[3] After the war his whereabouts are uncertain, but in the summer of 1949 he married Mary Ann Sena.[4] The couple first lived in the family home, while Edward worked as a mail handler for the post office and later as a repairman for Mitchell's Music & Appliance Store.[5] The plot where he would build his home was still being used, according Frank Vigil, to grown, squash, and other vegetables (Figs. 2 & 3).

In the early 1950s, Edward had gone to work at the Maytag Shop, a dealership on Lincoln Avenue operated by the McCauley family. Maytag was then one of the most trusted appliance brands in the country, promoting itself as "the dependability people." The company developed a strong network of independent dealerships, with local shops offering both sales and factory-trained service. Edward attended Maytag's factory service school in Colorado, gaining specialized training in appliance repair.[6] During this period, he formed a popular dance band, the Blue Notes (sometimes billed as Eddie Vigil and his "Blue Notes"), in which he played guitar; the group remained active into the 1960s (Fig. 4).

By the late 1950s, Edward and Mary were living in a house at 822 Canyon Road, owned by the family.[7] Deeds indicate that the property where they were building the home passed from Edward's grandmother, Beatriz Vigil, to his father in 1957 [8], and was then deeded to Edward and Mary in 1961[9]—likely marking the delayed completion of their house. They would raise three children in the completed home.

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[3] Registration card, National Archives at St. Louis; St. Louis, Missouri; WW II Draft Registration Cards For New Mexico, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service System, 147; Box: 128.

[4] Marriage License, Marriage Book 28, Page 15337, Santa Fe County, New Mexico.

[5] Hudspeth Directory Company, *Santa Fe City Directory*, 1949 (El Paso: Hudspeth Directory Company, 1949), 334; 1951 ed., 380.

[6] "Vigil Attends Service Course," *Santa Fe New Mexican*, February 14, 1954, 7. The article states Vigil had taken other courses for Maytag.

[7] Hudspeth Directory Company, *Santa Fe City Directory*, 1957 (El Paso: Hudspeth Directory Company, 1957), 412.

[8] Warranty Deed [Spanish language deed], Beatriz and Emilia Vigil to Jacobo and Felia Vigil, recorded July 1, 1957, Book 126, Page 286, Instrument # 223500, Santa Fe County, New Mexico. This deed may have included additional acreage.

[9] Warranty Deed, Jake (Jacobo) and Falia G., Vigil to Edward I. and Mary Sena Vigil, recorded January 7, 1961. Deed appears as exhibit in Instrument # 1714817, Santa Fe County, New Mexico. A subsequent deed from 1982 (Instrument # 498953) identifies the property as 925 Canyon Road.

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At forty, Edward established his own business, Ed's Appliance Store, which operated from the rear of the family home at 925 Canyon Road (Fig. 4). The large basement served as his service area. He advertised in the *New Mexican* and sponsored a company bowling team. The store was later taken over by his son, John Vigil. In 2013 Edward and Mary deeded the property to their three children.

Mary Ann Sena Vigil died in 2015; Edward I. Vigil passed away six years later. Both are buried at Santa Fe National Cemetery.

Evaluation of Historical Status

The house at 925 Canyon Road is recommended to remain in Non-contributing status. Although its basic footprint dates back more than fifty years, the building does not display the characteristics of any distinctive Santa Fe style. Instead, its original modest midcentury form has been harmed by later alterations that are not congruent with historic precedent. While such changes could theoretically be reversed, their presence underscores the lack of architectural integrity or stylistic identity that would justify a higher status. The history of the Vigil family's long association with the neighborhood is important. However, this house is not the most representative for telling that story, as older and more architecturally coherent properties associated with the family survive to better communicate their legacy.

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Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Research Steps

Property lineage / family connection research

• Researched the Vigil family's landholdings, beginning with Simón Vigil (b. 1833), tracing his occupations (carpenter, sheep rancher, freighter, soldier) through obituaries and other historical records. Conducted a reverse title search to the earliest linking deed, including translation of a Spanish-language deed.
• Obtained and examined multiple deeds from the Santa Fe County Clerk's office.
• Consulted the 1897–98 White's map to identify earliest ownership through mapped resources.
• Traced the property's intra-family passage: from grandfather Beatriz Vigil to Edward's father (1957), then deeded to Edward and Mary in 1961, with a correction recorded in 1982.
• Investigated claims that Simón Vigil was born in France, reconstructing his ancestry two generations in New Mexico.
• Attempted to establish whether Mary Sena Vigil was related to Francisco Sena, examining possible familial connections.

Biographical and occupational history of Edward Vigil

• Verified Edward (Eduardo Isidro) Vigil's birth year (1924) and family ties, distinguishing him from others of the same name.
• Reconstructed his early career path, including military service and subsequent employment at the Maytag Shop on Lincoln Avenue.
• Attempted to locate his immediate postwar residence outside Santa Fe.
• Connected his probable return to Santa Fe to the 1948–49 period through marriage license research.
• Located documentation of his specialized training at the Maytag Company's factory service school in Colorado.
• Documented his career as a Maytag repairman, situating his work within the broader cultural context of appliance repair in the 1950s–60s.
• Noted extracurricular activities, including his role in forming the Blue Notes dance band.

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Construction and physical history of the house

• Conducted an oral history interview with nephew Fred Paul Vigil, who recalled assisting his uncle during construction in the 1950s; verified information through a follow-up call.
• Corresponded the 1948 aerial photograph with current site conditions and the footprint of other Vigil homes.
• Correlated oral testimony with aerial photographs, establishing that the house shell was present by 1958 but remained unfinished for several years.
• Checked city directories, confirming the address did not appear until the early 1960s.
• Cross-referenced deed transfers, with the 1961 transaction likely coinciding with completion of the home.
• Sought additional family photographs via the realtor to establish that no structure stood on the site before the late 1950s.
• Analyzed apparent changes in roof forms and footprint dimensions between the 1948 and 1958 aerial photographs.

Occupancy and later use

• Documented Edward and Mary's occupancy of a family house at 822 Canyon Road in the late 1950s, prior to moving into 925 Canyon.
• Verified that Edward established Ed's Appliance Store at 925 Canyon (with service area in the basement), tracing the business through newspaper advertisements and sponsorships (e.g., bowling team).
• Tracked succession of the business to his son John Vigil.

Later ownership and family history

• Documented the 2013 deed transferring the property from Edward and Mary to their three children.
• Confirmed death dates of Mary Ann Sena Vigil (2015) and Edward I. Vigil (2021), and their burial at Santa Fe National Cemetery.

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Illustrations

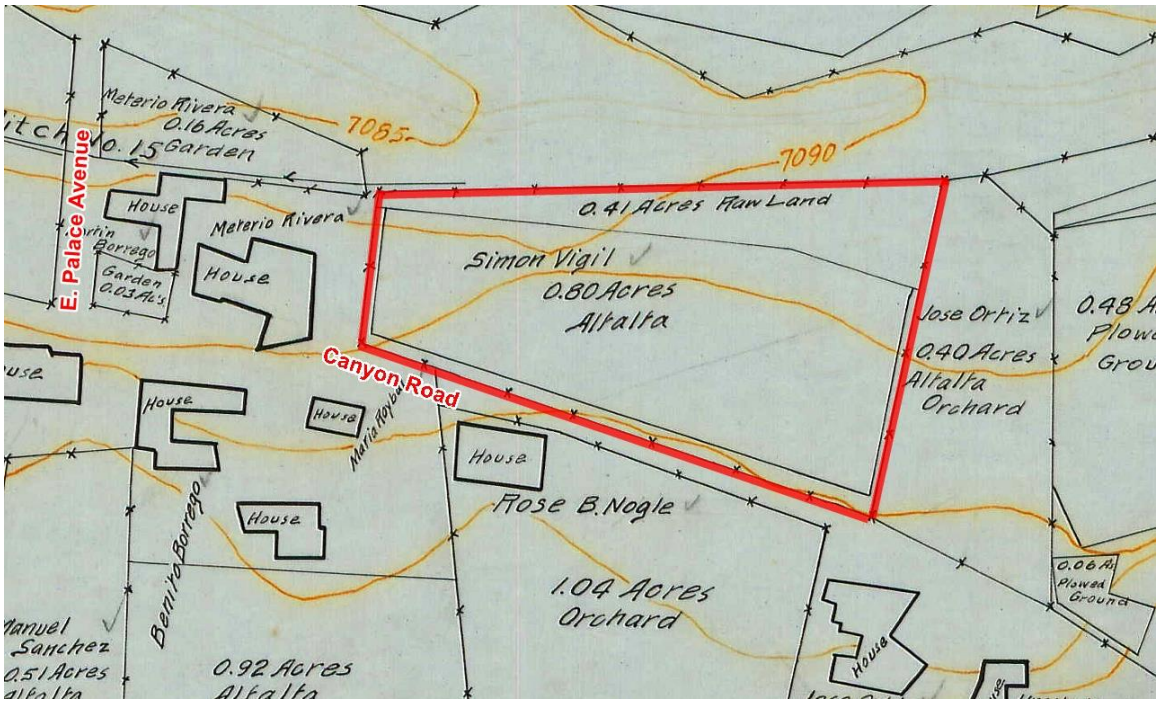


Figure 1: State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (published 1919). Land under the ownership of Simon Vigil.

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Figure 2: October 25, 1948, aerial photograph.
Approximation of current parcel boundary.

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Figure 3: c.1950s. Unidentified Vigil family members posed at the site that would become 925 Canyon Road. The house at 943 Canyon Road is visible in the background. Courtesy of Frank Vigil.

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Figure 4: Edward Vigil materials, clockwise from top left: newspaper portrait of Vigil, Santa Fe New Mexican, 1954; Blue Notes' advertisement for New Year's Eve dance, Santa Fe New Mexican, 1955; advertisement for Ed's Appliance Service, Santa Fe New Mexican, 1973; photograph of Vigil c. 1970s, courtesy Russel Asbury.

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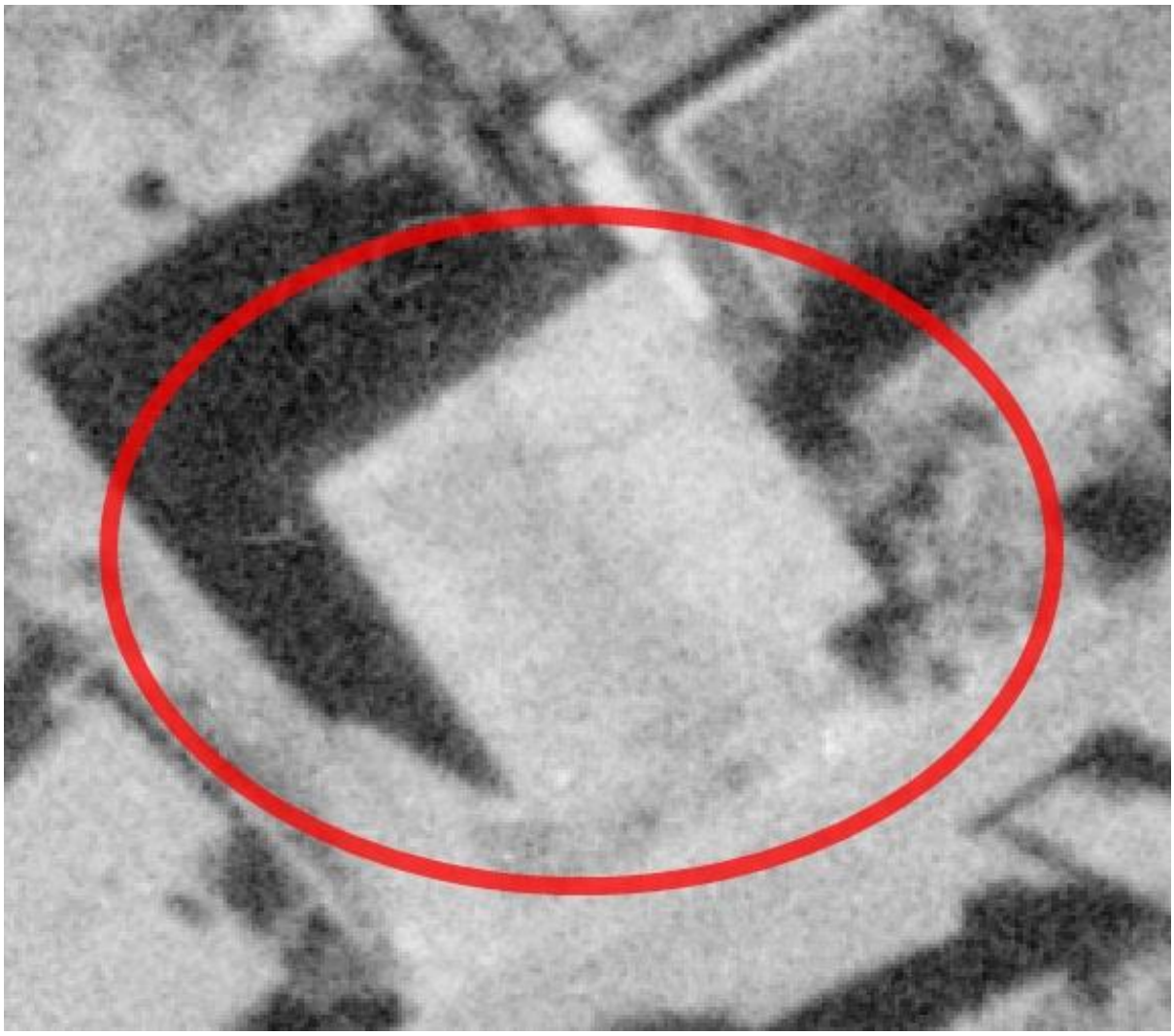


Figure 5: November 10, 1958, aerial photograph. Apparently unfinished house.

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Figure 6: May 2, 1966, aerial photograph. Completed home without west addition or porches.

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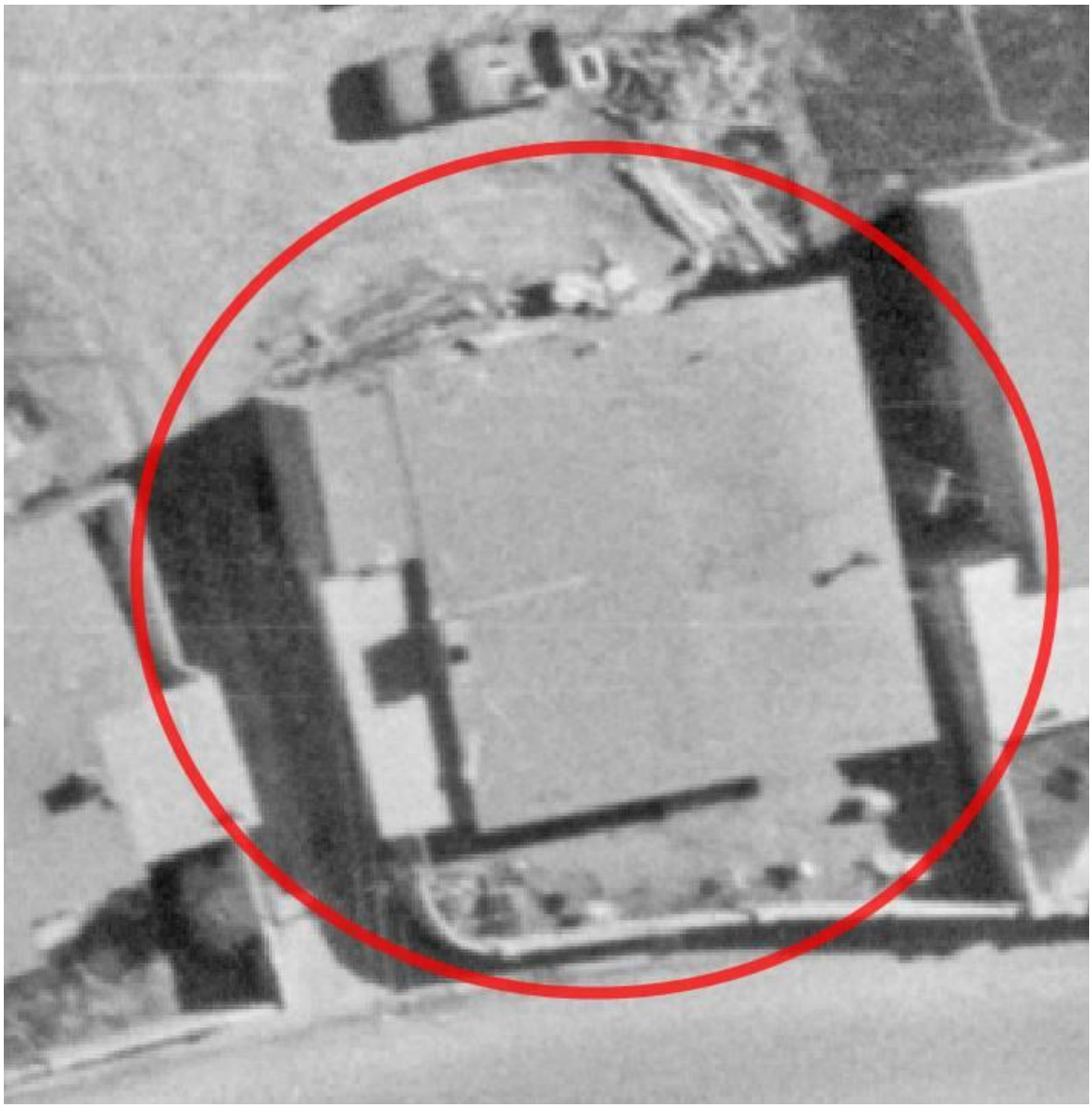


Figure 7: May 11, 1973, aerial photograph. West elevation addition and porch and front wall in place.

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Figure 8: Southeast bedroom. 2025 real estate listing photo. Photographer unknown.

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Survey Photographs

(All images taken by Giulia Caporuscio, on September 8, 2025).



Photo 2: Canyon Road and street walls. Camera facing northwest.

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Photo 3: South(front) and east elevations. Camera facing northwest.

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Photo 4: South (front) elevation and porch. Camera facing north.

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Figure 5: Joining of two non-historic porches at southwest corner of south (front) elevation. Camera facing up.

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Photo 6: West elevation. Camera facing northeast.

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Photo 7: West elevation and porch. Camera facing north.

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Photo 8: West elevation. Older home and entry to laundry room addition. Camera facing northeast.

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Photo 9: North and west elevations. Laundry room addition at center. Camera facing southeast.

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Photo 10: North elevation. Camera facing south.

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Photo 11: North elevation. Entry door at ground level. Camera facing south.

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Photo 12: North elevation. Addition at northwest corner. Camera facing up.

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Photo 13: East elevation. Camera facing south.

City of Santa Fe, New Mexico

memo

DATE: October 14, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director *MRM*
Gary Moquino, Historic Preservation Division Manager, GM

FROM: Lani McCulley, Senior Planner, Historic Preservation Division *LJM*

2025-011229-HDRB, 815 Dunlap St., Westside-Guadalupe Historic District, contributing, Christopher Purvis, agent for Michael Zimber, owner, proposes to replace and repair windows, remove the greenhouse, and stucco. An exception is requested to 14-5.2(D)(5)(a) for replacing historic windows.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: [board action letter from status case]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [window assessment]

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval of the exception to section 14-5.2(D)(5)(a) for replacing historic windows on primary facades and recommends approval of the other elements of the application as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(I) Westside-Guadalupe Historic District Design Standards.

Sample motions:
Two motions will be required in this case. One motion is required for the exception to 14-5.2(D)(5)(a) for replacing historic windows, and one for the elements of the project that do not require an exception.

a. In case 2025-011229-HDRB, for 815 Dunlap Street, approve/deny the exception to 14-5.2(D)(5)(a) for replacing historic windows, finding that the exception criteria have/have not been met
b. In case 2025-011229-HDRB, for 815 Dunlap Street, approve/deny the elements of the project that do not require an exception.

Should the Board deny the exception request, the applicant shall return with an alternative proposal for review and approval before proceeding to a building permit.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.



Figure 1: Property Location

BACKGROUND & SUMMARY:

Streetscape:
The streetscape for the property is defined as extending from the intersection of Irvine Street to the edge of the historic district, approximately one hundred feet on the west side of South St. Francis Drive. The road has a sidewalk on the south and an unpaved walking space on the north. The street is lined with medium-to-high yard walls and fences. The yard walls are stuccoed to

match the residence with which they belong. The fences are a combination of coyote, plank, and chain link. The heights of the yard walls and fences range from 40” to 72”, with the street average being 60”. The properties are mostly residential, with only two commercial structures at the corner of South St. Francis Drive. The properties vary in size and most have multiple structures with sides of structures close to the property line, but the fronts are set back from the street, with most setbacks at greater than fifteen feet. The buildings tend to be vernacular or pitched, except for a couple of Spanish Pueblo Revival. The streetscape is an even mix of flat, pitched, and shed roofs. The colors of the stucco vary greatly from a very pale-yellow tan to a dark grey brown. The trims tend to be brown or white. The wood elements are either a natural tone or brown.



Figure 2: Street View of Residence

Site Description:
The 1,360 sq. ft. single-family residence at 815 Dunlap Street is listed as contributing to the Westside-Guadalupe Historic District with the east, west, and south as primary facades, excluding the door opening and greenhouse on the south elevation and the non-historic materials. The two accessory structures in the rear are listed as non-contributing.

The single-story main residence was constructed of adobe in the 1930s with a 1940s addition on the north elevation. The 1940s addition appears to have been constructed to have interior access to the basement. A solar greenhouse was constructed sometime in the 1970s/1980s on the south elevation (see 2025 HCPI aerials). This greenhouse addition created a door where there was once a window.

The residence is designed with a flat parapet with deep undulating points that conceal a low gabled roof. It originally had vigas that protruded on the west elevation, which were removed after 1985(see figure 2 below). There is also evidence of the bathroom window on the west elevation being altered and the infill of a northeastern window after 1985. The windows all have concrete lug sills. For the most part, the windows are wood windows with one vinyl window centered in the west elevation and one steel casement window on the north elevation.

The 1940s addition does not maintain the deep undulating points nor canales. It also has never had protruding vigas. The windows are higher on the structure than those of the 1930s construction. On the north elevation of the addition, there appears to have been an overhang or cover of some sort attached above the door, which has since been removed (see photo 10 of the 2025 HCPI). However, the 1940s addition does have the concrete lug windowsills, except for the window on the northeast corner next to the door. This window is not inset and appears to be a newer installation than the other windows.

In the northwest corner of the property sits a 600 sq. ft. wood frame garage structure, and in the northeast corner of the property sits a 400 sq. ft. adobe, accessory structure. These accessory structures are not the subject of this request.

PREVIOUS CASE SUMMARIES:

ARC:
No Archaeological clearance has been issued for this property.

HDRB:
In case 2025-010291-HDRB, the property was reviewed status of the buildings. The Board designated the residential structure contributing and the east, west, and south elevations as primary, excluding the door opening and greenhouse on the south elevation, and excluding the non-historic materials. They also designated the storage structure and the garage units as non-contributing. The Board noted that if the greenhouse were to be removed, they would like the door behind it to be returned to a window.

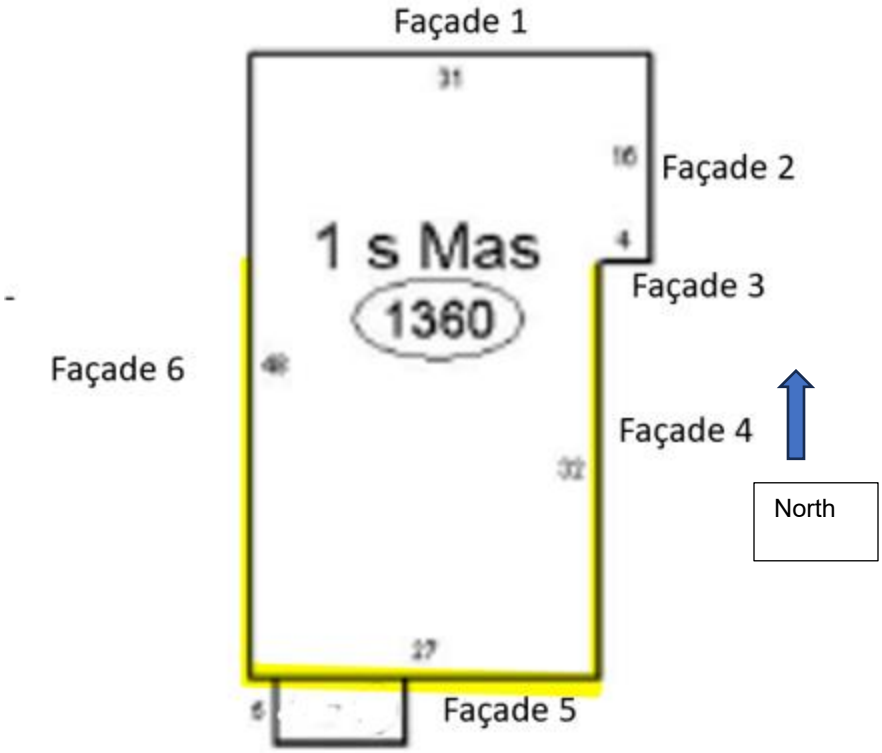


Figure 3: Façade Map primaries highlighted in yellow.

ADMINISTRATIVE:
In an approval issued in 2016, the residence was approved to construct a 48" high coyote fence with pilasters to enclose the southeastern portion of the lot in front of the residence.

APPLICANT'S REQUEST:
The applicant proposes to:

1) Replace windows and doors, including historic windows on the primary facades. The windows will be white K-Kron painted wood TDL insulated glass, with simulated divided lites in lite patterns to match the existing windows. An exception is requested to section 14-5.2(D)(5)(a) for replacing historic windows.
    a. Window C is historic and restorable. The applicant proposes rehabilitating the window.
    b. Windows G and K are non-historic and will be replaced.
    c. Windows A, B, D, E, F, H, I, J, and L are historic but are beyond repair.

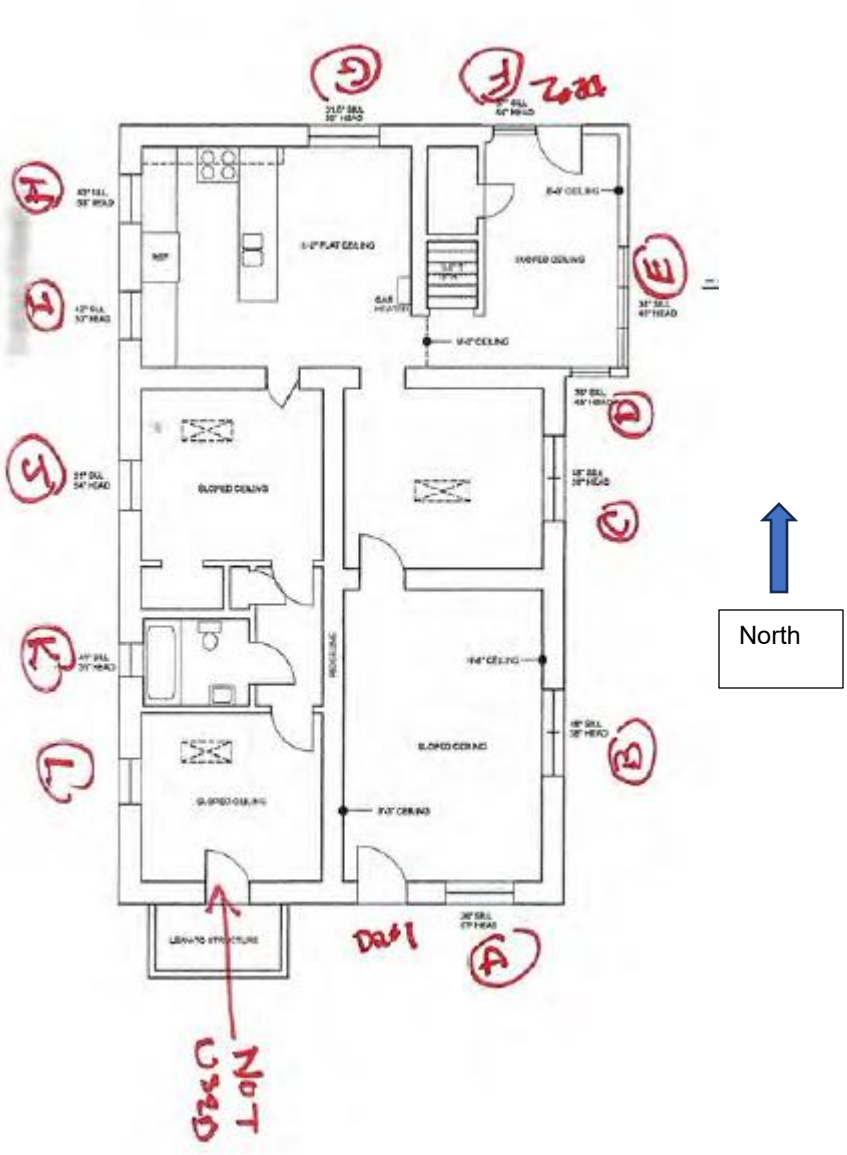


Figure 4: Window Schedule

2) Remove the non-historic greenhouse structure on the primary façade
3) Reestablish the window on the left of the door of the south primary façade located behind the existing greenhouse, which is a non-historic door (located in Figure 4 as the door noted "not used").
4) Stucco the residence using cementitious Buckskin.
5) Install ground-mounted HVAC.
6) Install a 48" high coyote fence on the north of the residence to screen the HVAC.

EXCEPTION CRITERIA AND RESPONSES:

Exception to section 14-5.2(D)(5)(a): The applicant requests an exception to replace historic windows on a primary façade.

(i) *Do not damage the character of the district*

Applicant Response: This proposed window replacement is necessitated by the deteriorated condition of the wood in the window does not damage the streetscape because the opening and glass pattern are unchanged, and the durable paint on the wood allows for the continued look of a wood window while providing the same pattern of visual interest to that portion of the street.

Staff Response: Staff finds that this criterion is met. The lite patterns of the replacement windows are proposed to match those of the original windows. The residence will appear the same with the new windows as with the existing ones; therefore, the character of the district will not be harmed.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: This proposed window replacement allows the homeowner to have a functioning window in place of ones that are beyond repair, according to the window assessment. Not having functioning windows would be a hardship.

Staff Response: Staff finds that this criterion is met. The window assessment shows that all except one window is beyond repair. This would cause hardship for anyone to reside in the residence.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The window replacement allows for the strengthening of the heterogeneous character of the city by allowing a residential building to continue to be used for its original purpose, with all its parts functioning properly. This makes the historic building able to be used long into the future and is part of the full range of design options that should be available for residents to continue to live in this location.

Staff Response: Staff finds that this criterion is met. Replacing inoperable windows will ensure that the residence can be occupied. All except one window shows in the assessment as not being operable.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture, and material between *buildings* of historic design and those of more modern design.

(D) **General Design Standards for All H Districts**

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

(a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.

(b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(c) Additions are not permitted to *primary façades*.

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(e) The height of additions:

(i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.

(ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that

footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

(a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)

(b) For significant and *landmark structures*, *publicly visible* rooftop appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added, nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings,* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.

(4) Porches and Portals

Existing *porches* or *portals* shall not be enclosed.

(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

(iii) No existing opening shall be closed.

(b) For all façades of significant, contributing, and *landmark structures*, architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. *Replacement* or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

(6) Roofs

The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the *structure*.

(8) Archaeological Resources

Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.

(9) Height, Pitch, Scale, Massing, and Floor Stepbacks

The height, pitch, *scale*, and massing of any *structure* in a historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

F. When the proposed *building*, *yardwall*, or fence is located in a *streetscape* that includes no *buildings*, *yardwalls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yardwalls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.

C. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* and fences in the *streetscape*.

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are as set forth in Section 14-8.10(H).

F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street*.

(d) Pitch

If the determined *streetscape* includes over fifty percent of *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof*. The pitch of the roof shall match the predominant pitch extant in the *streetscape*.

(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape*, or the *building* on which the addition is proposed.

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yardwall*, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

(I) **Westside-Guadalupe Historic District**

(1) District Standards

Compliance with the following structural standards shall occur whenever those exterior features of *buildings* and other *structures* subject to public view from any public *street*, way, or other public place are erected, altered, or demolished:

(a) Slump block, stucco, brick, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials;

(b) The color of stuccoed *buildings* shall predominantly be in browns, tans, local earth tones, and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and *portales* or *porches* may be emphasized by the use of white or other colors. Painting of *buildings* with a color that causes arresting or spectacular effects, or with bold repetitive patterns, or using *buildings* as signs is prohibited. Murals, however, are permitted and may be referred to the *city* arts board for an advisory recommendation.

(c) Roof form, *slope*, and shape. It is intended that *buildings* be designed to be "wall-dominated". "Wall-dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, or *hipped roofs* can be designed as "wall-dominated" solutions and are allowed. The height of the roof above the *wall* shall be no greater than the height of the *wall*. Folded plate, hyperbolic, or mansard roofs are not allowed.

(d) The use of solar and other energy-collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing *walls* for trombe *walls* or other solar collectors, direct gain, or other energy-collecting purposes is allowed. When in view from any public *street*, way, or other public place, solar equipment shall be screened as follows:

(i) raising the parapet;

(ii) setting back from the edge of the roof;

(iii) framing the collector with wood;

(iv) in the case of pitched roofs, by integrating the collector into the pitch;

(v) in the case of ground solar collectors, by a *wall* or vegetation;

(vi) in the case of *wall* collectors, by enclosing by end or other *walls*;

(vii) other means that screen the collector or integrate it into the overall *structure*. Non-glare materials shall be used in solar collectors.

(e) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems.

(f) *Walls* and fences shall be of brick, *adobe*, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block *walls* are allowed. *Walls* of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in the *street* frontage.

(g) *Greenhouses*

(h) Attached *greenhouses* that front on the *street* shall give the appearance of being integrated into the *structure* of the *building* or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding *greenhouses* that front on the *street* is prohibited. *Greenhouses* with slanting sides shall be bracketed at the ends, and that *greenhouses* made from enclosed *porches* or *portales* maintain the shape of the *porch* or *portal*.

(i) *Porches* and *portales* are encouraged;

(j) When parking spaces are required for commercial or multi-family *residential buildings*, they shall be placed to the rear or side of the building.

(2) Walls; Fences; Solar Collectors; Administration

Applications for the erection, alteration, or demolition of *walls*, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval, or referral shall be indicated by the division on the *application* for the building *permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: February 10 2025

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: Old # 051613417
Blas Jr. and Lucia M. Sanchez House/ Phillip R. and Nell L. Sanchez House	815 Dunlap Street Westside-Guadalupe Historic District – Santa Fe	4. County: Santa Fe Parcel # 12422016

5. Property Type:
_x Buildings: 1 house, 2 outbuildings
__ Structures:
__ Site __ Object

6. Date of Survey:
January 26, 2025

7. Previous Survey Date(s):
_x_Yes: August 1985, Susan Lopez
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long: 35.6861507,-105.9561845



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of front, south elevation. February 1, 2025.

11. Brief Description of the Property:

Constructed in the late 1930s with a rear mudroom added in the 1940s, 815 Dunlap Street sits about 200 feet west of St. Francis Drive, a 1960s highway dividing the Westside-Guadalupe neighborhood. The house is a one-story adobe rectangle that sits near the front of its lot. It faces the street with a lopsided façade caused by a non-historic solar greenhouse on the left side. The side elevations are more consistent but have also undergone alterations. The lower-roofed rectangle mudroom is attached to the back of the house. The home has two bedrooms and one bathroom, encompassing approximately 1,360 square feet. Lining the back wall is a frame garage and storage structure connected to an adobe outbuilding. These structures are accessible via a driveway running along the west side of the home. The house is designated Non-Contributing to the Westside Guadalupe Historic District.

Continued on Page 5.

12. Who uses the property? Rental

13. Construction Date:
Date: Late 1930s, with likely 1940s rear addition
__Known _x_ Estimated Source: deeds, city directories, and aerial photographs

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __ Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



Source: Office of the Santa Fe County Assessor
parcel lines are not accurate

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
Architectural History Services
505-577-7593/707-583-7819
John@archhistoryservices.com
w/ Giulia Caporuscio

For: Current owner: Michael Zimbler and Christopher Purvis, consulting architect

18. Owner (if known) and other knowledgeable people:

Current owner: Michael Zimbler

19. Is Property Endangered? _x_ Unknown __ No __ Yes How?

20. Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
See Historical Overview.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing __; house _x_ No Status: two sheds
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe: Westside-Guadalupe Historic District

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

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Blas Jr. and Lucia M. Sanchez House/ Phillip R. and Nell L. Sanchez House	815 Dunlap Street Westside-Guadalupe Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: January 26, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other; basement under mud room

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade __Raised:
Materials: _x_ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat x__Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: __Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types House

Operation	Material	Glazing	Number
Casement: outswing	Wood	8 - grouped	3
Hung-Sash	Wood	6/6	11
Hung-Sash	Wood	8/8	1
Sliding	Vinyl	1-1	1
Combination	Steel	3C-1F-3C-4T	1
Cellar	Wood	3	1
Cellar	?	?	1

11. Door Types House

Type	Style	Material	Number
Single-Leaf	6-Panel	Metal	1
Single-Leaf	10-Light	Wood	1
Single-Leaf Not Visible	12-Light	Wood	1

12. Chimneys x wall chimney, north elevation

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap
Attached Solar Greenhouse

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c.1940s; addition of north mudroom; aerial photographs.
#2 Date: post-1978; addition of solar greenhouse and resulting creation of second front door; aerial photographs and current owner.
#3 Date: post-1978; connection of rear outbuilding; aerial photograph.
#4 Date: post-1985; replacement (or swap) of current front door; 1985 HBI and material evidence.
#5 Date: post-1985; removal of west elevation vigas and alteration of window at bathroom; 1985 HBI and material evidence.

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

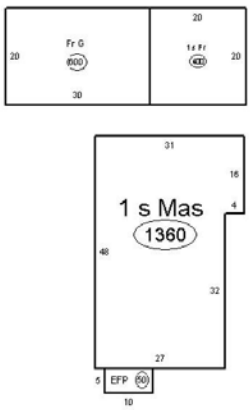
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Not available. Santa Fe County Tax Assessor Sketch Map.



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		4. County: Santa Fe
		5. Date of Survey: January 26, 2025

Architectural Description Continued

South (Front) Elevation

What first catches the eye is the bulky attached greenhouse. Measuring 50 square feet, this c.1970-80s addition disrupts the modest composition and balance of the building's façade (Photo 2). Built for growing food, its fiberglass panels are now clouded with a color reminiscent of aged parmesan (Photo 3). Behind the greenhouse and visible only from the interior is a 12-light door, which may have been relocated from the front entry (Photo 4)(Fig. 1). Based on the façade's assumed symmetry this opening likely started as window.[1]

The current front entry is fitted with a modern six-panel metal door. A large 8/8 hung-sash wood window completes the façade's composition (Photo 5). The window has simple strip wood muntins and putty-glazed lights. Like all the other wood windows along the house, it is in poor condition, with paint deteriorating to reveal bare wood. A heavy concrete lug sill terminates its opening.

The façade has a gray coat finish. Its parapet is capped with small, nub-like projections, suggesting a late Mission influence or a builder's whimsy.

West Elevation

Looking over the driveway, the west elevation has an almost comical undulating parapet, cut with deep openings to hold canales (Photos 6 & 7). The elevation presents a motley array of windows, most of which are older wood units. They are positioned at varying heights. With the exception of a sliding unit in the bathroom, they all are 6/6 wood hung sash (Photo 8). They sit in the same position as the front window and have similar strip-wood muntins and concrete lug sills. A sliding vinyl unit at the center has been added since 1985. The last 16' of the elevation holds the mudroom addition (Photo 9). The vigas of the original portion of the house have been shorn off since 1985 (Fig. 1).

[1] Michael Zimber, telephone conversation with John W. Murphey, January 14, 2025. Zimber asserted that the former owner removed a window to create a door to the greenhouse.

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North Elevation

This side of the building represents the mudroom extension. Built before 1948, it consists of one large room which provides access to the basement. Its openings are concentrated toward the east end (Photo 10). They comprise a more recent 10-light wood door with an adjacent 6/6 hung-sash window. These units are almost flush with the outside wall, suggesting a more recent installation. This aligns with the 1985 survey, which highlighted the mudroom's northeast corner as an "exposed shed." A 1950-'60s steel combination window sits near the center of the façade. It has the same type of lug sill as the older windows. At the ground level, a few cellar windows give light to the basement.

East Elevation

The east elevation once faced a home (813 Dunlap) associated with the property. Since the 1950s, the properties have gone under separate ownership. A vine-covered fence separates them and obscures this side of the house from public view (Photo 11). The elevation begins at the south with three 8-light wood casements arranged in the living room (Photo 12). Beyond this to the north are two 6/6 hung sash windows with the same construction details as the others in the house (Photo 13). Both sets of windows have concrete lug sills.

Bumping out four feet is the beginning of the mudroom. A 6/6 sash window topped with a wooden header penetrates its short south wall. The window is placed flush to the surface, suggesting later installation (Photo 14). The remainder of the east elevation holds three 6/6 hung sash windows divided by mullions (Photo 15). The window's location near the wall surface indicates a different construction period than the main part of the house. The 1985 survey states this part of the building had aluminum windows.

Ancillary Structures

Two connected outbuildings are located at the north end of the property. They consist of a roughly 600-square-foot wood-frame garage and storage area, along with an attached 400-square-foot adobe outbuilding.

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Garage/Storage Area

Taking up the northwest corner is a wood frame structure capped with a corrugated metal roof (Photo 16). Weathered vertical boards sheath its south elevation. A wide roll-up metal door provides vehicular entry. Adjacent to the east is a modern pedestrian door. This structure may have started as the gabled roof building shown in a 1950s aerial (Fig. 8), which was described in the 1985 survey as an "old garage."

Outbuilding

A flat-roofed, square-plan adobe building stands at the opposite corner (Photo 17). The building is covered with a gray coat of stucco and features a plywood door along with a small single-light window on its south elevation. Its original purpose is unclear; the 1985 survey describes it as "storage." Aerial photographs from the 1950s (Fig. 8) show that the structure has retained its overall ground plan into the present day.

Historical Overview

The West Additions

Sitting next to the original city limits, the former Sanchez property is linked to the westward expansion of Santa Fe that occurred in the late 19th and early 20th centuries as development spread beyond the original town core. The arrival of the railroad in 1880 spurred the original subdividing trend. Its most substantial presence lay to the south, in the Don Gaspar area, where railroad investors purchased raw land and had professional surveyors turn it into residential tracts.

Subdividing was not restricted to the southside but also occurred west of the railroad, over former farmland. A few Anglo investors purchased sections of acequia land and staked out residential additions with the hope of turning a profit.

One of these, the melodious-sounding Pleasant View Addition, was located close to the subject property (Fig. 2). Platted in 1887 and owned by a pool of investors, Pleasant View turned former cornfields into a grid of tidy 25' x 220' residential lots. But sales were poor, and the subdivision went dormant. The residential development of the

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greater Westside would take another 50 years to achieve. This time, it was primarily local families doing the subdividing.

The Sofia O. Sanchez Subdivision

In the 1890s, much of the land in the immediate area — including the future house lot — was owned by Ambrosio Ortiz. As shown on old maps, his land consisted of a nearly three-acre tract stretching between Ambrosio Street to the east, to what would become St. Francis Drive to the west, Dunlap Street on the south, and Alto Street on the north, where he maintained a home (Figs. 2 & 3).

Born in 1837, eleven years before American occupation, Ortiz quickly adapted to the new culture. In his long career, he served in many local political positions, including, at various times, county clerk, county treasurer, probate judge, and deputy. His obituary called him one of the "best-known Spanish Americans in this city."[2] He was also a farmer, and his farm was recorded in the 1914 hydrographic survey as being planted with a mix of corn and alfalfa (Fig. 4)

Don Ambrosio Ortiz died four years after the survey at the age of 78. His property was divided among his heirs. His oldest son, Juan José Ortiz, would get a portion of the land containing the subject property. An affidavit shows that he sold it in 1925 to Josefina A. Delgado.[3] Delgado, a young abstractor working on her own, transferred a section of the property to Sofia O. Sanchez, though a deed that wasn't recorded at the time, but affirmed later with a deed in 1931.[4]

Sofia O. Sanchez, the wife of former Mora and San Miguel County politician Blas Sanchez, Sr. (Fig. 5), later subdivided the property into what was officially recorded in 1933 as the Sofia O. Sanchez Subdivision. The lots were designated A through H. This appears to be the first Santa Fe subdivision created by a woman.

[2] "Don Ambrosio Ortiz [obituary]," *Santa Fe New Mexican*, January 7, 1918, 6.
[3] Affidavit, Juan J. and Porfiria G. Ortiz to Josefina A. Delgado and Sofia O. Ortiz, recorded August 9, 1934, Book Y/Page 272, Instrument # 47378, Santa Fe County, New Mexico.
[4] United States Savings & Loan Association to Sofia O. Sanchez, recorded April 15, 1931, Book 8/Page 165, Instrument # 41610, Santa Fe County, New Mexico.

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On Lot A, Sofia and Blas built an adobe gabled house, which still stands next to the subject property at 813 Dunlap Street. City directories and the 1930 census suggest it was built in the early 1930s.[5] They were both in their 60s at the time, and it likely served as their retirement home.

In 1933, Sofia and Blas deeded the lot to the west, Lot B, to their oldest son, Blas Sanchez, Jr.[6] It was on this lot that Blas Jr. built the subject house at 815 Dunlap Street.

The Funeral Man

Born in 1907 in Wagon Mound, Mora County, Blas Jr. did not follow his father's profession. Instead, he became a mortuary man. In 1937, he and J. F. Baca founded the Baca-Sanchez Funeral Home (Fig. 5). It was located on East Marcy Street, now the site of Marcy Plaza office center, and was one of four funeral homes operating in Santa Fe.[7] Like the competing Herrera Funeral Home, it was directed toward the Hispanic population.

Blas Jr. started his career in the funeral business as an assistant for the Rising-Roberts Mortuary, one of two Anglo funeral homes operating in Santa Fe at the time. He later became a funeral director, an industry term elevating the position of what was formally called an undertaker. As a funeral director, he coordinated life's last necessity: planning for funerals and memorial services, meeting with families at their homes, and processing paperwork.[8]

He married Lucia (Lucy) Frances Salazar in 1929.[9] Her father, Luis M. Salazar, later became his second business partner. In the 1950s, he bought out Salazar and ran the mortuary under his own name until 1965.[10]

[5] The 1930 census shows the couple living at 807 Dunlap Street.
[6] Warranty Deed, Sofia O. and Blas Sanchez Sr. to Blas Sanchez Jr., recorded June 1, 1933, Book 1/Page 233, Instrument # 45079, Santa Fe County, New Mexico.
[7] This is based on a review of city directories.
[8] Leroy Bowman, *The American Funeral* (Washington, D.C.: Public Affairs Press, 1959), 71-73.
[9] Santa Fe County Marriage Records, Book 10/Page 4808, January 8, 1929.
[10] "Blas Sanchez, Jr. [obituary]," *Santa Fe New Mexican*, February 26, 1992, A-12.

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City directories suggest that Sanchez built the house at 815 Dunlap in the mid-to-late 1930s. He had previously lived with his parents at 813 Dunlap, and 815 appears as an empty lot on a 1935 aerial image (Fig. 6).

The 1940 federal census recorded Blas Jr., and his family ensconced in their new home. Blas Jr., 32, is indicated to be the owner.[11] The property was valued at $1,800, significantly less than his parent's home next door. The household included his wife, Lucia (Lucy), 28, and sons, Phillip, 11, and Marlin, 7. They were surrounded by other young families, all with Spanish surnames.

His parents gave him a quitclaim deed for the property two years later. Blas Jr. transferred the property and house to his wife two years after that.[12] The deed referenced a six-room home, and this, along with an aerial photograph from 1948 (Fig. 7), suggests the rear mud room extension was built in the 1940s. The couple divorced around the time of the deed transfer.

Subsequently, Blas Jr. married someone 20 years younger and relocated to a property on Cortez Street — the move represented a shift up in Santa Fe's social stratigraphy.[13]

After the divorce, the house at 815 Dunlap Street went to their two sons, Phillip and Marcos. This was formalized in a deed in 1954 by Lucia, now remarried as Mrs. Ortiz-Porter.[14] The house of this period is documented in an aerial photograph taken in 1958. (Fig. 8).

[11] U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 7B; Enumeration District: 25-8B.
[12] Warranty Deed, Blas Sanchez Jr. to Lucia Frances Sanchez, recorded July 13, 1944, Book 27/Page 42, Instrument # 74203, Santa Fe County, New Mexico.
[13] U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3579; Page: 28; Enumeration District: 26-36B.
[14] Warranty Deed, Lucia Frances Ortiz Porter to Phillip Richard Sanchez and Marcos Arturo Sanchez, recorded October 6, 1954, Book 76/Page 27, Instrument #1954201039, Santa Fe County, New Mexico.

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Phillip Sanchez and the Impact of St. Francis Drive

Phillip Richard Sanchez was born in 1929 and followed in his father's footsteps by entering the funeral business. He attended mortuary school in San Francisco and later worked alongside his father at the family funeral home.[15] In 1951, the same year he joined the Army, he married Nell Loyce Willoughby. Together, they raised several children in the home located at 815 Dunlap Street. The family lived there until the mid-1960s, after which they appear to have rented out the property.

This likely coincided with the development of St. Francis Drive. The west end of Dunlap Street, along with the old Ambrosio Ortiz property, underwent a significant transformation with the construction of the new highway. Completed in 1964, the six-lane road provided a direct route through Santa Fe for U.S. Highways 84 and 285. Its construction cut through a residentially zoned area, leading to the condemnation of multiple homes. It removed the western portion of the old Ortiz property which was bordered by Montoya Street (Fig. 2). As a result, Montoya Street and its eight homes were demolished.[16]

The highway divided the community into two distinct neighborhoods. Those fronting or adjacent to St. Francis were subject to noise levels that exceeded the allowable decibel limits for commercially zoned areas. This safety hazard, along with the fracturing of land, led to depressed property values and the call for rezoning in the late 1970s. A 1978 flyover captures this period (Fig. 9).

In 1981, Phillip Sanchez transferred property ownership to Michael Zimber and Thomas Callanan.[17] Zimber and Callanan initially lived in the house. A few years later, Callanan moved out, and Zimber bought out his interest in the property.[18] Zimber relocated to

[15] "Phillip Richard Sanchez [obituary]," *Santa Fe New Mexican*, October 13, 2024, C-2.
[16] This is based on a count of addresses in the 1960 city directory. A 2018 article in the Santa Fe Reporter highlighted the impact of St. Francis Drive, interviewing people with the Montoya surname. Alicia Inez Guzmán, "Back to The Barrio, Santa Fe Reporter, June 27, 2018, https://sfreporter.com/archives/back-barrio-st.-francis-drive. They may be connected to what was formerly Montoya Street.
[17] Warranty Deed, Philip R. Sachez to Thomas Charles Callahan and Michael Zimber, recorded October 2, 1981, Book 428/Page 460, Instrument # 11505536, Santa Fe County, New Mexico.
[18] Michael Zimber, email John W. Murphey, January 23, 2025.

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another property around 1991 and turned the house into a rental, a use that continues today.

Evaluation of Historical Status

House

A 1948 aerial photograph establishes that the footprint of the front building has been in place for over 75 years. Documented changes to this ground plan include what is assumed to be the infill of the northeast corner of the mudroom with solid walls and different windows after 1985.

A fiberglass greenhouse was added to the front elevation in the late 1970s or early 1980s. Although it may seem like a minor detail, this addition appears to have involved the removal of a window to create a door. If the greenhouse were to be removed, the façade would reveal an imbalance of two adjacent doors.

The west elevation reveals mainly intact original or fenestration, aside from the bathroom window. However, a secondary elevation facing a driveway with limited public view would be an unlikely candidate for a primary façade.

Given these considerations, the recommendation is to maintain Non-Contributing status for the house. If the assumed original window opening behind the greenhouse is restored using historical or forensic evidence, the house may be reconsidered for Contributing status.

Ancillary Structures

A non-historic extension connects the two outbuildings. The garage/storage area, with a wide vehicular door and other modifications, does not retain historic integrity. The outbuilding has retained its historic footprint but does not have Contributing factors other than age.

For this reason, the joined buildings are recommended for Non-Contributing status.

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Illustrations



Figure 1: Comparison of 1985 (above) and current conditions (below).

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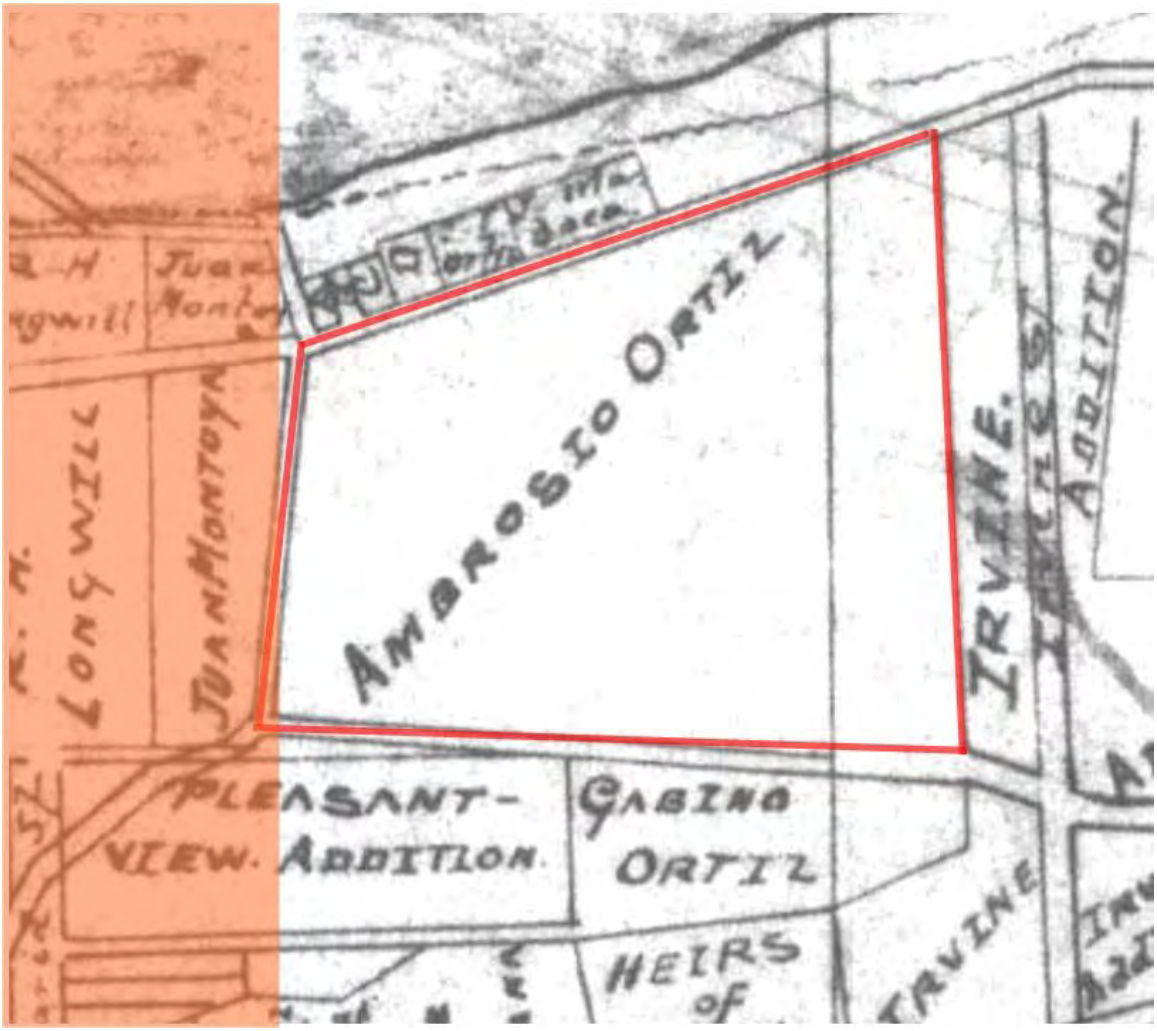


Figure 2: William White, "Sketch Map of Grants Within Santa Fe Grant,"1891. The Ambrosio Ortiz land is highlighted in red; area impacted by St. Francis Drive is highlighted in orange.

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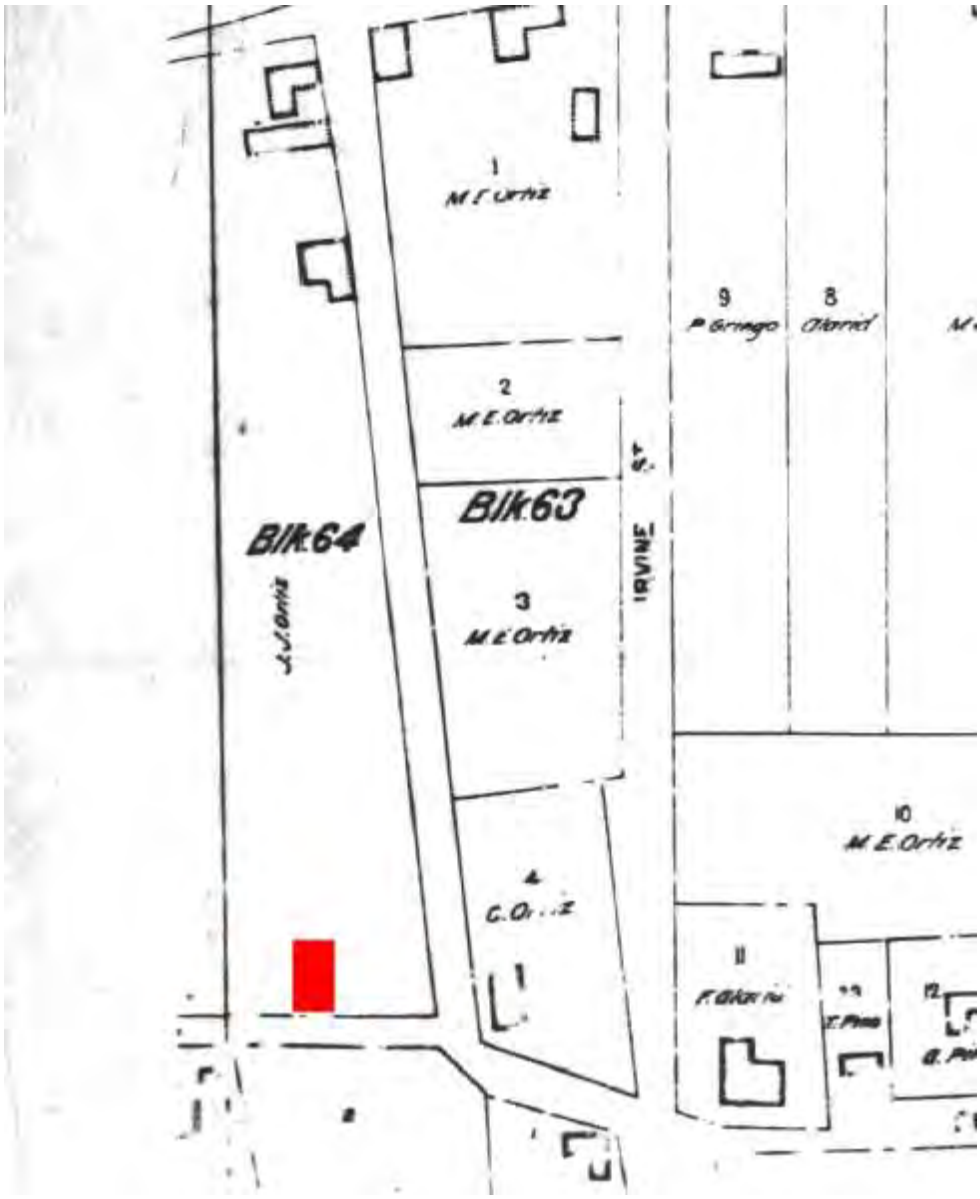


Figure 3: N. L. King, "Map of the City of Santa Fe," 1912.
The approximate location of future subject parcel highlighted in red.

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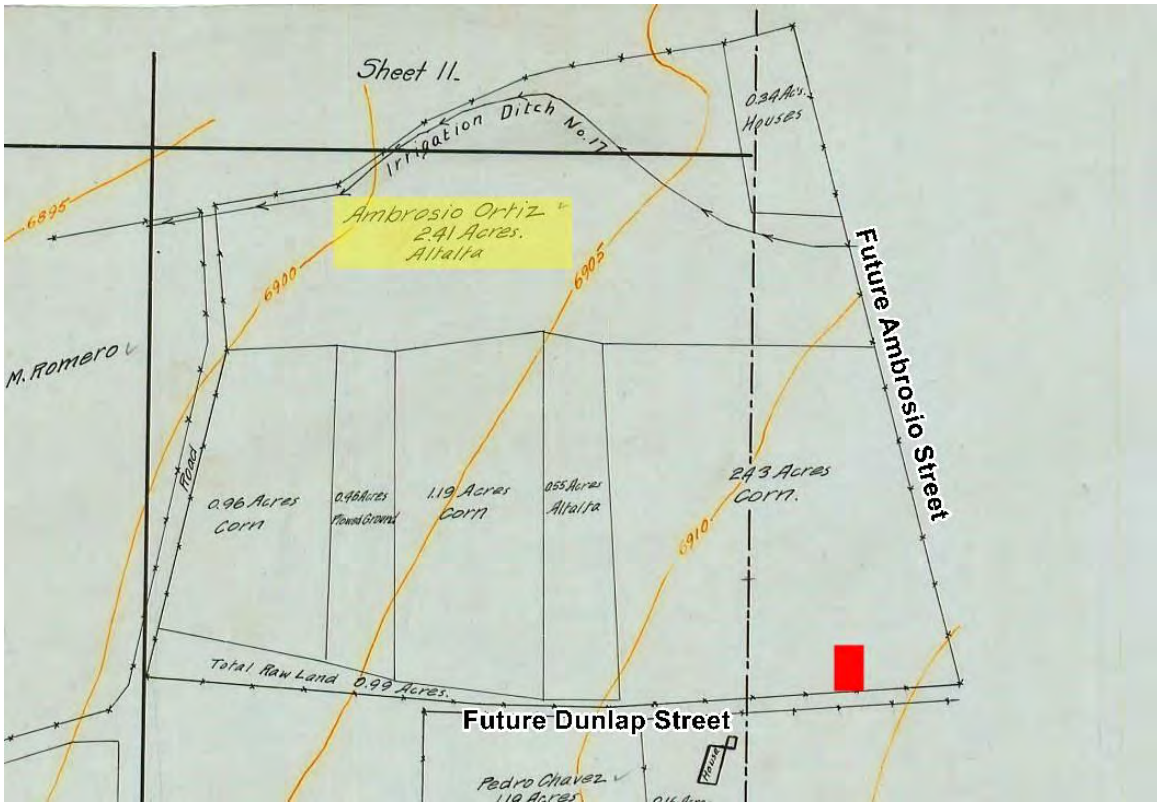


Figure 4: State Engineer's Office, "Santa Fe Hydrological Survey," 1914. The approximate location of future subject parcel highlighted in red.

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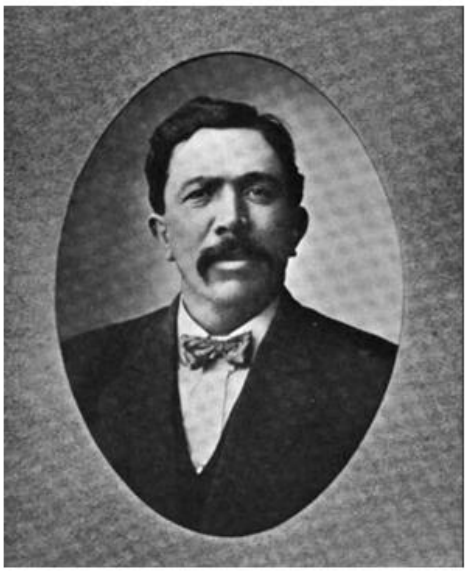




Figure 5: Earlier 20th century portrait of Blas Sanchez, Sr. (left), and 1937 advertisement for the J.F. Baca-Blas Sanchez Funeral Home (right), managed by his son, Blas Sanchez, Jr.

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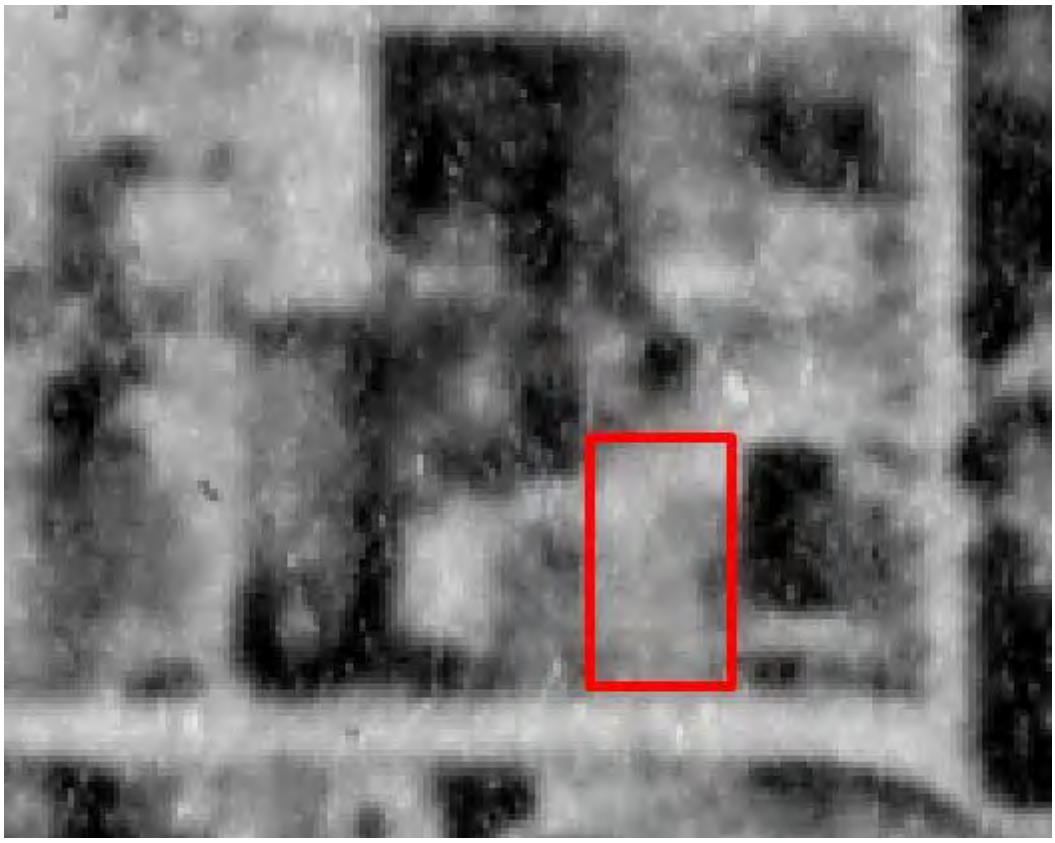


Figure 6: 1935 aerial photograph, Image # 1261.
Future 815 Dunlap parcel highlighted in red; no structure is present.

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Figure 7: October 25, 1948, aerial photograph.
815 Dunlap Street and its mudroom are highlighted in red.

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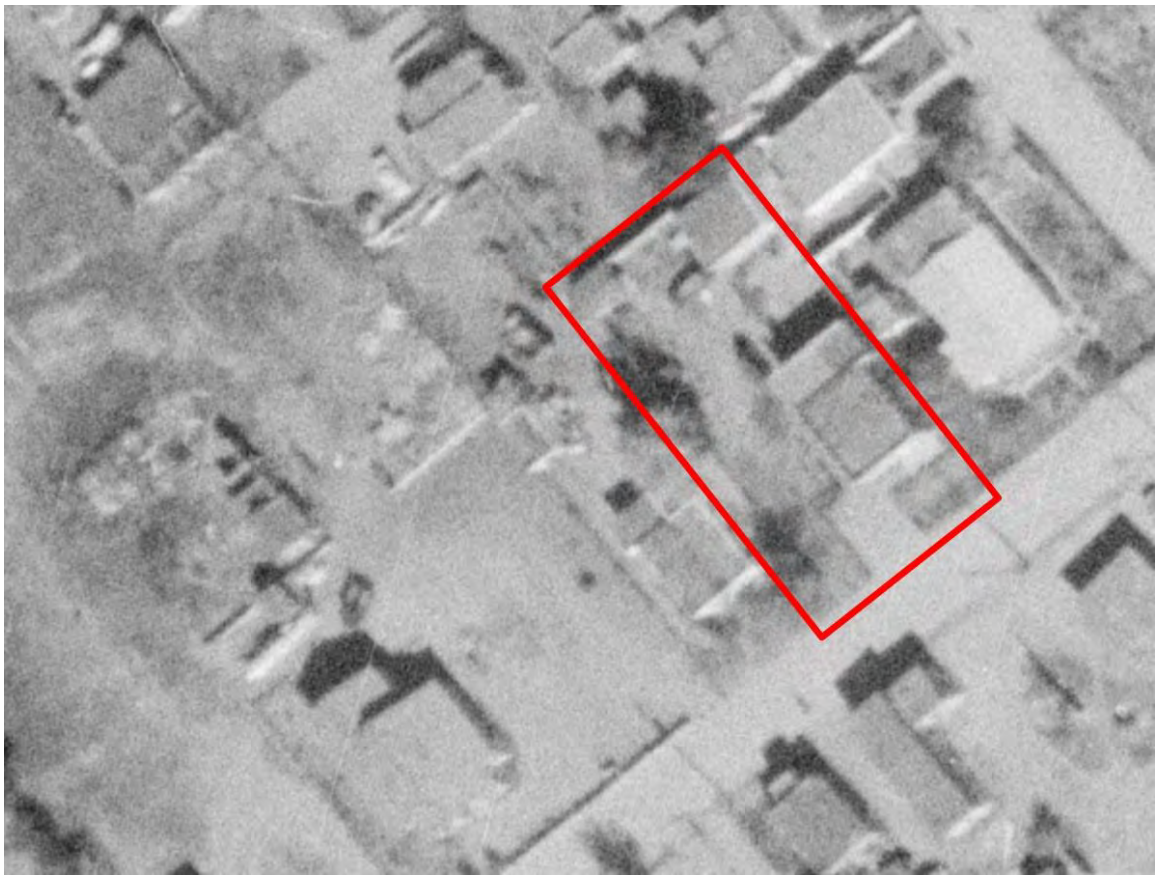


Figure 8: November 10, 1958, aerial photograph.
Note rear sheds are present.

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Figure 9: September 11, 1978, aerial photograph.
Note attached solar greenhouse is not present.

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Survey Photographs

(All images taken by Giulia Caporuscio on January 26, 2025, unless otherwise noted)



Photo 2: South (front) façade. Camera facing north.

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Photo 3: South (front) façade. Attached solar greenhouse. Camera facing north.

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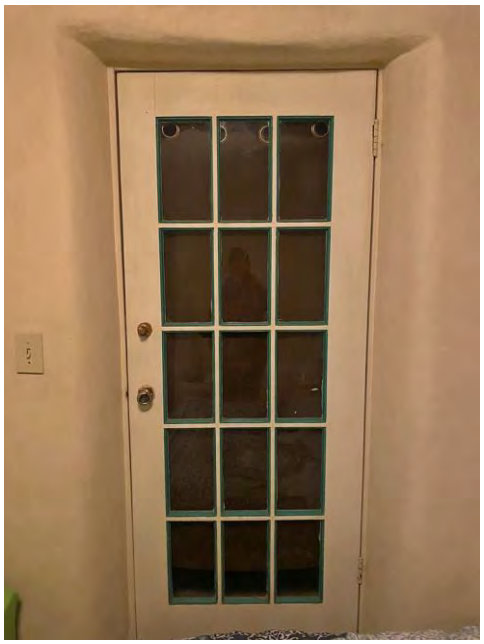


Photo 4: South (front) façade. Interior door to the attached solar greenhouse. Jana Martison, January 19, 2025.

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Photo 5: South (front) façade. Detail of east window. Camera facing north.

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Photo 6: West elevation oblique. Camera facing northeast.

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Photo 7: West elevation. Camera facing east.

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Photo 8: West elevation. Window detail. Camera facing east.

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Photo 9: West elevation. Mudroom addition highlighted in red. Camera facing east.

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Photo 10: North elevation oblique. Camera facing southwest.

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Photo 11: East elevation oblique. Camera facing northwest.

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Photo 12: East elevation. Windows at southeast corner. Camera facing west. Michael Zimber, January 29, 2025.

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Photo 13: East elevation. Windows at middle of elevation. Camera facing southwest. Michael Zimber, January 29, 2025.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Blas Jr. and Lucia M. Sanchez House/ Phillip R. and Nell L. Sanchez House	2. Location: 815 Dunlap Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613417 4. County: Santa Fe 5. Date of Survey: January 26, 2025



Photo 14: East elevation. Window at south side of mudroom addition. Camera facing northwest. Michael Zimber, January 29, 2025.

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1. Name of property: Blas Jr. and Lucia M. Sanchez House/ Phillip R. and Nell L. Sanchez House	2. Location: 815 Dunlap Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613417
		4. County: Santa Fe
		5. Date of Survey: January 26, 2025



Photo 15: East elevation. Windows at the northeast corner. Camera facing west. Michael Zimber, January 29, 2025.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 16: Garage/storage area. Camera facing north.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
		5. Date of Survey: January 26, 2025



Photo 17: Outbuilding. Camera facing north.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1905

building threatened? yes	surveyed date 8/85 by SL	county SANTA FE	ID no. 051613417
field map SFHD #7	number 417	UTM reference zone 12 13 easting	northing

location description: 815 Dunlap

city/town: SANTA FE

land grant/reservation: na

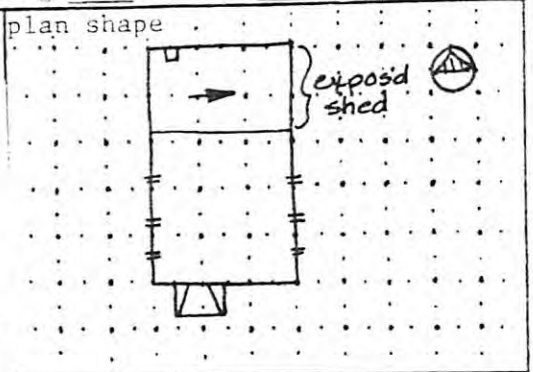
building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by SL no. 14	negative nos. 26	loc. of neg. HPB



plan shape



date of construction: 40-44 estimate _____ actual

source: directory

use
present: ✓residential
other:
historic: ✓residential
other:

condition
___excellent ___✓good
___fair ___deteriorating

NMUV

wall material/surface: conc. adobe/stucco

degree of remodeling
___minor ___moderate ___major
describe:

architectural features
one story w/ basemt.; flat parapet (w/ undulated points) concealing both low 'gable' roof (draining via canales) at front & exposd shed at rear w/ alum gutter
windows: 8/8 dbh, 6/6 dbh, 4 lit casemt, 1e lit hopper in basemt, mtl. casemt: ¾ x 4, – shutters on N facade - all w/ conc lug sill
doors: solid w/ 12 lits, solid w/ 4 lits

surroundings: residential

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

significance
___eligible ___of interest ✓none
if eligible, why? age

comments

associated buildings? ✓yes
what type? old garage & storage
if inventoried, list ID nos.

see back? ___yes

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW
PLUD-20

PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date	08/20/2025	Property Owner of Record	Mike and julie Zimber				
Applicant/Agent Contact	Christopher purvis						
Site Address	815 Dunlap						
Suite or Space #	28	Subdivision Name	Plat or Survey Showing Lands in Guadalupe neighborhood				
Lot #	28	Block #		Total Roof Area (square feet)	3118		
Lot Coverage %	31.5	Lot Size (square feet)	9947				
Proposed Construction Description	WINDOW CHANGE AND REPAIR AND RESTUCCO , HVAC INSTALL						
The following documents are required for review as applicable:	✓ Legal Lot of Record ✓ Building Plans ✓ Existing site plan w/ setbacks ✓ Proposed site plan w/ setbacks ✓ Existing & Proposed Elevations ☐ Development Plan						
Zoning District	R-21	Overlay Districts	☐ Escarpment ☐ Flood Plain ✓ Other				
Proposed Setbacks	Front	EXIST	Rear	EXIST	Left Side	EXIST	Right Side EXIST
Required Setbacks	Front	7'	Rear	15'	Left Side	5'	Right Side 5'
Proposed Height	EXIST	Max Height	HDRI	Parking Required	2	Provided 2	Bike Parking Provided

Historic Planning Case Manager: Lani McCulley

If you selected "other," please write in the name of your case manager.

ADDITIONAL SUBMITALS (IF APPLICABLE)

☐ Y ☐ N Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen		
☐ Y ☐ N Setback Affidavit and Agreement		
☐ Y ☐ N Site Visibility Triangle	☐ Y ☐ N Escarpment Slope Analysis	☐ Y ☐ N Flood Plain Grading Plan

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

CHRISTOPHER PURVIS ☐ Owner ✓ Applicant ☐ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

☐ Preliminarily Reviewed	☐ Reviewed w/ conditions	☐ Denied
Comments/Conditions		
Preliminary Zoning Review completed by		Date
Preliminary Zoning Review #		

City of Santa Fe

Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT DESC: 2024-010291-HDRB, 815 Dunlap St, Westside-Guadalupe Historic District, non-contributing, Christopher Purvis, agent for Michael Zimber, owner, requests a status review with primary façade designation, if applicable for a residential structure and two accessory structures.

CASE NUMBER: 2025-010291--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 815 DUNLAP ST
Santa Fe, NM 87501

CONTACTS:

Applicant	Christopher Purvis	518 Old Santa Fe Trail ST1 PMB 373 Santa Fe, NM 87505
Property Owner	Michael and Julie Zimber	

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on May 13, 2025. The decision of the Board was to designate the residential structure contributing with the east, west, and south elevations as primary excluding the door opening and greenhouse on the south elevation and excluding the non-historic materials, and to designate the storage structure and the garage units as non-contributing. The Board also noted that if the greenhouse were to be removed they would like the door behind it returned to a window.

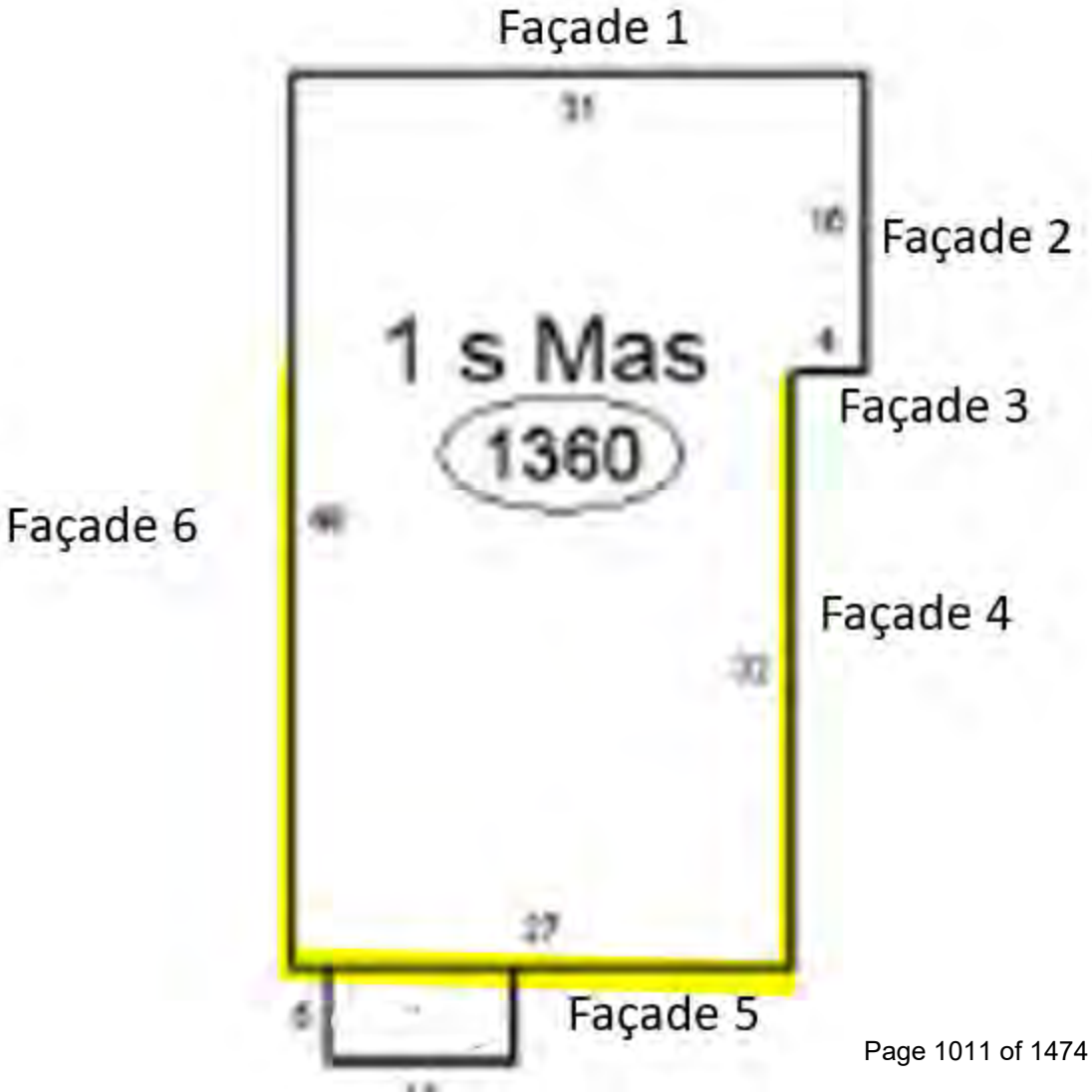
For further information please call 505-955-6605.

Sincerely,

Lani McCulley

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

South (5), west(6) and east(4) facades of the original residence as primary , excluding the non-historic materials and excluding the greenhouse



A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501 Wednesday, August 20, 2025

RE: 815 Dunlap
Enclosed
2/25 HCPI
Window report
HDRB application
A-1 Site Plan
A-2 Floor Plan
A-3 Elevations
Photographs of elevations

Dear Lani and
Members of the Historic Districts Review Board

At the May 25th 2025 Hearing of the HDRB the status of the building was set as contributing with east west and south elevations contributing excluding non historic material (the greenhouse).

As you can see in the attached window report almost all of the windows are deemed beyond repair . Therefore we propose the following:
Windows G and K non historic replace to match existing but with TDL
Window C is restorable so we propose to re habilitate that window
Windows A,B,D,E,F,H,I,J,L are historic but beyond repair
We propose to replace in kind window the above identified windows (A,B,D,E,F,H,I,J,L—G,K) with white K-Kron painted wood TDL insulated glass Kolbe heritage series (in lite patterns to match existing)
https://www.kolbewindows.com/windows/heritage-old-world-classic-double-hung
Finally provide a new window to match that one on the western side of the south elevation with white K-Kron painted wood double hung 8 over 8 TDL insulated glass Kolbe heritage series (after removing the greenhouse).
Then Restucco to match existing Buckskin on all 4 sides of the building
And install a compressor behind a 48” high coyote fence on the north side of the building

Please call if you have any questions on the project 982-5461
Sincerely,



Christopher Purvis.

518 Old Santa Fe Trail St1 PMB 373 Santa Fe N. M.
87501 Tel 505-982-5461 E Mail Architect@ACP-ART.com



LaHabra 80 lb. Premium Stucco Finish #106 Buckskin 740156 - The Home Depot

Visit ›

518 Old Santa Fe Trail St1 PMB 373 Santa Fe N. M. 87501 Tel 505-982-5461 E Mail Architect@ACP-ART.com

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501

Sunday, September 28, 2025

RE: 815 Dunlap
Exceptions

Lani McCulley and
Members of the Historic Districts Review Board

I provide the following responses to the criteria for exception for the proposed window replacement on primary facades

(i) Do not damage the character of the streetscape;

This proposed Window replacement that is necessitated by the deteriorated condition of the wood in the window does not damage the streetscape because the opening and glass pattern are unchanged and the durable paint on the wood allows for the continued look of a wood window while providing the same pattern of visual interest to that portion of the street .

(ii) Prevent a hardship to the applicant or an injury to the public welfare;

This proposed window replacement allows the homeowner to have a functioning window in place of ones that are beyond repair according to the window assessment to not have functioning windows would be a hardship

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts;

The window replacement allows for the strengthening of the heterogeneous character of the city by allowing a residential building to continue to be used for its original purpose with all its parts functioning properly.This makes the historic building able to be used long into the furture. And is part of the full range of design options that should be available for residents to continue to live in this location.

Please call if you have any questions on the project 982-5461

Sincerely,



Christopher Purvis.

518 Old Santa Fe Trail St1 PMB 373 Santa Fe N. M. 87501 Tel 505-982-5461 E Mail Architect@ACP-ART.com

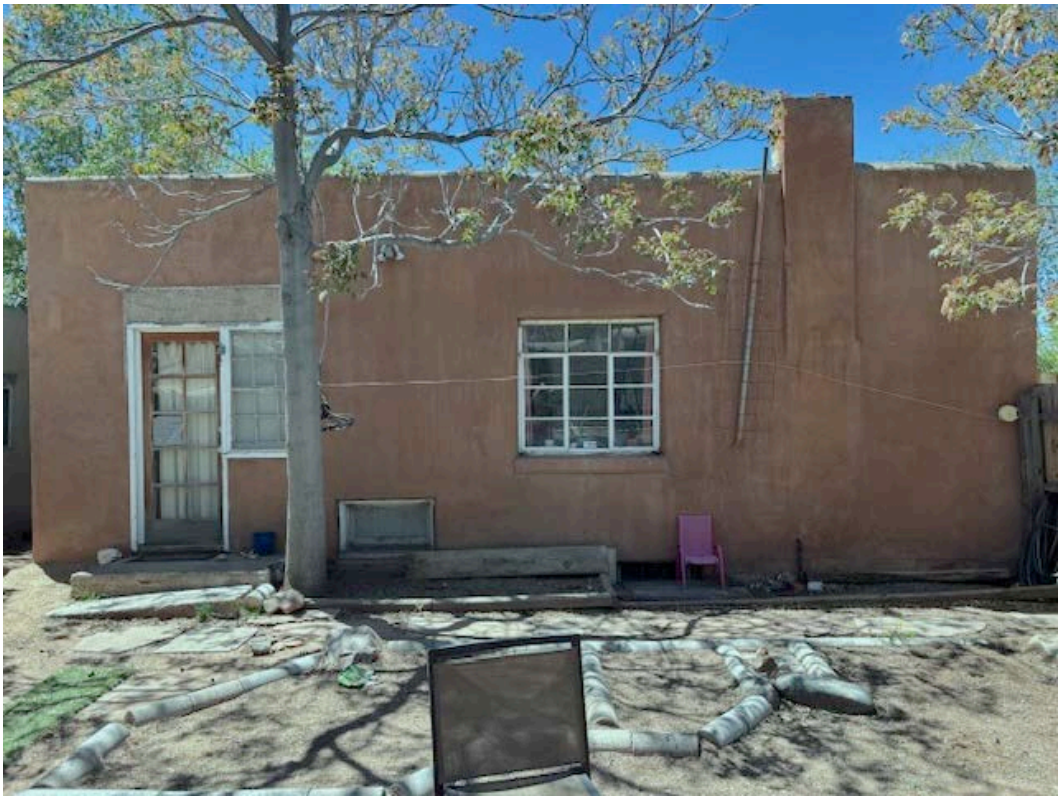


EAST ELEVATION



WEST ELEVATION

815 DUNLAP

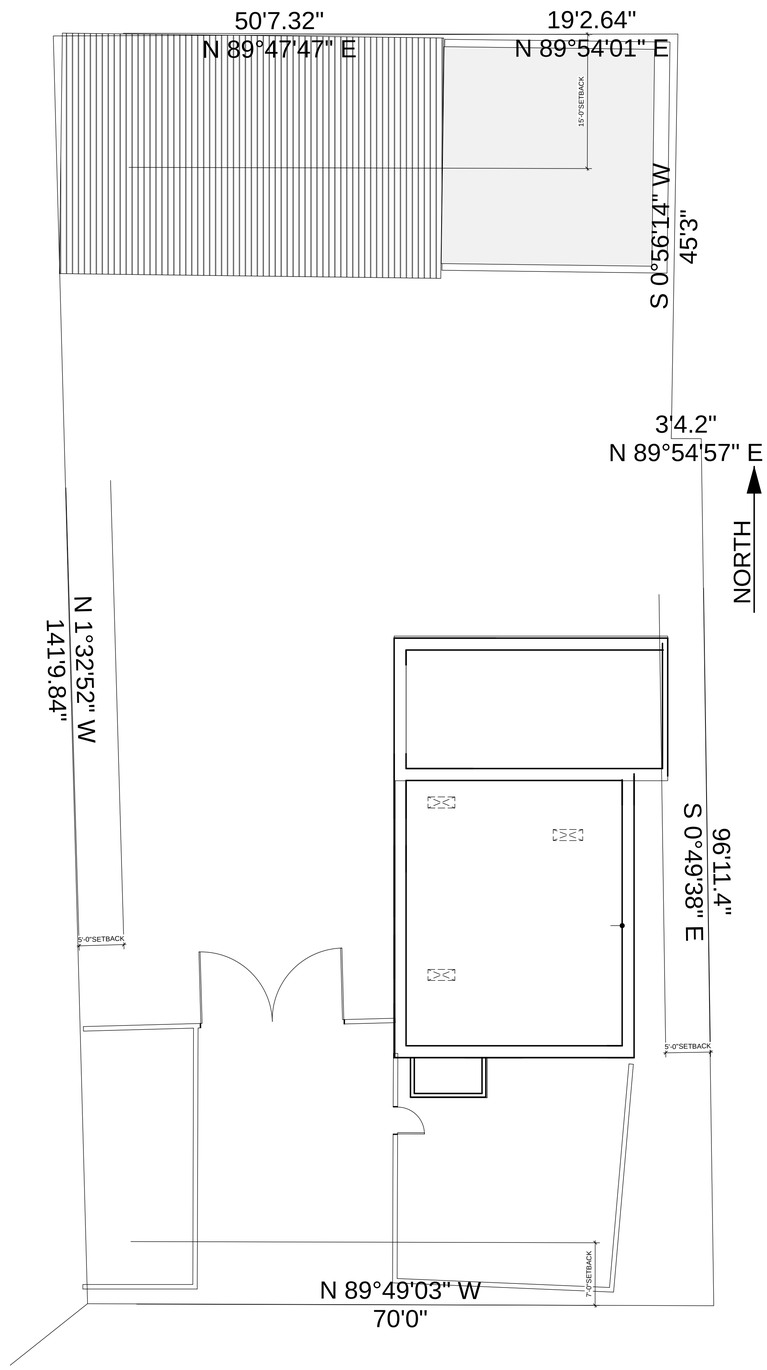


NORTH ELEVATION

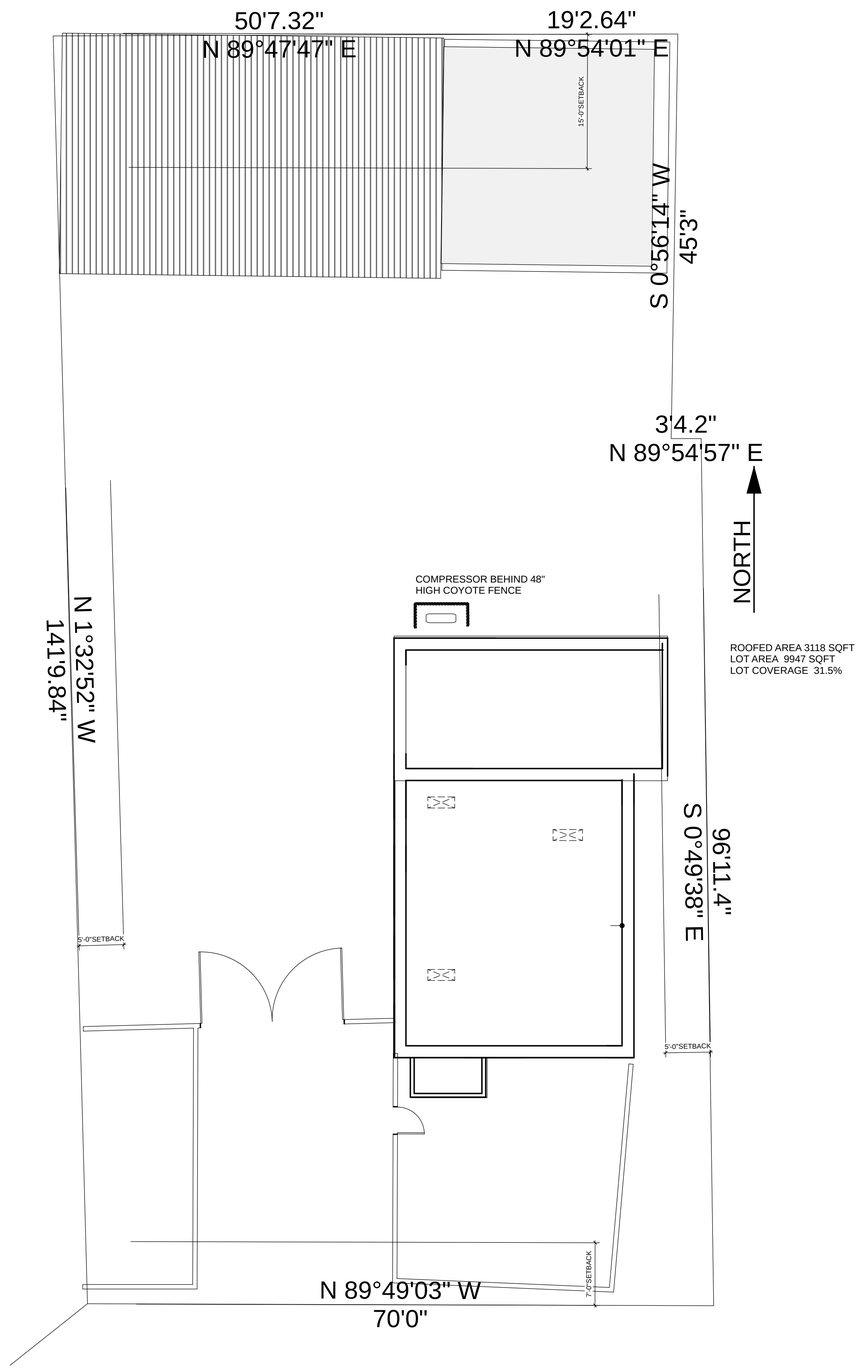


SOUTH ELEVATION

815 DUNLAP



1 SITE PLAN EXISTING
Scale: 1/8" = 1'-0"



1 SITE PLAN PROPOSED
Scale: 1/8" = 1'-0"

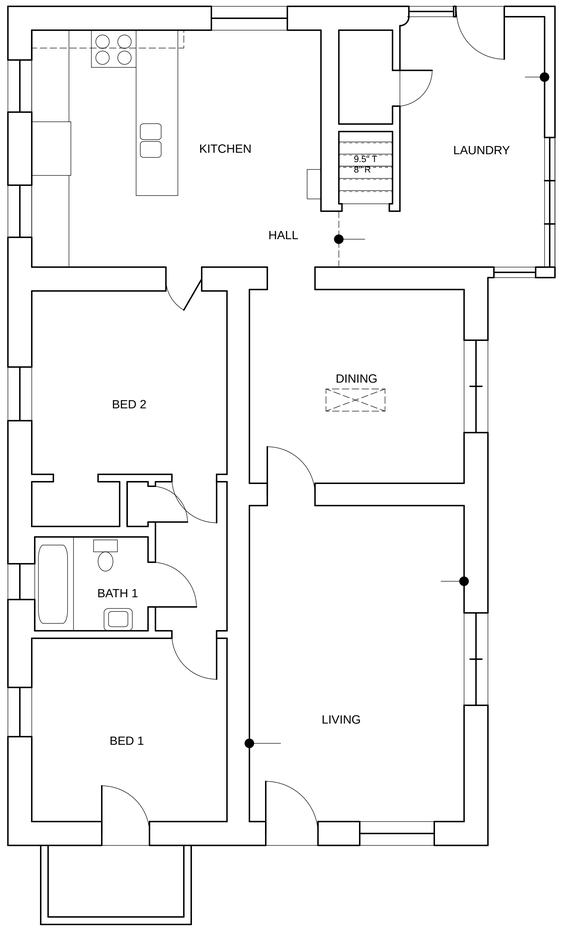
A. CHRISTOPHER PURVIS ARCHITECTS
518 Old Santa Fe trail St1 PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

ZIMBER REMODEL
815 DUNLAP
SANTA FE , NEW MEXICO

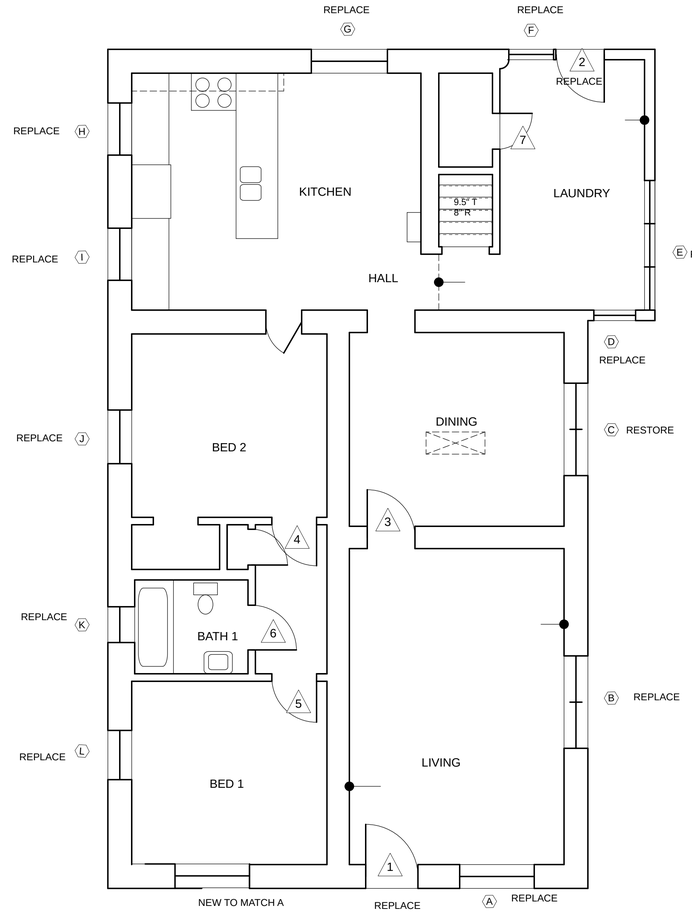
8/17/2025

A-1

JOB NO. 7450



1 FLOOR PLAN EXISTING
Scale: 1/4" = 1'-0"



1 FLOOR PLAN PROPOSED
Scale: 1/4" = 1'-0"

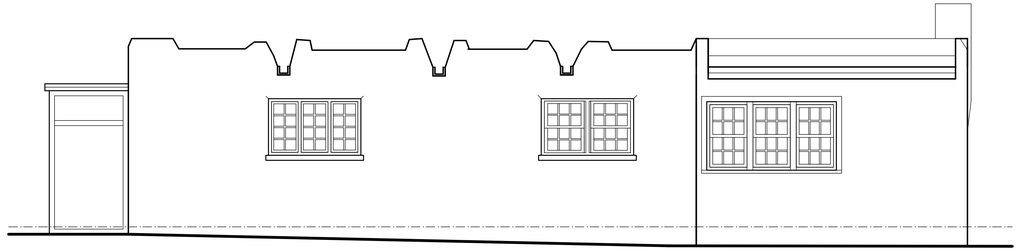
A. CHRISTOPHER PURVIS ARCHITECTS
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ZIMBER REMODEL
815 DUNLAP
SANTA FE , NEW MEXICO

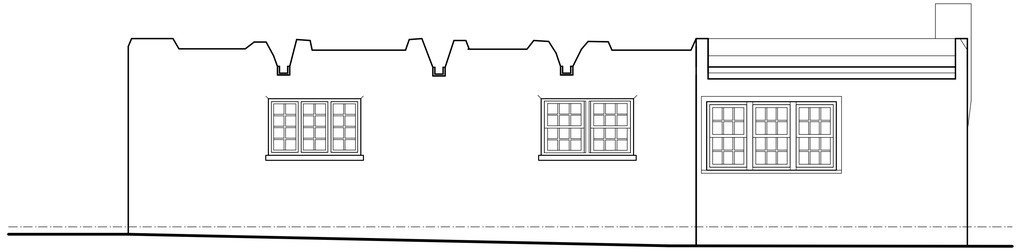
8/17/2025

A-2

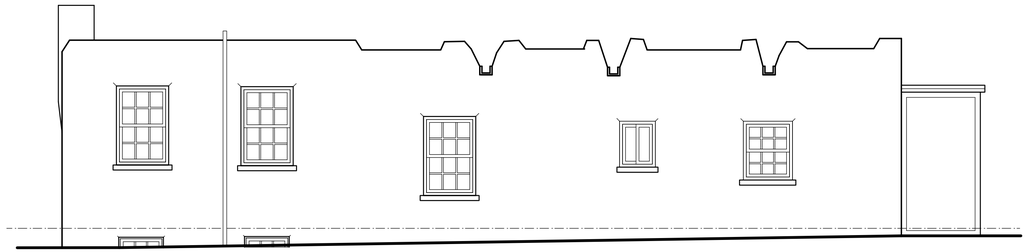
JOB NO. 7450



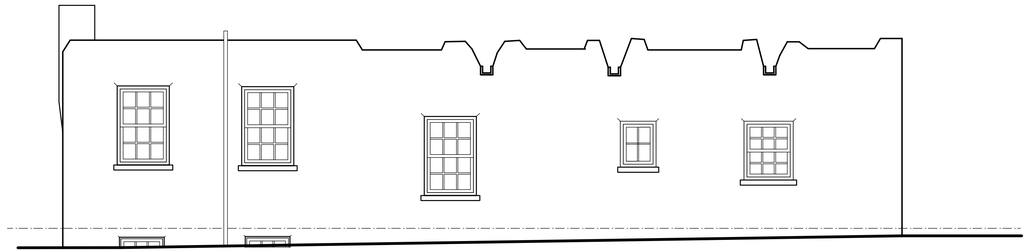
1 EAST ELEVATIONS EXISTING
Scale: 1/4" = 1'-0"



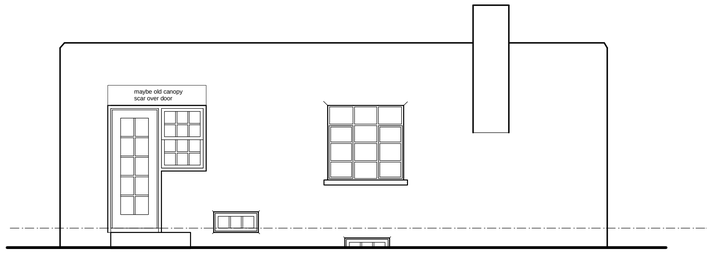
1 EAST ELEVATIONS PROPOSED
Scale: 1/4" = 1'-0"



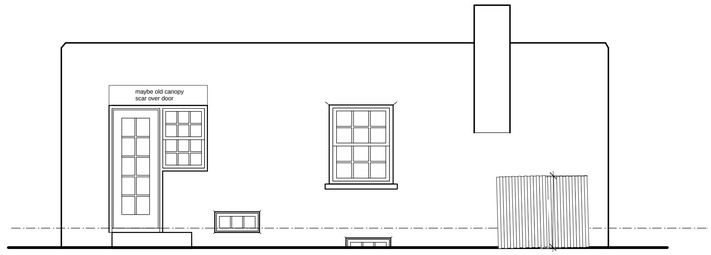
1 WEST ELEVATIONS EXISTING
Scale: 1/4" = 1'-0"



1 WEST ELEVATIONS PROPOSED
Scale: 1/4" = 1'-0"



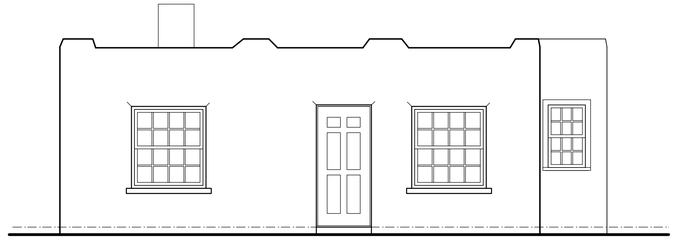
1 NORTH ELEVATIONS EXISTING
Scale: 1/4" = 1'-0"



1 NORTH ELEVATIONS PROPOSED
Scale: 1/4" = 1'-0"



1 SOUTH ELEVATIONS
Scale: 1/4" = 1'-0"



1 SOUTH ELEVATIONS PROPOSED
Scale: 1/4" = 1'-0"

A. CHRISTOPHER PURVIS ARCHITECTS
518 Old Santa Fe trail St1 PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E Mail Architect@ACP-ART.com

ZIMBER REMODEL
815 DUNLAP
SANTA FE , NEW MEXICO

8/17/2025

A-3

JOB NO. 7450

PLAT OF SURVEY

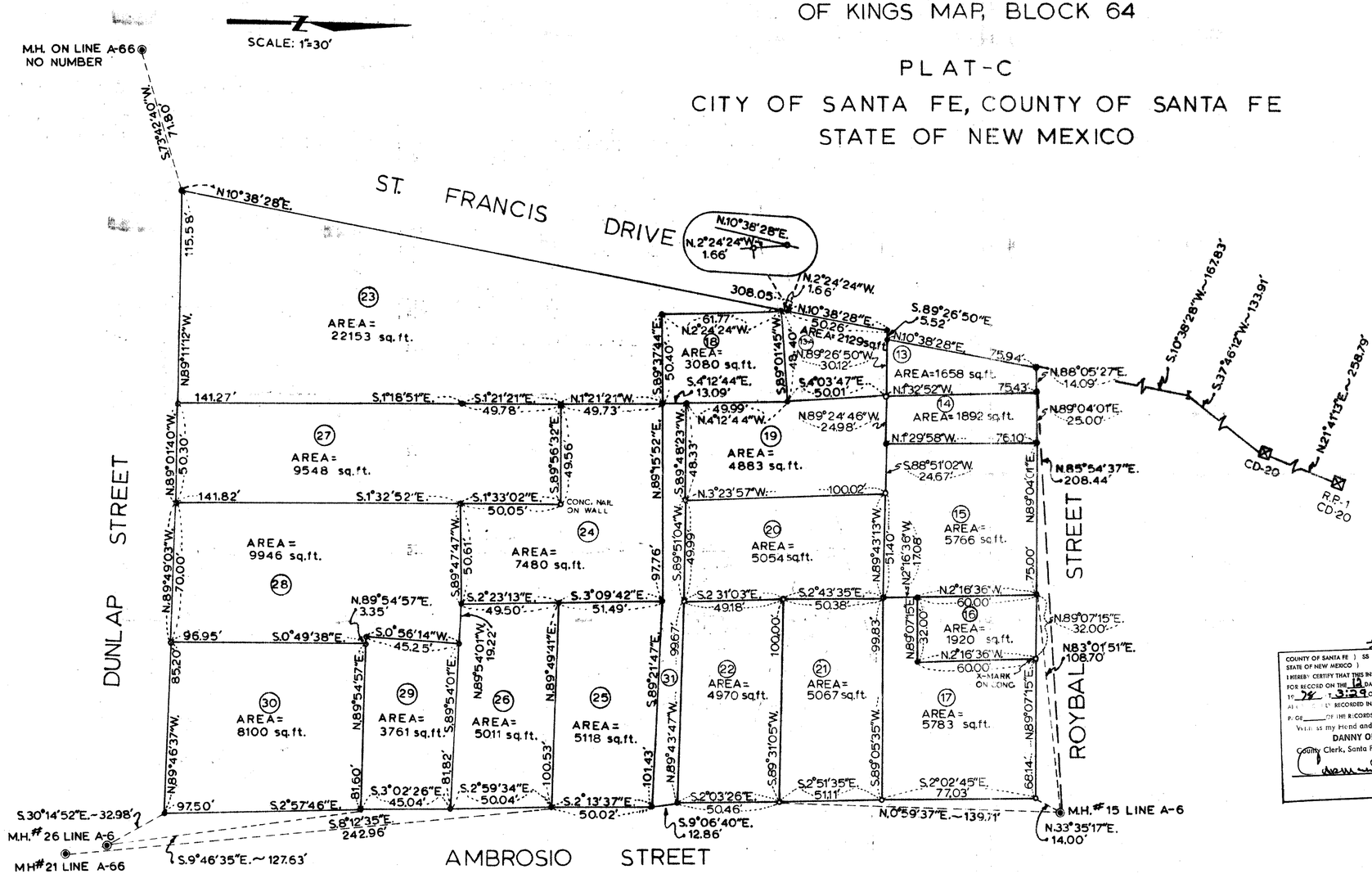
SHOWING LANDS IN

GUADALUPE NEIGHBORHOOD

REPLAT OF PORTIONS
OF KINGS MAP, BLOCK 64

PLAT-C

CITY OF SANTA FE, COUNTY OF SANTA FE
STATE OF NEW MEXICO



CITY OF SANTA FE NEW MEXICO

REVIEWED ON May 11 1978 BY _____ CITY PLANNER

REVIEWED ON 11 May 1978 BY _____ CITY ENGINEER

PARCEL	OWNERS
13 & 13A	GUADALUPE BLEA & LOUISE BLEA
14	MARY EDUVIGEN CHAVEZ (GUADALUPE & LOUISE BLEA)
15	SALOMON GONZALES & ROBERTA GONZALES
16	JOHN E. DOOLITTLE & MARY I. DOOLITTLE
17	JOE E. LOPEZ SR.
18	EVA P. MONTOYA
19	MACARIO A. SALAZAR
20	JOSE LUCERO (JOE LUCERO)
21	JOSE LUCERO (JOE LUCERO)
22	VICTORIANA M. GARCIA
23	ROBERT L. SHOCKEY
24	MARGARET SEDILLO
25	ROSINA ALARID
26	EDWARD CATANACH JR. & YMELDA S. CATANACH
27&28	PHILLIP R. SANCHEZ & NELL W. SANCHEZ
29	ALICIA P. SANCHEZ
30	BEATRIZ SANCHEZ
31	COMMON ENTRANCE

420,169

COUNTY OF SANTA FE) SS
STATE OF NEW MEXICO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 12 DAY OF May A.D., 19 78 AT 3:29 O'CLOCK P M AND WAS DULY RECORDED IN MY BOOK _____ PAGE _____ OF THE RECORDS OF SANTA FE COUNTY
WITNESS my Hand and Seal of Office
DANNY ORTIZ
County Clerk, Santa Fe County, N.M.
By _____ Deputy

I HEREBY CERTIFY THAT THIS PLAT AND NOTES THEREON ARE A TRUE AND CORRECT DRAWING OF A SURVEY COMPLETED BY ME IN THE FIELD DURING NOV. DEC. 1977 & JAN. 1978

Joseph L. Pacheco

JOSEPH L. PACHECO P.E. & L.S. 3905

NOTES

- ⊛ INDICATES IRON PIPE FOUND
- O INDICATES REBAR FOUND
- ● INDICATES ½" REBAR SET
- ● INDICATES MANHOLE
- I INDICATES HIGHWAY R.W. MARKER (RAIL)
- ⊠ INDICATES MONUMENT BRASS CAP SET

CITY OF SANTA FE
COMMUNITY DEVELOPMENT PROJECT

#C-41 ~ TITLE CLEARANCE ASSISTANCE AND SURVEY MONUMENTATION

COUNTY CLERK SANTA FE COUNTY, N.M.

WARRANTY DEED (JOINT TENANCY) 428460

PHILLIP R. SANCHEZ, an unmarried man, for consideration paid, grant ... to THOMAS CHARLES CALLANAN, a single man and MICHAEL ZIMBER, a single man, as Joint Tenants, whose address is ..., the following described real estate in SANTA FE County, New Mexico:

A piece or parcel of land lying and being situate within the municipal limits of the City of Santa Fe, County of Santa Fe, State of New Mexico, being more particularly bounded and described as follows:

Beginning at a point for the Southeast corner of the parcel, which is a point that bears N. 89° 46' 37" W., a distance of 85.20 feet to a point; thence N. 30° 14' 52" W., a distance of 32.98 feet from the center of City of Santa Fe Sanitary Sewer Manhole #26, Line A-6. Thence from the said point of beginning N. 89° 49' 03" W., a distance of 70.00 feet to a point; thence, N. 1° 32' 52" W., a distance of 141.82 feet to a point; thence, N. 89° 47' 47" E., a distance of 50.61 feet to a point; thence, N. 89° 54' 01" E., a distance of 19.22 feet to a point; thence, S. 0° 56' 14" W., a distance of 45.25 feet to a point; thence, N. 89° 54' 57" E., a distance of 3.35 feet to a point; thence, S. 0° 49' 38" E., a distance of 96.95 feet to the point and place of beginning.

All is shown as parcel #28 on Plat of Survey by Joseph L. Pacheco, P. E. & L. S. #3905, entitled "Plat of Survey Showing Lands in Guadalupe Neighborhood", Plat "C". The plat is recorded in the office of the County Clerk of Santa Fe County under Document #420169.

SUBJECT TO reservations, restrictions and easements of record.

with warranty covenants.

WITNESS our hand s and seals this 1st day of October, 1981

Phillip R. Sanchez (Seal) (Seal)

(Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO }
COUNTY OF SANTA FE } ss.

The foregoing instrument was acknowledged before me this 1st day of October, 1981,
by Phillip R. Sanchez, an unmarried man
(Name or Names of Person or Persons Acknowledging)

My commission expires: 10-18-82
(Seal)

Notary Public

485857

FOR RECORDER'S USE ONLY
STATE OF NEW MEXICO
County of Santa Fe
I hereby certify that this instrument was filed for record on the 2nd day of Oct. A.D., 1981 at 2:37 o'clock PM and duly recorded in book 428 page 460 of the records of Santa Fe County.
Witness my Hand and Seal of Office
CAROLINA R. GONZALES
County Clerk, Santa Fe County, N.M.
Mabel D. Salazar
Deputy

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO }
COUNTY OF } ss.

The foregoing instrument was acknowledged before me this ... day of ..., 19..., by ... (Name of Officer), ... (Title of Officer) of ... (Name of Corporation Acknowledging), a ... (State of Incorporation) corporation, on behalf of said corporation.

My commission expires:
(Seal)

Notary Public

RPA & Associates, LLC.

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

TO Christopher Purvis Architects
22 East Marcy #9
Santa Fe, NM 87501
architect@acp-art.com



JOB	DATE
815 DUNLAP STREET, SANTA FE, NM 87501	08/18/2025

LOCATION	DESCRIPTION
SOUTH	
DR #1	36 x 80 RH 6-PANEL METAL DOOR
A	45 x 57 DOUBLE HUNG 4W2H/4W2H ALL WOOD
EAST	
B	57 x 45 – 3 S RS OUTSWING BARN SASHES (19) ALL WOOD
C	28 x 40 – 2 DOUBLE HUNG 3W2H/3W2H ALL WOOD
SOUTH	
D	28 x 46 – 1 DOUBLE HUNG 3W2H/3W2H
EAST	
E	28 x 46 – 3 DOUBLE HUNG 3W2H/3W2H
NORTH	
DR #2	32 x 80 LH DOOR 2W5H SIMPSON ALL WOOD
F	28 x 46 DOUBLE HUNG 3W2H/3W2H LL WOOD
G	54 x 52 STEEL CASEMENT 3W4H WOOD SILL LSR W/3W1H TRANSOM – WAS ORIGINALLY A WOOD WINDOW – EXISTING WOOD JAMB STILL IN THE OPENING
WEST	
H	34 x 57 DOUBLE HUNG 3W2H/3W2H ALL WOOD

JOB	DATE
815 DUNLAP STREET, SANTA FE, NM 87501	08/18/2025

LOCATION	DESCRIPTION
WEST	
I	34 x 57 DOUBLE HUNG 3W2H/3W2H ALL WOOD
J	34 x 57 DOUBLE HUNG 3W2H/3W2H ALL WOOD
K	25 x 30 HORIZONTAL SLIDER 1-LT OBSCURE VINYL
L	29 x 40 DOUBLE HUNG 3W2H/3W2H ALL WOOD

In closing, my professional opinion is as follows:

Doors #1 and #2 are non-historic.

Windows G and K are non-historic.

Windows C is historic and restorable.

Windows A, B, D, E, F, H, I, J and L are historic however unrestorable.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: *Ra N. Patterson*

RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

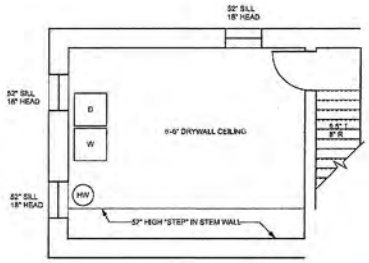
CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

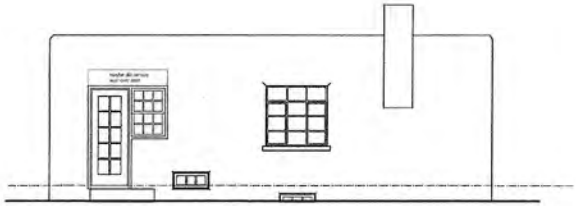
NOTES:

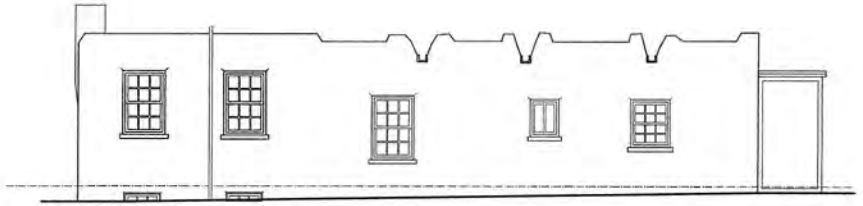
LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
DR #1	36 x 80 RH 6-PANEL METAL DOOR	P	NON-HISTORIC – (2022)
A	45 x 57 DOUBLE HUNG 4W2H/4W2H ALL WOOD	U	HISTORIC – SASHES AND FRAME ROTTED BEYOND 30-40%, EVIDENCE OF MOISTURE LEAKING INTO THE WALL
B	57 x 45 – 3 STAT/RIGHT/STAT ALL WOOD OUTSWING HINGED CASEMENT 2W4H	U	HISTORIC – SASHES AND FRAME ROTTED BEYOND 30-40%, EVIDENCE OF MOISTURE LEAKING INTO THE WALL
C	28 x 40 – 2 DOUBLE HUNG 3W2H/3W2H ALL WOOD	F	HISTORIC – SASHES AND FRAME ROTTED BEYOND 30-40%, EVIDENCE OF MOISTURE LEAKING INTO THE WALL
D	28 x 46 – 1 DOUBLE HUNG 3W2H/3W2H ALL WOOD	U	HISTORIC – SASHES AND FRAME ROTTED BEYOND 30-40%, EVIDENCE OF MOISTURE LEAKING INTO THE WALL
E	28 x 46 – 3 DOUBLE HUNG 3W2H/3W2H ALL WOOD	U	HISTORIC – SASHES AND FRAME ROTTED BEYOND 30-40%, EVIDENCE OF MOISTURE LEAKING INTO THE WALL
DR #2	32 x 80 LH DOOR 2W5H	F	NON-HISTORIC – SIMPSON (1995)
F	28 x 46 DOUBLE HUNG 3W2H/3W2H	U	HISTORIC – SASHES AND FRAME ROTTED BEYOND 30-40%, EVIDENCE OF MOISTURE LEAKING INTO THE WALL
G	54 x 52 LSR 3W1H W/TRANSOM STEEL CASEMENT	F	NON-HISTORIC – THE WOOD JAMB IS THE SAME AS THE DOUBLE HUNGS. THE STEEL CASEMENT WAS PLACED IN THE JAMB.

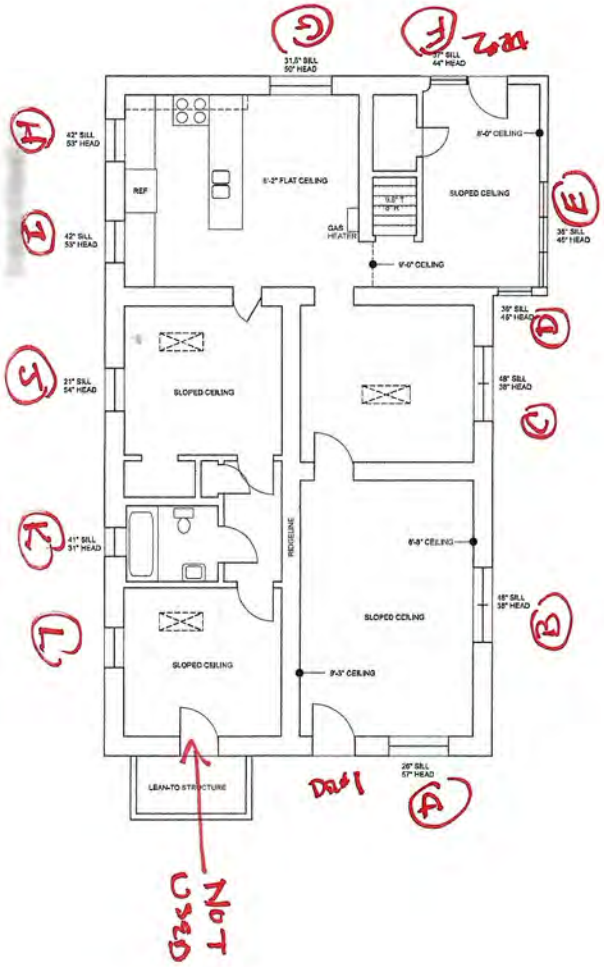
NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
H	34 x 57 DOUBLE HUNG 3W2H/3W2H ALL WOOD	U	HISTORIC – SASHES AND FRAME ROTTED BEYOND 30-40%, EVIDENCE OF MOISTURE LEAKING INTO THE WALL
I	34 x 57 DOUBLE HUNG 3W2H/3W2H ALL WOOD, ADDED LATER	U	HISTORIC – SASHES AND FRAME ROTTED BEYOND 30-40%, EVIDENCE OF MOISTURE LEAKING INTO THE WALL
J	34 x 57 DOUBLE HUNG 3W2H/3W2H ALL WOOD, ADDED LATER	U	HISTORIC – SASHES AND FRAME ROTTED BEYOND 30-40%, EVIDENCE OF MOISTURE LEAKING INTO THE WALL
K	25 x 30 HORIZONTAL SLIDER 1-LT OBSCURE WHITE VINYL	P	NON-HISTORIC – WHITE VINYL (2008)
L	29 x 40 DOUBLE HUNG 3W2H/3W2H	U	HISTORIC – SASHES AND FRAME ROTTED BEYOND 30-40%, EVIDENCE OF MOISTURE LEAKING INTO THE WALL

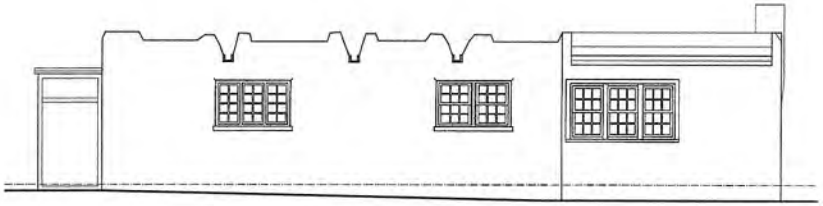

52" SILL
18" HEAD
52" SILL
18" HEAD
D
W
6'-0" DRYWALL CEILING
52" SILL
18" HEAD
HW
52" HIGH "STEP" IN STEM WALL






G
F
31.5" SILL
80" HEAD
47" SILL
44" HEAD
H
42" SILL
53" HEAD
8'-0" CEILING
8'-2" FLAT CEILING
REF
SLOPED CEILING
GAS HEATER
E
35" SILL
46" HEAD
9'-0" CEILING
I
42" SILL
53" HEAD
39" SILL
49" HEAD
D
J
21" SILL
54" HEAD
SLOPED CEILING
48" SILL
38" HEAD
C
A
41" SILL
31" HEAD
RIDGELINE
8'-8" CEILING
L
48" SILL
38" HEAD
B
SLOPED CEILING
SLOPED CEILING
9'-3" CEILING
LEAN-TO STRUCTURE
26" SILL
57" HEAD
Door
A
Door
Not





South
Elevation
Door #1

South Elevation
Window
A

East Elevation
Window
B

East
Elevation
Window
C

Elevation
Window
D

East
Elevation
Window
E

North
Elevation
Door
#2



North
Elevation
Window F

North
Elevation
Window
G

Elevation
Window
H

Elevation
Window
I

West
Elevation
Window
J

Elevation
Window
K

West Elevation
Window
L


Window
G
Showing existing wood
double hung jamb with a
steel casement installed
in it



Typical rot showing leaking into the walls and causing structural damages

Concrete sills only on some of the windows Would have been added later original windows only had wood sills

Typical rot at sill,btw
rails and side stiles
and exterior casings

Text


Typical rot at the sill
and btw rails and side
jambs

a. **2025-010291-HDRB, 815 Dunlap St**, Westside-Guadalupe Historic District, non-contributing, Christopher Purvis, agent for Michael Zimber, owner, requests a status review with primary façade designation, if applicable, for a residential structure and two accessory structures.

Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of the residential structure be upgraded to contributing with the south, west and east facades of the original residence as primary, excluding the non-historic materials and excluding the greenhouse, the garage structure be designated as non-contributing, and the storage structure be designated as non-contributing per 14-5.2(C)(2) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Christopher Purvis, 518 Old Santa Fe Trail, Santa Fe, NM, was sworn in. Mr. Purvis stated that the report was complete and agreed with the staff's recommendation.

Public Comment:
Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn in. She agreed with the staff report and felt that it would be a good decision to preserve this building.

Board Action:
Member Bienvenu moved that the recommendations of the staff be adopted as findings, that the residential structure be upgraded to contributing with the south, west, and east facades which are designated 4, 5, and 6 of the residence as primary excluding the non-historic materials and excluding the greenhouse, the door opening which appears to be non-historic and in an ideal world if the greenhouse were to be removed would be returned to a window to reestablish the original symmetry of the street facing facade, the garage structure be designated as non-contributing and the storge structure be designated as non-contributing. Member Degnan seconded. The motion passed by roll call vote with the Board voting unanimously (5-0).

b. **2025-010331-HDRB, 137 E. Santa Fe Ave**., Don Gaspar Area Historic District, Contributing, Gayla Bechtol, agent for Paige Prescott and Robert Merker, owners, request a status review and primary façade designation(s) if applicable for residence, garage and yard wall.

Amanda Romero presented the case and staff recommendation. Staff recommended the historic status of the main residential structure be upgraded to significant status, excluding the mudroom addition on the north facade, the garage to maintain contributing status with the south façade designated as primary excluding the garage doors, and the east yard wall designated as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

Chair Rios requested clarification on the recommendation for the house.

City of Santa Fe

Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT DESC: 2024-010291-HDRB, 815 Dunlap St, Westside-Guadalupe Historic District, non-contributing, Christopher Purvis, agent for Michael Zimber, owner, requests a status review with primary façade designation, if applicable for a residential structure and two accessory structures.

CASE NUMBER: 2025-010291--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 815 DUNLAP ST
Santa Fe, NM 87501

CONTACTS:

Applicant	Christopher Purvis	518 Old Santa Fe Trail ST1 PMB 373 Santa Fe, NM 87505
Property Owner	Michael and Julie Zimber	

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on May 13, 2025. The decision of the Board was to designate the residential structure contributing with the east, west, and south elevations as primary excluding the door opening and greenhouse on the south elevation and excluding the non-historic materials, and to designate the storage structure and the garage units as non-contributing. The Board also noted that if the greenhouse were to be removed they would like the door behind it returned to a window.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

City of Santa Fe, New Mexico

memo

DATE: **May 13, 2025**

TO: **Historic Districts Review Board Members**

VIA: **Heather Lamboy, Planning & Land Use Department Director** HLL
Maggie Moore, Assistant Land Use Director MRM
Gary Moquino, Historic Preservation Division Manager GM

FROM: **Lani McCulley, Senior Planner, Historic Preservation Division** LJM

2024-010291-HDRB, 815 Dunlap St, Westside-Guadalupe Historic District, non-contributing, Christopher Purvis, agent for Michael Zimber, owner, requests a status review with primary façade designation, if applicable for a residential structure and two accessory structures.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [2025 HCPI]

STAFF RECOMMENDATION:

Staff recommends the historic status of the residential structure be upgraded to contributing with the south, west and east facades (Facades 4, 5, and 6) of the original residence as primary, excluding the non-historic materials and excluding the greenhouse, the garage structure be designated as non-contributing, and the storage structure be designated as non-contributing per 14-5.2(C)(2) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

a. Upgrade the residential structure to contributing status and designate the south, west and east facades as primary.of the original residence, excluding the non-historic materials and excluding the greenhouse,
b. Designate the garage structure non-contributing.
c. Designate the storage structure non-contributing.

BACKGROUND & SUMMARY:

The 1,360 sq. ft. single-family residence at 815 Dunlap Street is listed as non-contributing to the Westside Guadalupe Historic District. The two accessory structures in the rear of the lot have not been assigned a historic status.



Figure 1 Property Location

The single-story main residence was constructed of adobe in the 1930's with a 1940s addition on the north elevation. The 1940s addition appears to have been constructed to have interior access to the basement. A solar greenhouse was constructed sometime in the 1970s/1980s on the south elevation (see 2025 HCPI aerials). This greenhouse addition created a door where there was once a window.

The residence is designed with a flat parapet with deep undulating points that conceal a low gabled roof. It originally had vigas which protruded on the west elevation which were removed after 1985(see figure 2 below). There also is evidence of the bathroom window on the west elevation being altered and the infill of a northeastern window after 1985. The windows all have concrete

lug sills. For the most part the windows are wood windows with one vinyl window centered in the west elevation and one steel casement window on the north elevation.

The 1940s addition does not maintain the deep undulating points nor canales. It also has never had protruding vigas. The windows are higher on the structure than those of the 1930s construction. On the north elevation of the addition there appears to have been an overhang or cover of some sort attached above the door which has since been removed (see photo 10 of the 2025 HCPI). However, the 1940s addition does have the concrete lug windowsills except for the window on the northeast corner next to the door. This window is not in-set and appears to be a newer installation than the other windows.



Figure 2: South and West Facades in 1985 (HCPI photo) and 2025.

In the northwest corner of the property sits a 600 sq. ft. wood frame garage structure with board walls, a pitched corrugated metal roof, a roll up metal vehicle door and a pedestrian door. According to the 2025 HCPI, this structure may have started as a gabled roof building shown in the 1950s aerial. The structure now extends the length of the rear lot and connects to the other outbuilding.



Figure 3: Garage Structure (photo courtesy of 2025 HCPI)

In the northeast corner of the property sits a 400 sq. ft. adobe, flat roof accessory structure. The building has grey coat stucco with a single lite window and a plywood door. The building was constructed in the 1950s as indicated in the 2025 HCPI aerials and retains its original footprint though the garage/storage structure connects to its western side.



Figure 4: Storage Building ("Outbuilding" photo courtesy of 2025 HCPI)

There are no case files in the Historic Preservation Division for this property except for the single 2016 administrative approval which approved the 48" high coyote fence with pilasters that encloses the southeastern portion of the lot in front of the residence.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1. requests a status review with primary façade designation, if applicable, for a residential structure.
2. requests a status review with primary façade designation, if applicable for a garage accessory structure.
3. requests a status review with primary façade designation, if applicable for a storage accessory structure.

The residence retains its original footprint except for the non-contributing addition on the north elevation, and it holds some unique features, namely the distinctive undulating parapets characteristic of the housing in the Westside-Guadalupe Historic District, deep-inset canales, and most of the historic windows are still present. Sofia O. Sanchez, subdivided the property in 1933 officially creating the Sofia O. Sanchez Subdivision. This is the first known Santa Fe subdivision created by a woman. This lot was subdivided off from the original lot and was deeded by Sofia Sanchez to her eldest son, Blas Jr. who built this residence. Therefore, staff recommends upgrading the structure to contributing to the Westside-Guadalupe Historic District.

It is not clear if the garage structure is the same structure as in the 1950s aerial, but it has changed extensively over the years and has more than doubled in size from the 1950s aerial and is not constructed in a manner that would contribute to the overall neighborhood; therefore, staff recommends a non-contributing status for the garage structure.

The storage unit is constructed of adobe and is in the original footprint of the structure; however, it does not hold any contributing features; therefore, staff recommends a non-contributing status for the storage structure.

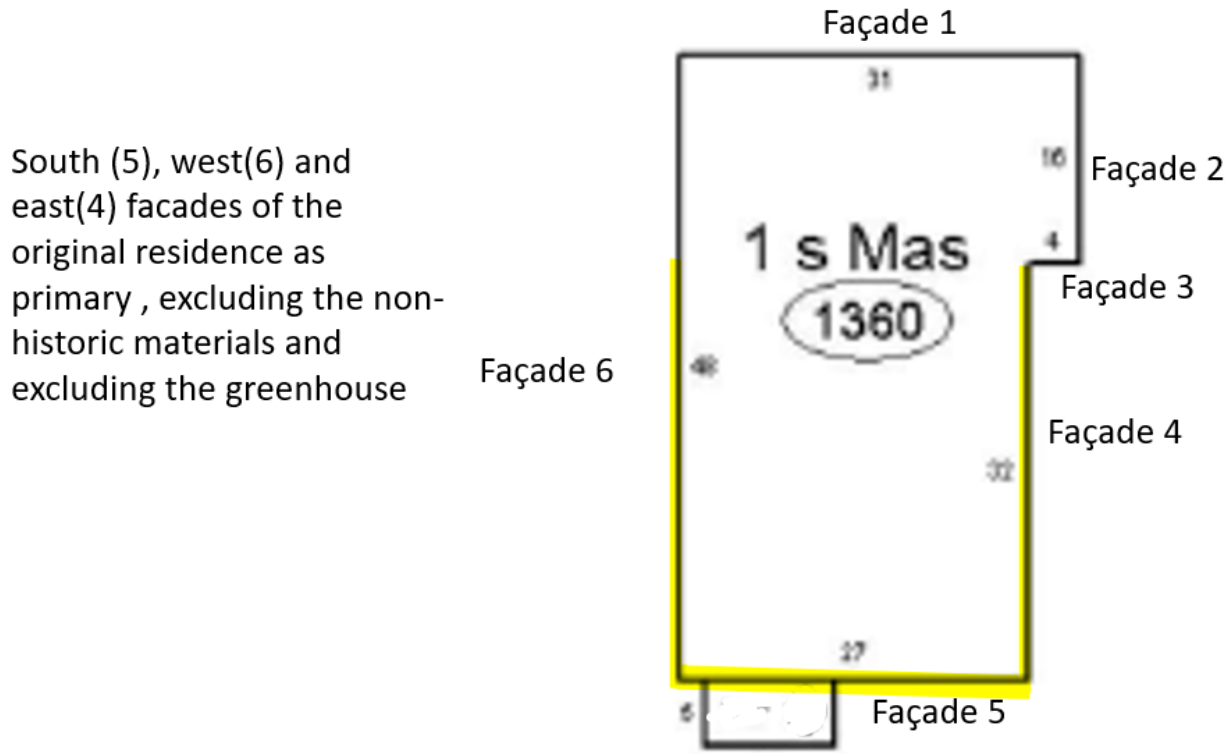


Figure 5: Façade Map

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city* , it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

(C) **Regulation of Significant and Contributing Structures in the Historic Districts**

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken;

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

(i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.

(ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

14-12 Significant Structure:
A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

(I) **Westside-Guadalupe Historic District**

(1) District Standards

Compliance with the following structural standards shall occur whenever those exterior features of *buildings* and other *structures* subject to public view from any public *street*, way, or other public place are erected, altered, or demolished:

(a) Slump block, stucco, brick, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials;

(b) The color of stuccoed *buildings* shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and *portales* or *porches* may be emphasized by the use of white or other colors. Painting of *buildings* with a color that causes arresting or spectacular effects or with bold repetitive patterns or using *buildings* as signs is prohibited. Murals, however, are permitted and may be referred to the *city* arts board for an advisory recommendation;

(c) Roof form, *slope*, and shape. It is intended that *buildings* be designed to be "wall dominated". "Wall dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, or *hipped roofs* can be designed as "wall dominated" solutions and are allowed. The height of the roof above the *wall* shall be no greater than the height of the *wall*. Folded plate, hyperbolic or mansard roofs are not allowed;

(d) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing *walls* for trombe *walls* or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public *street*, way, or other public place, solar equipment shall be screened as follows:

(i) raising the parapet;

(ii) setting back from the edge of the roof;

(iii) framing the collector with wood;

(iv) in the case of pitched roofs, by integrating the collector into the pitch;

(v) in the case of ground solar collectors by a *wall* or vegetation;

(vi) in the case of *wall* collectors, by enclosing by end or other *walls*;

(vii) other means that screen the collector or integrate it into the overall *structure*. Non-glare materials shall be used in solar collectors.

(e) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems;

(f) *Walls* and fences shall be of brick, *adobe*, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block *walls* are allowed. *Walls* of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in the *street* frontage;

(g) *Greenhouses*

(h) Attached *greenhouses* that front on the *street* shall give the appearance of being integrated into the *structure* of the *building* or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding *greenhouses* that front on the *street* is prohibited. *Greenhouses* with slanting sides shall be bracketed at the ends and that *greenhouses* made from enclosed *porches* or *portales* maintain the shape of the *porch* or *portal*;

(i) *Porches* and *portales* are encouraged;

(j) When parking spaces are required for commercial or multi-family *residential buildings*, they shall be placed to the rear or side of the building.

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or demolition of *walls*, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval or referral shall be indicated by the division on the *application* for the building *permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1905

building threatened? yes	surveyed date 8/85 by SL	county SANTA FE	ID no. 051613417
field map SFHD #7	number 417	UTM reference zone 12 13	easting northing

location description: 815 Dunlap

city/town: SANTA FE

land grant/reservation: na

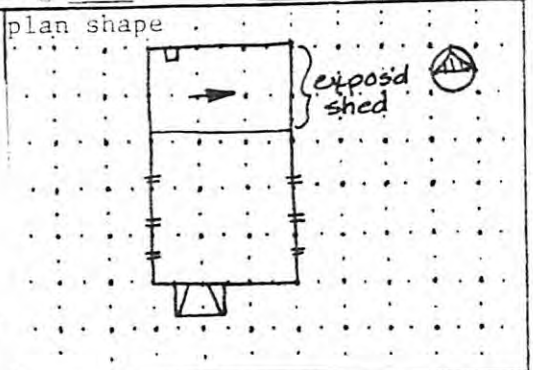
building name

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by SL no. 14	negative nos. 26	loc. of neg. HPB



plan shape



date of construction: 40-44 estimate ___ actual

source: directory

use
present: ✓residential
other:
historic: ✓residential
other:

condition
___excellent ___✓good
___fair ___deteriorating

NMUV

wall material/surface: conc. adobe/stucco

degree of remodeling
___minor ___moderate ___major
describe:

architectural features
one story w/ basemt.; flat parapet (w/ undulated points) concealing both low 'gable' roof (draining via canales) at front & exposd shed at rear w/ alum gutter
windows: 8/8 dbh, 6/6 dbh, 4 lit casemt, 1e lit hopper in basemt, mtl. casemt: ¾ x ¼, – shutters on N facade - all w/ conc lug sill
doors: solid w/ 12 lits, solid w/ 4 lits

surroundings: residential

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

significance
___eligible ___of interest ✓none
if eligible, why?
age

comments

associated buildings? ✓yes
what type?
old garage & storage
if inventoried, list ID nos.

see back? ___yes

City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB SITE.

Date: 6/16/16

To: BUILDING PERMIT DIVISION

From: David Rasch, HPD Planner Supervisor: DR (STAFF INITIALS)

Sobia Sayeda, HPD Planner Technician Senior SS (STAFF INITIALS)

Project Address: 815 DUNLAP

Date Submitted: 6/16/16

Contact Name: CHRIS PURVIS

Phone Number: 982-5461

Be advised that per §14-5.2 SFCC 1987 the work described below at the above-referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Description of Proposed Work:

48" HIGH, IRREGULARLY TOPPED LATILLA FENCE, WITH STONE PILASTERS AS SUBMITTED.

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

- ☐ Yes ☑ No ROUTE TO HISTORIC DIVISION SS
- ☐ Yes ☑ No INTERIM HISTORIC INSPECTION SS
- ☑ Yes ☐ No FINAL HISTORIC INSPECTION SS

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Design Review Board
City of Santa Fe
City Hall
Santa Fe NM 87501

Thursday, June 16, 2016

RE: 815 Dunlap.
Enclosed (1) 8.5"x14" copies
A-1 site plan 06-16-16
A-2 floor plan 06-16-16
A-3 fence detail 06-16-16
copy of stop work order

JUN 16 2016

Dear Sobia Sayeda

The enclosed submittal is in response to a stop work order issued on may 31 , 2016

The owner requests permission to modify the fence to comply with the enclosed drawings . The fence will be no more than 48" high

Please call if you have any questions on the project 982-5461

Sincerely,

Christopher Purvis.

200 West Marcy #147 Santa Fe New Mexico
87501 Tel 505-982-5461 E Mail Architect@ACP-AIA.com

City of Santa Fe

0937

P.O. Box 909, Santa Fe, New Mexico 87504-0909

HISTORIC PRESERVATION DIVISION / NOTICE OF VIOLATION

☑ City Initiated ☐ Citizen Complaint

NAME: _____ PHONE: _____

ADDRESS: _____

DESCRIPTION

(UNAPPROVED) LATILLA FENCE AT PLACE OF RESIDENCE. NEED APPROVAL FROM HISTORIC STAFF OR HISTORIC BOARD

NAME OF VIOLATOR: PHONE:

ADDRESS: 815 DINOSAUR STREET

☑ 14-3.10	(Construction) [redacted] Permits	☐ 14-8.10 (H) (19)	Permits Required (Signs)
☑ 14-8.5	Walls and Fences	☐ 14-8.10 (H) (23)	Sandwich Signs; Prohibition
☐ 14-8.10	Signs	☐ 14-8.10 (H) (29)	Price Reduction Signs
☐ 14-8.10 (A)	Applicability (Signs)		
☐ 14-8.10 (H)	Special Sign Regulations in the Historic Districts		
☐ 14-8.10 (H) (4)	Prohibited Locations		
☐ 14-8.10 (H) (12)	Signs; Awnings, Flags, Banners		
☐ OTHER	You are in violation of the following City Ordinance: _____		

NOTICE OF VIOLATION

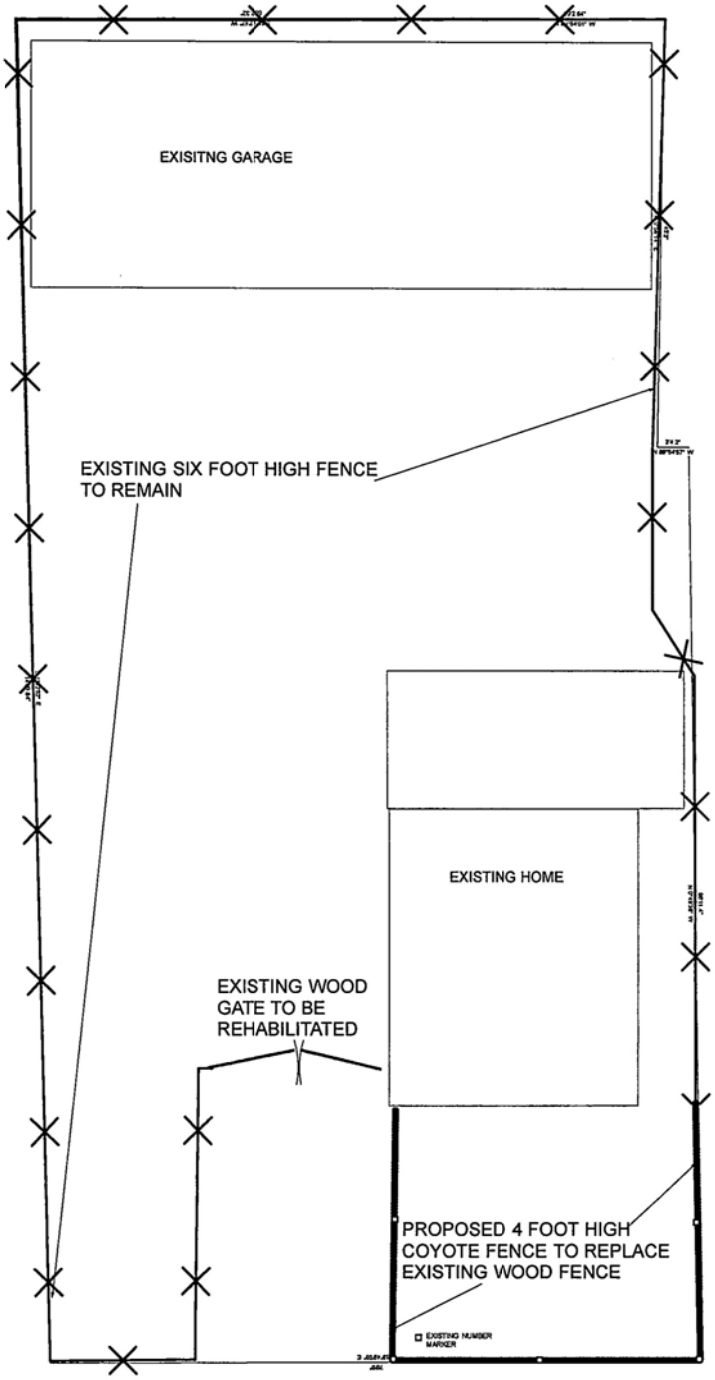
HPE01.indd 06/09

Should compliance not be adhered to, you will be subject to the penalties of Section 1-3.1. **"Any violation of the Santa Fe City Code of 1987, not specifically provided for in any ordinance, resolution, rule, regulation or order to the contrary, is punishable by a fine of not more than five hundred dollars ($500.00) or by imprisonment in the county jail for a term of not more than (90) days, or by both such fine and imprisonment. Every day that any such violation continues constitutes a seperate offense, except where otherwise provided."**

DATE: 5/31/16 TIME: 2:20 ☐ AM ☑ PM

INSPECTION DATE: 6/8/16 INSPECTOR [redacted]

PHONE NO.: 955-6507



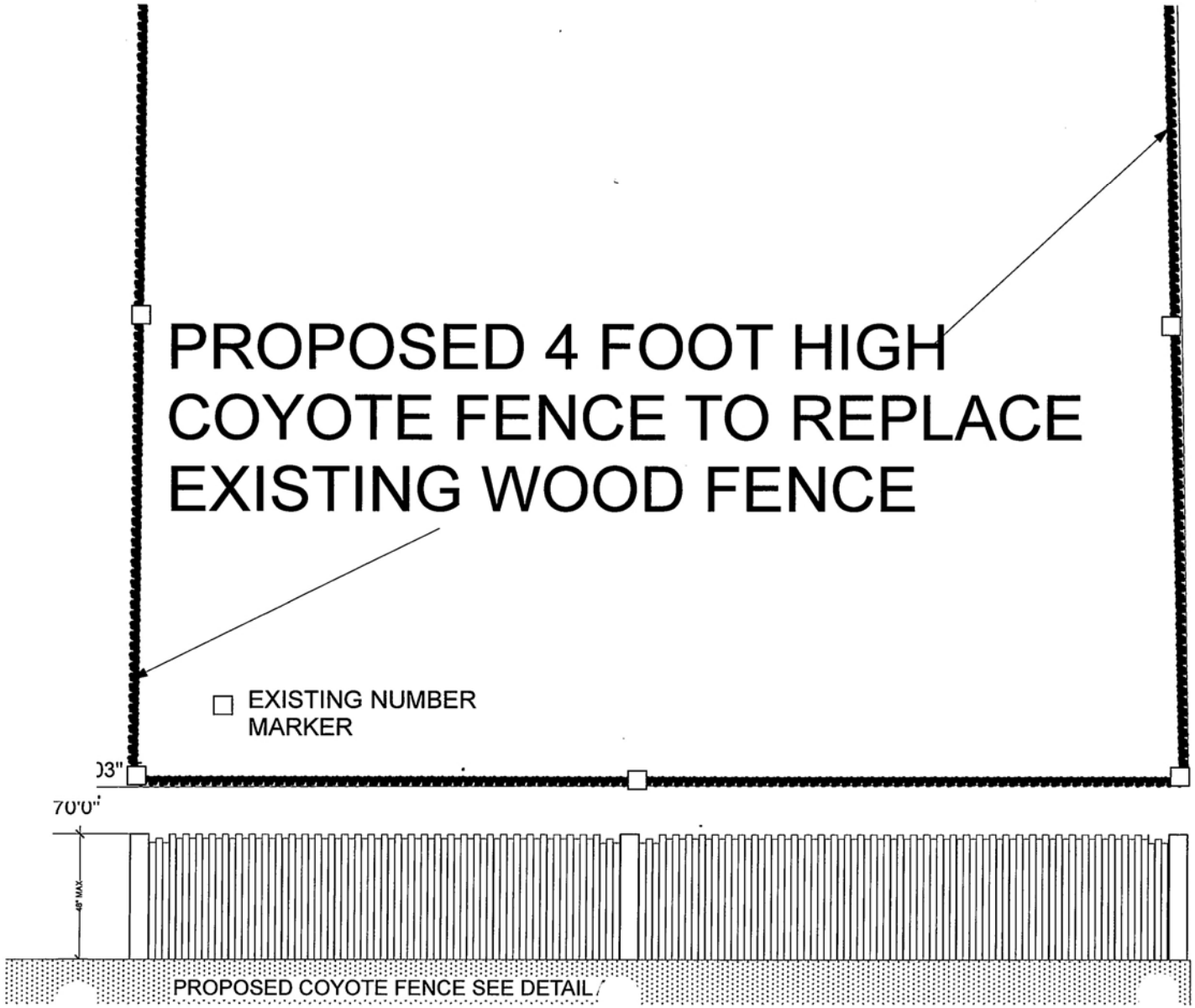
SITE PLAN
SCALE 1/16" = 1'-0"

JUN 16 2016

JOB # 3604 | A-1 | JUNE 16, 2016

815 DUNLAP FENCE
SANTA FE NEW MEXICO

A. CHRISTOPHER PURVIS ARCHITECTS
200 West Mercy #147
Santa Fe New Mexico 87501 Tel 505 982 5461
E Mail Architect@ACP-AIA.com



FENCE PLAN & ELEVATION
SCALE 1/4" = 1'-0"

JUN 16 2016

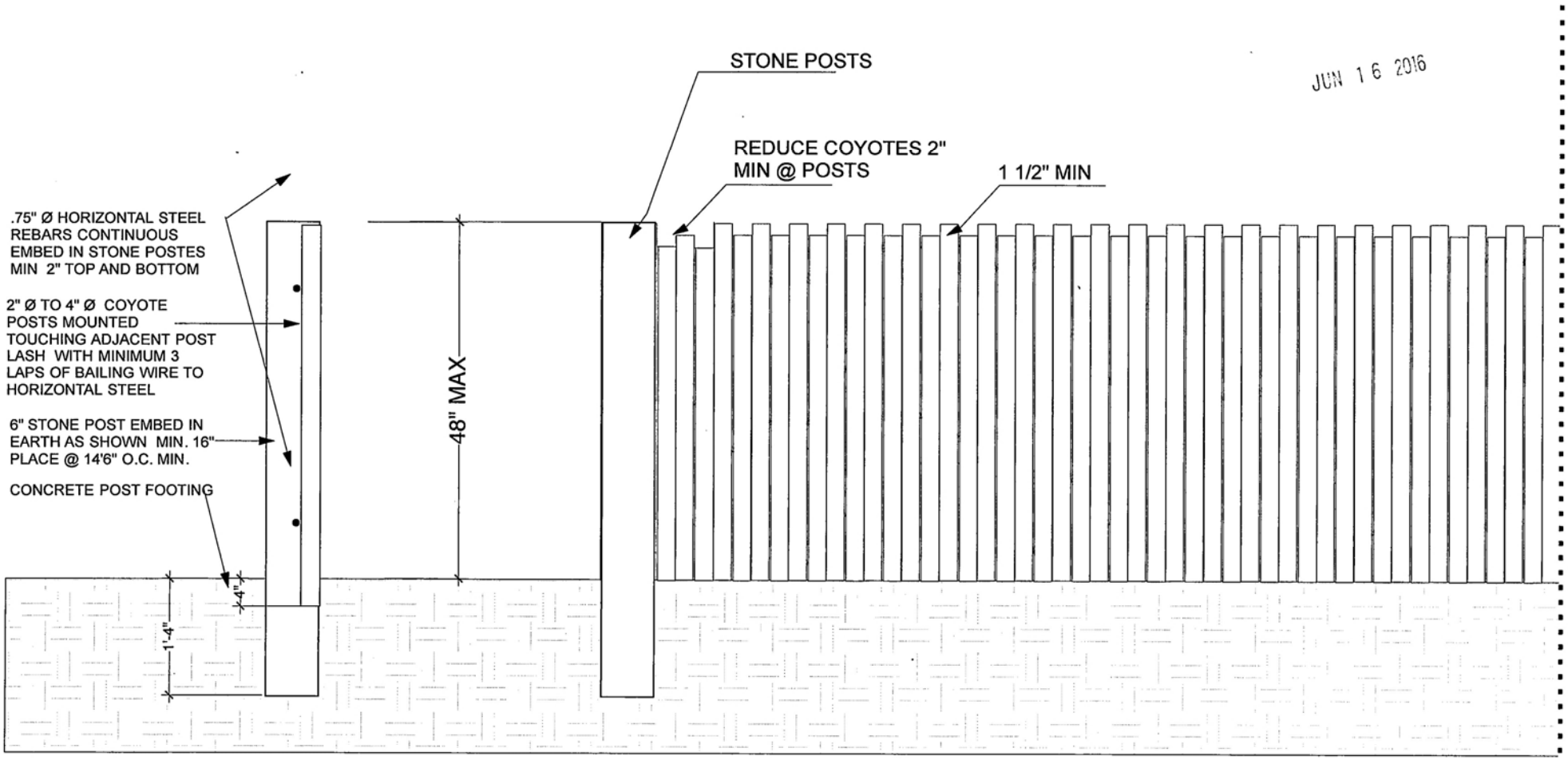
A. CHRISTOPHER PURVIS ARCHITECTS
200 West Marcy #147
Santa Fe, New Mexico 87501 Tel 505 982 3461
E Mail : ACPARCH@AOL.com

815 DUNLAP FENCE
SANTA FE NEW MEXICO

JUNE 16, 2016

A-2

JOB # 3604



JUN 16 2016

2 COYOTE FENCE DETAIL

scale 3/4"=1'-0"

A. CHRISTOPHER PURVIS ARCHITECTS
200 West Marcy #147
Santa Fe New Mexico 87501 Tel 505 982 5461
E Mail ArchitectPA@PVA.com

815 DUNLAP FENCE
SANTA FE NEW MEXICO

JUNE 16, 2016

A-3

JOB # 3604

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501

Wednesday, March 19, 2025

RE: 815 Dunlap
Enclosed
8/85 HCPI
2/25 HCPI
HDRB application

Dear Lani and
Members of the Historic Districts Review Board

On January 9th you walked the property with Michael Zimber. He has asked me to help with the application process. We have had John Murphey prepare a new HCPI and enclose it for your information. And we request a status review and primary elevation determination of the property at 815 Dunlap before we can make a complete application.

Please call if you have any questions on the project 982-5461

Sincerely,



Christopher Purvis.

518 Old Santa Fe Trail St1 PMB 373 Santa Fe N. M. 87501 Tel 505-982-5461 E Mail Architect@ACP-ART.com

City of Santa Fe, New Mexico

memo

DATE: October 14, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director *MRM*
Gary Moquino, Historic Preservation Division Manager GM

FROM: Lani McCulley, Senior Planner, Historic Preservation Division *LJM*

2025-011230-HDRB, 527 Agua Fria St. units 1, 2, & 3, Westside-Guadalupe Historic District, Significant, Osage Design Studio, agent for Neirika, LLC, owner, proposes to construct a 36 sq. ft. addition, replace windows and doors, raise two sections of roofing, re-roof, stucco, and other repairs. Exceptions are requested to 14-5-2(D)(5)(a)(i)(ii)(iii) for replacement of windows on primary facades, 14-5-2(D)(3)(a) for raising the roof of a significant structure, 14-5-2(D)(2)(c) placing an addition on a primary façade, 14-5-2(D)(5)(b) replacing a chimney on a significant structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Fire code, International Existing Building Code References

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** exception criteria, window assessment

STAFF RECOMMENDATION:

1. Staff finds that the exception criteria have not been met and recommends denial of the exception to section 14-5-2(D)(5)(a)(i)(ii)(iii) for replacement of historic windows on

primary facades (Items 1a, 1b, 1c, 1d, 1e,1f, 1h, 1i, 1j, and 1l).
2. Staff finds that the exception criteria have not been met and recommends denial of the exception to section 14-5-2(D)(3)(a) for raising the roof on a significant structure (items 2 and 3).
3. Staff finds that the exception criteria have not been met and recommends denial of the exception to section 14-5-2(D)(2)(c) to place an addition on a primary façade (item 4).
4. Staff finds that the exception criteria have been met and recommends approval of the exception to section 14-5-2(D)(3)(b) replacing a chimney on a significant structure (item 5).
5. Otherwise, staff recommend approval of the other elements of the application (items 1g, 1k, and 6-10 of the request) as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(I) Westside-Guadalupe Historic District Design Standards.

Sample motions:

Five motions will be required in this case. one motion for the exception to 14-5-2(D)(5)(a)(i)(ii)(iii) for replacement of windows, one motion for the exception to 14-5-2(D)(3)(a) for raising the roof, one motion for the exception to 14-5-2(D)(2)(c) addition on a primary façade, one motion for the exception to 14-5-2(D)(3)(b) installing a chimney, and one for the elements of the project that do not require an exception.

a. In case 2025-011230-HDRB, for 527 Agua Fria Street, approve/deny the exception to section 14-5-2(D)(5)(a)(i)(ii)(iii) for replacement of windows on primary facades, finding that the exception criteria have/have not been met (Items 1a, 1b, 1c, 1d, 1e,1f, 1h, 1i, 1j, and 1l).
b. In case 2025-011230-HDRB, for 527 Agua Fria Street, approve/deny the exception to section 14-5-2(D)(3)(a) for raising the roof on a significant structure, finding that the exception criteria have/have not been met (items 2 and 3).
c. In case 2025-011230-HDRB, for 527 Agua Fria Street, approve/deny the exception to section 14-5-2(D)(2)(c) to place an addition on a primary façade, finding that the exception criteria have/have not been met (item 4; if this addition is approved item 1e for the windows in the addition may also be approved).
d. In case 2025-011230-HDRB, for 527 Agua Fria Street, approve/deny the exception to section 14-5-2(D)(3)(b) installing a chimney on a significant structure, finding that the exception criteria have/have not been met (item 5).
e. In case 2025-011230-HDRB, for 527 Agua Fria Street, approve/deny the elements of the project that do not require an exception (items 1g, 1k, and 6-10 of the request).

Should the Board deny the exception request, the applicant shall return with an alternative proposal for review and approval before proceeding with a building permit.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.



Figure 1: Site Location

BACKGROUND & SUMMARY:

Streetscape:
The streetscape for this property runs from just east of De Fouri Street to Romero Street. The street is lined with sidewalks with properties having low stucco yard walls and a couple of rock yard walls. Some of the yard walls are topped with metal fencing. There is a single chain link fence, and to the west of Closson Street, there are some coyote fences. The yard walls and fences often feature wooden pedestrian gates. There are no vehicle gates. The average is forty-three inches in height, which is the maximum allowable height.

The properties tend to be narrow and long, with multiple buildings on most sites. The buildings vary in distance from the street, with some right up to the sidewalk and others set back twenty to thirty feet from the street. The buildings are a combination of residential and commercial spaces.

The buildings are a variety of Spanish Pueblo Revival, Territorial, and Vernacular style flat roof homes, as well as a variety of pitched roof homes. The homes are in lighter brown stuccos with white, brown, and blue trims and natural wood elements. There are several properties with metal elements as well.



Figure 2: Street View of Residence

Site Description:
The 3,017 sq. ft. multi-family residence at 527 Agua Fria units 1, 2, and 3 sits on a 0.418-acre lot and is listed as significant to the Westside-Guadalupe Historic District. The upgrade to significant is believed to be part of the 1997 status reviews that went to City Council for approval, though no documentation is on file to confirm this. The residence has been listed on the national register since 1997 and as a contributing resource to the Guadalupe Neighborhood in the National Register of Historic Places nomination of the district in 1999. The accessory dwelling unit at the rear of the lot is listed as non-contributing, but is not subject to this case.

The 1912 residence is constructed in a Mediterranean-style architecture with thick, stucco-plastered walls, red-tiled roofs, and ornate archways, with large, symmetrical facades designed for warmth and indoor-outdoor living. The roof was changed to the existing tile roof in 1920-1925. The roof is a red metal tile roof with gables of various heights, gable horns, and exposed rafters. The roof heights vary, with the lowest at 7'-10" and the highest at just under 20'-0". The walls are concrete and stucco in light tan, most windows are 8-lite wood casements in pairs and trios, and a few picture windows. The doors are wood, with the front south door being curved to match the curve in the portal. The south portal has a gable roof with a round arched opening. The southeast corner portal has a shed roof and stucco piers. The yard wall along the street is low stucco with a wood pedestrian gate, and the rear fencing is a 6'-0" high plank wood fence.

The structure has had few alterations since its construction in 1912. The roof was changed in 1920-1925. The diamond vents had glass installed behind them at an unknown time. The previous garage was connected to the main structure with an addition, which is understood to be the 1984 northeast addition under case H-84-343, though the file is no longer available for verification. The roof was approved to be replaced in 2024.

The residence is currently a three-unit structure that is being converted to a main residence with a guest house. It currently has an interior-only construction permit for the conversion work that is in progress. The addressing from multi-family to single-family will be changed after the conversion is complete.

PREVIOUS CASE SUMMARIES:

ARC:

No Archaeological clearance has been issued for this property.

HDRB:
In case H-84-343, the residence was approved for the construction of an addition on the northeast side of the structure. There are no documents on file in the Historic Preservation Division.

ADMINISTRATIVE:
In case 2024-009160-ADMIN, the residence was approved for a reroof.

APPLICANT'S REQUEST:
The applicant proposes to:

1) Replace windows and doors with divided lite windows as follows. An exception is requested to section 14-5-2(D)(5)(a)(i)(ii)(iii) for replacement of windows on primary facades:
    a. Window replacement in the same size opening at F, G, H, I, J, L, M, O, P, R, S, T, and V. Windows F, G, H, I, and J are historic and restorable. Window O is historic; however, unrestorable. Windows L, M, P, R, S, T, and V are non-historic.
    b. Window replacement with a new size at window E, which is a non-historic window.
    c. Window Q will be infilled as part of the structural changes on the north elevation. This window is non-historic.
    d. Window N will be converted to a door. Window N is historic, however, not part of the original house.
    e. Two new windows where there are currently no openings will be in the addition, and on the north elevation wall.
    f. A new door opening at the accessory dwelling unit.
    g. Doors 1 and 3 are to be replaced with windows; both are non-historic.
    h. Door 2 is to be replaced without a size change, but the shape will be changed to rectangular with no arc, and the swing will be reversed.
    i. Door 4 will be increased in size. According to the window assessment, it is historic, however, not of the original house. The current unit has cut stiles and rails. The unit is lacking in structural integrity.
    j. Doors 5 and 6, removed with reconstruction of space and addition, both are non-historic
    k. Door 7 will be decreased in size to convert from a vehicle door to a pedestrian door. This door is currently missing.
    l. The east and south gable diamond vents are to be replaced with metal louvered vents for attic exhaust, painted white to match the facia. The east and south gable vents should open for venting; however, they have glass on the inside and do not vent to facilitate attic airflow.

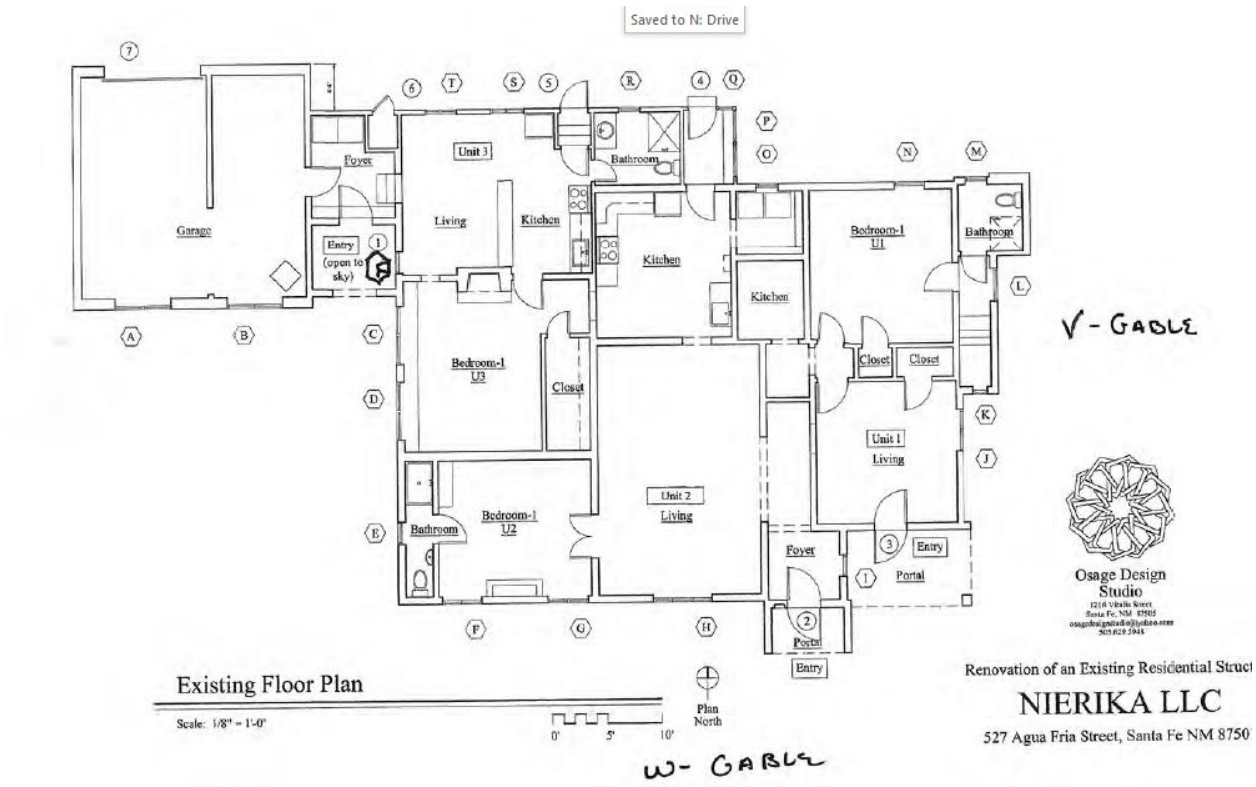


Figure 3: Window Schedule

2) Raising the roof of the lower section of the east elevation, currently at 8'-6", to a height of 11'-0" and reroofing to match the existing. The slope of the roof will be lessened to minimize the overall height change and install a canale for drainage. An exception is requested to section 14-5-2(D)(3)(a) for raising the roof on a significant structure.

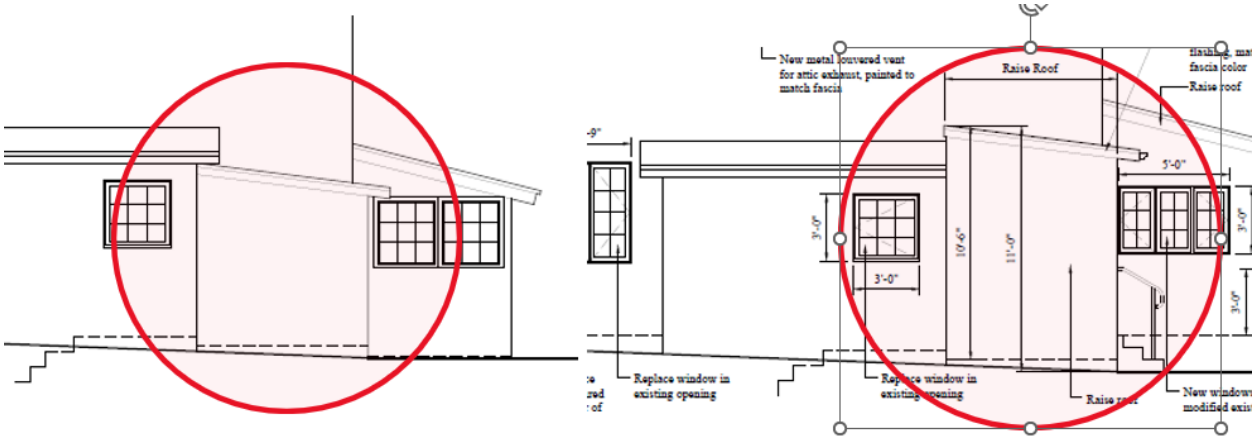


Figure 4: Area of Roof to be Raised on East Elevation

3) Raise the roof of the lower section of the north elevation, currently at 7'-10", to a height of 9'-8" and reroof to match the existing. The slope of the roof will be lessened to minimize the overall height change. An exception is requested to section 14-5-2(D)(3)(a) for raising the roof on a significant structure.



Figure 5: Area of Roof to be Raised on North Elevation

4) Construct a 36. sq. ft. addition to a height of 11'-2", where the maximum allowable height is 17'-8" on the north elevation. The addition will not be publicly visible but is on a primary façade. An exception is requested to section 14-5-2(D)(2)(c) to place an addition on a primary façade. The addition will have a pre-finished metal gutter, downspout, and rain barrel.

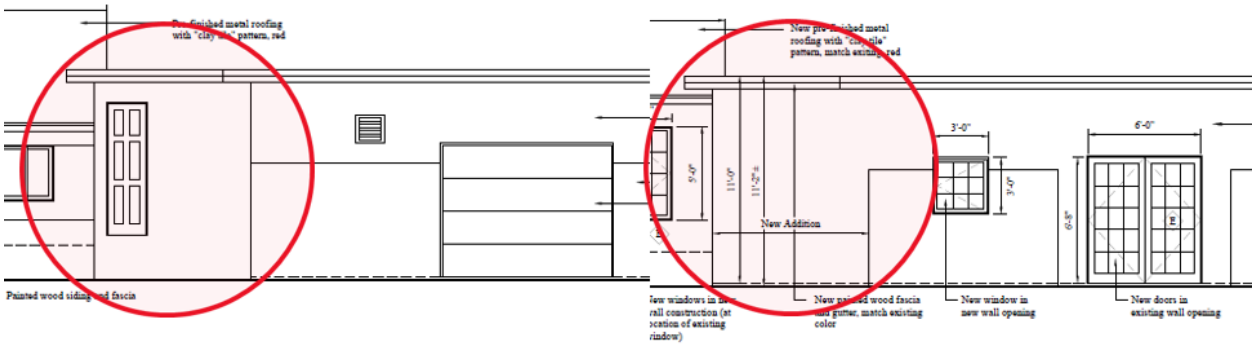


Figure 6: Area of Addition on North Elevation

5) Replace a chimney to meet current fire code and remove the metal flue for the wood stove that is currently on the northwest roof area. An exception is requested to section 14-5-2(D)(5)(b) for replacing a chimney on a significant structure.

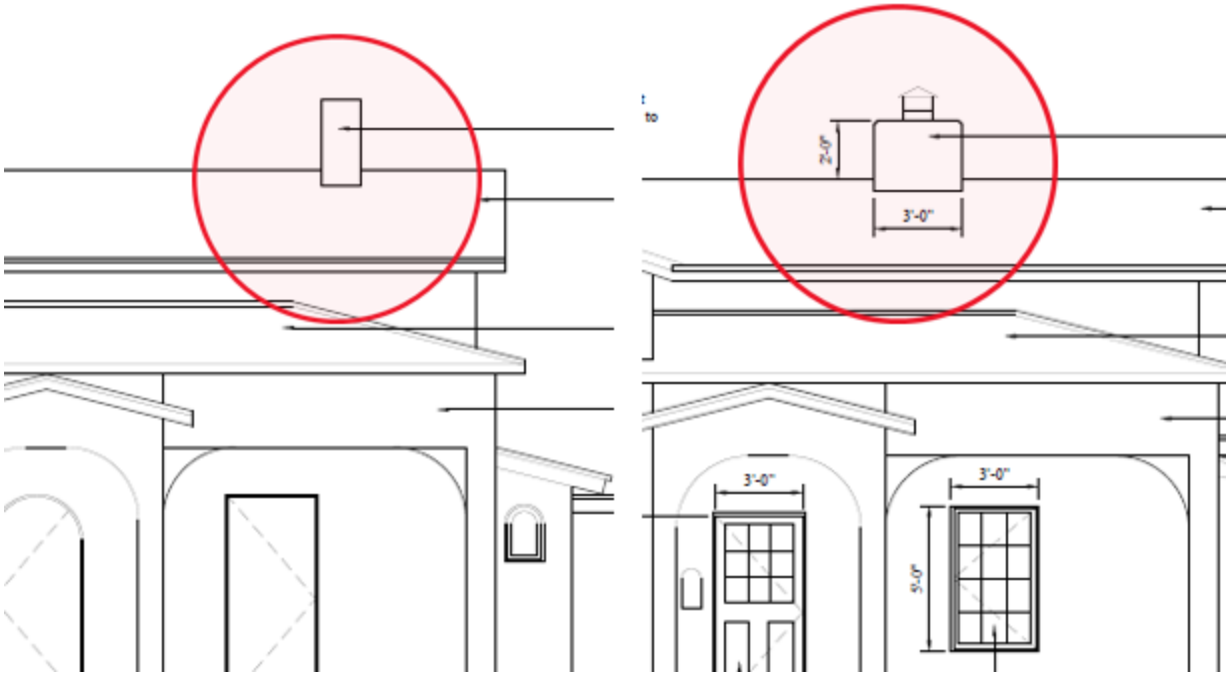


Figure 7: Area of Chimney on North Elevation

6) Construct a 6'-0" high coyote fence with 6'-0" pedestrian gates on the north of the residence.
7) Repair and stucco the unstatused front yard wall and replace the pedestrian gate with a new wood gate with solid wood rails and a flat wood panel, painted to match the existing fascia. The stucco shall be cementitious and will match the existing color. The existing color will need to be tested for confirmation of color.
8) Install a flagstone path from the front gate to the front door and replace the flagstone on the floor of the portal.
9) Install exterior steps with handrails at the exterior doors on the north elevation.
10) Stucco the residence in cementitious stucco to match the existing color. The existing color will need to be tested for confirmation of color, and the fascia will be painted white.

EXCEPTION CRITERIA AND RESPONSES:

Exception to section 14-5-2(D)(5)(a)(i)(ii)(iii); The applicant requests an exception to replace historic windows on primary facades.

(i) *Do not damage the character of the district*

Applicant Response: The structure has been designated "significant" and all facades are considered "primary". However, in the opinion of the Applicant, changes to the street-facing public façade should take precedence. On the street-facing façade, the changes involve window & door replacement in existing openings. No size changes are requested. No new openings or

infilled openings are requested. Thus, the character of the district will be maintained. The most extensive work is proposed for the rear. This work will be hidden from public view. Hence, the character of the district will be maintained.

Staff Response: Staff finds that this criterion is not met. Size changes are being requested by requesting the infill of a window and changing windows to doors, and so forth. Alterations of the sizes of the windows in mass on the primary north façade, publicly visible or not, damage the status of the building and therefore the district.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response: The exception request includes replacement of existing windows, replacement of doors, removal of iron grilles, replacement of the diamond gable vents, and new doors & windows in new openings on the north façade. As noted in the window assessment report, only a few of the windows are historic to the structure. The current window types vary. Many are single-pane, non-insulated units or older insulated units that do not meet the current energy code. Replacement would allow for code compliance, increasing the comfort of the inhabitants. None of the doors is historic. Replacement will allow for units that function well and have a design congruent with the overall appearance of the remodeled structure. The existing iron grilles are not historic and inhibit maintenance access to the windows. The fixed glazed diamond gable vents are non-functioning. Code requires that attics be vented, which new louvered metal vents, painted to match the fascia, will allow. As noted in the exception request below, the rear "lean-to" addition does not meet code regarding ceiling height. Replacing windows and doors in existing and new openings, as well as raising the roof, allows for the spaces to be more efficiently utilized and provide code-required life safety egress.

Staff Response: Staff finds that this criterion is not met. Window replacement for the non-historic windows, L, M, P, R, S, T, and V, which are non-historic, and the irreparable historic window O can be considered in part because these windows are non-historic, irreparable, and will be replaced in the same size openings.

Window replacement for the historic windows F, G, H, I, J, L, M, O, P, R, S, T, and V, which can be repaired; repair is not under consideration in this application. According to the window assessment rating, these historic windows are in satisfactory condition and, therefore, are repairable. There is no hardship in retaining these windows.

Changing the size and number of openings to the significant structure changes its significance and style from a historic Mediterranean style to a more contemporary style. This is contrary to the code.

Replacing the diamond vents changes the style of the home. Diamond-shaped gable vents for the side of a house were popular in the Victorian era and in Mediterranean-style buildings. They offer decorative appeal and attic ventilation, blending both aesthetic and functional purposes, particularly in architectural features. Metal louvered vents will not match the style of the residence.

Replacement of the non-historic doors can be considered. However, the front door that arcs at the top to match the portal is unique and a part of the character of the building. The door shape should be retained.

The green code does not apply to contributing, significant, or landmark properties. Therefore, the windows do not need to come into compliance with the green code.
The Green Code Reads:

> **"R501.6 Historic buildings**. Provisions of this code relating to the construction, repair, alteration, restoration and move-ment of structures, and change of occupancy shall not be mandatory for historic buildings provided that a report has been submitted to the code official and signed by the owner, a registered design professional, or a representative of the State Historic Preservation Office or the historic preservation authority having jurisdiction, demonstrating that compliance with that provision would threaten, degrade or destroy the historic form, fabric or function of the building."

There is no hardship in retaining the windows F, G, H, I, J, L, M, O, P, R, S, T, and V or the diamond attic vents.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The unique character of the City will be maintained as the proposed window & door replacement will provide a fresh, consistent, harmonious appearance. While it is common for individual structures to have different window and door sizes, configurations, finishes, etc., it is not pleasing for these structures to have units in varying degrees of maintenance.

Staff Response: Staff finds that this criterion is not met. Replacement of all windows, including those that are repairable, along with the alterations of the sizes of the windows on the primary façades, publicly visible or not, damages the status of the building and therefore the district and the city.

EXCEPTION CRITERIA AND RESPONSES:

Exception to section 14-5-2(D)(3)(a): The applicant requests an exception to raise the height of the roof on a significant structure.

(i) *Do not damage the character of the district*

Applicant Response: The character of the structure and the district would not be compromised as the proposed change is raising the roof without changing the structure's footprint or the roof design.

Staff Response: Staff finds that this criterion is not met. Part of the significance of the residence is its various heights. To alter this significant structure may damage the character of the district.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The current headroom in these spaces (both at the northeast corner and along the rear) is approximately 6'-0". The minimum ceiling heights per the current building code are 7'-0" with 6'-8" in bathrooms and laundry rooms. Thus, the current northeast room and space along the rear are non-compliant. Raising the ceiling and roof heights of these spaces allows for the spaces to be comfortably occupied and code-compliant. In addition, interior removal of finishes (during the permitted interior demolition) has shown that the existing framing is substandard and has extensive mold damage. The contractor is recommending reframing this area regardless of whether or not the height increase request is granted. Denial of this exception request would limit the usability of these spaces, denying the Owner of full benefit of use of the residence.

Staff Response: Staff finds that this criterion is not met. The ceiling heights do meet the code requirement for sloped roofs. The code for sloped roofs is an exception to the portion of the code offered. Section R305 of the 2021 International Residential Code reads:

> ***"R305.1 Minimum height.*** *Habitable space, hallways, and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm). Bathrooms, toilet rooms, and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (2032 mm)*
>
> ***Exceptions:***
>
> 1. *For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 5 feet (1524 mm), and not less than 50 percent of the required floor area shall have a ceil-ing height of not less than 7 feet (2134 mm)."*

Additionally, the residence was constructed in 1912 and has been habitable for the past 114 years. The raised roof may provide additional comfort, but is not necessary by code or habitability.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: Raising the ceiling and roof heights of this space would maintain the existing overall appearance of the structure, retaining the character of the City.

Staff Response: Staff finds that this criterion is not met. Raising the roof of the unique structure will alter the significance of varying roof heights and therefore weaken the character of the city.

EXCEPTION CRITERIA AND RESPONSES:

Exception to section 14-5-2(D)(2)(c): The applicant requests an exception to construct an addition on a primary façade.

(i) *Do not damage the character of the district*

Applicant Response: The character of the structure and district would not be compromised as the proposed change would be architecturally integrated with the overall appearance of the structure, with matching scale and finishes.

Staff Response: Staff finds that this criterion is not met. The addition as designed is not distinguishable from the original structure, giving a false sense of history which is contrary to the code section 14-5.2(D)(2)(a) which reads: *"Additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall not duplicate those of the existing structure in a manner that will make the addition indistinguishable from the existing structure."*

Furthermore, the addition meets the height of the connecting section of roof where the code specifically states that additions shall be differentiated by a minimum of 6"; Section 14-5.2(D)(2)(e)(i) *"For significant and landmark structures shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.*"

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The Applicant intends to convert the existing use as a residential tri-plex to a duplex. The proposed addition allows for the second dwelling unit (accessory dwelling unit) to fully utilize the available floor area while maintaining a more logical separation between the units. This unit separation would occur between the historic residential structure and the garage addition. Per the current building code, a fire separation must be maintained between the units. The "straight line" separation between the units will make this construction simpler, ensuring higher integrity construction methods. If the exception request were denied, the interior remodel would have to be redesigned with a portion of the second unit encroaching on the original structure. This would increase the construction difficulty and possibly compromise the code required separation.

Staff Response: Staff finds that this criterion is not met. This residence was constructed as a single-family home, not designed to have an adjoined guest house, but a garage unit. The home was constructed in 1912 and was not constructed to meet today's fire code. Fire code requirements on the historic structure should be confirmed with the Fire Marshal.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The proposed addition would maintain the existing overall appearance of the structure, retaining the character of the City.

Staff Response: Staff finds that this criterion is not met. Under the previous criterion for hardship, the applicant states that they could consider another design option, but have chosen not to because they prefer this option for the "logical separation between the units". This structure was designed as a single-family residence, not intended to have an adjoined guest house. If another design can be considered in order to avoid adding to a significant structure and impacting the status, district, and city with an alteration, then it should be considered.

EXCEPTION CRITERIA AND RESPONSES:

Exception to section 14-5-2(D)(3)(b): The applicant requests an exception to place a publicly visible rooftop appurtenance; specifically, a chimney, on a significant structure.

(i) *Do not damage the character of the district*

Applicant Response: The proposed chimney will be placed in approximately the same location as the existing one. While slightly larger than the original chimney, it will continue to contribute to the character of the district.

Staff Response: Staff finds that this criterion is met. The existing chimney is not currently connected to an interior fireplace. To install a fireplace and use the chimney, the fireplace will be required to meet current code. Retaining a chimney that is close in appearance, if not in size, will not damage the character of the district.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The existing chimney is old, has questionable fire-resistive integrity, and does not meet current building codes. By installing a new fireplace with its chimney, a fire can be safely enjoyed by the inhabitants. Otherwise, the fireplace would have to be abandoned.

Staff Response: Staff finds that this criterion is met. When installing a new fireplace, the chimney must come into compliance with the current building code. Per International Building Code section 2113.10 "***Wall Thickness***. *Masonry chimney walls shall be constructed of concrete, solid masonry units, or hollow masonry units grouted solid with no less than 4 inches nominal thickness*." The historic chimney on the residence does not meet this code requirement and will need to be replaced for the residence to house a fireplace.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: Chimneys are a quintessential feature in Santa Fe homes, as historically homes were heated with wood fires. The proposed chimney replacement would continue to contribute to the unique character of the City while providing code-compliant safety.

Staff Response: Staff finds that this criterion is met. The chimney is an existing feature that will be retained even if replaced for current code compliance, and ensures the continued use of the residence.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture, and material between *buildings* of historic design and those of more modern design.

(C) **Regulation of Significant and Contributing Structures in the Historic Districts**

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken.

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals, which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period, or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national, or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

(D) **General Design Standards for All H Districts**

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

(a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.

(b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(c) Additions are not permitted to *primary façades*.

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(e) The height of additions:

(i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.

(ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

(a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)

(b) For significant and *landmark structures*, *publicly visible* rooftop appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added, nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings,* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.

(4) Porches and Portals

Existing *porches* or *portals* shall not be enclosed.

(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

(iii) No existing opening shall be closed.

(b) For all façades of significant, contributing, and *landmark structures*, architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. *Replacement* or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

(6) Roofs

The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the *structure*.

(8) Archaeological Resources

Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.

(9) Height, Pitch, Scale, Massing, and Floor Step backs

The height, pitch, *scale*, and massing of any *structure* in a historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

F. When the proposed *building*, *yard wall*, or fence is located in a *streetscape* that includes no *buildings*, *yard walls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yard walls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.

C. *Yard walls* and fences shall be limited to a height that does not exceed the average of the height of other *yard walls* and fences in the *streetscape*.

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are set forth in Section 14-8.10(H).

F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the

natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* step-backs from the *street*.

(d) Pitch

If the determined *streetscape* includes over fifty percent of *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof*. The pitch of the roof shall match the predominant pitch extant in the *streetscape*.

(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape*, or the *building* on which the addition is proposed.

(f) Massing and Floor Step backs

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yard wall*, fence, or proposed step back of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

(I) Westside-Guadalupe Historic District

(1) District Standards

Compliance with the following structural standards shall occur whenever those exterior features of *buildings* and other *structures* subject to public view from any public *street*, way, or other public place are erected, altered, or demolished:

(a) Slump block, stucco, brick, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials;

(b) The color of stuccoed *buildings* shall predominantly be in browns, tans, local earth tones, and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and *portales* or *porches* may be emphasized by the use of white or other colors. Painting of *buildings* with a color that causes arresting or spectacular effects, or with bold repetitive patterns, or using *buildings* as signs is prohibited. Murals,

however, are permitted and may be referred to the *city* arts board for an advisory recommendation.

(c) Roof form, *slope*, and shape. It is intended that *buildings* be designed to be "wall-dominated". "Wall-dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, or *hipped roofs* can be designed as "wall-dominated" solutions and are allowed. The height of the roof above the *wall* shall be no greater than the height of the *wall*. Folded plate, hyperbolic, or mansard roofs are not allowed.

(d) The use of solar and other energy-collecting and conserving strategies is encouraged. The use of large, glazed areas on south-facing *walls* for trombe *walls* or other solar collectors, direct gain, or other energy-collecting purposes is allowed. When in view from any public *street*, way, or other public place, solar equipment shall be screened as follows:

(i) raising the parapet;

(ii) setting back from the edge of the roof;

(iii) framing the collector with wood;

(iv) in the case of pitched roofs, by integrating the collector into the pitch;

(v) in the case of ground solar collectors, by a *wall* or vegetation;

(vi) in the case of *wall* collectors, by enclosing by end or other *walls*;

(vii) other means that screen the collector or integrate it into the overall *structure*. Non-glare materials shall be used in solar collectors.

(e) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems.

(f) *Walls* and fences shall be of brick, *adobe*, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block *walls* are allowed. *Walls* of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in the *street* frontage.

(g) *Greenhouses*

(h) Attached *greenhouses* that front on the *street* shall give the appearance of being integrated into the *structure* of the *building* or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding *greenhouses* that front on the *street* is prohibited. *Greenhouses* with slanting sides shall be bracketed at the ends, and that *greenhouses* made from enclosed *porches* or *portales* maintain the shape of the *porch* or *portal*.

(i) *Porches* and *portales* are encouraged;

(j) When parking spaces are required for commercial or multi-family *residential buildings*, they shall be placed to the rear or side of the building.

(2) Walls; Fences; Solar Collectors; Administration

Applications for the erection, alteration, or demolition of *walls*, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval, or referral shall be indicated by the division on the *application* for the building *permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

WALL AND FENCE GUIDELINES
SANTA FE HISTORIC DISTRICTS

[ADOPTED 24 AUGUST 1999]

Purpose and intent: These guidelines are offered to promote continuity and harmony of design elements that comprise streetscape in the Santa Fe Historic Districts, including, but not limited to walls, fences, open space and landscaping and their connectivity to the primary structures(s) on the property and the physical character of the street or public façade of the property. These guidelines are consistent with the purpose and intent, and standards in the Historic Districts Ordinance [Section 14-70 SFCC 1987].

SCALE:

Walls should not extend for more than 50 feet in a single, horizontal plane without a plane change of at least one foot.

Wall heights should modulate a minimum of 8 inches, or one block course, at least every 25'.

Walls should include openings such as gates, windows and nichos at appropriate intervals.

Walls and fences in excess of 4 feet in height and having street frontage or visibility shall be brought to the HDRB for review and approval prior to submission for building permit review. Where there is a conflict between this guideline and the allowable height as calculated under Section 14-70.20 SFCC 1987, the latter shall prevail. [This supersedes the HDRB's 8/13/96 policy requiring the same for walls or fences in excess of 3 feet in height. It encourages the construction of lower privacy walls that still allow the structure on the site to make a contribution to the streetscape, and provide for a view shed into the property. This is recommended in response to the proliferation of inappropriately high yard walls that have been and are being constructed throughout the city's historic districts, causing an impact on the historic and visual character of the historic districts.]

Wall heights should be carefully regulated by the HDRB standards as calculable for the particular streetscapes [Section 14-70.20 SFCC 1987]; and should be restricted so as not to increase the allowable height for the streetscape by more than 20%.

Solid fences should be stepped back and modulated the same as walls.

Fences with fenestration, such as coyote fences, may continue in an unrestricted horizontal distance at the same height and in the same horizontal plane.

SETBACK:

Unfenestrated walls and fences (e.g. cedar stake, ponderosa slat) should setback from the front property line an average of 1 foot for every 10 feet of horizontal length of the wall. This could be accomplished in a single plane or with step backs as outlined above.

Open fences (e.g. wire and post, picket) or fenestrated fences (e.g. coyote) may be constructed without setback at the front property line, unless otherwise regulated by the underlying zoning.

Walls with openings comprising 20% of the surface area of a single plane may be constructed at the property line, unless restricted by the underlying zoning.

Side or rear walls or fences may be constructed at the property line as per that allowed by the underlying zoning.

Walls or fences within existing compounds should be restricted to privacy barriers to enclose courtyards, parking and private areas; and should be connected to and not extend more than 25 feet from the main structure. However, walls or fences should not be connected to significant structures. Desired connections may be made to significant structures by way of other means [e.g. Landscaping]. These treatments will help maintain traditional compound common elements, such as open space and the ability to communicate with neighbors, and therefore assist in the preservation of the character of existing compounds.

MATERIAL, TEXTURE AND COLOR:

Walls should be predominantly of the same material, texture and color as the main structure(s) to be located on the property, or may be of material indigenous or traditional for the area such as river rock, limestone, flagstone or slate.

Fences should be of the material, texture and color of fences typical of the existing streetscape or design vernacular if applicable to a particular H-District or streetscape.

GATES:

Vehicular gates should be permitted only at entrances to private driveways or compounds and set back in accordance with the underlying zoning.

Vehicular gating of subdivisions or other large-scale developments is strongly discouraged, and may be prohibited [See City of Santa Fe 1999 General Plan].

Gates should be designed to complement the wall or fence treatment containing them with respect to scale, height, material, texture and color. Fenestrated gates should be encouraged as opposed to solid gates.

LANDSCAPING (Suggested Options)

Walls and fences in excess of 50' in length should install landscaping along the exterior façade within the suggested setback or step back.

Landscaping on top of or over a wall is encouraged to provide for additional screening if desired from the interior of the property.

Terracing of walls is encouraged and should be landscaped.

The use of native, drought resistant plant material is encouraged in all wall, fence or terrace landscaping.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1997

IDENTIFICATION

ADDRESS: 527 Agua Fria

OLD ID NUMBER: 0516 13581

SANTA FE ID NUMBER: H1510

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 NW 1/4

BUILDING NAME:

BUILDING DATA

FIELD MAP
Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION: SOURCE(S)
by 1928 ESTIMATE city directory A C Koch ©
by 1930 ACTUAL Sanborn map

ARCHITECTURAL STYLE:
Mediterranean

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER apartments

SURROUNDINGS:
residential/commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? garage

IF INVENTORIED, LIST ID NUMBER(S)

H1511

DEGREE OF REMODELING:

X MINOR ___ MODERATE

___ MAJOR none evident

EXPLAIN:

OVERALL CONDITION:

___ EXCELLENT X GOOD

___ FAIR ___ DETERIORATED

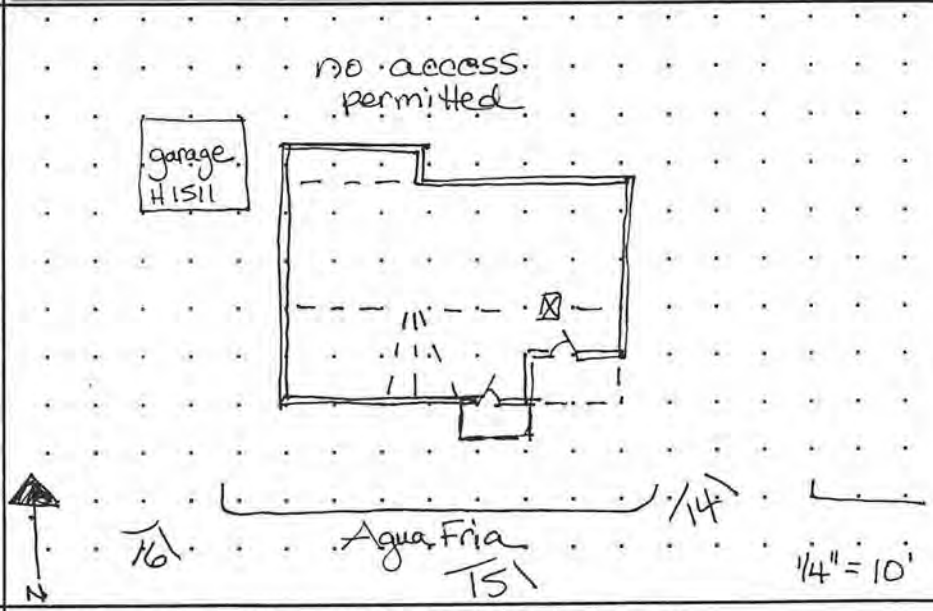
BUILDING THREATENED?

___ YES X NO

PHOTO



SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE

LOCAL DESIGNATION: Downtown-Eastside HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 8/97 BY DB

NEGATIVES WITH NMHPD ROLL # D69 NEG # 14 TO 16

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	red (metal) tile roof with gables of various heights, gable horns, exposed rafters	
BUILDING WALLS	tan stucco/concrete	
FOUNDATIONS	not visible	APPROX. HEIGHT (FT.) 20
DOORS	wood french	
WINDOWS	8 light wood casements in pairs and trios; picture windows	
PORCHES OR PORTALES	SE corner - shed roof, stucco piers S - gable roof, round arched opening	
ARCHITECTURAL DETAILS		
FENCES/WALLS	low stucco wall, S; wd plank fence SE	
SITE FEATURES		
OTHER/ COMMENTS	Garage - flat roof, one overhead door, one filled w/ window, wd wall. Connected to house by arched stucco gateway.	

ADDITIONAL PHOTOGRAPHS



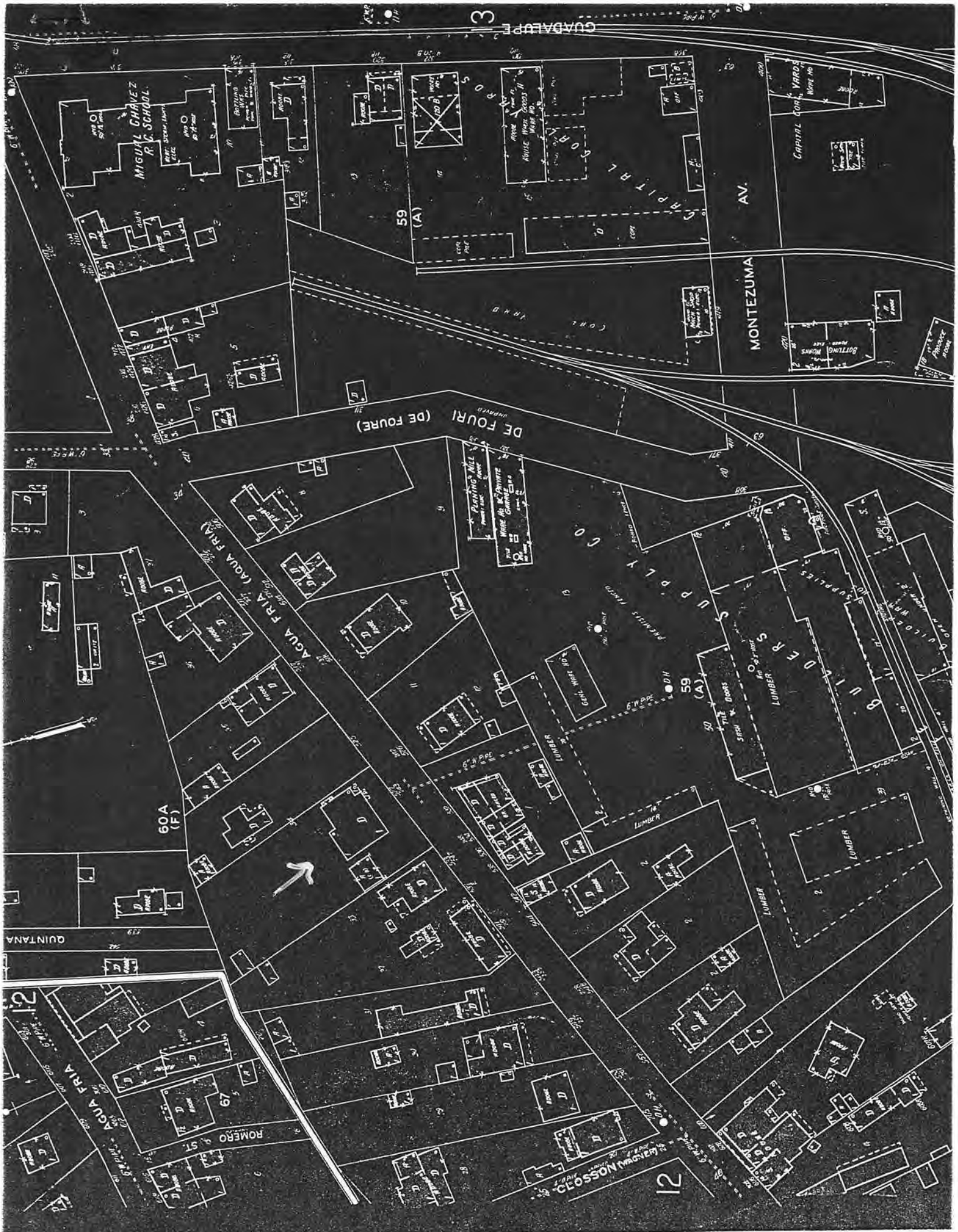
#16 SW



SE #17



1908 Sanborn
Aqua Fria
527



1930 Sanborn 527 Agua Fria

building threatened? yes	surveyed date 6/85 by HMW	county SANTA FE	ID no. 051613581
field map SFHD #7	number 581	UTM reference zone 12 13	easting northing

location description: 527 AGUA FRIA

city/town: SANTA FE

land grant/reservation: ~~land grant/reservation~~

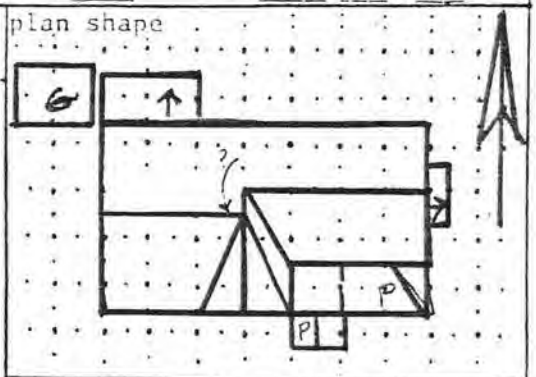
building name:

legal description: tnsp ___ N S range ___ E W sec ___ ½ ___ ½

film roll by SL no. SFHD #20	negative nos. 35	loc. of neg. HPB



plan shape



date of construction: PRE 1912 + estimate ___ actual

source:

use
present: residential
other:
historic: residential
other:

condition
✓ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ✓ moderate ___ major
describe: REAR ADDS, PORCH ENCLOSED.

surroundings: RES.

relationship to surroundings
✓ similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ✓ of interest ___ none
if eligible, why? CONTRIB.

associated buildings? ___ yes
what type? STUCCO 2 CAR GARAGE

if inventoried, list ID nos.

see back? ___ yes

style: MED. REV.

foundation material: CONC.

wall material/surface: ADOBE/ STUCCO

architectural features
MIS MISSION TILE REF/ STABLE HUNG, EXP'D RAFTER ENDS, DIAMOND VENTS.
CORNER PORCH W/ STUCCO PIERS, SEMI CIRC. SOLDIER DOOR. IN SMALLER FRONT PORCH ENTRY.
6 LIGHT WD. CASM'TS., TRIPLE, PAIRS.
2 LARGE PIC WINDS ON W.
N.V. STUCCO ADDS @ REAR.

comments
A.C. KOCH BOUGHT THIS IN 1912 FROM C.W. DUDROW ESTATE. HE ADDED TILE REF IN 1920-25. HOUSE HAS CROWN @ REAR - N.V.
IT IS MED REV. FOR ITS REF, BUT OBVIOUSLY EARLIER CORE.
(KOCH'S DAUGHTER LIVES IN BACK @ 229 POLACA).

H151

building threatened? yes	surveyed date 6/85 by HMW	county SANTA FE	ID no. 051613581
field map SFHD #7	number 581	UTM reference zone 12 13 easting	northing

location description: 527 AGUA FRIA

city/town: SANTA FE

land grant/reservation: ~~land grant/reservation~~

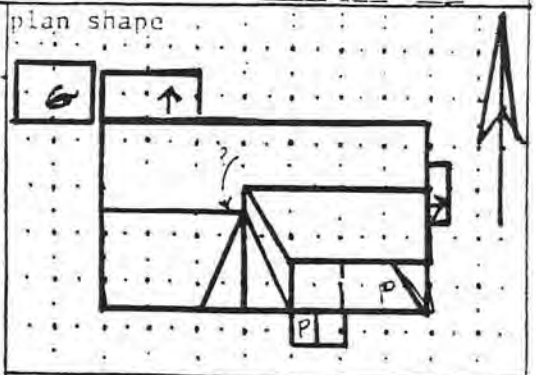
building name:

legal description: tnsp ___ N S range ___ E W sec ___ ½ ___ ½

film roll: by SL no. SFHD # 20 | negative nos.: 35 | loc. of neg.: HPB



plan shape



date of construction: PRE 1912 + estimate ___ actual

source:

use
present: residential
other:
historic: residential
other:

condition
✓ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ✓ moderate ___ major
describe: REAR ADDS, PORCH CHANGED.

surroundings: RES.

relationship to surroundings
✓ similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ✓ of interest ___ none
if eligible, why? CONTRIB.

associated buildings? ___ yes
what type? STUCCO 2 CAR GARAGE.
if inventoried, list ID nos.

see back? ___ yes

style: MED. REV.

foundation material: CONC.

wall material/surface: ADOBE/ STUCCO

architectural features
MIS MISSION TILE REV/ STABLE HORNS., EXP'D RAFTER ENDS, DIAMOND VENTS
CORNER PORCH W/ STUCCO'D PIERS, SEMI CIRC. SOFFIT
DOOR IN SMALLER FRONT PORCH ENTRY.
S LIGHT WD CASM'TS., TRANS, TRANS.
2 LARGE PIC WINDS ON W.
N.V. SHED ADDS @ REAR.

comments
A.C. KOCH BOUGHT THIS IN 1912 FROM C.W. DUDROW ESTATE. HE ADDED TILE RF IN 1920-25. HOUSE HAS CROWN @ REAR - N.V.
IT IS MED REV. FOR ITS RF, BUT OBVIOUSLY EARLIER CORE.
(KOCH'S DAUGHTER LIVES IN BAC @ 229 POLACA).

527 AGUA FRIA

THE ATTACHED SURVEY FORM REFLECTS HISTORIC BUILDING SURVEY WORK THAT WAS COMPLETED DURING APRIL - SEPTEMBER OF 1997. RESULTS OF THE SURVEY AS REFLECTED ON THE ATTACHED HAS NOT BEEN ADOPTED BY THE CITY COUNCIL. IT SHOULD BE CONSIDERED PRELIMINARY FOR PURPOSES OF PLANNING. THIS IS TRUE AS OF 9/97.

PLEASE SEE HEATHER OR MARY FOR MORE INFORMATION OR CLARIFICATION.

527 Agua Fria

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 8/6/2025

Site Address: 527 Agua Fria

Property Owner of Record: NEIRIKA LLC

Proposed Construction Description: REMODEL

Applicant/Agent Name: Osage Design Studio / Richard Woodbury

Contact Person Phone Number: 505)629-5948

TOTAL ROOF AREA: 3,053

Zoning District: R-21

Overlay: □ Escarpment n/a
□ Flood Zone*
□ Other: _____

Submittals Reviewed with PZR:
☒ Legal Lot of Record □ Development Plan ☒ Building Plans ☒ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations

Supplemental Zoning Submittals Required for Building Permit:
□ Zero Lot Line Affidavit

Access and Visibility: □ Arterial or Collector**
□ Visibility Triangle Required

Use of Structure: □ Residential
□ Commercial Type of Use: _____

Terrain: □ 30% slopes n/a

Lot Coverage : 23.6 %
□ Open Space Required: No

Setbacks:
Proposed Front: 13.3' Minimum: 7'
2nd Front? n/a
Proposed Rear: 128' Minimum: 15'
Proposed Sides: L 0.7' R 0.8' Minimum: 5'

Height: Proposed 18'-8" Existing
Maximum Height: _____ or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 3 Accessible n/a
Minimum: 3

Bicycle Parking:**
Proposed: n/a Minimum: _____
** Commercial Requirement

* Requires an additional review conducted by Technical Review Division
** Requires an additional review conducted by the Traffic Engineering Division

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

Richard Woodbury
PRINT NAME [□OWNER □APPLICANT ☒AGENT]

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

Richard Woodbury (electronic signature) 8/6/2025
SIGNATURE **DATE**

To Be Completed By City Staff: 2025-011022-PAR

Additional Agency Review if Applicable:
□ Escarpment Approval by _____ Date: __/__/__
□ Flood Plain Approval by _____ Date: __/__/__
□ Traffic Engineering Approval by _____ Date: __/__/__
Notes: _____

Zoning Approval:
☒ **Preliminary Approval □with conditions □ Rejected**
Comments/Conditions: Legal lot of record provided. Significant structure in setbacks pre-existing.

REVIEWER: Rachael Harrison **DATE:** 08/15/2025

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

Revised 20 November 2020

CHAPTER 5 [RE]
EXISTING BUILDINGS

User note:

About this chapter: Many buildings are renovated or altered in numerous ways that could affect the energy use of the building as a whole. Chapter 5 requires the application of certain parts of Chapter 4 in order to maintain, if not improve, the conservation of energy by the renovated or altered building.

SECTION R501
GENERAL

R501.1 Scope. The provisions of this chapter shall control the *alteration*, *repair*, *addition* and change of occupancy of existing *buildings* and structures.

R501.1.1 General. Except as specified in this chapter, this code shall not be used to require the removal, *alteration* or abandonment of, nor prevent the continued use and maintenance of, an existing *building* or *building* system lawfully in existence at the time of adoption of this code. Unaltered portions of the existing *building* or *building* supply system shall not be required to comply with this code.

R501.2 Compliance. *Additions*, *alterations*, *repairs* or changes of occupancy to, or relocation of, an existing *building*, *building* system or portion thereof shall comply with Section R502, R503, R504 or R505, respectively, in this code. Changes where unconditioned space is changed to *conditioned space* shall comply with Section R502.

R501.3 Maintenance. *Buildings* and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices and systems that are required by this code shall be maintained in conformance to the code edition under which installed. The owner or the owner's authorized agent shall be responsible for the maintenance of *buildings* and structures. The requirements of this chapter shall not provide the basis for removal or abrogation of energy conservation, fire protection and safety systems and devices in existing structures.

R501.4 Compliance. *Alterations*, *repairs*, *additions* and changes of occupancy to, or relocation of, existing buildings and structures shall comply with the provisions for *alterations*, *repairs*, *additions* and changes of occupancy or relocation, respectively, in this code and the *International Residential Code*, *International Building Code*, *International Existing Building Code*, *International Fire Code*, *International Fuel Gas Code*, *International Mechanical Code*, *International Plumbing Code*, *International Property Maintenance Code*, *International Private Sewage Disposal Code* and NFPA 70.

R501.5 New and replacement materials. Except as otherwise required or permitted by this code, materials permitted by the applicable code for new construction shall be used. Like materials shall be permitted for *repairs*, provided that hazards to life, health or property are not created. Hazardous materials shall not be used where the code for new construction would not allow their use in *buildings* of similar occupancy, purpose and location.

R501.6 Historic buildings. Provisions of this code relating to the construction, *repair*, *alteration*, restoration and movement of structures, and *change of occupancy* shall not be mandatory for *historic buildings* provided that a report has been submitted to the code official and signed by the owner, a *registered design professional*, or a representative of the State Historic Preservation Office or the historic preservation authority having jurisdiction, demonstrating that compliance with that provision would threaten, degrade or destroy the historic form, fabric or function of the *building*.

SECTION R502
ADDITIONS

R502.1 General. *Additions* to an existing *building*, *building* system or portion thereof shall conform to the provisions of this code as those provisions relate to new construction without requiring the unaltered portion of the existing *building* or *building* system to comply with this code. *Additions* shall not create an unsafe or hazardous condition or overload existing *building* systems. An *addition* shall be deemed to comply with this code where the *addition* alone complies, where the existing *building* and *addition* comply with this code as a single building, or where the *building* with the *addition* does not use more energy than the existing *building*. *Additions* shall be in accordance with Section R502.2 or R502.3.

R502.2 Change in space conditioning. Any unconditioned or low-energy space that is altered to become *conditioned space* shall be required to be brought into full compliance with this code.

Exceptions:

1. Where the simulated performance option in Section R405 is used to comply with this section, the annual energy cost of the *proposed design* is permitted to be 110 percent of the annual energy cost otherwise allowed by Section R405.2.
2. Where the Total UA, as determined in Section R402.1.5, of the existing *building* and the *addition*, and any *alterations* that are part of the project, is less than or equal to the Total UA generated for the existing *building*.
3. Where complying in accordance with Section R405 and the annual energy cost or energy use of the *addition* and the existing *building*, and any

R304.3 Height effect on room area. Portions of a room with a sloping ceiling measuring less than 5 feet (1524 mm) or a furred ceiling measuring less than 7 feet (2134 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room.

SECTION R305
CEILING HEIGHT

R305.1 Minimum height. *Habitable space*, hallways and portions of *basements* containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm). Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).

Exceptions:

1. For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 5 feet (1524 mm) and not less than 50 percent of the required floor area shall have a ceiling height of not less than 7 feet (2134 mm).
2. The ceiling height above bathroom and toilet room fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a ceiling height of not less than 6 feet 8 inches (2032 mm) above an area of not less than 30 inches (762 mm) by 30 inches (762 mm) at the showerhead.
3. Beams, girders, ducts or other obstructions in *basements* containing *habitable space* shall be permitted to project to within 6 feet 4 inches (1931 mm) of the finished floor.
4. Beams and girders spaced apart not less than 36 inches (914 mm) in clear finished width shall project not more than 78 inches (1981 mm) from the finished floor.

R305.1.1 Basements. Portions of *basements* that do not contain *habitable space* or hallways shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).

Exception: At beams, girders, ducts or other obstructions, the ceiling height shall be not less than 6 feet 4 inches (1931 mm) from the finished floor.

SECTION R306
SANITATION

R306.1 Toilet facilities. Every *dwelling unit* shall be provided with a water closet, lavatory, and a bathtub or shower.

R306.2 Kitchen. Each *dwelling unit* shall be provided with a kitchen area and every kitchen area shall be provided with a sink.

R306.3 Sewage disposal. Plumbing fixtures shall be connected to a sanitary sewer or to an *approved* private sewage disposal system.

R306.4 Water supply to fixtures. Plumbing fixtures shall be connected to an *approved* water supply. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water.

SECTION R307
TOILET, BATH AND SHOWER SPACES

R307.1 Space required. Fixtures shall be spaced in accordance with Figure R307.1, and in accordance with the requirements of Section P2705.1.

R307.2 Bathtub and shower spaces. Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

SECTION R308
GLAZING

R308.1 Identification. Except as indicated in Section R308.1.1 each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer's designation specifying who applied the designation, the type of glass and the safety glazing standard with which it complies, and that is visible in the final installation. The designation shall be acid etched, sandblasted, ceramic-fired, laser etched, embossed, or be of a type that once applied cannot be removed without being destroyed. A *label* shall be permitted in lieu of the manufacturer's designation.

Exceptions:

1. For other than tempered glass, manufacturer's designations are not required provided that the *building official* approves the use of a certificate, affidavit or other evidence confirming compliance with this code.
2. Tempered spandrel glass is permitted to be identified by the manufacturer with a removable paper designation.

R308.1.1 Identification of multiple assemblies. Multipane assemblies having individual panes not exceeding 1 square foot (0.09 m^2) in exposed area shall have not less than one pane in the assembly identified in accordance with Section R308.1. Other panes in the assembly shall be *labeled* "CPSC 16 CFR 1201" or "ANSI Z97.1" as appropriate.

R308.2 Louvered windows or jalousies. Regular, float, wired or patterned glass in jalousies and louvered windows shall be not less than nominal $^3/_{16}$ inch (5 mm) thick and not more than 48 inches (1219 mm) in length. Exposed glass edges shall be smooth.

R308.2.1 Wired glass prohibited. Wired glass with wire exposed on longitudinal edges shall not be used in jalousies or louvered windows.

Architectural Classification: Style and Type

to be used with the

Historic Cultural Property Inventory (HCPI) Form

November 2013

[Draft Release 1.0]

State of New Mexico

Department of Cultural Affairs

Historic Preservation Division

Mediterranean / Spanish Colonial Revival

1910 - 1950

a.k.a. Spanish Revival (NR Architectural Classification: Late 19th & 20th Century Revivals: Mission/Spanish Colonial Revival; Mediterranean Revival)

Because of its affinity with regional revival styles (California Mission and Spanish-Pueblo Revival), the Mediterranean Style was a popular period style in New Mexico. This style was popularized in 1915 at the Panama-California exposition in San Diego. A chief architect of the style was Bertram Grosvenor Goodhue. He is the author of a book on Spanish Colonial architecture in Mexico. His California building at the Exposition combined motifs from Morelia, Mexico City, Tepotzotlan and San Luis Potosi. By 1925 Spanish architecture became a craze.

Red tile roofs and light colored stuccoed walls are its trademarks and usually there is at least one aperture emphasized by a round-arched opening or picturesque grouping of windows, Often tile is restricted to porches or parapets which front otherwise flat roofs, and in some case; the tile is in fact a pressed metal imitation. Most often a residential styles, the larger examples make frequent use of wood or wrought iron balcony railings and window grilles. Also ornamental decoration of cast stone such as twisted columns or door frames are applied to the faces.

General Character Defining Features:

- Two stories often with square tower or cupola
- Low pitched tile roofs or flat roofs with tiled parapets
- Thick plastered walls of varying textures
- Projected bays
- Simple colonnades
- Picturesque window grouping
- Wood shutters
- Iron grillwork over windows
- Segmental arch window heads
- Doorways flanked by columns or pilasters sometimes also with cast stone ornamention
- Balconies with wrought iron or wood railings
- Bracketed cornice or eaves

Common Construction Materials:

- Red tile
- Light colored stucco
- Wrought Iron
- Wood ornamentation and brackets
- Cast stone

Reference:

- "American Architecture Since 1780", Marcus Whiffen, 1969 (and 1993)

Osage Design Studio
Richard Woodbury
1216 Vitalia Street
Santa Fe, NM 87505
505.629.5948
osagedesignstudio@yahoo.com

September 1, 2025

Historic Preservation Division
Planning and Land Use Department
City Hall
200 Lincoln Avenue
Santa Fe, NM 87501

Address:	527 Agua Fria Street, Santa Fe NM 87501
Owners:	NEIRIKA LLC
Building Status:	Significant
UPC:	1-053-099-521-161
Parcel No.:	11266176

On behalf of the applicant NEIRIKA LLC, I am submitting a request for approval of an interior and exterior remodel of the subject structure and exceptions listed below. The property is located within the Guadalupe Historic District. The site has two existing residential structures. The subject structure is a tri-plex to be converted into a duplex located at the front of the property facing Agua Fria Street. The rear structure is not part of the scope of this request; no work planned on the rear structure.

Exterior work includes:

- Replacement of all of the windows and the majority of the exterior doors.
- The work includes stucco repair and a new stucco color coat.
- Removing and raising the roof on the northeast corner of the structure.
- Removing and raising the roof along the north side (rear) of the structure.
- A 36 square foot addition in heated area.

Please see the attached plans for reference.

The roof has been recently replaced with a pre-finished red “clay tile” shaped roof system. In addition, the interior has received a non-structural demolition of interior partitions, cabinetry, and fixtures. This work was permitted with the City of Santa Fe. Interior work includes installing new interior partitions, bathroom fixtures, and kitchen fixtures & appliances.

Exception Requests

In general, per Chapter 14-5-2 (D), for all facades of significant structures, architectural features, finishes, and details shall be repaired or restored rather than replaced. In addition, no additions are permitted to primary facades. Exceptions are required to for multiple modifications to the primary facade. Exception requests must address the following criteria:

a. Do not damage the character of the district.
b. Are required to prevent a hardship to the applicant or an injury to the public welfare.

c. Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Each exception request is listed below with its corresponding response to the criteria.

1. Replace existing windows and selected exterior doors, including altering the size and location of fenestrations. The exception request includes removal of iron grilles on some of the windows and replacement of existing "diamond" gable vents. *14-5-2(D)(5)(a)(i)(ii)(iii): Historic windows shall be repaired or restored wherever possible. No new openings shall be made unless historic documentation supports its prior existence. No existing openings shall be closed*.

    a. *Do not damage the character of the district.*

    Response: The structure has been designated "significant" and all facades are considered "primary". However, in the opinion of the Applicant, changes to the street facing public façade should take precedence. On the street facing façade, the changes involve window & door replacement in existing openings. No size changes are requested. No new openings or infilled openings are requested. Thus, the character of the district will be maintained. The most extensive work is proposed for the rear. This work will be hidden from the public view. Hence, the character of the district will be maintained.

    b. *Are required to prevent a hardship to the applicant or an injury to the public welfare.*

    Response: The exception request includes replacement of existing windows, replacement of doors, removal of iron grilles, replacement of the diamond gable vents, and new doors & windows in new openings on the north façade. As noted in the window assessment report, only a few of the windows are historic to the structure. The current window types vary. Many are single pane, non-insulated units or older insulated units that do not meet the current energy code. Replacement would allow for code compliance, increasing the comfort of the inhabitants. None of the doors are historic. Replacement will allow for units that function well and have a design congruent with the overall appearance of the remodeled structure. The existing iron grilles are not historic and inhibit maintenance access to the windows. The fixed glazed diamond gable vents are non-functioning. Code requires that attics be vented which new louvered metal vents, painted to match the fascia, will allow. As noted in the exception request below, the rear "lean to" addition does not meet code regarding ceiling height. By replacing windows and doors in existing and new openings, as well as raising the roof, allows for the spaces to be more efficiently utilized and provide code required life safety egress.

    c. *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.*

    Response: The unique character of the City will be maintained as the proposed window & door replacement will provide a fresh, consistent, harmonious appearance. While it is common for individual structures to have different window and door sizes, configurations, finishes, etc., it is not pleasing for these structures to have units in varying degrees of maintenance.

2. Raise roof on northeast corner of the existing structure. Raise roof along the north side (rear) of the structure. *14-5-2(D)(3)(a): For remodeling of significant structures, no increase in height is permitted.*

    a. *Do not damage the character of the district.*

        Response: The character of the structure and the district would not be compromised as the proposed change is raising the roof without changing the structure's footprint or the roof design.

    b. *Are required to prevent a hardship to the applicant or an injury to the public welfare.*

        Response: The current headroom in these spaces (both at the northeast corner and along the rear) is approximately 6'-0". The minimum ceiling heights per the current building code is 7'-0" with 6'-8" in bathrooms and laundry rooms. Thus, the current northeast room and space along the rear are non-compliant. Raising the ceiling and roof heights of these spaces allows for the spaces to be comfortably occupied and code compliant. In addition, interior removal of finishes (during the permitted interior demolition) has shown that the existing framing is substandard and has extensive mold damage. The contractor is recommending reframing this area regardless of whether or not the height increase request is granted. Denial of this exception request would limit the usability of these spaces, denying the Owner of full benefit of use of the residence.

    c. *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.*

        Response: Raising the ceiling and roof heights of this space would maintain the existing overall appearance of the structure, retaining the character of the City.

3. 36 SF addition to north side (rear) of structure. *14-5-2(D)(2)(c): Additions not permitted to primary facades*.

    a. *Do not damage the character of the district.*

        Response: The character of the structure and district would not be compromised as the proposed change would be architecturally integrated with the overall appearance of the structure with matching scale and finishes.

    b. *Are required to prevent a hardship to the applicant or an injury to the public welfare.*

        Response: The Applicant intends to convert the existing use as a residential tri-plex to a duplex. The proposed addition allows for the second dwelling unit (accessory dwelling unit) to fully utilize the available floor area while maintaining a more logical separation between the units. This unit separation would occur between the historic residential structure and the garage addition. Per the current building code, a fire separation must be maintained between the units. The "straight line" separation between the units will make this construction simpler, ensuring higher integrity construction methods. If the exception request were denied, the interior remodel would have to be redesigned with a portion of the second unit encroaching on the original structure. This would increase the construction difficulty and possibly compromise the code required separation.

c. *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.*

Response: The proposed addition would maintain the existing overall appearance of the structure, retaining the character of the City.

4. Modify the location and design of the roof chimney. *14-5-2(D)(3)(b): For significant structures, publicly visible roof top appurtenances shall not be added*.

a. *Do not damage the character of the district.*

Response: The proposed chimney will be placed in approximately the same location as the existing. While slightly larger than the original chimney, it will continue to contribute to the character of the district.

b. *Are required to prevent a hardship to the applicant or an injury to the public welfare.*

Response: The existing chimney is old, has questionable fire resistive integrity, and does not meet current building code. By installing a new fireplace with its chimney, a fire can be safely enjoyed by the inhabitants. Otherwise, the fireplace would have to be abandoned.

c. *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.*

Response: Chimneys are a quintessential feature in Santa Fe homes as historically homes were heated with wood fires. The proposed chimney replacement would continue to contribute to the unique character of the City while providing code compliant safety.

In summary, the proposed work, including the requested exceptions, will provide an aesthetically pleasing and modern efficient living space without any compromise to the integrity of the original structure or have any negative impact on the structure contributing to the historic fabric of the neighborhood.

Please contact me if you have any questions or require additional information.

Sincerely,

Richard Woodbury

Richard Woodbury
Osage Design Studio

Attachments: Preliminary Zoning Review Worksheet (PZR)
24x36 drawing set, 6 sheets
Property photographs
Window Assessment
Exterior Finish Schedule
NM Historic Building Inventory Report

Finish Schedule:

Item / Material:	Color:	Notes:
Exterior Stucco	Match existing color	Patch & repair. New color coat.
Fascia Trim	Match existing color	Pre-finished metal and wood fascia & wood trim. Repair and repaint wood trim
Roofing	Match existing type & color	Replace at north modifications
Windows	Pella "Bright White"	New windows
Exterior Doors	"White" to match windows	New exterior doors to be either painted wood or clad units provided by window manufacturer.

Proposed Windows: The proposed replacement would be Pella wood windows with pre-finished exterior cladding and simulated divided lights. The exterior color to be "Bright White". See the Plans for window location, size, type, and grille pattern.

Bright White



7/8" Ogee Integral Light Technology



Existing wood and pre-finished metal fascia

Existing stucco

Existing pre-finished metal roofing with "clay tile" profile





Photographs of interior along rear façade (north wall). White pole set at 6’-0” (disregard numbers on pole). Per code, minimum ceiling height of a habitable space is 7’-0”

Photo on left in area of proposed Bedroom-2. Approximate bearing to beams 5’-8”.

Photo on right in area of proposed rear hallway. Approximate bearing is 6’-10”. However, finish floor will be raised approximately 6” to match floor level of remainder of residence.

527 Agua Fria Street
Existing Exterior Photographs
6/30/25



1 - South Façade (facing Agua Fria)



2 - South Façade showing west face of structure



3 - South Façade (facing Agua Fria)



4 - South Façade (facing Agua Fria)



5 - East Façade (southeast corner)



6 - East Façade



7 - North Façade (northeast corner)



8 – North Facade



9 - North Facade



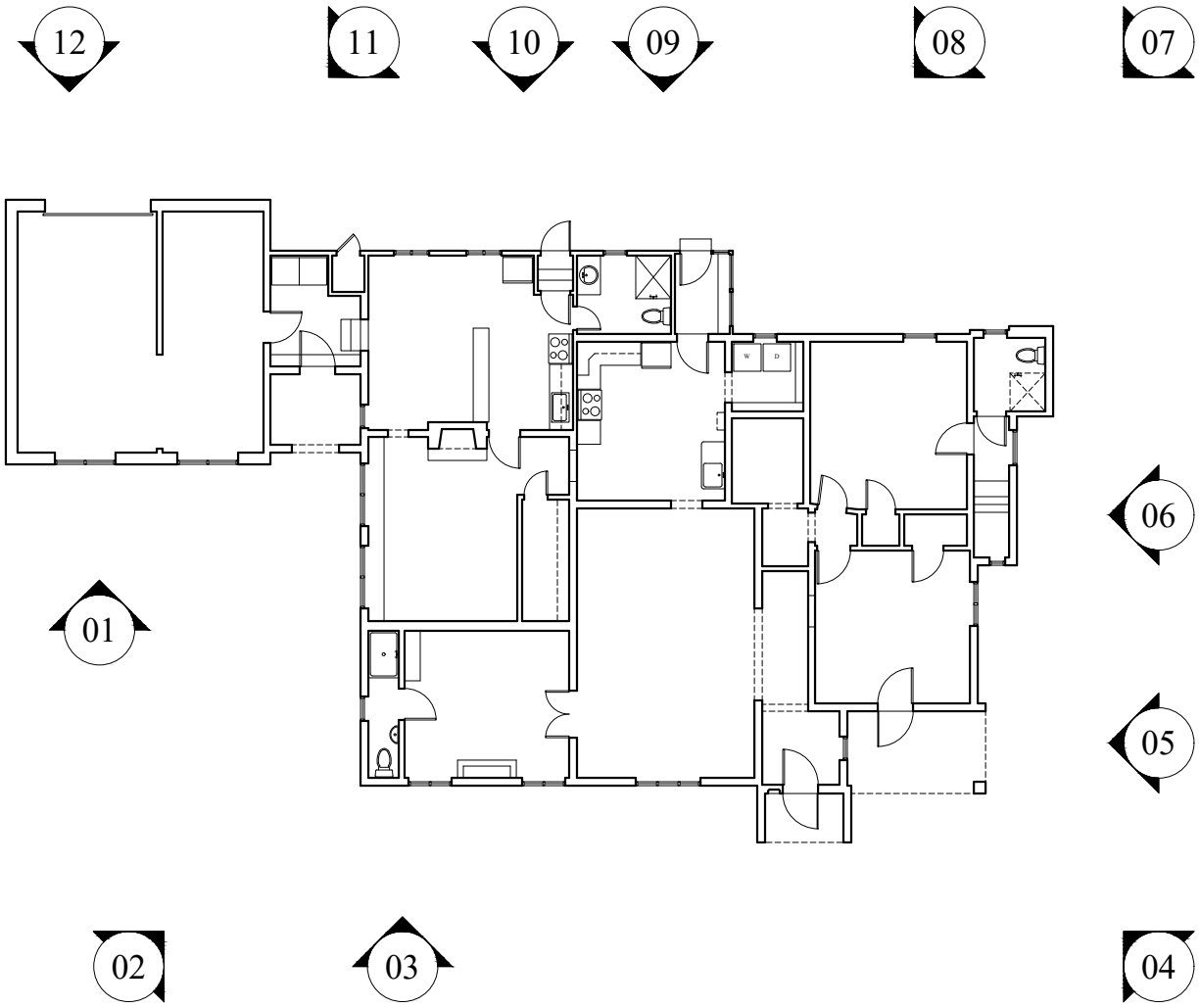
10 - North Façade



11 - North Façade



12 - North Façade (northwest corner)



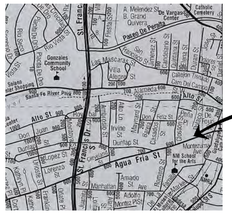
Agua Fria Street

Photo Key Plan

Plan
North

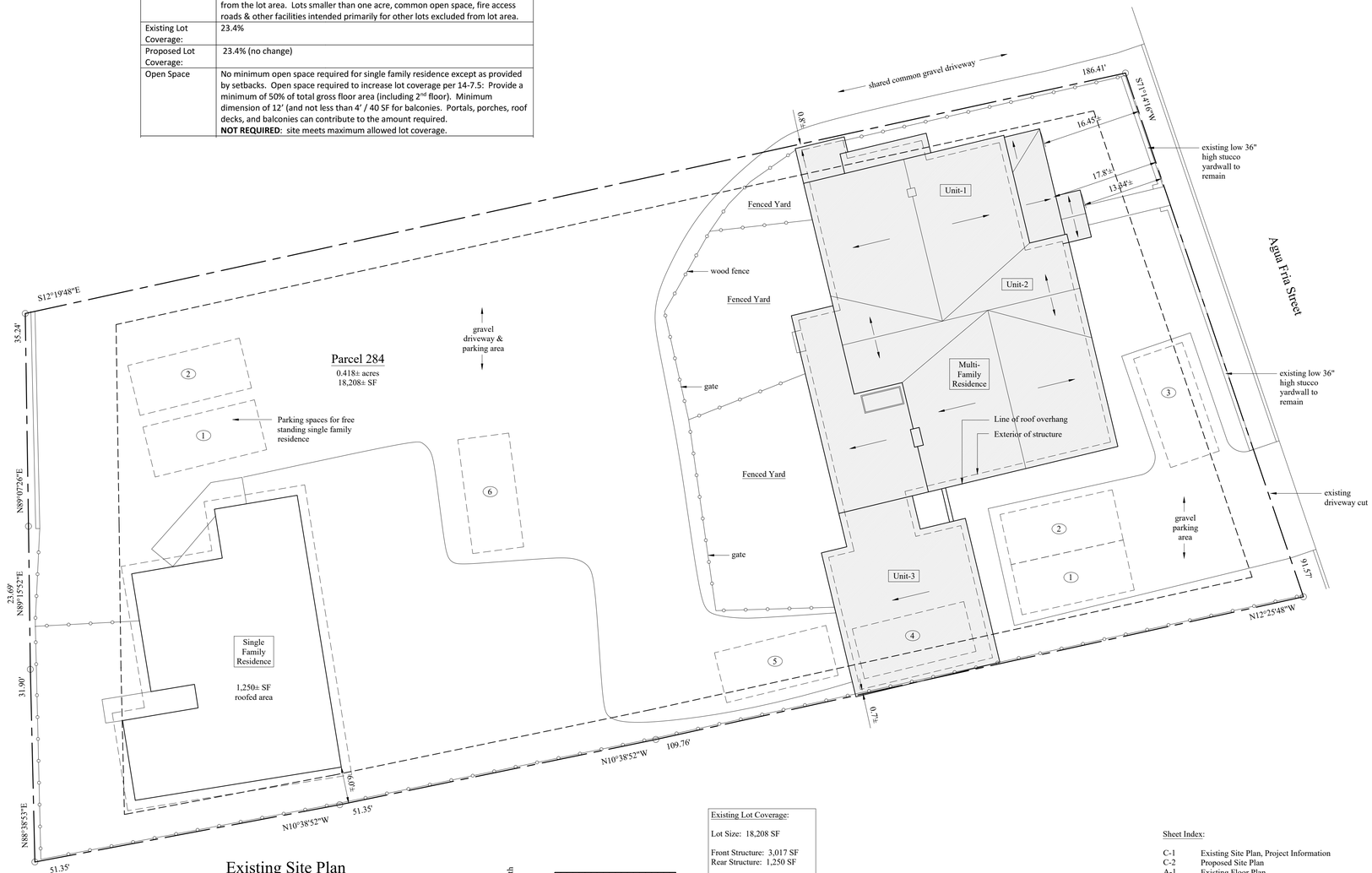
City of Santa Fe Chapter 14 Land Development Code	
Owner	NEIRIKA LLC
Address	527 Agua Fria Street, Santa Fe NM 87501
UPC	1-053-099-521-161
Tax Parcel	1126 6176
Legal	Guadalupe Neighborhood Parcel 284, T17N R9E S23
Zoning	R-21
Historic District	Westside Guadalupe Historic District
Hist. Bldg. Status	Significant (confirm with Historic Preservation Division)
Flood Plain	Not applicable
Archeological	Historic Downtown Archeological Review District
Escarpment	Not applicable
Mountain	Not applicable
Density	21 dwelling units per acre
Min. Lot Size	3,000 SF minimum, 2,000 SF with common open space
Existing Lot Size	0.418± acres
Max. Height	24' maximum height for residential structures, within 10' of side or rear property no portion of any story above ground level shall be higher than 14.0'. ***Maximum height might be superseded by historic***.
Existing Height	18'-8"± (no proposed change)
Setbacks (minimum yard requirements)	Front: 7' (20' for front facing garage) Side: 5' Rear: 15' or 20% of average lot depth, whichever is less
Maximum Lot Coverage:	40% maximum for single family or multi-family of fewer than 6 units. 40% maximum for multi-family with 6 or more units. May increase to 55% maximum if private open space is provided. (Lot coverage is the total area of structures on a lot in relation to lot area). For residential development, the portion of a lot occupied by easements for private roads and lot access driveways is excluded from the lot area. Lots smaller than one acre, common open space, fire access roads & other facilities intended primarily for other lots excluded from lot area.
Existing Lot Coverage:	23.4%
Proposed Lot Coverage:	23.4% (no change)
Open Space	No minimum open space required for single family residence except as provided by setbacks. Open space required to increase lot coverage per 14-7.5: Provide a minimum of 50% of total gross floor area (including 2nd floor). Minimum dimension of 12' (and not less than 4' / 40 SF for balconies. Portals, porches, roof decks, and balconies can contribute to the amount required. **NOT REQUIRED**: site meets maximum allowed lot coverage.

Accessory Structures	Generally, cannot be used as an accessory dwelling – may have a half bathroom (sink & toilet) or kitchen but not both.
Parking Residential	Dwelling Unit: 2 spaces per unit Attached Dwelling Unit (2-5 units): 2 spaces per dwelling unit Attached Dwelling Unit (over 5 units, less than 800 SF): 1 assigned space and 0.25 unassigned space per DU Attached Dwelling Unit (over 5 units, 800-1200 SF): 1 assigned space and 0.5 unassigned space per DU Attached Dwelling Unit (over 5 units, over 1200 SF): 1 assigned space and 1.0 unassigned space per DU Accessory Dwelling Unit: 1 space if ADU < 1,000 SF; otherwise 2 spaces Accessory Structures: parking not required
Required Parking Spaces	3 offstreet parking spaces
Existing Parking Spaces	6 off street parking spaces provided on lot for subject lot (1 in garage).
Parking Space Size	Standard pull in: 8.5' x 19', 23' drive aisle Small car: 7.6' x 15', 20' drive aisle. Parking lots with 10 or more spaces may have up to 20% of total req'd spaces designated as small car. Parallel: 8.5' x 23' Parking lots with less than 40 spaces may be gravel.



Vicinity Map

North



Existing Site Plan

Scale: 1" = 10'-0"

True North

0' 10' 20'

Existing Lot Coverage:

Lot Size: 18,208 SF

Front Structure: 3,017 SF
Rear Structure: 1,250 SF

Lot Coverage: 23.43%

Sheet Index:

C-1 Existing Site Plan, Project Information
C-2 Proposed Site Plan
A-1 Existing Floor Plan
A-2 Proposed Remodel Floor Plan
A-3 Existing & Proposed Exterior Elevations
A-4 Existing & Proposed Exterior Elevations

Scope of Work: Exterior and Interior Remodel of an existing residential structure.

Issued for City of Santa Fe Historic Division Review

Osage Design Studio
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Renovation of an Existing Residential Structure

NIERIKA LLC

527 Agua Fria Street, Santa Fe NM 87501

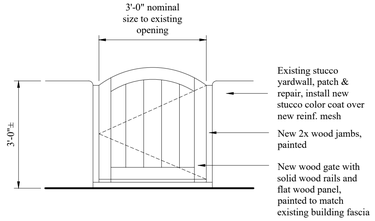
Existing Site Plan
Project Information

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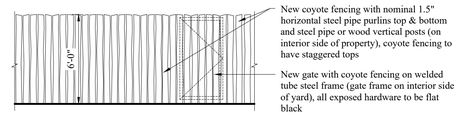
C-1

Sheet 1 of 6



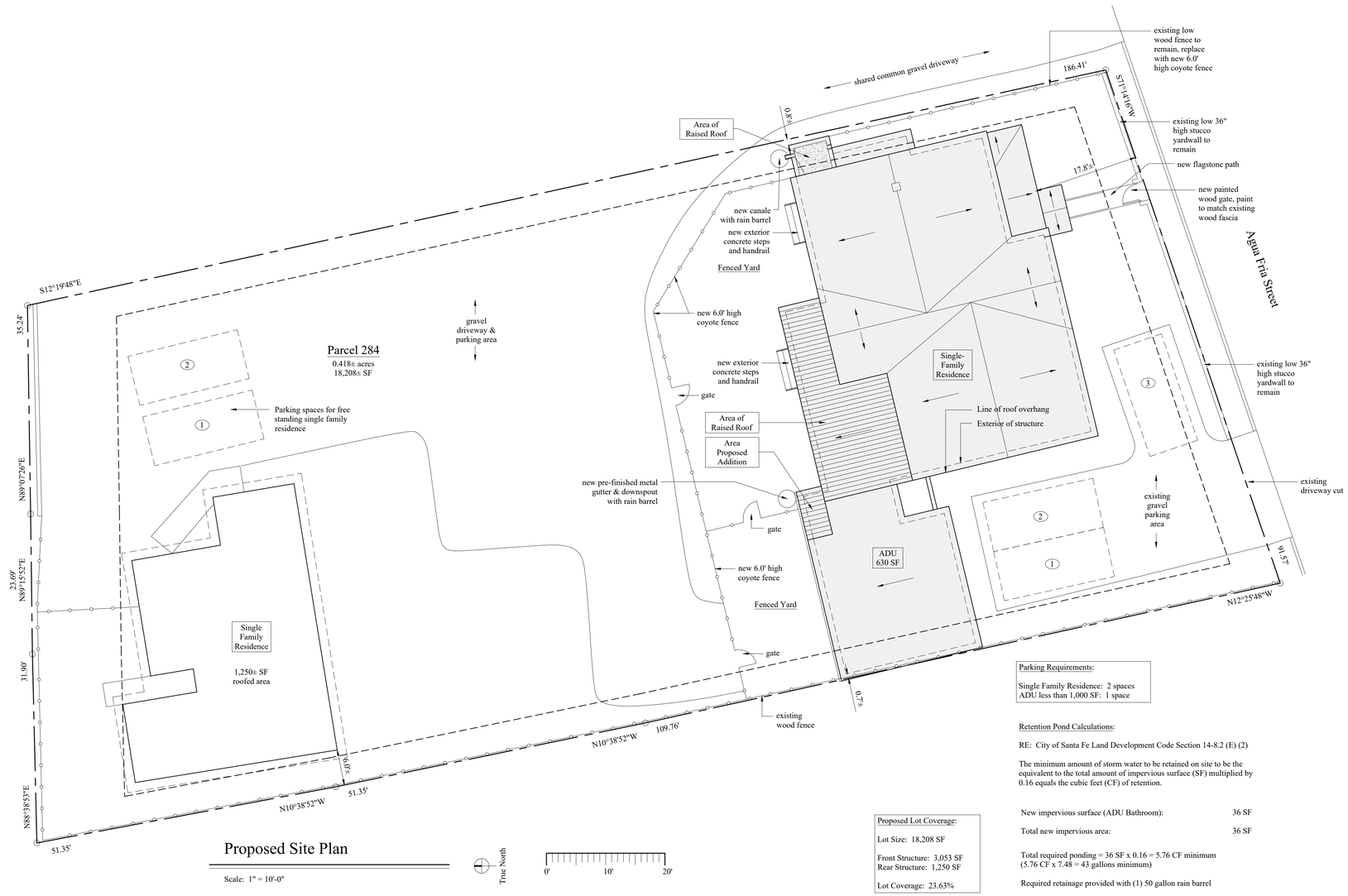
02 Gate Detail

Scale: 1/2" = 1'-0"



01 Coyote Fence Elevation

Scale: 1/4" = 1'-0"



Proposed Site Plan

Scale: 1" = 10'-0"

True North

0' 10' 20'

Parking Requirements:

Single Family Residence: 2 spaces
ADU less than 1,000 SF: 1 space

Retention Pond Calculations:

RE: City of Santa Fe Land Development Code Section 14-8.2 (E) (2)

The minimum amount of storm water to be retained on site to be the equivalent to the total amount of impervious surface (SF) multiplied by 0.16 equals the cubic feet (CF) of retention.

New impervious surface (ADU Bathroom):	36 SF
Total new impervious area:	36 SF

Total required ponding = 36 SF x 0.16 = 5.76 CF minimum
(5.76 CF x 7.48 = 43 gallons minimum)

Required retainage provided with (1) 50 gallon rain barrel

Proposed Lot Coverage:

Lot Size: 18,208 SF

Front Structure: 3,053 SF
Rear Structure: 1,250 SF

Lot Coverage: 23.63%

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Renovation of an Existing Residential Structure

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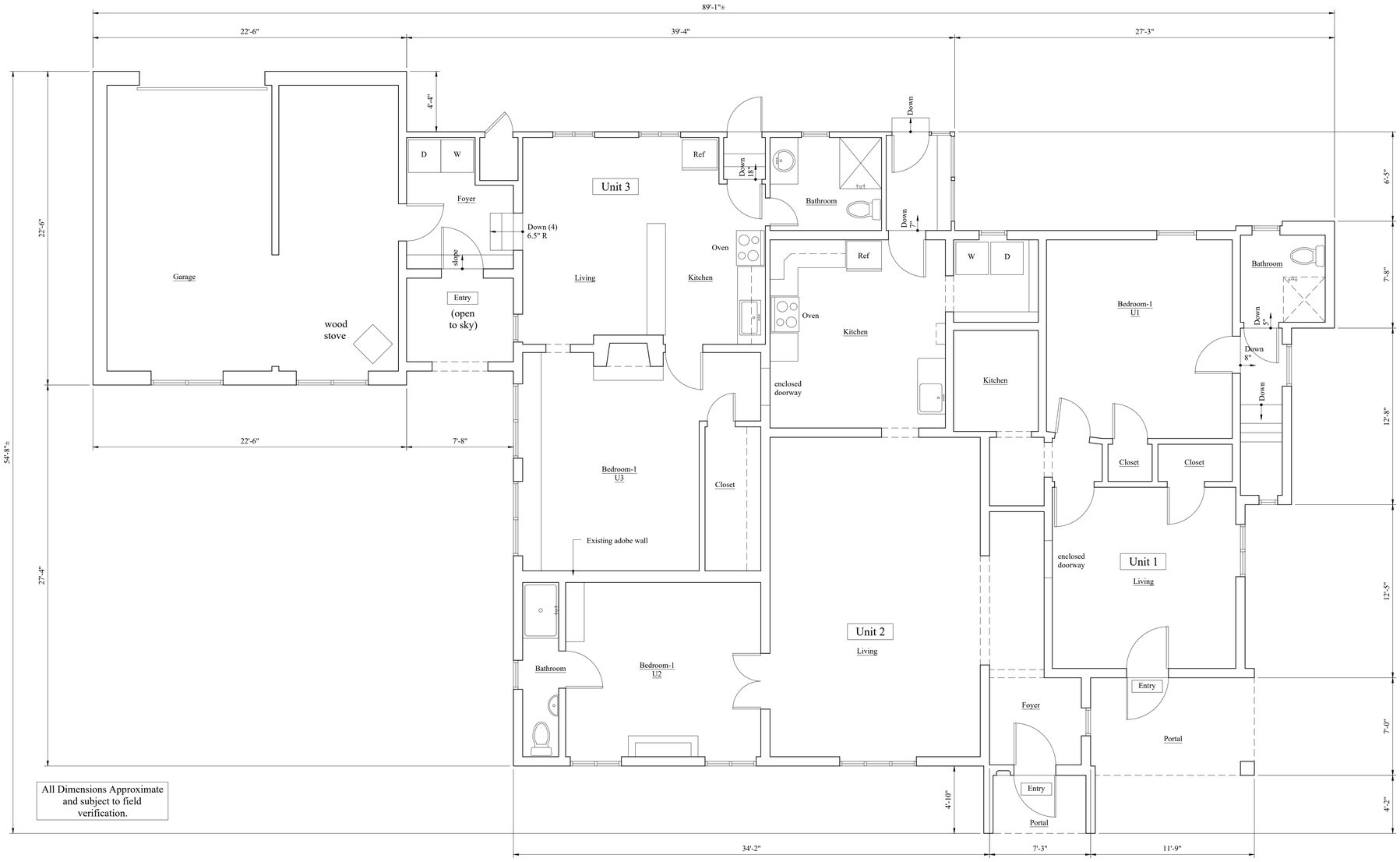
Proposed Site Plan

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9/125

C-2

Sheet 2 of 6



Existing Floor Areas - Unit 3:

Heated:	727 SF
Non-heated (garage):	506 SF
Portals:	51 SF
Total Heated:	727 SF
Total Roofed:	1,284 SF

Existing Floor Areas - Unit 2:

Heated:	993 SF
Non-heated (garage):	0 SF
Portals:	33 SF
Total Heated:	993 SF
Total Roofed:	1,026 SF

Existing Floor Areas - Unit 1:

Heated:	625 SF
Non-heated (garage):	0 SF
Portals:	82 SF
Total Heated:	625 SF
Total Roofed:	707 SF

Total Existing Floor Areas:

Heated:	2,345 SF
Non-heated (garage):	506 SF
Portals:	166 SF
Total Heated:	2,345 SF
Total Roofed:	3,017 SF

Existing Floor Plan

Scale: 1/4" = 1'-0"

0' 5' 10'

Plan North

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Renovation of an Existing Residential Structure

NIERIKA LLC

527 Agua Fria Street, Santa Fe NM 87501

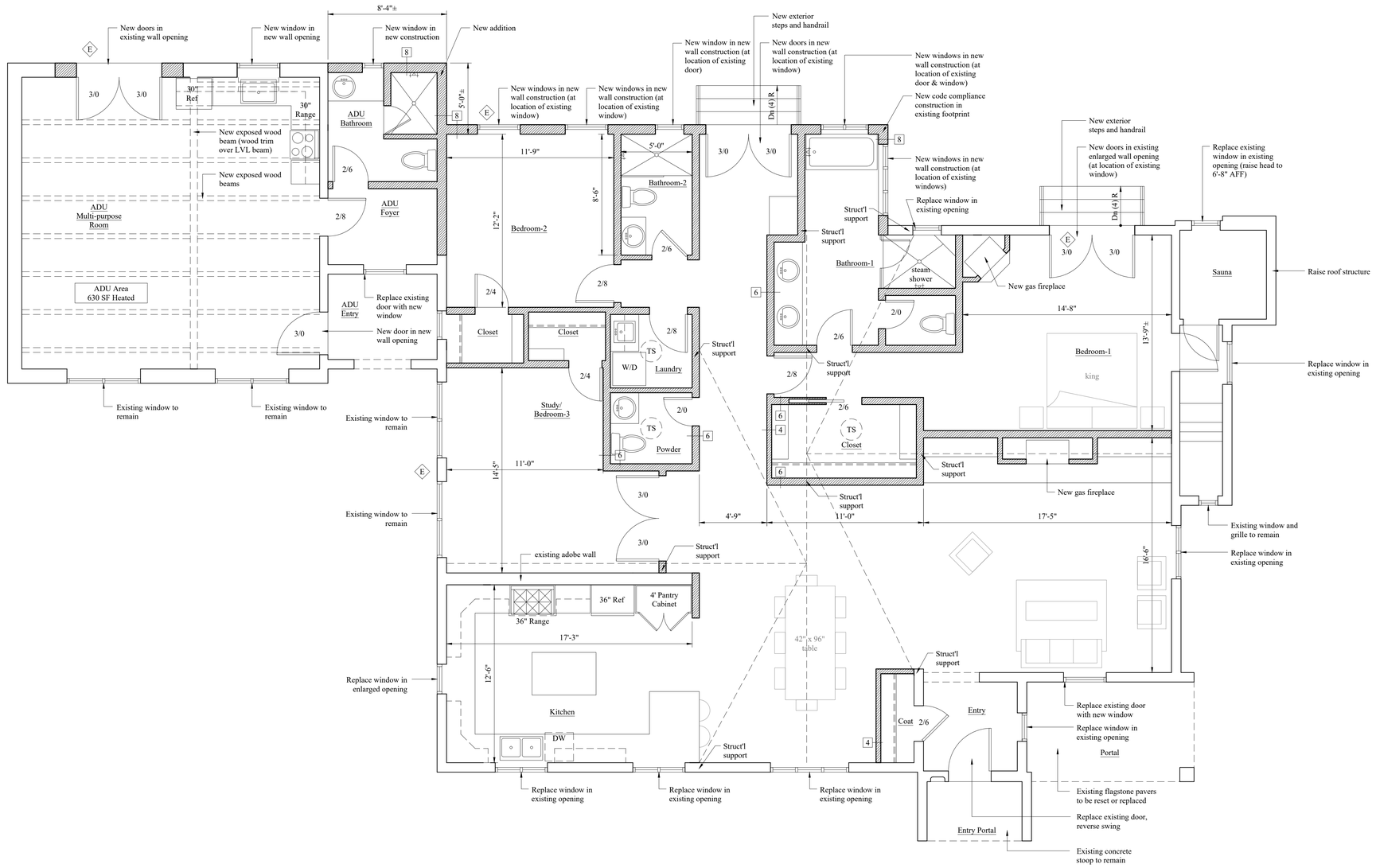
Existing Floor Plan

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A-1

Sheet 3 of 6



Total Existing Floor Areas:	
Heated:	2,345 SF
Non-heated (garage):	506 SF
Portals:	166 SF
Total Heated:	2,345 SF
Total Roofed:	3,017 SF

Total Proposed Floor Areas:	
Heated:	36 SF
Non-heated (garage):	0 SF
Portals:	0 SF
Total Heated:	36 SF
Total Roofed:	36 SF

Total Adjusted Floor Areas:	
Heated:	2,345 SF
Non-heated (garage):	0 SF
Portals:	166 SF
Total Heated:	2,887 SF
Total Roofed:	3,053 SF

Wall Legend:

- Existing wood framed construction
- New CMU / masonry construction
- New wood framed construction

Wall Types:

- 8 — 2 x 8 wood studs
- 6 — 2 x 6 wood studs
- 4 — 2 x 4 wood studs

Proposed Floor Plan

Scale: 1/4" = 1'-0"

Plan North

0' 5' 10'

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Renovation of an Existing Residential Structure

NIERIKA LLC

Guadalupe Neighborhood Parcel 284
527 Agua Fria Street, Santa Fe NM 87501

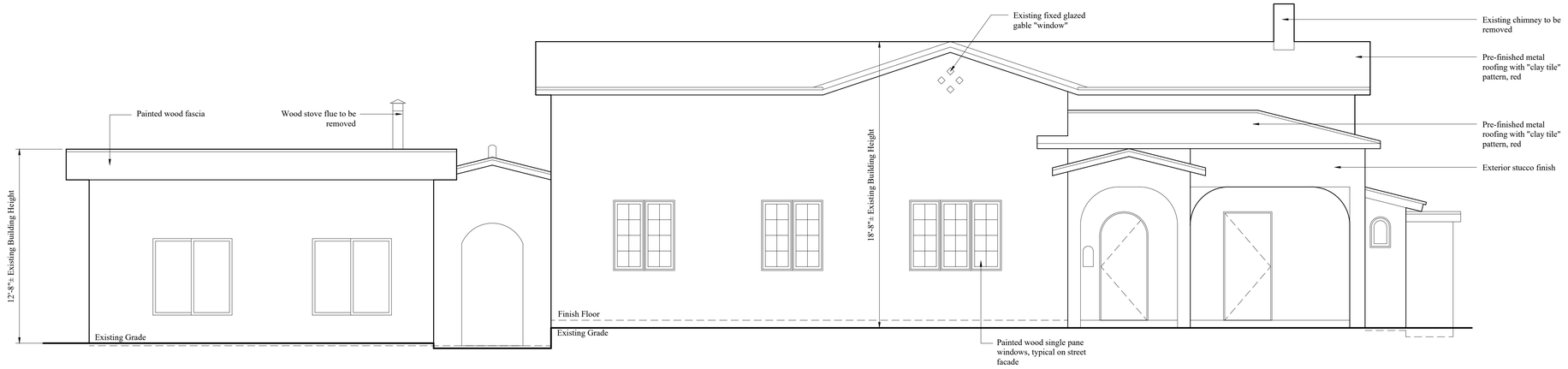
Proposed Remodel Plan

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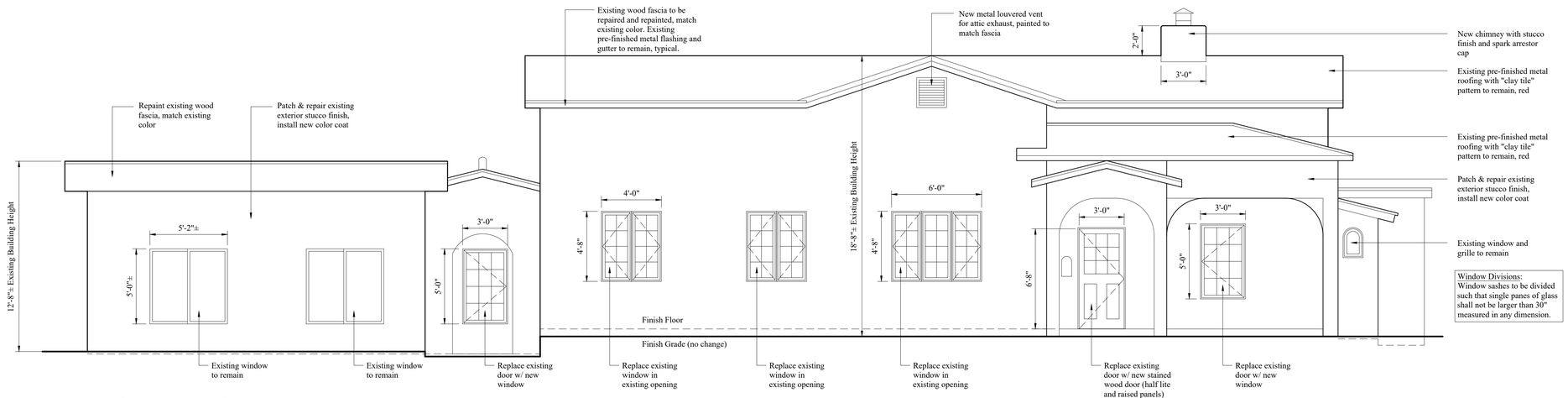
A-2

Sheet 4 of 6



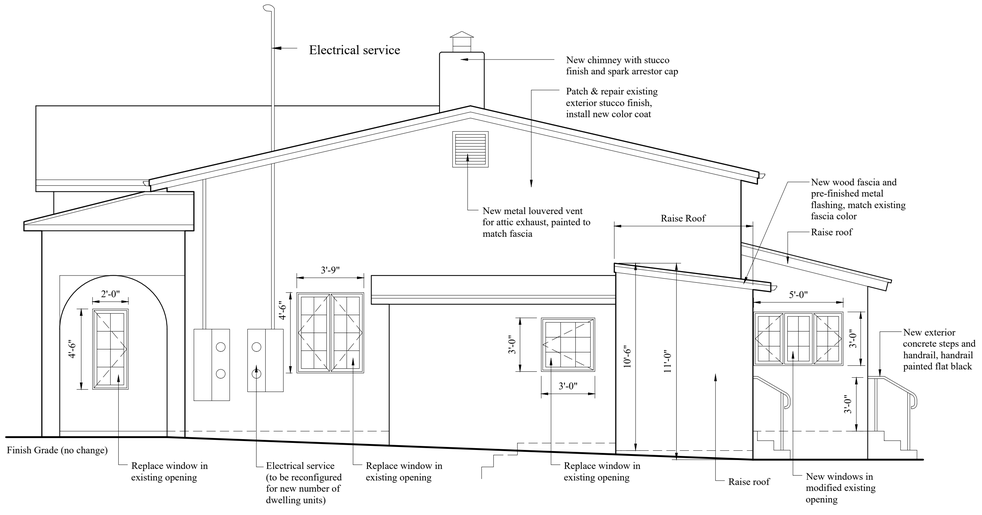
Existing Front (South) Elevation

Scale: 1/4" = 1'-0"



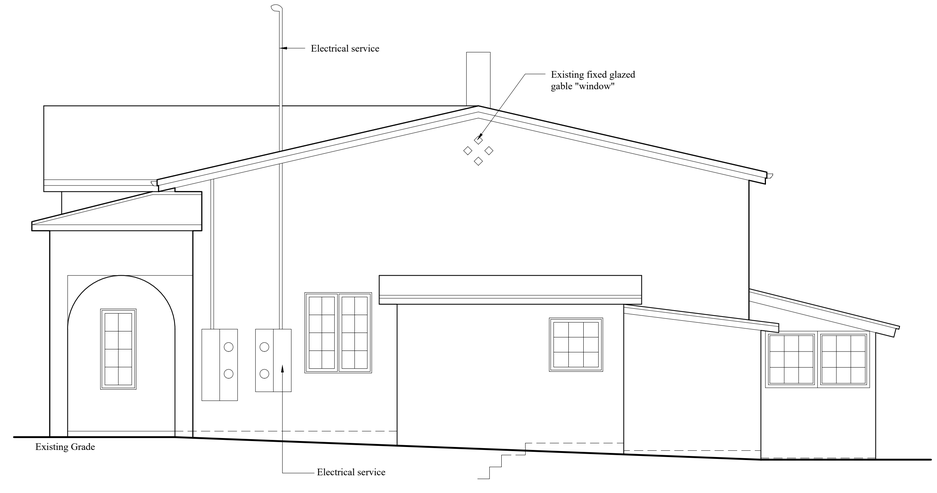
Proposed Front (South) Elevation

Scale: 1/4" = 1'-0"



Proposed Right Side (East) Elevation

Scale: 1/4" = 1'-0"



Existing Right Side (East) Elevation

Scale: 1/4" = 1'-0"

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Renovation of an Existing Residential Structure

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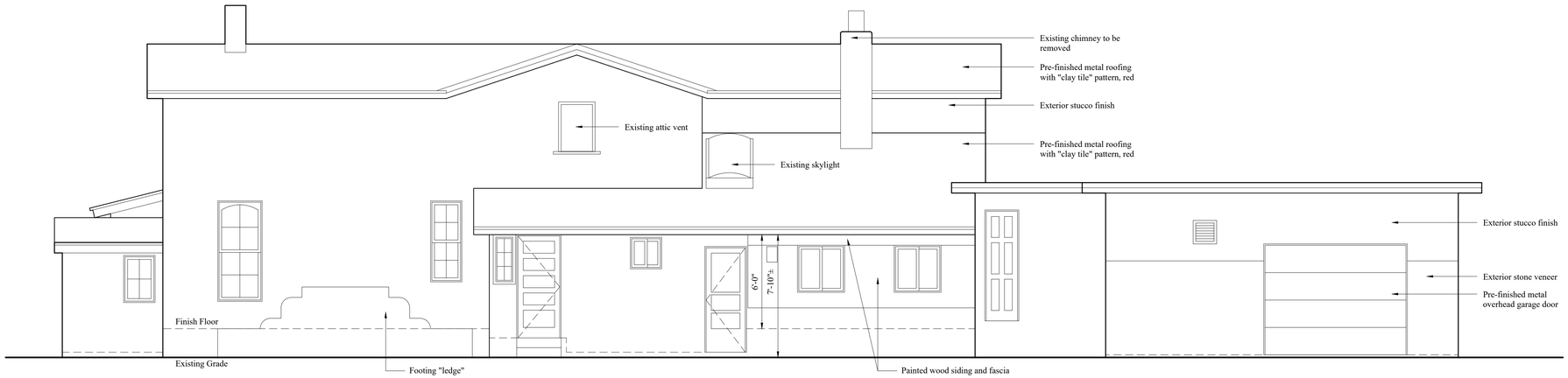
Exterior Elevations

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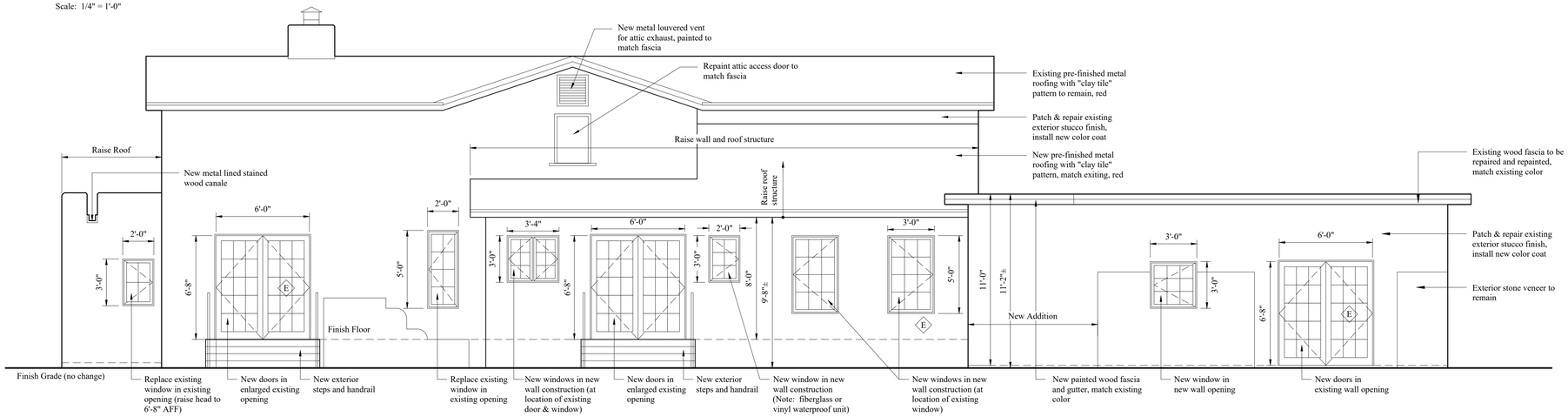
A-3

Sheet 5 of 6



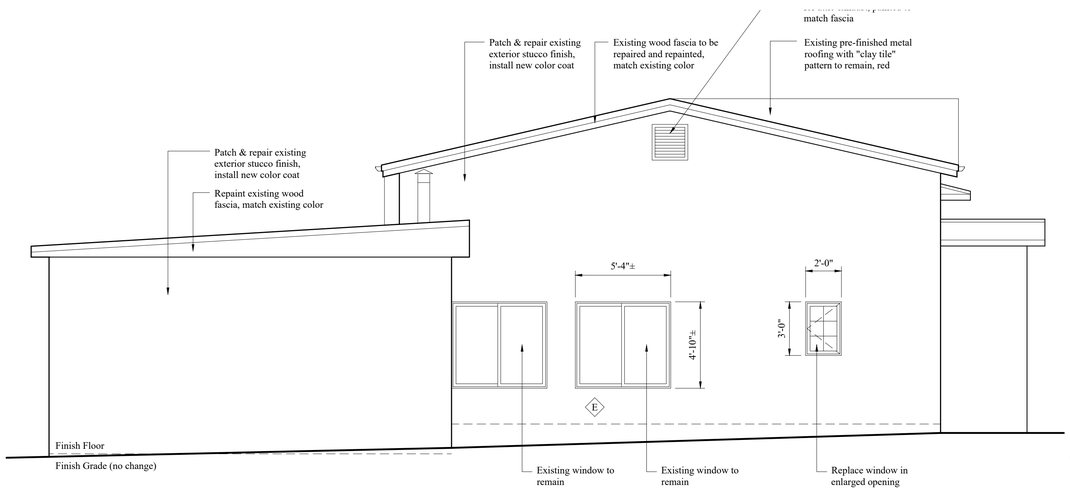
Existing Rear (North) Elevation

Scale: 1/4" = 1'-0"



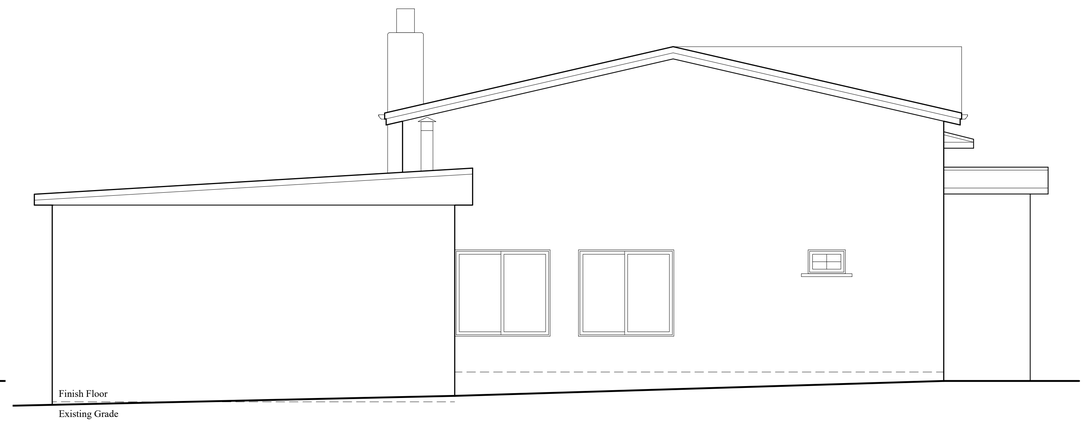
Proposed Rear (North) Elevation

Scale: 1/4" = 1'-0"



Proposed Left Side (West) Elevation

Scale: 1/4" = 1'-0"



Existing Left Side (West) Elevation

Scale: 1/4" = 1'-0"

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Renovation of an Existing Residential Structure

NIERIKA LLC

527 Agua Fria Street, Santa Fe NM 87501

Exterior Elevations

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A-4

Sheet 6 of 6

RPA & Associates, LLC.

PRESERVING OUR HISTORY

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P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com



TO Osage Design Studio
1216 Vitalia Street
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osagedesignstudio@yahoo.com

JOB	DATE
527 AGUA FRIA, SANTA FE, NM 87501	8/15/2025

LOCATION	DESCRIPTION
SOUTH	
A	63 x 61 HORIZONTAL SLIDER 1-LT CLAD – RED JELD-WEN 2009
B	63 x 61 HORIZONTAL SLIDER 1-LT CLAD – RED JELD-WEN 2009
DR #1	36 x 80 LH – FG HC/6-PANEL 2018
WEST	
C	63 x 61 HORIZONTAL SLIDER 1-LT CLAD – RED JELD-WEN 2009
D	63 x 61 HORIZONTAL SLIDER 1-LT CLAD – RED JELD-WEN 2009
E	33 x 26 – 2 LR 1W2H WOOD NON-HISTORIC/WIDER DIVIDED LITE BAR
SOUTH	
F	48 x 59 – 2 LR 2W4H INSWING CASEMENT WOOD HISTORIC (2-24”)
G	48 x 59 – 2 LR 2W4H INSWING CASEMENT WOOD HISTORIC (2-24”)
H	75 x 59 – 3 LSR 2W4H INSWING CASEMENT WOOD HISTORIC (3-25”)
DR #2	36 x 81 LH ARCH 1-GLASS FLASH 1 ¾ SC BIRCH
EAST	
I	23 x 55 RH 2W4H INSWING CASEMENT WOOD HISTORIC
SOUTH	
DR #3	36 x 82 ½ RH 3W5H 15” BOTTOM RAIL WOOD BEAD SIMPSON DOOR

JOB	DATE
527 AGUA FRIA, SANTA FE, NM 87501	8/15/2025

LOCATION	DESCRIPTION
EAST	
J	48 x 59 – 2 LR 2W4H INSWING CASEMENT WOOD HISTORIC (2-24”)
SOUTH	
K	11 x 20 1-LT FIXED STOPPED IN GLASS
EAST	
L	38 x 38 LH 3W3H INSWING CASEMENT WOOD HISTORIC
NORTH	
M	24 x 24 HORIZONTAL SLIDER WHITE VINYL PAINTED RED OBSCURE
N	34 x 81 DOUBLE HUNG 2W1H/2W1H IN SEGMENT HEAD WOOD HISTORIC
O	28 x 64 DOUBLE HUNG 2W2H/2W2H WOOD – WIDER MUTTON
EAST	
P	67 x 38 TWIN LR 3W3H INSWING CASEMENT SLANT CUT TOP SASHES (2-33 ½“) HISTORIC
NORTH	
Q	15 x 36 L 2W3H INSWING CASEMENT WOOD HISTORIC
DR #4	36 x 80 RH INSWING 5-HORIZONTAL PANEL CUT DOG DOOR STRUCTURAL ISSUE SIMPSON DOOR CUT DOWN
GABLE DOOR	32 x 44 RH OUTSWING PLANK – WOOD 2 x 6
DR #5	30 x 80 LH 3W3H/2-PANEL SIMPSON WOOD DOOR NON-HISTORIC
R	24 x 24 HORIZONTAL SLIDER OBSCURE 1-LT BRONZE ALUMINUM
S	36 x 36 HORIZONTAL SLIDER 1-LT BRONZE ALUMINUM 1995
T	36 x 36 HORIZONTAL SLIDER 1-LT BRONZE ALUMINUM 1995
WEST	
U	24 x 24 AWNING 1-LT CLAD – RED JELD-WEN 2009
NORTH	
DR #6	24 x 80 LH OUTSWING 6-PANEL SIMPSON VENEER DOOR 2000
DR #7	9 x 7 GARAGE DOOR - MISSING

JOB	DATE
527 AGUA FRIA, SANTA FE, NM 87501	8/15/2025

LOCATION	DESCRIPTION
2 GABLE VENTS	
EAST	
V	4 - DIAMONDS
SOUTH	
W	4 - DIAMONDS

In closing, my professional opinion is as follows:

Windows F, G, H, I and J are historic and restorable.

Window N is historic however not part of the original house.

Window O is historic however unrestorable.

Window A, B, C, D, E, K, L, M, P, Q, R, S, T, V and north gable door are non-historic.

Doors #1, #2, #3, #5 and #6 are non-historic.

East and south gable vents should be vents however have glass on the inside and not venting to facilitate with attic air flow.

Door #7 is missing.

Door #4 is historic however not of the original house. The unit has cut stiles and rails. The unit is lacking in structural integrity.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: *Ra N. Patterson*

RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
A	63 x 61 HORIZONTAL SLIDER 1-LT CLAD RED/WOOD	P	NON-HISTORIC – JELD-WEN (2009)
B	63 x 61 HORIZONTAL SLIDER 1-LT CLAD RED/WOOD	P	NON-HISTORIC – JELD-WEN (2009)
DR #1	36 x 80 LH FIBERGLASS HALF CIRCLE 6-PANEL	P	NON-HISTORIC – THERMA TRU (2018)
C	63 x 61 HORIZONTAL SLIDER 1-LT CLAD RED/WOOD	P	NON-HISTORIC – JELD-WEN (2009)
D	63 x 61 HORIZONTAL SLIDER 1-LT CLAD RED/WOOD	P	NON-HISTORIC – JELD-WEN (2009)
E	33 x 26 – 2 LR INSWING CASEMENT ALL WOOD 1W2H (2-17”)	F	NON-HISTORIC – DIFFERENT SILL, WIDER DIVIDED LITE BARS, SASHES MADE MECHANICALLY (1985 OR NEWER)
F	48 x 59 – 2 LR INSWING CASEMENT ALL WOOD 2W4H (2-24”)	F	HISTORIC – RESTORABLE, SCREENS ARE NOT RESTORABLE
G	48 x 59 – 2 LR INSWING CASEMENT ALL WOOD 2W4H (2-24”)	F	HISTORIC – RESTORABLE, SCREENS ARE NOT RESTORABLE
H	75 x 59 – 3 SLS INSWING CASEMENT ALL WOOD 2W4H (3-25”)	F	HISTORIC – RESTORABLE, SCREENS ARE NOT RESTORABLE
DR #2	36 x 81 LH ARCH TOP W/1-PEEP GLASS 1 ¾ SC BIRCH	S	NON-HISTORIC – 1 ¾ SC BIRCH CUT OUT AND ARCHED VENEERED (1990)
I	23 x 55 RH INSWING CASEMENT 2W4H ALL WOOD	F	HISTORIC – RESTORABLE, THE SCREENS ARE NOT RESTORABLE
DR #3	36 x 82 ½ RH 3W5H ALL WOOD GLASS DOOR W/15” BOTTOM RAIL	S	NON-HISTORIC – SIMPSON DOOR (1995)

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
J	48 x 59 – 2 LR INSWING CASEMENT ALL WOOD 2W4H (2-24")	F	HISTORIC – RESTORABLE, THE SCREENS ARE NOT RESTORABLE NON-HISTORIC – WROUGHT IRON
K	11 x 20 FIXED 1-LT ARCHED GLASS STOPPED IN STUCCO	U	NON-HISTORIC – WROUGHT IRON
L	38 x 38 LR INSWING CASEMENT ALL WOOD 3W3H	F	NON-HISTORIC – SASH & JAMB HAVE SIGNS OF HINGES; ORIGINAL UNIT WAS A TWIN NOT A SINGLE SCREEN (NON-RESTORABLE) THE WROUGHT IRON IS ALSO NON-HISTORIC
M	24 x 24 HORIZONTAL SLIDER WHITE VINYL PAINTED RED ON THE EXTERIOR	S	NON-HISTORIC – (2001)
N	34 x 81 DOUBLE HUNG SEGMENT INSIDE RECTANGLE UPPER SASH WOOD 2W1H/2W1H	F	HISTORIC – NOT OF THE ORIGINAL HOUSE, ADDED AT A LATER DATE
O	28 x 64 DOUBLE HUNG ALL WOOD 2W2H/2W2H	U	HISTORIC – ROTTED BEYOND 30 TO 40%
P	67 x 38 – 2 LR INSWING CASEMENT ALL WOOD 3W3H (2-33 ½")	F	NON-HISTORIC – BARN SASHES CUT TO SLANT TO FOLLOW ROOF (1996)
Q	15 x 36 L INSWING CASEMENT ALL WOOD 2W3H	F	NON-HISTORIC – BARN SASH (1996)
DR #4	36 x 80 RH INSWING DOOR 5-HORIZONTAL PANELS ALL WOOD	U	HISTORIC – HOWEVER NOT PART OF THE ORIGINAL HOUSE. ALL DOORS ARE 2-PANEL CUT, ONE CROSS RAIL CUT, RESULTING IN WEAK STRUCTURAL INTEGRITY

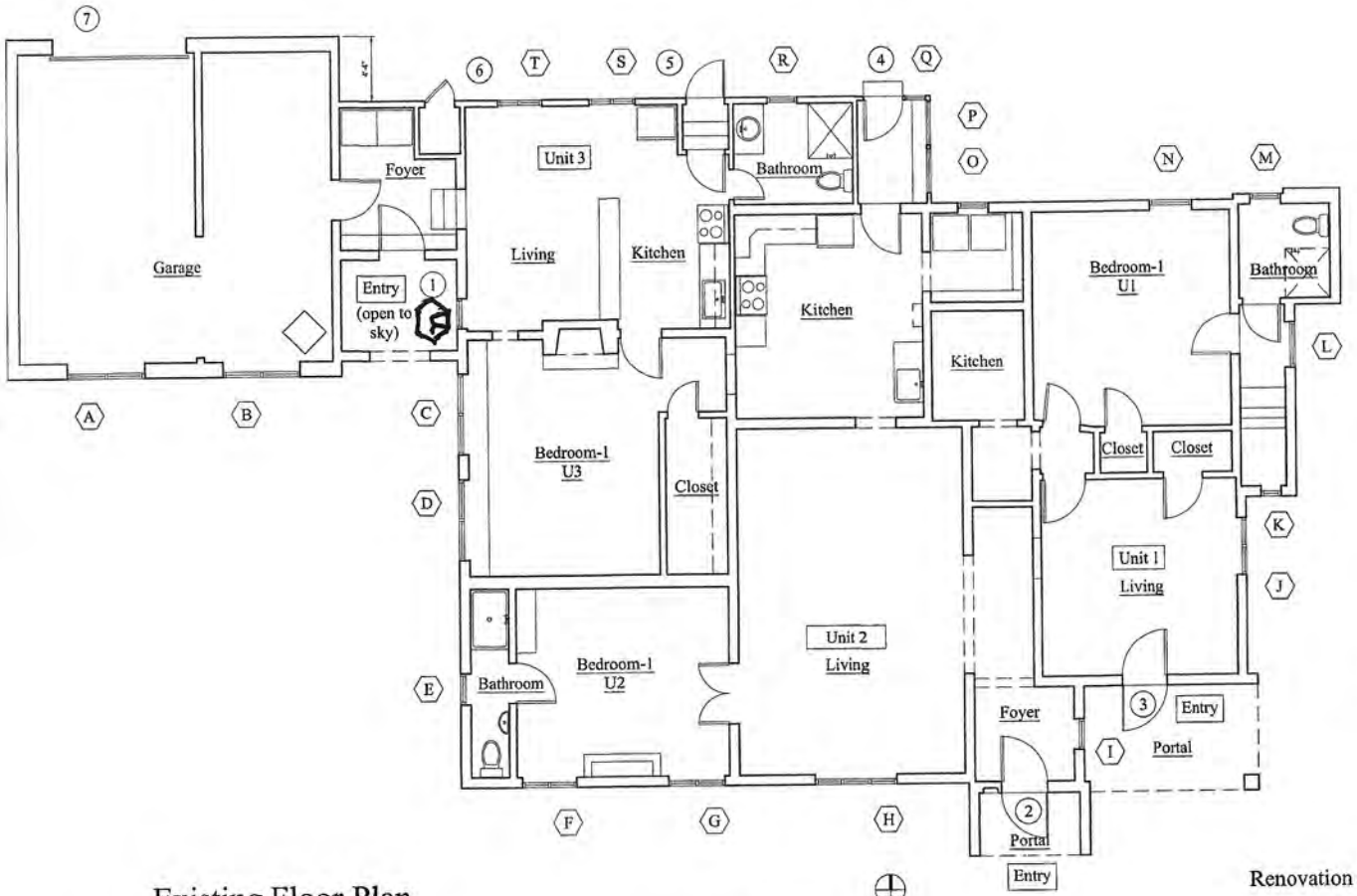
NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
NORTH GABLE DOOR	32 x 44 OUTSWING PLANK DOOR	F	NON-HISTORIC – GUN NAILS USED (1989)
DR #5	30 x 80 LH INSWING DOOR 3W3H/2-PANEL	F	NON-HISTORIC – SIMPSON (1989)
R	24 x 24 HORIZONTAL SLIDER BRONZE ALL ALUMINUM INSULATED GLASS OBSCURE	S	NON-HISTORIC – ALENCO (1995)
S	36 x 36 HORIZONTAL SLIDER BRONZE ALL ALUMINUM INSULATED GLASS OBSCURE	S	NON-HISTORIC – ALENCO (1995)
T	36 x 36 HORIZONTAL SLIDER 1-LT BRONZE ALUMINUM	S	NON-HISTORIC – ALENCO (1995)
U	24 x 24 AWNING 1-LT CLAD RED/WOOD	P	NON-HISTORIC – JELD-WEN (2009)
DR #6	24 x 80 LH OUTSWING 6-PANEL WOOD DOOR	S	NON-HISTORIC – SIMPSON DOOR (2009)
DR #7	9 x 7 GARAGE DOOR	U	DOOR IS MISSING

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
GABLE VENTS			
EAST			
V	4 – DIAMOND GLASS	F	HISTORIC – THERE IS A PLATE GLASS ON THE BACK SIDE OF CUT HOLES INTO THE STUCCO (NOT VENTS, HOWEVER THERE SHOULD BE VENTS FOR VENTING THE ATTIC)
SOUTH			
W	4 – DIAMOND GLASS		HISTORIC – THERE IS A PLATE GLASS ON THE BACK SIDE OF CUT HOLES INTO THE STUCCO (NOT VENTS, HOWEVER THERE SHOULD BE VENTS FOR VENTING THE ATTIC)

NOTES:



Existing Floor Plan

Scale: 1/8" = 1'-0"

0' 5' 10'

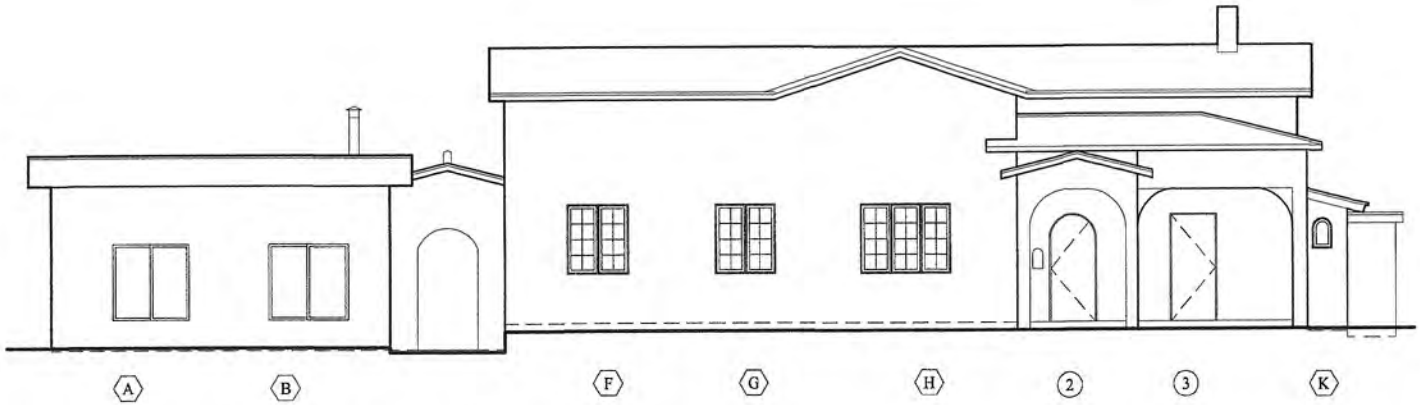
Plan North

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505.629.5948

Renovation of an Existing Residential Structure

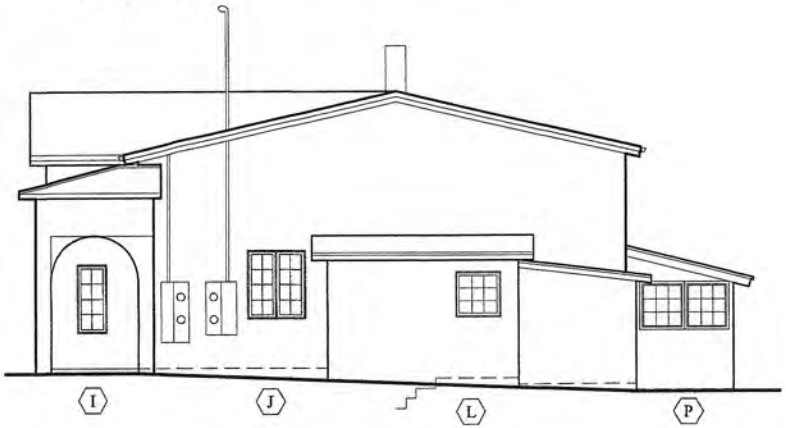
NIERIKA LLC

527 Agua Fria Street, Santa Fe NM 87501



Existing Front (South) Elevation

Scale: 1/8" = 1'-0"



Existing Right Side (East) Elevation

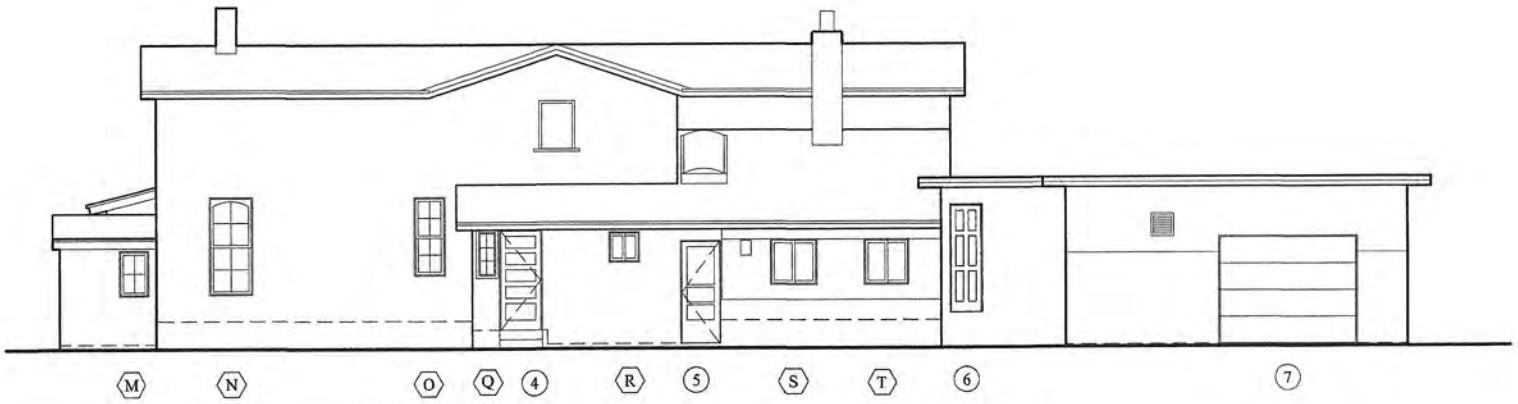
Scale: 1/8" = 1'-0"

Osage Design Studio
1216 Vitalia Street
Santa Fe, NM 87505
osagedesignstudio@yahoo.com
505.629.5948

Renovation of an Existing Residential Structure

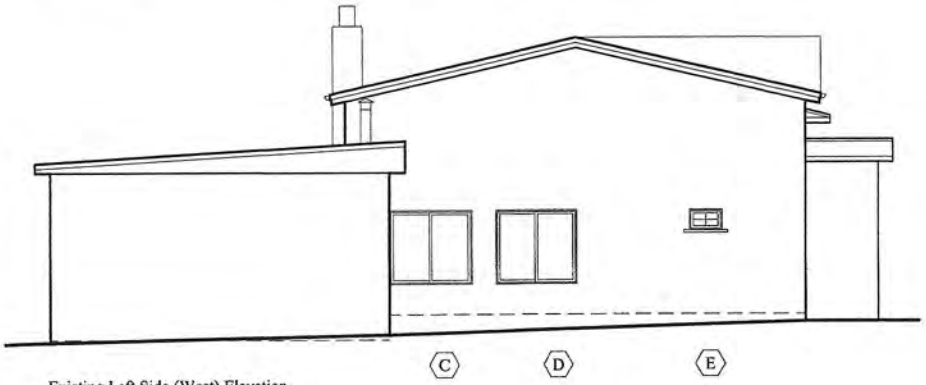
NIERIKA LLC

527 Agua Fria Street, Santa Fe NM 87501



Existing Rear (North) Elevation

Scale: 1/8" = 1'-0"



Existing Left Side (West) Elevation

Scale: 1/8" = 1'-0"

Osage Design Studio
1216 Vitalia Street
Santa Fe, NM 87505
osagedesignstudio@yahoo.com
505.629.5948

Renovation of an Existing Residential Structure

NIERIKA LLC

527 Agua Fria Street, Santa Fe NM 87501

South Elevation
Window
A

South Elevation
Window
B



South
Elevation
Door #1

West Elevation
Window C

West Elevation
Window D

West
Elevation
Window
E

South Elevation
Window
F

South Elevation
Window
G

South Elevation
Window H

South Elevation
Door #2

East Elevation
Window
I

South
Elevation
Door
#3

East Elevation
Window
J

Elevation
Window
K



East
Elevation
Window
L

North
Elevation
Window
M

North
Elevation
Window
N

North Elevation Window O

East
Elevation
Window
P

North
Elevation
Window
Q

North
Elevation
Door# 4

North
Elevation
Gable door

North Elevation
Window
R

North
Elevation
Door
#5

North
Elevation
Window
S

North
Elevation
Window
T

West Elevation
Window
U

North Elevation Door #6


North
Elevation
Door
#7
Missing

East
Elevation
Diamond
Vent/glass
V


South
Elevation
Diamond
Gable
Vent/glass
W

527 Agua Fria
South Elevation



527 Auga Fria












2


2


3


























527


527
2
527


527






527 Aqua Flo
ss 9 Rael Ln.
Comments Historic







NATIONAL REGISTER OF HISTORIC PLACES

REGISTRATION FORM

FOR

SANTA FE HISTORIC DISTRICT
SR NUMBER 260

REVISION TO 1973 NATIONAL REGISTER LISTING

NM Historic Preservation Division
June 1999

mary G. Rogers
*7.99 Comments

NPS Form 10-900 OMB No. 1024-0018
(Rev. 10-90)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Santa Fe Historic District

other names/site number SR 260

2. Location

street & number See continuation sheet ☒ N/A not for publication

city or town Santa Fe ☒ N/A vicinity

state New Mexico code NM county Santa Fe code 049 zip code 87501

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is: Signature of Keeper Date of Action

☐ entered in the National Register
☐ See continuation sheet

☐ determined eligible for the National Register
☐ See continuation sheet.

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain): _____

Santa Fe Historic District
Name of Property

Santa Fe County, NM
County and State:

5. Classification

Ownership of Property)
(Check as many boxes as apply)

- [X] private
- [X] public-local
- [X] public-State
- [X] public-Federal

Category of Property
(Check only one box)

- [ ] building(s)
- [X] district
- [ ] site sites
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1,243	1,535	buildings
0	0	sites
0	0	structures
0	0	objects
1,243	1,535	Total

Revise based on changes in data base

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/hotel
GOVERNMENT/capitol
DEFENSE/military facility
COMMERCE/specialty store
RELIGION/religious facility
CULTURE/museum
TRANSPORTATION/rail-related

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/hotel
COMMERCE/specialty store
RELIGION/religious facility
CULTURE/museum
TRANSPORTATION/rail-related

7. Description

Architectural Classification
(Enter categories from instructions)

Pueblo
20th Century Revivals
Other: Territorial Revival

Materials
(Enter categories from instructions

foundation Not visible
walls Stucco
Brick
roof Asphalt, tile
other Wood

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

Santa Fe Historic District
Name of Property

Santa Fe County, NM
County and State:

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- [X] **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] **B** Property is associated with the lives of persons significant in our past.
- [X] **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations
(Mark "X" in all the boxes that apply.)

- [ ] **A** owned by a religious institution or used for religious purposes.
- [ ] **B** removed from its original location.
- [ ] **C** a birthplace or a grave.
- [ ] **D** a cemetery.
- [ ] **E** a reconstructed building, object, or structure.
- [ ] **F** a commemorative property.
- [ ] **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

Architecture
Exploration
Commerce
Community Planning
Other: Tourism
Government
Transportation

Period of Significance

1610-1946

Significant Dates

1610
1821
1846

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Various

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- [ ] preliminary determination of individual listing (36 CFR 67) has been requested
- [X] previously listed in the National Register
- [ ] previously determined eligible by the National Register
- [ ] designated a National Historic Landmark
- [ ] recorded by Historic American Buildings Survey #
- [ ] recorded by Historic American Engineering Record #

Primary Location of Additional Data:

- [X] State Historic Preservation Office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [ ] University
- [ ] Other

Name of repository:

Santa Fe Historic District
Name of Property

Santa Fe County, NM
County and State:

10. Geographical Data

Acreage of Property 767.25 ac. (from our GIS)

UTM References (Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1			
2			
3			
4			

☐ See continuation sheet.

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Corinne P. Sze, Ph.D.

organization Research Services of Santa Fe date September 1996 (shouldn't this be more recent? esp. since some of survey info post-dates 1996)

street & number 1042 Stagecoach Road telephone (505) 983-5605

city or town Santa Fe state NM zip code 87501

Additional Documentation
Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner
(Complete this item at the request of the SHPO or FPO.)

name

street & number telephone

city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.)
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

NPS Form 10-900-a
(8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 2 Page 1

LOCATION

Street and Number

Roughly bounded, as described in the VBD, on the west by St. Francis Drive, Guadalupe Street, and the Old Santa Fe Trail; on the North by Paseo de Peralta, the 1974 boundary of the National Cemetery, Griffin Street, Rosario Boulevard, Paseo de Peralta, Kearney Avenue, Hillside Avenue, Palace Avenue, and Cerro Gordo; on the east by Camino Cabra and Garcia Street; and on the south by Camino San Acacio, Camino Don Miguel, Acequia Madre, Camino de las Animas, West De Vargas Street, Aztec Street, Reed Street, and West Manhattan.

DESCRIPTION

Architectural Classification

Mid-19th Century
Other: Territorial
Other: New Mexico Vernacular
Other: Southwest Vernacular
Other: Hipped Box
Other: Decorative Brick
Bungalow
Mission
Other: Mediterranean
Italianate
Second Empire
Gothic Revival
Romanesque
Queen Anne
Other: Spanish Colonial Baroque

Materials

Roof: Shingle
Metal

NARRATIVE DESCRIPTION

CONTENTS

SUMMARY

DESCRIPTION
Plaza Neighborhood
Cathedral/Loretto Neighborhood
Barrio de Analco
Guadalupe Neighborhood
West San Francisco Street Neighborhood
Fort Marcy Neighborhood
Railroad Neighborhood
East Palace Avenue Neighborhood
The Staab/ McKenzie Neighborhood
Rosario/Paseo de Peralta Neighborhood
Kearney/Otero Neighborhood
East Side Neighborhood

SUMMARY ARCHITECTURAL STYLES FOUND IN THE DISTRICT
Spanish-Pueblo
Territorial
New Mexico Vernacular
Gothic Revival
Romanesque Revival
Bracketed (Italianate)
Mansard (Second Empire)
Queen Anne
Hipped Box
Decorative Brick
Bungalow
California Mission (Mission)
Mediterranean
Spanish Colonial Baroque
Spanish-Pueblo Revival (Pueblo)
Territorial Revival
Southwest Vernacular

LIST OF CONTRIBUTING AND NONCONTRIBUTING BUILDINGS

NOTE: When the Santa Fe Historic District was entered in the National Register in 1973, ~~no~~ a survey of contributing and noncontributing buildings was not ~~had been~~ completed. In the mid 1980s, the entire District was surveyed by the Santa Fe City Planning Department and the significance status of each building determined. In 1986 the city contracted with Corinne Sze and Beverley Spears to summarize and place in context the findings of the survey in a study of the evolution of the various neighborhoods in the city's Historic District. This work resulted in the 1988 publication, *Santa Fe Historic Neighborhood Study*. Finally in 1991, the city began a resurvey of the District which is still ongoing. The present nomination is an elaboration of the original nomination based on the data subsequently obtained by the city through the surveys and neighborhood study.

SUMMARY

The Santa Fe Historic District is an elongated, irregularly shaped area extending on both sides of the Santa Fe River. To the north beyond the District are the foothills of the Sangre de Cristo Mountains and to the south open rolling land. The boundaries of this revised nomination are intended to be the same as those listed in the National Register in 1973 and clarified in 1988.[1] The District extends from St. Francis Drive on the west to Camino Cabra on the east. The north and south boundaries are ~~complicated and~~ irregular. On the north is reflected the fringe of development below the escarpment that was the historic limit of growth in that direction. The south boundary takes in a part of a railroad neighborhood and dips to include the historic Santa Fe Trail as it leaves the city. Omitted at that time, and in this update, were the state capitol complex south of De Vargas Street, primarily built or remodeled after the Period of Significance, and two historic neighborhoods which were subsequently listed on the National Register as the Don Gaspar Historic District (1983) and the Camino del Monte Sol Historic District (1988).

The Santa Fe Historic District encompasses the historic core of the *Villa de Santa Fe*, founded in 1610, by Spanish colonists.[2] As prescribed by the Laws of the Indies, the center of the settlement was an open square, or plaza, around which were to be sited the most important public buildings and the parish church. The Santa Fe Plaza, which was laid out north of the Santa Fe River, remained the center of the community throughout the Spanish Colonial (1610-

[1] James H. Purdy, "Santa Fe Historic District," National Register of Historic Places Inventory—Nomination Form, 1972. [Corinne P. Sze] "Santa Fe Historic District: Clarification of South Boundary Description," National Register of Historic Places Registration Form [1989].

[2] Santa Fe was officially founded as a *villa* and capital of New Mexico in 1610, although evidence suggests that a small settlement was already in existence. See page 115 below.

1680; 1693-1821) and subsequent Mexican (1821-1846) periods. Opposite the Plaza south of the Santa Fe River, the Barrio de Analco, a residential neighborhood was founded before 1680. Trails led out from the Plaza to sparsely populated cultivated lands on the east, south, and west; those heading south and west continued on to the distant centers of colonization in Mexico. During the Territorial Period (1846-1912) which followed the American occupation of 1846, and especially after the railroad reached Santa Fe in 1880, population growth transformed and enlarged the built environment with imported design principles, styles, and building materials that contrasted with those of the Spanish. South, east, and west of the historic core, neighborhoods developed within a framework of curving Spanish-Colonial trails. A second major transformation followed New Mexico statehood in 1912, when a historicizing impulse initiated by archaeologists and artists sought to undo the modernization of the railroad era through remodeling and new construction based on ~~local~~ regional, pre-railroad precedents, thus creating the styles that have come to be called the Spanish-Pueblo Revival and the Territorial Revival. Mandated by law in the city's historic areas since 1957, these styles have come to predominate.

The District as a whole shares common features including a predominance of adobe colored stucco; the appearance of thick exterior walls; low building heights, typically not over two stories, except for a few contemporary hotels and commercial buildings; and design elements of the Spanish-Pueblo Revival or Territorial Revival styles, sometimes in combination. Streets that date from the Spanish and Mexican periods are narrow and curved, with linear buildings lying close to the street line often forming a common facade. Areas influenced by the "Americanizing" vogue of the Territorial Period are characterized by straight streets and set back buildings with front yards. Although the twentieth century saw an overlay of the revival styles upon all that had preceded in the areas surrounding the Plaza and on the east side of the District, on the west side a Spanish-American, owner-built vernacular tradition continued to evolve, which incorporated imported elements siting, plan, design but remained free for many years of the legal strictures of the Historic Styles Ordinance. The District is generally well maintained and, despite considerable infill and alteration, retains sufficient integrity to represent in a relatively small area, a remarkably long, complex, and varied cultural and architectural history.

DESCRIPTION

The District contains several neighborhoods based on loosely defined geographic areas which share a common history and/or pattern of development, but are sometimes overlapping or made discontiguous by later encroachments. The Plaza Neighborhood is the oldest and the heart of the community. Along the north side of the Plaza lies the Palace of the Governors, thought to

be the oldest continuously occupied public building in the United States. East and south of the Plaza the Cathedral/Loretto Neighborhood is physically dominated by nineteenth-century church buildings designed under French ecclesiastical influence. The St. Francis Cathedral occupies the site of the Spanish-Colonial parish church that most likely originally faced a larger plaza. South of the river, the Barrio de Analco was founded before 1680 along present De Vargas Street. West of Guadalupe Street and south of the river, the Guadalupe Neighborhood extends to the west boundary of the District; north of the river the West San Francisco Street Neighborhood also extends west from Guadalupe Street to the boundary. Both neighborhoods are known collectively as the West Side and share a common history as primarily Hispanic neighborhoods of owner-built homes which represent a continuation of a Spanish vernacular building tradition separate from the revivals of historic styles taking place elsewhere in the city.

North and west of the Plaza (extending back from the Palace of the Governors), is the Fort Marcy Neighborhood, former federal land once occupied by the U.S. military. Part of the railroad yard, built after 1880 west of Guadalupe Street and south of Agua Fria, forms the Railroad Neighborhood which includes working tracks, two depots (one now a restaurant), and two former warehouses. The District includes only a small section of the neighborhood east of Guadalupe Street that was platted in response to the arrival of the railroad. The East Palace Avenue Neighborhood is located on the nineteenth-century extension of Palace Avenue east from the northeast corner of the Plaza, where the prosperous built homes mostly using imported styles and materials. Another railroad neighborhood, located north of Johnson Street and west of North Guadalupe, consists of a small set of residential streets developed in connection with the nearby, now extinct Denver and Rio Grande Railway depot and round house. At the northern edge, the Rosario/Paseo de Peralta and Kearney/Otero neighborhoods represent the limits of historic development in that direction. South of the river, east of the Barrio de Analco, the East Side Neighborhood was developed primarily in the twentieth century by non-Hispanics on former agricultural lands in the Spanish-Pueblo and Territorial Revival styles. In each of these neighborhoods can be seen distinctive features of form and style that reflect patterns, sometimes layers, of development from origins as diverse as Spanish-Colonial town planning, nineteenth-century railroad development, and twentieth-century historicizing. Each neighborhood is described in more detail as follows.[3]

[3] Much of the data in these descriptions is drawn from Corinne P. Sze and Beverley Spears, *Santa Fe Historic Neighborhood Study* (City of Santa Fe, 1988) 1-161. Other city publications that were consulted are *Design and Preservation in Santa Fe: A Pluralistic Approach* (Santa Fe: City Planning Department, 1977) 1-44; *The Business Capitol District Handbook* (Santa Fe: City Planning Department, 1986) 1-45; and *Historic District Handbook*

What happened in these neighborhoods from late 30s – late 40s? Last decade of period of significance?

Plaza Neighborhood

The Plaza Neighborhood encompasses the original settlement of Santa Fe, founded in 1610 by Spanish Colonists under royal decree as the capital of New Mexico, a remote northern province of New Spain. The neighborhood includes the Plaza and the buildings that surround it; a short section of Palace Avenue extending east as far as Cienega Street; San Francisco Street between Guadalupe Street on the west and Cathedral Place on the east; and the full length of Water Street. The neighborhood extends as far south as Alameda which runs along the north bank of the Santa Fe River.

The neighborhood contains primarily two-story, commercial and public buildings with common side walls, placed on the front property line of narrow, deep lots, without yards or plantings between building and street. *Portales* frequently extend over the sidewalks in front of commercial buildings. The Spanish-Pueblo Revival and Territorial Revival styles predominate, a homogeneity consciously created in the twentieth century, to replace nineteenth-century railroad architecture that in turn had sought to supplant the ubiquitous mud-plastered adobe of the Spanish. Nevertheless, the Plaza has retained the Spanish-Colonial pattern of an open square surrounded by a continuous facade of buildings and the Territorial pattern of two-story commercial buildings. Beyond the Plaza the neighborhood has retained narrow, curved streets with a solid building line at the street edge.

(1 acre) if anyone cares.

? it's been vandalized substantially – this doesn't count as "altered"?

The Plaza itself is defined by streets on four sides. At its center is an obelisk—actually the oldest unaltered historic resource on or facing the Plaza—erected (by state of NM - at least they own it now.) in 1868 to commemorate soldiers who died in the New Mexico Civil War battles and in conflicts with Native Americans (Photo 1). Although it has been ~~conjectured~~ suggested that the Plaza originally extended east to the site of the present Saint Francis Cathedral, there is no record of its original shape and location. The Urrutia Map (c.1766) suggests that a wider Plaza was gradually filled in, distancing the town's principal church from its position directly on the main square. Today the Cathedral faces west towards the Plaza but lies a block east at the head of San Francisco Street. The Urrutia Map also shows portions of present-day San Francisco Street, as well as the streets later named Washington and Grant Avenue.

See David Snow archaeo report on Plaza conjectured is a negative word. plus, I think this warrants a cite + Bib. reference

(Santa Fe: City Planning Department, 1986) 1-52. *Historic Districts Handbook: A Guide of Historic Preservation and Design Regulations in Santa Fe* (Santa Fe: City Planning Division, n.d.).

↳ this is 9/96 BUT not stated in book.

The Palace of the Governors (Photo 2) occupies the entire north side of the Plaza. Originally built in the early seventeenth century, rebuilt after 1693, and remodeled throughout centuries of continuous use, the Palace (like Santa Fe) is layered with change. Having begun as a Spanish-Colonial linear building, it was modified in the Territorial period with halls passing from the front to the back, possibly with a second line of rooms at the rear, and with a Victorian porch across the front. Long, double-hung windows and paneled doors with pedimented lintels also date from the Territorial Period. The present long front *portal* and side projections replaced a Victorian porch in 1913 and were designed to recreate the Spanish-Colonial facade; the projections were suggested by the then newly discovered Urrutia Map.

The other three sides of the Plaza contain commercial buildings, primarily of two-stories and unified by continuous *portales* (Photo 3). Before 1846, in the pre-American era, these were Spanish-Pueblo style, one-story buildings with *portales* supported by peeled logs. Early in the second half of the nineteenth century, two-story business blocks were built with white-painted Territorial-style *portales* and second story balconies. None of these Spanish or Territorial buildings survive intact, although the 1913 *portal* of the Palace of the Governors is an attempt to recreate the appearance of the former and the 1980s Ore House building at the southwest corner, the latter.

address

After 1880 the buildings around the Plaza were rebuilt in late nineteenth-century railroad commercial manner of stone, brick, and prefabricated metal with large plate glass windows newly available by rail. Although most of these have been since remodeled or replaced in the Revival styles, the best extant example is the Italianate second story of the Catron Block on the northeast corner (Photo 4). Built in 1891 for Thomas Benton Catron, a lawyer and political leader it replaced the two-story, Territorial-style James L. Johnson Building. The Catron Block was designed and built by the local contracting firm of Berardinelli and Paladino, Italian masons who had worked on the Cathedral. Brick for the building was manufactured at the Penitentiary in Santa Fe, and the pressed metal cornice was shipped in from the East by railroad. Although the first floor has been remodeled, the second story is relatively well preserved.

address

In 1930 John Gaw Meem won a $400 prize for a proposal to remodel the buildings around the Plaza in harmony with their Spanish Colonial origins, in what was then called the "Santa Fe Style." Although his plans were not immediately adopted, Meem was able to partially realize his vision in the piecemeal remodeling of several buildings on the Plaza. These included: in 1946 the Renehan Building at 105 San Francisco Street, and the Franklin Store at 72 San Francisco Street; in 1949, two stores on the south side of the Plaza owned by the Seligman

good!

addresses?

addresses.

family; in 1952 a building on the south side of the Plaza which had originally been the Spiegelberg Building; and in 1954 the First National Bank Building on the east side of the Plaza, which had a 1912 neoclassical facade. In 1967 Meem's plans for the construction of *portales* on the entire east, south, and west sides of the Plaza were finally realized.

Examples of original Spanish-Pueblo Revival style buildings on or near the Plaza include the Museum of Fine Arts, La Fonda, the Post Office, and the former Atchison, Topeka and Santa Fe Railway ticket office. The museum (1917), located on the corner of Lincoln and Palace Avenues, was designed by Rapp and Rapp of Trinidad, Colorado and was the first new downtown building in the "Santa Fe style" (Photo 5). La Fonda (1920), a hotel formerly in the Harvey chain, was also designed by the Rapps (and subsequently enlarged by John Gaw Meem) on a site that had been occupied by buildings of similar use at least since the early 1800s. The post office (1921) replaced a Territorial-style building which faced the Cathedral (Photo 6). The former Atchison, Topeka and Santa Fe Railway ticket office was designed by William Penhallow Henderson across San Francisco Street from La Fonda on the southeast corner of the Plaza. 6105FT

Fred ^

I think cite addresses in this ¶ just as you did below.

Although no Territorial-style commercial buildings are extant on the Plaza, there is a fine example of a late nineteenth-century Territorial residence a block west at 124 West Palace Avenue. The Felipe B. Delgado House was built in 1890 by a prominent merchant and freighter on the Santa Fe Trail (Photo 7). It is constructed of adobe and features a Territorial center-hall plan. A second-floor balcony has elaborate capitals and wood detailing. In 1970 the house was purchased and restored by John Gaw and Faith Meem who donated it to the Historic Santa Fe Foundation to ensure its preservation.

good!

The section of Don Gaspar Avenue extending south from San Francisco to Water streets dates from the Spanish Colonial era and remained just a block long until extended nearly a mile south in 1887. The newer part of Don Gaspar that lies within the Plaza neighborhood developed as an area of practical businesses and by the 1920s, had become the spot for hotels as well as car dealerships and repair garages that replaced earlier livery stables. The De Vargas Hotel (210 Don Gaspar; ~~recently~~ remodeled as the Hotel St. Francis) was built in 1924 in the California Mission style, which enjoyed a brief vogue in the city during early decades of the twentieth century as an evocation of Santa Fe's Spanish heritage (Photo 8). On the opposite corner of Water and Don Gaspar Streets was the Montezuma Hotel originally called the Normandie, which had been located there since 1905. The upper stories of the building are today relatively less altered than most of its neighbors (Photo 9).

address.

You use "recently" frequently - sometimes it is 3-5 yrs ago often times it's over 10, ...

San Francisco Street was known as the Calle Principal de la Ciudad (Main Street) during the Spanish and Mexican periods when it was lined with residences. Built directly along the street line and often sharing a common wall, these buildings frequently surrounded an inner courtyard or *placita*. One such property was the estate of Antonio Jose Ortiz located on the south side of the street (306-308 and 322½ W. San Francisco Street). In the late 1700s, the property included an eighteen-room residence with galleries, a bakery and stables, as well as the Oratorio of San Jose, a family chapel which was open to the public. The chapel was recessed from the street and located within the portion of the house that was between the two buildings which remain today as the Ortiz houses.

The Ortiz family also owned land on the north side of the same block of lower San Francisco Street. In 1818 Ana Gertrudis Ortiz, daughter of A. J. Ortiz, described in her will an eight-room house which was located on the north side at the end of the main street. In 1833 a similarly located property, which is known today as Francisco Plaza, was sold by members of the Ortiz family to Louis Robidoux, an early fur trapper who became a prominent Santa Fe merchant and politician.

see note below.

As the Plaza area became more commercial with the increase of trade along the Santa Fe Trail after 1821, lower San Francisco Street began to lose its quiet, residential character. A tannery owned by Louis Robidoux was in operation in 1836, and there was a hay market in the 1850s. In 1880 Gerhard D. Koch opened a lumber yard at the present Francisco Plaza. Other properties in the neighborhood were rented for commercial and residential uses. An old, placita-style adobe, formerly where the Eldorado Hotel now stands, was owned by Anglo merchants in the 1850s and in 1861 was known as the El Dorado Hotel. The building was later used for rental offices and dwellings, and by 1890 had been converted to furnished rental rooms. By this time lower San Francisco Street was busy, rowdy, and sometimes violent.

isn't this San Fran.? also cite address.

Most of San Francisco Street is now lined with commercial buildings. The south side of the street was significantly affected by the Urban Renewal program of the late 1960s and early 1970s. The Ortiz Houses were retained, but gutted and extensively altered in their incorporation into a new Hilton Hotel. Across the street, the remaining wing of the former placita, once called El Dorado, had long since been incorporated into buildings of the Big Jo Lumber Yard. In the 1980s the present Eldorado Hotel was constructed on the site, a massive Spanish-Pueblo Revival building which violates the norm of one- to two-story buildings in this neighborhood. West of the hotel the Francisco Plaza remains an excellent and rare instance of an intact *placita*.

address?

is this stuff where IL Vecindis? address?

The development of Water Street (which runs parallel to San Francisco Street one block south of the Plaza) was closely tied to that of the Plaza. This was not actually a street during the Spanish, Mexican, and early American periods, but rather a small stream or an *acequia* known as the Rio Chiquito (little river). During the Mexican era, waste dumped there became a public nuisance, a problem that continued into the American period. The *Daily New Mexican* reported on November 12, 1873, that "Rio Chiquito, for many years one of the most filthy streets in the city has by the direction of the prefect been thoroughly cleaned up by prisoners under sentence in the county jail and now presents quite a decent appearance." It is not clear when the Rio Chiquito became a street, but in March 1881, the County Commission changed the name from Rio Chiquito to Water Street. Waste water continued to be a problem there throughout the 1890s and a problem not fully solved until 1913 when a modern public sewer was laid beneath the Street.

Water Street gradually developed as a back street to the Plaza, and by 1886 was fairly well built up, particularly along the north side. Among the buildings there, in addition to dwellings and corrals, were a laundry, warehouse, carriage house, saloon, grocery, lumber yard, the probate court and the county jail. In April 1891 the first Santa Fe power plant began operating on the northeast corner of Don Gaspar and Water Streets. By 1912 the Santa Fe Water and Light Company office was also located there in a Spanish-Pueblo Revival building. The site of both office and plant are now a parking lot. The Ilfeld warehouse north of the northeast corner of Water and Don Gaspar streets was the last extant warehouse building on Water Street. It was gutted several years ago leaving only a part of one wall facing Don Gaspar Street.

Cathedral/Loretto Neighborhood

The Cathedral/Loretto Historic Neighborhood is bounded by East Palace Avenue on the north, Paseo de Peralta on the east, Alameda Street on the south, and Old Santa Fe Trail and Cathedral Place on the west. In addition, a small group of buildings originally constructed for the St. Michael's high school on the east side of the Old Santa Fe Trail south of De Vargas Street, although discontiguous, is historically related to this neighborhood and shares with it physical characteristics. The neighborhood ~~is~~ contains large church and church-related buildings. The most prominent are the St. Francis Cathedral, Loretto Chapel, the former St. Michael's School, and Marian Hall (the only surviving pre-1946 structure from the former St. Vincent's hospital complex. Cathedral Place and the Old Santa Fe Trail are pre-American, narrow and curved streets. Palace Avenue is a broad, straight thoroughfare that was extended east after 1846.

Following the founding of Santa Fe, a church was built near the site of the present St. Francis Cathedral, on what is thought to have been the east side of the original Plaza. At about the same time, a convent was constructed on the south side of the church, and a cemetery established between the church and the Plaza. The Church and convent were both destroyed in the Pueblo Revolt of 1680, and in 1697 lands were granted east of the Plaza on which to rebuild a convent. A *parroquia*, or parish church, was built north of the convent in 1712. In the second half of the nineteenth century, a stone, Romanesque-Revival cathedral replaced the Spanish Colonial, adobe *parroquia*, which originally may have faced directly upon a larger plaza.

The Frenchman Jean Baptiste Lamy arrived in Santa Fe in 1851 as bishop (later archbishop) and launched a vigorous program to replace Spanish adobe church buildings with new construction in European styles and materials. He also sought to establish schools, a hospital, and other charitable institutions in the city. In 1869 construction began on a new stone Cathedral under the direction of French architects Antoine Mouly and his son Projectus (Photo 10). It rose around the existing *parroquia* which continued to be used during the construction. In 1884 the walls of the ancient adobe structure still inside the Cathedral were taken down and the debris scattered along the river bank to give the street (present East Alameda) a better elevation. Ten years later Archbishop Chapelle conducted the first services in the new Cathedral, which consisted of a new nave adjoining the old adobe transept and sanctuary. These remaining portions of the *parroquia* remained intact until 1966-67, when all except La Conquistadora Chapel were demolished and replaced with modern construction. In contrast to the *parroquia*, the convent remained much the same until the late 1880s when it was reduced in size and remodeled into the Alamo Hotel. In 1912 it was demolished to make room for a new brick rectory.

To accomplish his goals in education and health care, Lamy brought three Roman Catholic orders, the Sisters of Loretto, the Sisters of Charity, and the Christian Brothers, who each undertook major building projects. The Sisters of Loretto arrived in 1852 and established a school for girls, the Academy of Our Lady of Light. Five years later they bought a two-story, pitched-roof building with a two-story *portal* called the Casa Americana, which had been built as a hotel along the east side of the Old Santa Fe Trail just north of the river. During the next six years, the Sisters bought various adjoining parcels until they owned the entire block where the Inn at Loretto now stands. Sharing French architects, French and Italian stonemasons, and stone quarries with the Cathedral which was still under construction, the Sisters began construction in 1874 on the delicate, Gothic-Revival Loretto Chapel, that was dedicated four years later (Photo 11).

Just north of the chapel the Sisters built in 1880 a new three-story school building with a mansard roof, dormer windows, and a central tower over the entrance. The building was remodeled in 1949 in a flat-roofed Territorial Revival manner. In 1893 the Sisters built the stone and iron fence along College Street (present old SF Trail) which today is rusted and partially removed. A new convent, an auditorium, and other major buildings were constructed on the site between 1892 and 1928. Three years after the Academy closed in 1968, the Loretto buildings were all demolished except the Gothic chapel with its stone and iron fence, and the stable, milk shed, and chicken house on the southeast corner of the property. Subsequently the Inn at Loretto, a massive, building with setback upper stories suggestive of Pueblo architecture, was constructed south of the chapel.

The Sisters of Charity were brought to New Mexico by Lamy thirteen years after the first Sisters of Loretto arrived. By that time the Bishop had bought property with an L-shaped cluster of rooms adjacent to the back of the parish church. This became the first hospital and the priests' corral eventually became the site of an orphanage. By 1866 these were known as St. Vincent's Hospital and Orphanage. In the 1870s, a second story and a shingled, pitched roof were added to the adobe hospital.

Sister Blandina Segale arrived in Santa Fe in 1877, charged by Archbishop Lamy to build an industrial school for girls. A brick building with stone quoins, designed by Projectus Mouly, was constructed where Marian Hall now stands on East Palace Avenue (address). At three-stories in height with central cupola, it was for a time the tallest building in town. Cathedral Park at the corner of Palace Avenue and Cathedral Place was the formal entrance and grounds for the school. In 1880 an expert was brought from St. Louis to install a slate shingle roof which featured scallops, stars, and diamond-shaped patterns in a lighter colored slate. While still under construction, the building was designated for hospital use and opened as St. Vincent's Sanatorium in 1883.

Three years later the St. Vincent's Annex building (later called the Old Folks Home) was completed to the east along Palace Avenue. It had a hipped, standing-seam metal roof and exposed brick walls with a stone foundation, quoins, and window sills. In 1882, east of the Cathedral and south of the sanatorium, Seton Hall, a two-story, red brick building with a hipped, standing-seam metal roof, was constructed as a convent and nurses' residence. A two-story, red-brick orphanage with a gable roof was built in 1890 also east of the Cathedral.

On June 14, 1896, St. Vincents Sanatorium was destroyed by fire. A new L-shaped, brick sanatorium was designed by Rapp and Rapp on the same site in 1910. Extensively remodeled, the building today is known as Marian Hall. In 1949, the 1886 Annex was demolished to make way for the hospital designed by John Gaw Meem. No longer a hospital, it is presently called the Villa Rivera Building. In 1954 Seton Hall and the original adobe hospital, which had become known as the Old Seminary and was later used as a nurses' residence, were torn down. A year later the orphanage building met the same fate.

Along the east side of Cathedral Place, south of the Cathedral and its rectory, are a series of small connected buildings. These buildings are remnants of three adobe placita-style houses shown on the Hartmann Map of 1886, one of which predated the American period. In 1890 the Archbishop J. B. Salpointe had a two-story brick residence built as part of the existing adobe compound. Although later remodeled in the Spanish-Pueblo Revival style, it continued to serve as the residence of the Archbishop into the mid 1960s, when the Archibishop's quarters were moved to Albuquerque. Two buildings remain from this early compound.

Southeast of the Cathedral, on the northwest corner of Alameda Street and Paseo de Peralta, the St. Francis Grade School was designed by John Gaw Meem in 1948, replacing an older parochial grade school at the southwest corner of San Francisco Street and Cathedral Place.

In 1859 Bishop Lamy brought the Christian Brothers to Santa Fe to establish St. Michael's College, a school for boys. A location was chosen south of the San Miguel Church on the Old Santa Fe Trail (formerly College Street). By 1878 the brothers had constructed an imposing three-story adobe building with a mansard roof and cupola. In 1926 a fire destroyed the third story and the mansard roof. Now called the Lamy Building, it contains state government offices. In 1887 another major building was added to the campus: a three-story brick building with a hipped roof, which exists today in a drastically remodeled form as the Lew Wallace Building, also owned by the State of New Mexico.

Many of the buildings in the Cathedral/Loretto neighborhood are Spanish-Pueblo Revival in inspiration; other styles are represented by only one or two examples. The Cathedral and the Loretto Chapel survive as unique examples of the Romanesque Revival and Gothic Revival styles in Santa Fe. The pattern of streets as well as the major buildings in the area—the Cathedral, Loretto Chapel, Marian Hall, and the former St. Vincent's Hospital (now the Villa Rivera)—reflect the origins of the neighborhood in the work of Archbishop Lamy and the religious orders that he brought to Santa Fe.

state that it was designated NHL in 1968

Barrio de Analco

The Barrio de Analco extends along De Vargas Street on the south side of the Santa Fe River. Also known as the Barrio de San Miguel, this neighborhood of small randomly sited dwellings was founded before 1680 and extensively rebuilt after 1693. Today the street is narrow, curved, and often without sidewalks. For the most part, buildings are one story in height ~~and at most two~~. Small residential buildings on small lots or those of residential scale predominate, with continuity created by yard walls, both low and high (Photo 12). The neighborhood has been fragmented by the expansion of the state capital complex which is a continuing threat to its remaining integrity.

I still believe this word should be replaced with one more meaningful, ie. "remodelled" "redone" doesn't tell very much.

The Barrio was served by the San Miguel Church that was originally built before 1626 and burned in the Pueblo Revolt of 1680. The church was rebuilt on the original site in 1710 and the facade subsequently redone (Photo 13). The Urrutia Map (~~c.1766~~ already stated) shows an informal scattering of buildings along an embankment south of the river, with other buildings scattered to the south, east, and west among the cultivated fields. By 1882 there was a series of small, mostly flat-roofed houses strung along what is now De Vargas Street. Historic buildings standing today include the so-called "Oldest House" (Photo 14), Roque Tudesque house at 129-135 East De Vargas, and the Gregorio Crespin House at 132 East De Vargas, parts of which may date from the eighteenth century. East of the San Miguel Church is the Boyle House, located at 327 East De Vargas Street. Further to the east at 338 East De Vargas is the José Alarid House.

address

why not in Bib?

Despite vigorous opposition from preservationists, the western end of the Barrio de Analco was compromised by Urban Renewal in the early 1970s. The Curry House built before 1857 was demolished to make way for a realignment of Sandoval Street, and a placita-style house east of the Curry House was nominally preserved, but in actuality only the walls adjacent to the street were retained.

where is this? 200 E. DeVargas?

Guadalupe Neighborhood

The Barrio de Guadalupe Neighborhood lies south of the Santa Fe River in the southwest corner of the Santa Fe Historic District. It is bounded on the north by the river, on the east by Guadalupe Street, on the south by West Manhattan, and on the west by St. Francis Drive. Two very old streets run through the neighborhood from east to west: Alto Street, which parallels the river; and Agua Fria Street, formerly the Camino Real that was the trade route south to

that runs parallel to Alto Street.

Chihuahua and Mexico City. Other later streets extend north or south off of these and are typically short, narrow, and often dead-ended.

The neighborhood is characterized by an informal placement of buildings with added houses in the back. Buildings are primarily one-story, modest residences on small often oddly shaped lots. On the oldest streets, buildings lie directly on the street line (Photo 15); elsewhere they are discontinuous but closely spaced with small yards and varying front setbacks (Photos 16, 17). The majority of buildings in this neighborhood are vernacular expressions, owner-built houses that were designed according to personal taste and do not conform consciously to formal and widely recognized architectural styles. There are also gable or hipped-roofed cottages in the neighborhood, as well as examples of the Spanish-Pueblo Revival and Territorial Revival styles. Some of the older houses along Agua Fria Street retain features and details from the Territorial period (Photo 18), but most have been altered with more recent materials and architectural elements. Characteristic also are owner built walls and fences, including chain link or unpainted concrete block, and a lack of street trees or public landscaping (Photo 16). For the most part, alterations or additions to individual homes have also been conceived and carried out by their owners without oversight until 1983 when historic district regulations were extended to the west side.

↳ they still needed city permit (ie zoning) but just no H-overlay.

The neighborhood began as the pre-American Barrio de Guadalupe which was served by the Guadalupe Church. The Urrutia Map shows a few small rectangular or L-shaped houses situated along what is now Alto Street and scattered amid cultivated fields through which passes the Camino del Alamo (the Camino Real, now Agua Fria Street). The Guadalupe Church was licensed around 1795 by the Bishop of Durango and constructed sometime thereafter on a site just west of where the Camino Real crossed the River. The adobe, cruciform church has undergone several major changes of exterior design including a Gothic-Revival makeover after 1880. After a 1922 fire, it was rebuilt in California Mission Revival style and returned to Spanish-Pueblo design in 1976. The facade was again altered in a ~~recent~~ 1991 rehabilitation (Photo 19)

needs Biblio. ref.*

The U.S. Military maps of Santa Fe drawn by Gilmer and Emory in 1846-47 show extensive furrowed fields in this area. Much of the land remained under cultivation and irrigated by *acequias* into the twentieth century. Main ditches paralleled Alto Street and Agua Fria, branching at Dunlap Street. Land was divided into long narrow parcels in order to maximize the number of owners with frontage on the *acequias*. The Montoya residence at 202 Closson street is an example of a Territorial style building believed to have been constructed in the 1870s.

good!

* how approp. is it to include copy of Hartmann/Urrutia in this document? They are heavily relied up and would assist in understanding - as an "Additional Item"

Among the older houses parts of which may date originally from the pre-American period are the Felix Garcia House (on the southwest corner of Alto and Closson Streets), and the Donaciano Vigil House (518 Alto Street).

The arrival of the railroad southeast of the neighborhood in 1880, brought a slow expansion and alteration of the neighborhood. A subdivision of small lots along Irvine Street was platted by Alexander Irvine, who bought the land between 1879 and 1881. The subdivision failed—the 1912 King's Map shows no houses or small lots along Irvine and all that remains is the name of the street. By 1892 the streets in the area included present Agua Fria, Alto, Closson, Dunlap, Irvine, and Cleveland. New streets developed in the neighborhood between 1892 and 1912 were Dudrow Street, located south of Agua Fria and serving as an entrance to Charles W. Dudrow's lumber yard; and present Ambrosio Street. By 1933 all of today's streets were in place except Roybal Street, Alto Lane, and Amado Streets, which ~~would be~~ were established ~~within the next seven years.~~ by 1940. → state it, it's more clear rather than having to add 1930+7. (tense change)

The area's corn and alfalfa fields were still numerous after World War 1, but were gradually replaced with houses and small lots in the ensuing years. The decade between 1930 and 1940 saw an 82 percent increase in the population of Santa Fe, with much of this growth occurring west of the railroad yards. The Guadalupe neighborhood increased in population from 2 to 5 persons per acre to 15 to 20 persons per acre during this period, and many of the homes there date from that decade.[4] Parcels were divided among family members, and frequently new houses were built on formerly cultivated land behind existing houses with which they shared a common driveway. This remained a primarily Hispanic working class neighborhood of modest, owner-built houses on small, irregular lots. As early as 1940, the neighborhood extended about as far west as the junction of Agua Fria and Hickox Street well beyond the boundaries of the Historic District. The neighborhood saw no major changes until 1964, when it was bisected by St. Francis Drive, the west boundary of the present District. In recent years, as property values have risen in others neighborhoods, some gentrification has taken place on the near West Side. Homes have been remodeled in the Spanish-Pueblo and Territorial revival styles and new, high, adobe-colored walls or pole fences added.

[4] Harland Bartholomew and Associates, Comprehensive City Plan, Santa Fe, New Mexico, 1946, 20.

under documentation? (altho it could get out of hand as to how many maps to include, ie Sanborns, so---

West San Francisco Street Neighborhood

what does this mean - historically related to? or were there 2 really 1 neighborhood but sep. by river?

The West San Francisco Street Neighborhood is the counterpart of the Guadalupe Neighborhood north of the Santa Fe River at the west end of the District. It is bounded by Paseo de Peralta on the north, Guadalupe Street on the east, Alameda Street on the south, and St. Francis Drive on the west. San Francisco Street continues through the neighborhood from east to west and a series of short, parallel streets extends between San Francisco Street and the Paseo de Peralta.

The streets, including West San Francisco are narrow, with the exception of Alameda. Some of the north-south streets developed from driveways or alleys between long, narrow parcels of land originally used for agriculture. Like the Guadalupe Neighborhood, this is an area of modest, one-story, owner-built houses. Many of the buildings along West San Francisco Street lie directly along the street line in the Spanish and Mexican tradition (Photo 20), but elsewhere in the more recently developed areas, the houses are closely spaced but discontinuous with small yards and varying setbacks (Photo 21). Street trees were never a part of the streetscape in this neighborhood.

In the pre-American periods this was an area of irrigated fields, with very few buildings. The Arroyo Mascaras formed a natural boundary along the north as did the Santa Fe River on the south, and the area was less developed than the corresponding Guadalupe Neighborhood, south side of the river. During the Spanish Colonial period, San Francisco Street ended about where Guadalupe Street is today and formed a junction with the Camino Real (now Agua Fria Street) from the south and the road to San Ildefonso Pueblo, Santa Cruz de la Cañada, and other communities to the north. By the end of the Mexican Period, maps indicate that San Francisco Street extended westward beyond Guadalupe Street with a small number of widely spaced buildings lying beside it.

The 1886 Hartmann Map shows houses along both sides of San Francisco Street just west of present North Guadalupe Street, and three or four houses along the west side of Jefferson (now N. Guadalupe). No other streets are shown. By 1912 the eastern part of this neighborhood had been fairly densely developed by piecemeal property divisions. The west end of San Francisco Street near the Arroyo Mascaras had a dense cluster of houses along the street. The middle section still had large parcels of land on either side and very few houses. Nearly all of this land was owned by members of the Ortiz or Duran families.

The area between the rear lot lines west of present-day Park Avenue and Duran Street, known in 1912 as the Jose Duran Estate, was subdivided among heirs in 1919. The plat of the subdivision shows the continuation, even as late as 1919, of the northern New Mexico custom of dividing land for inheritance into long narrow lots, extending from an *acequia*. Much of this land was later developed with Jose and Daniel Streets replacing informal entrances. During the 1920s, the Ortiz property, as well as other land to the west, was subdivided and Duran, Elena, Quintana, Candelario, and other streets added. Quintana Street was named for the Quintana family who bought a parcel of land in the 1920s extending from West San Francisco Street to the river, and built several houses there.

Biblio. ref.

By 1924 Park Avenue had been developed between San Francisco and North Guadalupe. A subdivision plat filed in 1924 shows the area divided into 21 lots centered on Park Avenue, empty but for one house located on San Francisco Street. By 1930 the Sanborn Map shows a row of nearly square adobe houses built on each side of the unpaved street with a few garages located at the rear of the properties. The triangle bounded by Park Avenue, San Francisco Street, and North Jefferson (now Guadalupe) was already becoming dense with buildings. By 1933 West Water Street had been extended across Guadalupe Street. By 1940 Alameda Street extended along the river well beyond the western edge of town. Three neighborhood streets connected West San Francisco Street and the Alameda. One was an extension of Candelario Street, another was the Camino del Campo, and the third was later incorporated into the Villa Alegre Public Housing Complex (address).

The early 1960s brought several changes to the neighborhood. The Santa Fe Housing Authority was established in 1961, and two years later had built two public housing projects in the neighborhood, both located between West San Francisco Street and West Alameda, east of present-day St. Francis Drive. These housing projects replaced small houses or compounds on small lots similar to those in the present Candelario Street area. The smaller of the two projects faces Camino del Campo. The larger, Villa Allegre, comprises most of the western end of the neighborhood and has its own internal street system.

address around the immediate down town

In 1964, not long after the public housing was built, St. Francis Drive was constructed. In 1971-1972 the "loop" (Paseo de Peralta) was created, bordering the neighborhood on the north side of the Arroyo Mascaras and severing the connection of Elena Street to Rosario Street.

The houses of the neighborhood are for the most part vernacular expressions, built by owners of limited means. Of the existing buildings in this neighborhood, the survey found twenty-two constructed before 1912, mostly on West San Francisco and Guadalupe, both older streets. During the years 1931 to 1945, 134 new buildings were built, reflecting the large

population growth in Santa Fe as a whole. Of these, 73 percent were considered "vernacular" by the surveyors and 31 percent Spanish-Pueblo Revival. Overall these are the dominant styles in the neighborhood; only two pitched-roof cottages and three Territorial Revival structures were surveyed.

Fort Marcy Neighborhood

This neighborhood extends north from the Plaza between Washington and Grant Avenues to Paseo de Peralta. It was formed historically by a succession of the military and governmental installations of the province and then territory, beginning with the Spanish Colonial and Mexican Palace of the Governors and *presidio*. After 1846 the Hispanic fort was turned into Fort Marcy, an American military headquarters, and the Federal Oval on the north, where it was originally proposed to build major Territorial government buildings, a new capitol and a penitentiary. The triangle formed by Griffin, Grant, and Catron streets is appropriately included with this neighborhood by virtue of building pattern, although it was not historically a part of Fort Marcy. Today the Fort Marcy Neighborhood is dominated by large, one and two-story public buildings, sometimes occupying whole blocks. Breaks between buildings are intermittent and yards, minimal, while in this neighborhood, are still visible on Grant Avenue.

The origin of the neighborhood is seen in the rectilinear street pattern with an oval on the north. Streets are broad, tree-lined, major thoroughfares, the most formal being Lincoln Avenue. In the Spanish period, Washington Avenue, which ran along the east edge of the presidio, continued north as the road to Taos. The Spanish-Colonial street along the west wall of the military post eventually became Grant Avenue. In 1846 Griffin Street veered off a short distance at a diagonal from the west side of the *presidio*. The street that became Palace Avenue ended at the southwest corner of the *presidio* and extended only about a block beyond Washington. Other streets reflect nineteenth-century, Territorial patterns. In 1866 Lincoln Avenue was cut through the post northward from the original presidio entrance at the west end of the Palace of the Governors in a direct line to the intended Territorial Capitol, which had been under construction at the north end of the military grounds since 1852. The old guard house and jail at the end of the Palace were torn down to accommodate the full width of the street, ~~which was~~ named for the president who had been assassinated during the preceding year.

South Federal Place presumably (why use this word??) was designed in 1866 or earlier as the street in front of the new Territorial Capitol, which was not completed until 1889, and then as the Federal Courthouse, another site for the capitol having been chosen. In 1883 an oval track for horse,

This sent. is awkward.

mule, and burro races was laid out around the grounds of the partially constructed capitol. When the building was completed six years later, an iron railing with a stone base (both extant) was constructed around the grounds following the line of race track. This came to be known as the Federal Oval. (This is such an incredible site, the bldg, wall, trees hard to believe we don't have photo!)

Marcy Street for which land had been dedicated east from Washington Avenue to Hillside in 1893, was extended east after the military reservation was closed in 1895. Sheridan Avenue, presumably named after Philip H. Sheridan, the Civil War hero, who later was appointed Chief-in-Command of the U.S. Army, developed from an alley between rows of three officers' quarters that faced Grant and Lincoln Avenues. Cottonwoods were planted by the military along Lincoln, Grant, and Washington Avenues. A few of the original trees still stand today.

The *presidio* was established during the early colonial days of the capital and rebuilt between 1789 and 1791 according to plans made by Governor Fernando de la Concha in 1787. The rebuilt post extended almost a quarter of a mile north of the Palace of the Governors and was nearly as wide, occupying approximately an area circumscribed by present-day Palace, Washington, and Grant Avenues and Paseo de Peralta. It was surrounded by continuous barracks on the east, west, and north sides with the Palace of the Governors, *presidio* entrance, and additional barracks on the south. The area enclosed by these structures was vacant except for an irrigation ditch and two laundry structures.

I think a bib of footnote ref to the Ft. Marcy drawing - parade ground image - in this where most of the info comes from?

After the American conquest in 1846, the United States Army took over the existing *presidio* for use as a military post. At that time, crops were being grown within the large open area inside the compound and some of the original enclosing structures were no longer there or in ruinous condition. The U.S. Army reorganized and rebuilt the installation, creating a post somewhat smaller dimensions than the *presidio*.

At the north end of the old *presidio*, within what became the Federal Oval, construction began on two stone buildings for which federal funds had been appropriated: a new capitol to replace the Palace of the Governors and a penitentiary. Lack of funds halted the construction of the penitentiary when the walls were ten feet high; the project was never completed and the stones eventually carried off piecemeal. It took decades to complete the capitol building, which never was put to its intended use, but became the federal courthouse.

photo - see note from above

By 1875 the military reservation included the commanding officer's house, seven houses for officers, barracks, a hospital, and the district headquarters. The commanding officer's quarters faced Washington Avenue north of the gardens that were behind the Palace of the Governors. Workshops, storerooms, corrals, and commissary were all grouped between Lincoln and Washington Avenues, north of the commanding officer's residence. The District Headquarters was located on Palace Avenue where the Museum of Fine Arts now stands. The officers' quarters occupied the land north of the headquarters building between Grant and Lincoln Avenues. Three residences faced one street and three the other with an alley at the rear which eventually became Sheridan Street. Further north were another officer's quarters, the post hospital, and a building for company stores.

These buildings were all constructed of adobe, but were otherwise completely Anglo-American in inspiration with pitched, metal roofs. The six officers' residences were constructed in a modified version of the Army's standard Plan C. They were plastered with adobe and the two front corners were scored to simulate dressed stone quoins. The simple Greek Revival woodwork was painted white and the shutters dark green.

After Fort Marcy was closed as a military post in 1895, the property was conveyed to the City of Santa Fe, which then transferred it to the Santa Fe Board of Education. The Board platted the area as the Fort Marcy Addition and sold the officers' residences to private individuals. The area at the north end of the fort between Lincoln and Grant avenues was given over to public school use.

By 1912 the only Fort Marcy buildings left standing were the seven officers' residences, the hospital which served as a high school, and the headquarters building on Palace Avenue. Catron Grade School had been built in 1907 on the site where City Hall stands today at the northwest corner of Marcy and Lincoln. Elsewhere, lots had been platted and sold. Fifteen new houses, mostly brick, had been built, in addition to some non-residential buildings including the New Mexico Printing Company on the northeast corner of Sheridan and Palace Avenues, the Elk's Home and the Elk's Theater on Lincoln Avenue behind the Palace of the Governors, the National Guard Armory, and the old Public Library, both on Washington Avenue, behind the Palace. Nineteen lots remained vacant, all but four of which were still held by the Board of Education.

Between 1909 and 1913 the Palace of the Governors, the home of the newly formed Museum of New Mexico, was "restored." A new *portal* intended to replicate a Spanish-Colonial

design replaced 1870s balustraded, wooden porch, creating an important precedent for new and remodeled buildings in the style that came to be known as the Spanish-Pueblo Revival (Photo 2). The Museum of Fine Arts was completed in 1917 across Lincoln Avenue from the Palace of the Governors on the site of the former district headquarters (Photo 5).

Gradually, residences gave way to commercial buildings. Brick buildings were replaced or remodeled in the revival styles to give the appearance of adobe construction. The original brick Women's Board of Trade building became the Public Library and was remodeled and enlarged in the Territorial Revival style according to 1932 drawings by John Gaw Meem. The adjacent brick Armory building north of the Palace of the Governors was taken over by the Museum of New Mexico and remodeled to be compatible with the Spanish-Pueblo Revival.

Only two of the six original Fort Marcy residences remain today, neither recognizable as such. One at 116 Lincoln was remodeled in the Spanish-Pueblo Revival style in 1916 as a home for the director of the Museum of New Mexico (Photo 22). The other, located on 135 Grant Avenue, was turned into a two-story, Territorial-Revival building and is known as the A.M. Bergere House. The Sears building, designed by John Gaw Meem, was constructed in 1948, replacing two of the officer's houses that faced Lincoln Avenue. The two others on Grant Avenue were torn down to make way for a Safeway grocery store. The commanding officer's residence on Washington Avenue was torn down and replaced by a bank. Most recently the latter was replaced by the massive, multi-story bank and office building.

In 1951 a new high school was built on the site where the Catron Grade School stood and an east/west wing added two years later. ~~Most recently~~ the building was remodeled to serve as City Hall. Sweeney Gymnasium was built on the corner of Grant and Marcy. In 1961 the U.S. General Services Administration approved plans for a new post office west in the federal oval, west of Federal Courthouse. Plans to square the oval in order to improve the traffic flow and provide additional parking were not carried out.

The triangle of land between present-day Grant and Griffin Streets contained a few houses during the Spanish Colonial era. The south point of the triangle became the site of the first Protestant church in Santa Fe, an adobe building erected by the American Baptist Board of Home Church Missions in 1854. The Baptists sold the property to the Presbyterians in 1867. In about 1880, the church was mud-plastered and had a flat roof, as well as a square entrance tower with a crenelated parapet.

By 1882 the adobe church had been replaced by a brick edifice with a pitched roof, Gothic-Revival windows, and a low square tower on the right side of the facade. In 1939 the nineteenth-century Gothic-Revival church was remodeled and enlarged in the Spanish-Pueblo Revival style for the Presbyerians by architect John Gaw Meem. A north addition tied the church to the nineteenth-century minister's residence. A wing containing the church office and a classroom building was added to the west.

On Grant Street north of the church, a three-story, red-brick dormitory for girls and a classroom building were built in about 1890 to house the Allison School, which the Presbyterians had founded soon after purchasing the abandoned church from the Baptists. In 1937 Harvey Junior High School, a steel-frame building in the Territorial Revival Style was built with PWA funds on the site of the Presbyterian school buildings, which had been torn down in the early 1930s. In 1980 the junior high school building remodeled for the First Judicial District Court.

? Works Progress Admin.

was

Today the Fort Marcy neighborhood consists primarily of large, one or two-story commercial, civic, or religious buildings, the most significant of which are the Palace of the Governors and the Museum of Fine Arts, which overlap the Plaza Neighborhood; the Federal Courthouse; and the Presbyterian Church. Older buildings which remain in drastically remodeled form are the former Women's Board of Trade building, the former Armory, the Bishop Building, and two remaining Fort Marcy officers' houses. Nearly all of the buildings are Spanish-Pueblo Revival and most of the rest are Territorial Revival, the dominant styles of the commercial areas around the Plaza.

photo too?

Railroad Neighborhood

The Santa Fe Historic District includes the depot area south of Agua Fria Street and west of Guadalupe, and small sections of the neighborhood that was platted east of Guadalupe Street in connection with the arrival of the railroad in 1880. The south boundary is that of the District: West Manhattan Street as it crosses the rail yard on an imaginary line that joins the resumption of West Manhattan at Guadalupe Street. As described in the original nomination this line appeared to pass through the Gross Kelly Warehouse. A boundary clarification adopted in 1989 established that the boundary passes south of the warehouse to include that building.

The railroad yard contains a cluster of depots and warehouses on open land next to working tracks that end near Montezuma Street and lead south to the Atchison, Topeka and Santa

Fe (ATSF) station at Lamy. The neighborhood, as included in the District, also includes the west side of Guadalupe Street, parts of three streets platted east of Guadalupe; namely, the south side of Aztec Street and parts of both the south side of Read Street and the north side of West Manhattan east of Guadalupe. Streets in the neighborhood are wide. Those in the ~~subdivision~~ platted area, are straight. Buildings are mostly free standing and of one and, in a few cases, two stories. Most are now commercial in use, and several on Guadalupe Street are former warehouses. Many of the buildings on the platted streets are small houses set back from the street with small yards. (unless you want to id which subdiv.)

When the railroad arrived, the area south of the river was irrigated farm land with adobe homes strung along dirt roads. The commercial district of Santa Fe, well developed after decades of trading along the Santa Fe Trail, lay entirely north of the river. Although the ATSF main line bypassed the city, Santa Fe's business leaders brought a spur line in 1880 from Lamy, the nearest main-line stop ~~twenty-five~~ eighteen miles to the south. The tracks were laid to a point south of the river between Agua Fria Street and Cerrillos Road. It was hoped that the railroad would bring increased economic prosperity to the city and create a new commercial center or a "new town", near the railroad yards, as had occurred in so many other cities.

A depot was quickly built on the east side of the tracks, a simple rectangular building with vertical board siding and a pitched roof. A group of local businessmen, platted a subdivision of lots east of Guadalupe Street which they called "Valuable Building Lots Adjoining AT and SF Depot," ~~and~~ The lots were heavily promoted (or add "them" here in this long sentence) as an excellent investment for either commercial or residential use. A continuation of the subdivision extended development to the south in 1881. Aztec, Read (originally Metropolitan), and Manhattan Streets were part of a typical American grid of avenues with alleys at the rear of building lots.

As part of the Americanization of the area, the Guadalupe Church (at the intersection of . . .) was remodeled in 1881-82 from its Spanish Colonial appearance to an Eastern-style church with a pitched roof and a tall steeple. A picket fence delineated the grounds and Lombardy poplars were planted near the street.

Despite the optimistic hope of the developers, the new neighborhood grew slowly. The Hartmann Map of 1886 shows about fourteen houses scattered along Metropolitan, Garfield, Montezuma, and Aztec streets and about five buildings on the west side of Guadalupe Street. That year a second railroad arrived in Santa Fe, the Texas, Santa Fe, and Northern (TSFN), obliterating some of the original subdivision lots when tracks were laid on the east side of the ATSF. The new line came from the north through the city along what are now Rio Grande and Griffin too?

Guadalupe Streets. Although the first TSFN depot was built in the Staab/McKenzie District, in 1904 a new brick depot, called the Union Depot, was constructed near the ATSF depot at Guadalupe and Garfield Streets. It is now the home of Tomasita's Restaurant. In 1910 the ATSF relegated their original depot to freight and built a new Mission-Revival passenger depot nearby which is still standing (Photo 23). Nearby the Gross, Kelly, and Co. Warehouse, an early example of the Spanish-Pueblo Revival style by Rapp and Rapp, was built in 1914 on the east side of the ATSF tracks, west of Guadalupe Street (Photo 24).

By 1910 the subdivision was still sparsely populated with the families of clerks, teachers, salesmen, and merchants who often rented rather than owned their homes. An especially noteworthy home that is included within the District is the Hesch House with mansard roof and dormer windows, built at 324-326 Read Street in 1888 by Philip Hesch, a master carpenter ~~and a newcomer to Santa Fe~~ (Photo 25).

Commercial activities in the railroad vicinity generally were more successful than the efforts to create a residential neighborhood. Warehouses and light industry developed on the streets near the rail yard. One of the earliest, the Schnepple storehouse, located at 316 Guadalupe Street, was built of stone in 1880-81. It was later used as a brewery, headquarters of the Coca-Cola Bottling Company, an electric supply store, and is now a cookware store (Photo 26). By 1883, the D. L. Miller and Company Cracker Factory was located on the west side of Guadalupe Street. In 1887, Hesch & Sons established a blind and sash mill near the Guadalupe Church. By 1912, the Capital Coal Yard was established on the northwest corner of Guadalupe and Montezuma streets. This was the location of the State Highway Department district yards in the 1940s and 1950s. Also by 1912, Charles W. Dudrow had an extensive lumber and building materials yard on the west side of the railroad, ~~recently~~ renovated into the Sanbusco development. An oil company had tanks and a warehouse on the northeast corner of Montezuma and Dudrow Streets (now an extension of Montezuma), just to the west of Capital Coal. H. S. Cartwright ~~had~~ built a warehouse at 326 Guadalupe Street next to Capital Coal Yard. That building was the Supreme Body Shop for a number of years and ~~is currently~~ the Zia Diner. In the 1930s, several automobile repair garages were operating in the area.

In 1946 the area still contained a mix of commercial and residential buildings. That year, a proposed zoning ordinance classified the entire railroad district west of Hancock (now Sandoval) as industrial, ~~and~~ the area east of Hancock as commercial. The trend away from residential use has continued so that now the area is almost entirely commercial. In recent decades projects like the Sanbusco rehabilitation and the establishment of successful stores and

restaurants on Guadalupe Street and the side streets has finally realized the goal of a commercial alternative to the Plaza.

The diversity of this neighborhood in style, size of buildings, and landscaping reflects its slow development from the 1880s to the present. On Guadalupe Street, buildings are built along the street line at varying intervals. Most of the buildings that did not originate as nineteenth and early twentieth-century commercial buildings are Spanish-Pueblo Revival. Most of the buildings in the subdivision were originally residences; the majority, bungalows or small vernacular homes.

East Palace Avenue Neighborhood

The East Palace Avenue Neighborhood extends east from Washington Avenue, between Paseo de Peralta on the north and Palace Avenue on the south, to Armijo Street on the east. Hillside Avenue also bounds the neighborhood on the north. Part of the first block of East Palace is included in the Plaza Neighborhood because of its pre-American origin. The south side of Palace Avenue that contains Cathedral Park and the former St. Vincent's Hospital overlaps with the Cathedral/Loretto Neighborhood.

The development of the neighborhood began with the extension of Palace Avenue east through swamp land in the late 1860s. With the exception of Paseo de Peralta and Hillside Avenue, streets are straight and wide. Many of the buildings date from the Territorial Period and the streetscape is, for the most part, typically Anglo-American in character. American elms line much of East Palace and Otero Streets. Buildings are freestanding, of one or two stories, with varying setbacks and minimal side yards. Many properties, particularly along East Palace, have low walls of stone or brick-capped stucco at the edge of the sidewalk.

The area northeast of the Plaza was a marsh (*cienega*) that remained undeveloped until 1868, when Palace Avenue was extended eastward. In 1871 a proposal was made to extend the street further eastward to the Arroyo Sais (paralleled by Armijo Street). Marcy Street was opened east from Washington Avenue to Hillside in 1893.

Palace Avenue developed as a prestigious location for successful Territorial businessmen to build large homes in styles imported from other parts of the country. A brick house built for Mr. Wheelock stood on the south side of the street by 1873. Two years later it was said to be

"the only modern brick edifice in the city."[5] A metal roof was added in 1877. It stands today at the southeast corner of Palace Avenue and Paseo de Peralta, stuccoed and ~~much~~ greatly remodeled.

During the 1880s, a number of fine new buildings appeared on East Palace Avenue. The Willi Spiegelberg House, located at 237 East Palace Avenue, was built in 1880 on property originally belonging to his brother Lehman. Lehman Spiegelberg had platted a subdivision west of the house, including parts of the *cienega*, in 1881, though it appears that only a few of the lots were sold. The Holy Faith Episcopal Church was built in 1882 east of the Spiegelberg house and across the street from the Wheelock residence. It is a stone building with a pitched roof, gothic-arched windows and doors, and a short, square tower set into the right side of the facade. This building survives as one of a few institutional buildings which has not been remodeled in the Spanish-Pueblo Revival or Territorial Revival styles.

The Staab house, located further east on the south side of the street, was also constructed in 1882. Built for merchant Abraham Staab in the Second Empire style, it originally had a third story with a mansard roof and dormer windows. After a major fire, the roof was removed and the building remodeled. Today it has been incorporated into La Posada Inn. In 1886 the Queen-Anne-style George Cuyler Preston House (Photo 27) was built just northeast of the Holy Faith Episcopal Church. Probably the only such residence extant in Santa Fe, it is an elaborate two-story, stuccoed brick and frame building. The second story is clad in metal sheets pressed to resemble wood shingles. The Francisca Hinojos residence (355 East Palace) was constructed by artisans brought to Santa Fe to build the cathedral ~~still stands at~~.

In 1887 a new county courthouse was built on the reclaimed marsh land owned by Lehman Spiegelberg opposite St. Vincent's Sanatorium. This two-story, Romanesque Revival building had a steep hipped roof, a central tower rising above the entrance, and quoins at the outside corners. It was destroyed by fire in 1907 and later replaced by a new courthouse designed by architects Rapp and Rapp. Now known as the Coronado Building, it was sold at auction in 1939 and remodeled in the Territorial Revival style by architect Gordon Street.

Marcy Street was also residential, although somewhat less prestigious than East Palace Avenue. It was characterized by brick bungalows (Photo 28, 29), and other single-story houses in styles imported from other parts of the country and built predominantly in the early decades of

[5] *Daily New Mexican* 13 September 1875.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

the twentieth century. Most of these houses have now been turned to commercial use; those closest to Washington Avenue have been replaced with larger commercial structures. ref. vacant lot that had 2 more @ Ofero-demoed in late 1980s.

At the time of the U.S. occupation of New Mexico (1846), there were no buildings on what is now Washington Avenue except the old military barracks on the west side. Forty years later, along the east side there were two? small houses at the southeast corner of Washington and Paseo de Peralta, the Padre Gallegos House, the Palace Hotel, the Lehman Spiegelberg/Nusbaum House, and a small, two-story commercial building owned by W. W. Griffin near the corner of Washington and Palace avenues. this is more than 2! clarify. Smaller sentences.

The Padre Gallegos House, address built soon after 1857, was a single-story, adobe structure built around a placita, much of which still stands. The Palace Hotel, located at the northeast corner of Washington and Marcy Streets, was a large, three-story, frame structure constructed in 1880 on land donated by the Spiegelberg family. It was built in the then fashionable Second Empire style, with a mansard roof, dormers, and a central tower. Arson was suspected as the cause of its destruction by fire in 1922, while undergoing remodeling in the Spanish-Pueblo Revival style. The site is now occupied by a small gas station which was ~~recently converted~~ rehabilitated to a bank. in 1995. built in 1935* see below house

The Spiegelberg/Nusbaum house, formerly located on the southwest corner of Washington Avenue and Nusbaum Street, was originally an early nineteenth-century adobe house of one story with a *portal* across the front and a wood-shingle, pitched roof. The house later belonged to Civil War Governor Henry Connelly and by the time it was owned by the Nusbaum family, had a second story. It was demolished in 1960 to make way for a city parking lot. On the southeast corner of Washington Avenue and Marcy Street, a new municipal building was constructed in 1937, replacing an earlier brick city building that had been moved from San Francisco Street. The new building, designed by John Gaw Meem in the Territorial Revival style, was built with federal PWA funds and included the Police Court and jail as well and city council chambers and offices. It was remodeled for the public library in 1986 (Photo 30). but now there's a hotel there! WPA?

The East Palace neighborhood displays a mix of building types and styles. Buildings closer to Washington Avenue are predominately of commercial and public function and designed in the Territorial Revival or Spanish-Pueblo Revival style. Farther east, former residences dating from the later Territorial period or early twentieth century exhibit various imported styles ranging from Queen Anne to bungalows.

Isn't this a style name? Just like Q.A., cap B, no?

* this raises? of automobile era/impact on SF/RT Co., etc. - there still exist motor courts (Garrett desert Inn) which is not covered herein. YES!

Staab/McKenzie Neighborhood

The Staab/McKenzie Neighborhood is bounded by Paseo de Peralta on the north, Griffin and Grant streets on the east, Johnson Street on the south, and Guadalupe Street on the west. It developed in conjunction with the original Denver and Rio Grande Railway yard west of today's Jefferson Street. It is a small area composed of an irregular grid of four streets running east to west, and one running north to south. Most of the neighborhood is densely built with small free-standing buildings (mostly present or former residences) set back on small lots with small yards. A triangle, bordered by Guadalupe, Catron and Jefferson streets, and the area between Catron and Paseo de Peralta contain larger, more widely spaced commercial buildings and an elementary school.

The Staab/McKenzie neighborhood lies between two Spanish Colonial roads radiating northwest from the center of town. The road on the west, present-day Guadalupe Street, originally led to Tesuque, the other northern pueblos, and to the town of Santa Cruz de la Cañada. On the Urrutia Map it is called the Camino de la Cañada and passes through irrigated fields. A second nearly parallel road on the east, known as Griffin Street today, is suggested on the Urrutia Map by four houses which lie approximately along its course. Historically the northern boundary of the neighborhood was the broad Arroya Mascaras. Catron, Staab, McKenzie, and Chapelle streets were created by the subdivision. The northern boundary was more clearly defined in 1971-72 when Paseo de Peralta was constructed along the Arroyo Mascaras as an extension west of Bowers Street and North Federal Place.

Before 1886 development in the area consisted of primarily linear buildings intermittently placed along the older streets. An extant example is the adobe building at the northwest corner of Johnson and Guadalupe streets, which today houses a Japanese restaurant. During the early Territorial period limited new construction appeared on what are now Guadalupe, Grant, Griffin, and Johnson Streets. The Pinckney R. Tully House at 136 Grant Avenue is an example of a Territorial-period dwelling. Built sometime in the 1850s, it was constructed of adobe which by the 1890s was plastered and painted to simulate red brick.

In 1879-1880, James L. Johnson, a wealthy Santa Fe merchant, subdivided his property north of what is now Johnson Street into thirty-three "Choice Building Lots." Among the few buyers were Alexander Irvine and Henry McKenzie who became son- and father-in-law. Two Irvine/McKenzie houses were built before 1886 at 310 and 314 McKenzie Street, rare examples of the Gothic Revival manner in the design of residential architecture in New Mexico (Photo 31).

this makes it sound like the only one.

Development of the area was slow until after the completion of the railroad in 1887, which ~~Known as the "Chili Line, it~~ connected Santa Fe with the terminus of the Denver and Rio Grande Railway in Española. Eleven acres west of present Jefferson Street were designated for terminal facilities. Most of this land was owned by Santa Fe merchant Abraham Staab and had been used by the railroad to store construction materials and equipment. A two-story frame depot was built between Staab and Catron streets on present Jefferson Street. At about the same time a three-stall engine house was built west of this location. Other smaller buildings in the yard included tool houses, a car shed, hand car house, oil shed, and coal bin. The depot was replaced in 1904 by a new brick station built at the ATSF rail yards south of the river. After the engine house burned down in 1909, the railroad discontinued use of the yards adjacent to the Staab/McKenzie neighborhood. The "Chili Line" was abandoned in 1941 and the dismantling of the tracks began within a week of the last scheduled train.

"Chili Line"

As referenced in the previous section,

The area east of the terminal was developed in 1894 by Abraham Staab as a residential subdivision, laid out in twenty-five by one hundred foot lots with alleys at the rear. This was the standard pattern for row house development found in Eastern cities at the time. However, no such row houses were built in Santa Fe. Instead, two lots were normally occupied by a single-family residence. Development was sluggish from the start and was only more so after the railroad discontinued use of the adjacent rail yard in the first decade of the ~~new~~ 20th century. By 1908 new brick houses had been built on Johnson Street and on Chapelle between McKenzie and Staab streets (Photo 32). The northern part of the neighborhood was the slowest to develop. In 1912 nearly the entire area north of Staab Street was owned by Julian A. Martinez and was still vacant. Eventually, the Santa Fe Public School District acquired most of the abandoned railroad yard and the northern part of the Staab Subdivision, where the Carlos Gilbert School ~~now faces Griffin Street between Catron Street and Paseo de Peralta, and is~~ is located at 300 Griffin St. today's only active downtown school in Santa Fe. it is the only

Nearly all of the houses in the Staab/McKenzie Neighborhood were built before 1946. Its origin as a speculative subdivision adjacent to the railroad yards is evident today in the street grid and in the relative uniformity in scale and placement of buildings, as well as the number of hipped-roof and brick cottages. Nearly all the houses are small, single-story buildings; most have low stuccoed walls or chain-link fences. Other styles in the neighborhood are California Mission, Mediterranean (Photo 33), Territorial Revival, Spanish-Pueblo Revival, and Southwest Vernacular (Photo 34). Several of the brick cottages have been stuccoed or more thoroughly

remodeled in Spanish-Pueblo and Territorial revival styles. The west and north sides of the neighborhood have large commercial lots where the railroad yards once stood.

(vacant?

Rosario/Paseo de Peralta Neighborhood

this is not true. local H.D. bound go 4th (almost to paseo de la Cuma)

The Rosario/Paseo neighborhood is located at the northwest edge of the District and includes the 1972 dimensions of the National Cemetery, Rosario Cemetery, and development on Paseo de Peralta as far east as the Old Taos Highway. Its north boundary is that of the Santa Fe Historic District, i.e. Rosario and Griffin streets. This area is mixed in building type and streetscape. The open space of cemeteries contrasts with a small residential development of closely spaced, modest residences located southeast of Rosario Cemetery. West of the Old Taos Highway, Paseo de Peralta is a wide, major artery constructed in the early 1970s as a extension west of Bowers Street, which was itself a short, dead-ended extension of North Federal Place west from Grant Street. Facing Paseo de Peralta is a mix of large, widely spaced commercial buildings and at the west end of neighborhood, a few of the former residences that faced Bowers at the east end.

This neighborhood was little developed in the pre-American periods. The Rosario Chapel (Chapel of Our Lady of the Rosary) was built in 1806-07 to commemorate the reconquest of New Mexico by Don Diego De Vargas in 1693, and to fulfill Vargas' pledge to build a sanctuary to house the statue of La Conquistadora which had accompanied the returning Spanish during the reconquest. The chapel was placed northwest of town on a site where the colonists allegedly camped before the city was retaken. The original adobe chapel faced south toward the city. In 1914 it was incorporated into a larger church to serve as the transept of the new east-facing structure. The 1914 facade was designed the California Mission style with a mixtilinear parapet and round-arched bell cote, the latter echoed by the round-arched doorway (Photo 35). Rosario Cemetery, the principal Roman Catholic burial ground in the city, stretches south from the chapel to the Paseo de Peralta.

curvilinear is more descriptive

Toward the end of the Mexican Period, Governor Mariano Martinez de Lejanza established a park just south of the Rosario Chapel. The park, or *alameda* as it was called, was laid out in a square with walks radiating from the center, a plan which can be seen on the 1846 Gilmer Map. Although no trace remains, the park appears to have been about the size of the Santa Fe Plaza or slightly larger; was planted with shrubs, flowers, and mountain cottonwoods; and surrounded by an adobe wall.

(1 acre)

In 1868 three new cemeteries were surveyed in this area northwest of the city: one for the Catholic church, one for the military, and a third for a party of private citizens. These developed eventually into Rosario Cemetery which surrounds the Rosario Chapel and the National Cemetery located further north.

The residential areas at the north edge of the neighborhood were established in the twentieth century. Rosario Boulevard, north of the Arroyo Mascaras was established by 1933, and by 1940, a small subdivision had been laid out along Solana Avenue, Alegre, and Sandia streets. Most of the houses are in the Spanish-Pueblo Revival style (Photo 36). then what happened? blt up by late 40s?

Bowers Street was developed with residences before 1912. The Catron family owned most of the land from Bowers south to present Catron Street. On the southwest corner Bowers and Grant streets was a linear building in the Spanish tradition built before 1912. A Spanish-Pueblo Revival home (now offices) was later built for Judge Reed Holloman, on the present southwest corner of Paseo de Peralta and Grant Avenue. Further west are newer commercial buildings of varying dimensions in the Spanish-Pueblo Revival style. On the north side of former Bowers Street is a large, two-story Territorial Revival ~~law office~~ building constructed after the Period of Significance on the site of the Spanish-Pueblo Revival home of the noted New Mexico historian Ralph Emerson Twitchell. On the north side of Paseo de Peralta are a pair of contributing bungalows that once faced Bowers Street (Photo 37). address address

this photo should show BOTH esp. since they are architecturally diverse + important. (and sent. ids them both).

Kearney/Otero Neighborhood

This small neighborhood lies at the north edge of the District east of Washington Avenue between Kearney Avenue on the north and Paseo de Peralta and Marcy Street on the south. The east boundary is that of the District including Harkins Lane and a line extending north to Prince Avenue. It is primarily a modest residential neighborhood dating for the most part from the twentieth century. ~~In recent~~ Beginning in the 1980s, years development in the area ~~has become~~ became somewhat more dense with the addition of several condominium complexes. when?

The neighborhood is located at the northern edge of historic development where the terrain begins to rise. The Spanish government located a small fort (La Garita) and an arms storeroom on this hillside at about the same time that Rosario Chapel was built. The two small buildings were used by the Mexican government until the Americans ~~took~~ arrived Santa Fe in 1846. A walled cemetery and Catholic church were situated to the northeast of the buildings. La Garita fell into

ruins after the American occupation. A 1954 excavation indicated that the walls had been about twenty inches thick and were built on stone foundations.

To the south of La Garita stood the Roque Lobato House, built soon after 1785. The archaeologist Sylvanus Morley bought the house in 1910 and remodeled it in the "Santa Fe style." This treatment, along the "restoration" of the *portal* on the Palace of the Governors, were significant prototypes of the emerging Spanish Pueblo Revival style. The historic integrity of the Morley House was lost when it became part of a condominium development on the northeast corner of Washington Avenue and Paseo de Peralta, in 19__ (year).

how? more alterations? or just its incorp into condos? explain, does DBase show it as N?

Southeast of the site of La Garita, a large *placita*-centered house belonged to Hilario Gallegos in the 1860s and may be one of the several houses in the area indicated on the 1846 Gilmer Map. Alice Robie, who purchased the house in 1927, hired John Gaw Meem to renovate it in the Spanish-Pueblo Revival Style. The house is now a part of the Campanilla Compound at 332-334 Otero Street.

In 1846 the U.S. military selected the heights northeast of the townsite to build an ~~adobe~~ earthen fort which was never garrisoned and eventually fell into ruins. The Cross of the Martyrs was placed near the site, in commemoration of the 11 Franciscan Friars who lost their lives in the Pueblo Revolt of 1680.

Ft. Marcy site is on NR/SR this makes it seem less important.

earthen! We know it was not all adobe - some was rammed earth!

Residential development of the area began in 1887 with the announcement of a subdivision called Fort Marcy Heights. Although this early scheme was never realized, the area was gradually subdivided. In 1910 the Garita Addition was undertaken by A.B. Renehan. Twenty-two lots were platted along the east side of Bishop's Lodge Road and the newly established Garita Place and Magdalena Road. This area included the Roque Lobato House, the ruins of La Garita, and the Roman Catholic cemetery. By 1912 Sylvanus Morley had acquired the Roque Lobato House as well as several lots to the north, where he built a house for his mother.

or what?

At about the same time, the Fort Marcy Heights development resurfaced north of the original location. The area as platted in 1912 shows 114 lots north and east of the Fort Marcy ruins. The platted streets were Prince, Emory, Gilmer, and MacLean Avenues. This subdivision for the most part is outside of the boundary of the National Register District. A 1919 plat of the southwest section of the development shows lots along Kearney Avenue and a bend in Kearney to accommodate the cemetery. By 1933 Otero Street had been extended further north of Hillside Avenue.

what part to in? otherwise, why mention?

The Kearney-Otero Neighborhood consists primarily of one-story dwellings located on small lots with varying setbacks. As most of this is twentieth century development, the Spanish-Pueblo and Territorial revival styles predominate, except on Paseo de Peralta, here formerly Hillside Avenue, where a series of pitched roof cottages were built on the south side of the road (Photo 38).

Eastside Neighborhood

The Eastside Neighborhood is by far the largest in the District in terms of area extending on both sides of the Santa Fe River east of the Old Santa Fe Trail and the Paseo de Peralta. It is bounded on the north, east, and south by ~~the District boundaries: that is,~~ Palace Avenue and Cerro Gordo on the north, Camino Cabra on the east, and on the south by the complicated District boundary east of the Old Santa Fe Trail, which encompasses Camino San Acacio, Camino Don Miguel, Acequia Madre Road, Garcia Street, and Camino de las Animas. Historically, the Eastside also encompassed the Camino del Monte Sol neighborhood which was not included in the original boundaries of the Santa Fe Historic District, but has been listed separately in the National Register (1988).

The area is primarily residential except for Canyon Road, which was zoned for Residential Arts and Crafts in the early 1960s. There many former residences have been turned into small shops. Streets tend to be narrow, curved, and lined with buildings or stuccoed walls. Most buildings are one story and stuccoed in earth colors.

Like the outlying areas south and west of the Plaza, the Eastside Neighborhood was sparsely populated cultivated land before 1846 and remained almost totally agrarian well into the twentieth century despite the dramatic changes brought by the railroad nearer the Plaza. Canyon Road, which runs through the neighborhood eastward into the Santa Fe River Canyon, was historically a continuation of De Vargas Street ~~and~~ a wood gathering trail into the canyon as well as an ancient route to the Pecos Pueblo.

Prior to the twentieth century, construction took place primarily along the main arteries, Canyon Road, Old Santa Fe Trail, and Acequia Madre, in the traditional adobe Spanish-Pueblo style. El Zaguan and the Borrego House on Canyon Road are excellent examples of nineteenth-century Territorial style dwellings (Photos 39, 40). As late as 1917 much of the eastside was still under cultivation, primarily in corn, alfalfa, oats, and fruit trees. Remnants of Spanish Colonial

land use patterns, which included a complicated maze of main *acequias* and lateral ditches with buildings placed irregularly on long, narrow lots perpendicular to the main acequia, were evident as late as 1924 and vestiges remain today in many areas. The Acequia Madre, at the southern edge of the neighborhood, is the District's only functioning *acequia* of a once extensive network of irrigation ditches. To this extent the neighborhood exhibits characteristics of a traditional cultural landscape.

I don't believe this is true. Call Phil Bové @ 983-3546 its Aceq. Madre Commissioner

The artists who formed Santa Fe's art colony in the early part of the century came to this side of town attracted by what they saw as its picturesque charm, unspoiled by the modern development that had transformed the Plaza. They either remodeled old adobes or designed and built their own to express their interpretation of local architectural traditions. For example artists Gerald Cassidy and Olive Rush bought old adobes on Canyon Road. Gustave Baumann built on Camino de las Animas and was joined nearby by fellow artists, Raymond Jonson and B. J. O. Nordfeldt. The neighborhood became the proving ground for the development of the Spanish-Pueblo Revival and later the Territorial Revival styles in domestic architecture.

deteriorated

source?

Between 1930 and 1940, the eastside population increased by about 50 percent (from about 2,930 to 4,520), at the same time that the population of the city as a whole nearly doubled. Developments were typically small, informal, compounds on land once used for farming. Roads were slow to be paved. A controversy that ended in court arose over the paving of Canyon Road in the early 1960s. Most of the eastside has remained residential and has retained the ambiance of a picturesque adobe neighborhood in a semi-rural setting with the exception of Canyon Road, where arts and crafts businesses have been allowed since 1962, and a few public buildings. Examples of the latter include the First Ward School (1906), a brick building designed by Rapp and Rapp at 400 Canyon Road, and two buildings designed by John Gaw Meem—the Manderfield Elementary School (1927) on Camino Cabra and the nearby Cristo Rey Church (1939), among the largest modern adobe structures (Photo 41).

The 1957 Historic Styles Ordinance included the entire east side as well as the historic downtown, but not the west side. Inclusion reflects the interest of the newcomers, who largely developed the east side, in the local, revival styles based on prototypes. Today the largest number of buildings are in the Spanish-Pueblo Revival. Only a few are Territorial Revival and even fewer are cottages or bungalows, reflecting the influence of the artists and others who settled south of the river.

As I stated in my previously provided comments: this ff "short changes" the importance of the hp steps that SF has taken since '57. Please expand this ff to include ID of hp ord developments, so that context for hp in SF is in NR form. If we are updating NR form, it should include updated info.

maybe section 8 pp. ?14?

SUMMARY OF ARCHITECTURAL STYLES FOUND IN THE DISTRICT

These stylistic definitions generally conform to the categories established in the *New Mexico Historic Building Inventory Manual*, produced by the University of New Mexico School of Architecture and Planning in 1980. Dates are very approximate and have been adapted in some cases to the circumstances of Santa Fe. Descriptions of these styles may be found in the state manual and in the pamphlet, *Design and Preservation in Santa Fe*, produced by the City of Santa Fe Planning Department in 1977. A discussion of the historic evolution of these styles is provided in the significance section below.

more recent thorough

Also: Historic Building Inventory Manual: A Citizen's Guide to Conducting Architectural Survey in Santa Fe, Planning Div, Sept '97.

SPANISH-PUEBLO 1610-1900

Alternate Names: Pueblo Spanish; Pueblo
Building Types: all
Defining Characteristics: Adobe walls covered with mud plaster with irregular, battered appearance due to weathering. Single story buildings placed at street line. Flat roof constructed of log beams (*vigas*), brush, and dirt with *vigas* projecting through exterior walls and wooden roof drains (*canales*) projecting through parapets. Ceilings exposed *vigas*. Rounded corners and tops of parapet walls, sometimes corner buttresses. Linear floor plan, sometimes L or U-shaped or built around an open square, or *placita.* Asymmetrical facades. Small, infrequent, untrimmed window and door openings. Windows irregularly placed, recessed on the exterior. Frequent exterior doors. *Portal* supported by peeled-log posts, often topped by wooden corbels, sometimes decoratively carved; placed at street line on commercial buildings, between side wings or around a *placita* in domestic buildings.

Examples: None extant without alteration.
"Oldest House" (Photo 14)

TERRITORIAL 1846-1912

less than - isn't this rare?

Building Types: all
Defining Characteristics: Adobe walls covered with mud plaster, occasionally scored or painted to simulate other masonry. Greek-Revival-inspired ornamentation. Single story, sometimes one and a half or two story buildings. Flat dirt roof with brick coping on top of parapets; bricks arranged to simulate Greek dentils. Later in the period pitched metal roofs added. Ceilings exposed sawed rectangular beams; do not project beyond outside walls. Linear or symmetrical floor plan around a central hall. Symmetrical facades.

Use 9/97 City district handbook & for General Plan Update to get verbiage for 1983 (more districts), 1992 Chp standards), 1992 and 1996 Cht. standards)! CRITERIA A calls for this to happen - these steps are significant in the historic context of SF physical appearance!

Large windows with divided lights and paneled doors with side and over lights, inset on the interior. Wood casings and lintels around door and window openings, often pedimented. Porch or *portal* supported by square columns, often chamfered, with molding used to simulate a Doric capitals. White-painted wooden trim and porch elements.

Examples: Delgado House (Photo 7)
517 Agua Fria Street (Photo 18)
El Zaguan (Photo 39)
Borrego House (Photo 40)

NEW MEXICO VERNACULAR 1875-1930

Building Types: residences
Defining Characteristics: Adobe walls covered with mud plaster. One, one and a half, or two stories. Metal, gable roof. Linear or square floor plan. Idiosyncratic use of imported materials and prefabricated elements to add inventive decoration.

Examples: 673 San Francisco Street (Photo 20)

GOTHIC REVIVAL 1870-1912

Building Types: churches, public buildings, residences
Defining Characteristics: Stone, adobe, brick, or wood walls. One or two stories. Gable roof, often steeply pitched. Rose window. Vertical emphasis. Use of simplified Gothic details, pointed arches, bargeboards, and porch decoration. Gothic details added to territorial houses.

Examples: Loretto Chapel (Photo 11)
McKenzie House (Photo 31)

ROMANESQUE REVIVAL 1860-1890

Building Types: churches
Defining Characteristics: Stone walls. Pitched roof. Rounded arches used for all openings. Rose window.

Examples: St. Francis Cathedral (Photo 10)

BRACKETED 1880-1900

Alternate Names: Italianate; Railroad Commercial
Building Types: commercial structures, residences
Defining Characteristics: Stone, brick, wood walls. One, two, or three stories. Flat roof. Vertical emphasis within stories. Horizontal band of bracketed detailing at each floor level. Elaborate ornamental brackets with overhanging cornice. Round-arched openings with prominent Keystone. Metal columns or pilasters.

Examples: Catron Building (Photo 4)

MANSARD 1880-1900

Alternate Names: French Second Empire; Second Empire
Building Types: residences, hotels, schools
Defining Characteristics: Two or three stories. Mansard roof with dormer windows. Classical detailing. Porch, often wraps around.

Examples: Philip Hesch House (Photo 25)

QUEEN ANNE 1880-1910

Building Types: residences
Defining Characteristics: Walls of two or more materials. Profuse ornamentation. Irregular roofs with steep pitches. Asymmetrical plan with projecting bays and corner towers. Round-arched or straight-topped windows.

Examples: George Cuyler Preston House (Photo 27)
HIPPED BOX 1900-1920 < insert space (or move to next page)

Building Types: residences
Defining Characteristics: Walls stucco, brick, or wood siding. One or two stories. Hipped roof, sometimes with broad overhanging eaves. Shed roofed front porch and rear additions. Symmetrical design, centered roof dormers. Limited decoration.

Examples: 609 Agua Fria (Photo 17)

DECORATIVE BRICK 1900-1920

Building Types: residences, commercial
Defining Characteristics: Brick walls. One or two stories. Flat roof. Symmetrical Facade, little ornamentation aside from decorative brick work.

Examples: 212 Chapelle (Photo 32)

BUNGALOW 1905-1935

Alternate Names: Bungaloid; Craftsman
Building Types: residences
Defining Characteristics: Walls stucco, brick, wood siding, wood shingles. One story, occasionally one and one half stories. Asymmetrical facades. Low-pitched, front gable roof with broad overhanging eaves. Exposed roof elements, rafters, beams, purlins, brackets. Prominent front porch supported by tapered piers, square columns, masonry or stucco columns topped with short wood posts.

Examples: 225 East Marcy (Photo 28)
229 East Marcy (Photo 29)
405 Paseo de Peralta (Photo 37)
618 Paseo de Peralta (Photo 38)

CALIFORNIA MISSION 1900-1925

Alternate Names: Mission Revival
Building Types: residences, hotels, churches, schools, commercial

Defining Characteristics: Light-colored stucco walls. One and two stories. Low-pitched, hipped or gabled roof, sometimes hidden behind parapets. Curvilinear parapets and gables. Projecting eaves. Semicircular and sometimes segmental, unornamented arches. Balconies, towers. Lack of sculptural ornamentation.

Examples: De Vargas Hotel (Photo 8)
ATSF Depot (Photo 23)
Rosario Chapel (Photo 35)

MEDITERRANEAN 1910-1946

Building Types: residences
Defining Characteristics: Light-colored stucco walls. One story. Low-pitched, red-tile roofs or flat roof behind parapets with red tiles on parapets and porch roofs. At least one opening emphasized by a round-arched opening or a picturesque grouping of windows. Wrought-Iron railings. No curvilinear gables or parapets.

Examples: 220 McKenzie (Photo 33)

SPANISH COLONIAL BAROQUE 1930-1946

Building Types: large-scale commercial buildings
Defining Characteristics: Light-colored stuccoed walls. Low-pitch roofs. Red tile roofs. Round arches. Shallow relief decoration of stone, cast stone or terra cotta. Arched windows.

Examples: Lensic Theater (Photo 42)

SPANISH-PUEBLO REVIVAL 1909-~~1946~~

Alternate Names: Pueblo Revival; Santa Fe Style
Building Types: all
Defining Characteristics: Walls stuccoed in earth colors over adobe, or other masonry such as brick, hollow clay tile, concrete block. One, two or three stories. Set back upper stories. Flat roofs with parapets. Battered walls; rounded corners and tops of parapets to create the illusion of adobe construction. Rounded stuccoed buttresses. Projecting *vigas* and *canales*. Asymmetrical facades. No arches. Elements of Pueblo mission church facades, such as low towers. Exposed wooden lintels over inset doors and windows. *Portales* supported by peeled logs, often stained or painted dark brown, topped with carved corbel brackets. High walls with arched gateways at the street line in front of residences.

Examples: Palace of the Governors (Photo 2)
Museum of Fine Arts (Photo 5)
U.S. Post Office (Photo 6)
Fort Marcy Officer's Residence/Hewett House (Photo 22)
Gross Kelly Warehouse (Photo 24)

514 Sandia ((Photo 36)
Cristo Rey Church (Photo 41)

TERRITORIAL REVIVAL 1925-1946

Building Types: residences, commercial, large public buildings, especially government.
Defining Characteristics: Brown-stuccoed walls. Sharp-edged corners. Flat roofs with parapet, never pitched. Brick coping on parapet with dental course. Contemporary floor plans. Greek Revival detailing in wood window and door frames, pedimented lintels. *Portal* or porch supported squared posts with wood simulated capitals. White-painted wooden elements.

Examples: SF Public Library, former City Hall (Photo 30)

SOUTHWEST VERNACULAR 1920-1946

Building Types: residences, commercial buildings
Defining Characteristics: Stuccoed walls. One story or two in commercial buildings. Most often flat roof, with stepped, or undulating irregular parapets. Owner-built. Freedom of form, detail, and composition. Incorporates features of the Mission, Spanish-Pueblo, Territorial Revival, and possibly Bungalow styles, sometimes in simplified form and unusual combinations. Idiosyncratic elements such as stone facings, carved *portal* posts.

Examples: 216 McKenzie (Photo 34)

LIST OF CONTRIBUTING AND NONCONTRIBUTING BUILDINGS

(or if P+LU, it's "department"! — but I've given you new/updated info)

This list drawn from the "Historic Building Inventory Database," produced by the City of Santa Fe Planning ~~and Land Use~~ Division, and dated November 1995. The database was compiled by the City of Santa Fe from surveys sponsored in part by the Historic Preservation Division beginning in ~~1984~~ 1978 and continuing, from 1991, through the Certified Local Government Program with the City of Santa Fe. Unsurveyed properties were classified as contributing or noncontributing by the city. It was not within the scope of this expanded nomination to evaluate or revise status designations. (?? awkward.)

(As in my previous comments, City also does "significant" - this document needs to acknowledge that & state that for NR purpose, "S" = "contrib." otherwise user of survey forms says, "what's significant mean?" Just state it in 1 sent.)

In the event of a federally funded or federally assisted project in the Santa Fe Historic District, properties that may be affected by the project should be evaluated for their contributing or noncontributing status within the District prior to commencement of work. (by whom?)

The old survey numbers are those used in the original surveys; the new survey numbers are those more recently assigned. A "0" in the survey date column indicates that the property has not been resurveyed. Minor resources such as sheds and carports were removed from the list and not counted for purposes of preparing this nomination. (Note: cuz we do count them)

ADDRESS		OLD SURVEY #	NEW SURVEY #	DATE SURVEY	STATUS
424	ACEQUIA MADRE	390	11129.0	92	C
430	ACEQUIA MADRE	40	11130.0	92	C
432	ACEQUIA MADRE	410	11130.0	84	C
434-436	ACEQUIA MADRE	1210	11131.0	84	C
435	ACEQUIA MADRE	420	11138.0	84	N
438	ACEQUIA MADRE	430	11132.0	93	C
440	ACEQUIA MADRE	440	11137.0	93	C
441	ACEQUIA MADRE	450	11139.0	84	N
443	ACEQUIA MADRE	460	11142.0	84	N
444-446	ACEQUIA MADRE	1220	11140.0	92	C
444-446	ACEQUIA MADRE (GARAGE)	1221	11140.0	0	C
450	ACEQUIA MADRE	35950	0.0	0	N
451	ACEQUIA MADRE	470	11143.0	84	N
451	ACEQUIA MADRE (GUEST)	471	11143.1	0	N
451	ACEQUIA MADRE (GARAGE)	472	11143.2	0	N
452	ACEQUIA MADRE	12590	11144.0	84	C
455	ACEQUIA MADRE	480	11144.0	84	C
455	ACEQUIA MADRE (GARAGE)	481	11144.0	0	C

*CHECK THESE - I BELIEVE THEY ARE REVERSED!

James, I have reviewed our D-Base and note changes herein that date from since it was originally provided for use in NR update.

456	ACEQUIA MADRE	490	11145.0	84	N
456	ACEQUIA MADRE (APARTMENT)	491	11145.0	0	N
461	ACEQUIA MADRE	500	11147.0	84	C
462	ACEQUIA MADRE	510	11146.0	84	C
462	ACEQUIA MADRE (APARTMENTS)	511	11146.0	0	C
507	ACEQUIA MADRE	530	11148.0	84	C
509	ACEQUIA MADRE	550	11149.0	84	C
511	ACEQUIA MADRE	560	11150.0	84	N
513-515	ACEQUIA MADRE	1230	11151.0	84	C
513-515	ACEQUIA MADRE (GARAGE)	1231	11151.0	0	C
603	ACEQUIA MADRE	610	11457.0	84	C
615	ACEQUIA MADRE	620	11458.0	84	C
617	ACEQUIA MADRE	630	11459.0	84	N
617½	ACEQUIA MADRE	35960	0.0	0	C
619	ACEQUIA MADRE	640	11460.0	84	C
700	ACEQUIA MADRE	650	11461.0	84	N
700	ACEQUIA MADRE (BUILDING)	651	11461.0	0	N
739	ACEQUIA MADRE	680	11462.0	84	C
739	ACEQUIA MADRE (GUEST)	681	111462.0	0	C
751	ACEQUIA MADRE	700	11463.0	84	N
751	ACEQUIA MADRE (REAR)	36020	0.0	0	N
751	ACEQUIA MADRE (CONDO)	701	11463.0	0	N
751	ACEQUIA MADRE (CONDO)	702	11463.0	0	N
753	ACEQUIA MADRE	710	11464.0	84	C
755	ACEQUIA MADRE	12910	11466.0	84	C
755	ACEQUIA MADRE	730	11465.0	84	N
755½	ACEQUIA MADRE	3597	0.0	0	N
767	ACEQUIA MADRE	750	11467.0	84	N
767	ACEQUIA MADRE	36000	0.0	0	N
767	ACEQUIA MADRE	35990	0.0	0	N
767	ACEQUIA MADRE	35980	0.0	0	N
767½	ACEQUIA MADRE	760	11468.0	84	C
777	ACEQUIA MADRE	800	11472.0	84	C
777	ACEQUIA MADRE (GARAGE)	801	11472.0	0	C
801	ACEQUIA MADRE	810	11470.0	84	N
803	ACEQUIA MADRE	820	11471.0	84	C
803	ACEQUIA MADRE	36040	0.0	0	C
821	ACEQUIA MADRE	830	11473.0	84	N
823	ACEQUIA MADRE	840	11474.0	84	C
823½	ACEQUIA MADRE	850	11475.0	84	C
900	ACEQUIA MADRE	870	11477.0	84	N
913	ACEQUIA MADRE	890	11479.0	84	N
913	ACEQUIA MADRE (REAR, GARAGE)	40110	0.0	0	N

913A	ACEQUIA MADRE	1250	11480.0	84	N
913B	ACEQUIA MADRE	1290	11482.0	84	N
913½	ACEQUIA MADRE	900	11481.0	84	N
917	ACEQUIA MADRE	910	11483.0	84	C
920A-B	ACEQUIA MADRE	380	113.0	92	C
923	ACEQUIA MADRE	930	11484.0	84	C
923A	ACEQUIA MADRE	1270	11485.0	84	N
925	ACEQUIA MADRE	940	11486.0	84	C
925A	ACEQUIA MADRE	1280	11487.0	84	N
925B	ACEQUIA MADRE	1310	11488.0	84	N
929	ACEQUIA MADRE	950	11490.0	84	N
935	ACEQUIA MADRE	960	11492.0	84	N
937	ACEQUIA MADRE	970	11491.0	84	N
939	ACEQUIA MADRE	980	11493.0	84	N
939½	ACEQUIA MADRE	990	11494.0	84	N
940	ACEQUIA MADRE	1000	11489.0	84	N
940	ACEQUIA MADRE (GUEST)	1001	11489.0	0	N
940	ACEQUIA MADRE (GUEST)	1002	11489.0	0	N
945	ACEQUIA MADRE	1010	11496.0	84	N
947	ACEQUIA MADRE	1020	11497.0	84	N
948	ACEQUIA MADRE	1030	11495.0	84	C
948B	ACEQUIA MADRE (GARAGE)	8091	11534.0	0	N
949	ACEQUIA MADRE	1040	11501.0	84	N
951	ACEQUIA MADRE	1050	11502.0	84	N
952	ACEQUIA MADRE	1060	11498.0	84	C
960	ACEQUIA MADRE	1070	11499.0	84	C
964	ACEQUIA MADRE	1080	11500.0	84	C
970	ACEQUIA MADRE	1090	11503.0	84	C
970	ACEQUIA MADRE (GUEST)	1091	11503.0	0	C
976	ACEQUIA MADRE	1100	11504.0	84	C
980	ACEQUIA MADRE	36050	0.0	0	C
982	ACEQUIA MADRE	1110	111505.0	84	C
984	ACEQUIA MADRE	42950	0.0	0	N
984A	ACEQUIA MADRE	350	11515.0	84	N
984B	ACEQUIA MADRE	1320	11513.0	84	C
984C	ACEQUIA MADRE	1340	11514.0	84	N
986	ACEQUIA MADRE	370	11516.0	84	N
986	ACEQUIA MADRE	1120	11511.0	84	N
988	ACEQUIA MADRE	1130	11507.0	84	N
990	ACEQUIA MADRE	36060	0.0	0	C
992	ACEQUIA MADRE	42970	0.0	0	N
992A	ACEQUIA MADRE	11260	11405.0	84	N
	" " (DITCH)			85	C

~~416~~	~~AGUA FRIA~~	1390	13564.0	85	C
demoed 1991 ~~416~~	~~AGUA FRIA (REAR)~~	~~1391~~	~~13564.1~~	~~85~~	~~C~~
417	AGUA FRIA	1400	13567.0	85	N
417	AGUA FRIA (GARAGE)	1402	13567.0	0	N
417	AGUA FRIA (PARISH HOUSE)	1401	13567.0	0	N
417	AGUA FRIA (REAR)	2250	13566.0	~~85~~ 96	~~N~~ C
428	AGUA FRIA	1410	13568.0	85	N
503	AGUA FRIA	1420	13569.0	86	C
506	AGUA FRIA	1430	13570.0	85	N
507	AGUA FRIA	1440	13571.0	85	C
507½	AGUA FRIA	2200	13572.0	85	C
507C	AGUA FRIA	2200	13572.0	85	C
509-511	AGUA FRIA	2220	13573.0	85	C
512	AGUA FRIA	1450	13574.0	85	C
517	AGUA FRIA	1460	13575.0	85	C
518	AGUA FRIA	1470	13576.0	~~85~~ 97	~~N~~ C
518	AGUA FRIA (GARAGE)	1471	0.0	0	N
520	AGUA FRIA	1480	13577.0	85	N
521	AGUA FRIA	1490	13578.0	85	C
525	AGUA FRIA	2210	13579.0	85	C
526	AGUA FRIA	1500	13580.0	85	C
527	AGUA FRIA	1510	13581.0	85	C
532-538	AGUA FRIA	2230	13582.0	85	C
532-538	AGUA FRIA (APARTMENT)	2231	13582.0	0	C
533	AGUA FRIA	1520	13583.0	85	C
533½	AGUA FRIA	1530	13584.0	85	N
541	AGUA FRIA	1540	13585.0	85	C
543	AGUA FRIA	1550	13586.0	85	C
544	AGUA FRIA	1560	13587.0	85	C
544½	AGUA FRIA	1580	13588.0	85	C
544½	AGUA FRIA	1570	13589.0	85	C
548	AGUA FRIA	1590	13590.0	85	C
549	AGUA FRIA	1600	13591.0	85	C
549	AGUA FRIA (REAR)	2260	13592.0	85	N
552	AGUA FRIA	1610	13593.0	85	C
552	AGUA FRIA (GARAGE)	1611	13593.0	0	C
553	AGUA FRIA	1620	13594.0	85	C
553½	AGUA FRIA	1630	13595.0	85	N
557	AGUA FRIA/251 CLOSSON	2310	13596.0	85	N
600	AGUA FRIA	1640	13597.0	85	C
600	AGUA FRIA (REAR)	2270	13598.0	85	N
602	AGUA FRIA	1650	13599.0	85	C

603	AGUA FRIA	1660	13600.0	85	N
604	AGUA FRIA	36080	0.0	0	N
604	AGUA FRIA	36070	0.0	0	N
607	AGUA FRIA	42710	0.0	0	N
607#1-2	AGUA FRIA	2300	13601.0	92	N
607C-D	AGUA FRIA	2301	13601.0	0	N
609	AGUA FRIA	1670	13603.0	85	C
609½	AGUA FRIA	1680	13604.0	85	C
610	AGUA FRIA (BUILDING)	1692	13605.0	0	N
610	AGUA FRIA (BUILDING)	1691	13605.0	0	N
610	AGUA FRIA	1690	13605.0	85	C
610½	AGUA FRIA	~~1700~~ 1693	13606.0	85	C
611½	AGUA FRIA	36090	0.0	0	N
611	AGUA FRIA	1710	13607.0	85	C
611½	AGUA FRIA	1720	13608.0	85	N
612	AGUA FRIA	1730	13609.0	85	C
614	AGUA FRIA	1740	13610.0	85	C
617	AGUA FRIA	1750	13611.0	85	C
617½	AGUA FRIA	1760	13612.0	85	N
619	AGUA FRIA	1770	13613.0	85	N
620½	AGUA FRIA	1780	13614.0	85	C
624	AGUA FRIA	1790	13615.0	85	C
624	AGUA FRIA (REAR)	2280	13616.0	85	C
631	AGUA FRIA	1811	13618.0	0	N
631	AGUA FRIA (GARAGE)	1812	0.0	0	N
631/633	AGUA FRIA	1810	13618.0	85	N
632	AGUA FRIA	1800	13617.0	85	N
702	AGUA FRIA	1820	13619.0	85	N
704	AGUA FRIA	36110	0.0	0	N
704	AGUA FRIA	36120	0.0	0	N
707	AGUA FRIA	1830	13620.0	85	C
708	AGUA FRIA	1840	13621.0	85	C
709	AGUA FRIA	36130	0.0	0	C
709	AGUA FRIA (GARAGE)	36131	0.0	0	N
709	AGUA FRIA (GARAGE)	36132	0.0	0	N
713	AGUA FRIA	1850	13622.0	85	C
714	AGUA FRIA	1860	13623.0	85	C
714	AGUA FRIA (GARAGE)	1861	13623.0	0	C
715	AGUA FRIA	1880	13624.0	85	C
715	AGUA FRIA	1870	13625.0	85	N
718	AGUA FRIA	1890	13626.0	85	N
722	AGUA FRIA	1900	13627.0	85	C
722	AGUA FRIA (APARTMENT)	1901	13627.0	0	C

724	AGUA FRIA	1910	13628.0	85	C
724½	AGUA FRIA	1950	13631.0	85	N
724½	AGUA FRIA	1960	13629.0	85	N
724½	AGUA FRIA	1970	13634.0	85	N
724½	AGUA FRIA	1940	13633.0	85	N
724½	AGUA FRIA	1920	13630.0	85	C
724½	AGUA FRIA	1930	13632.0	85	N
724½	AGUA FRIA (GARAGE)	1941	13633.0	0	N
724½	AGUA FRIA (GARAGE)	1931	13633.0	0	N
725	AGUA FRIA	1980	13635.0	85	C
726	AGUA FRIA	1990	13636.0	85	N
726	AGUA FRIA (REAR)	2290	13637.0	85	N
728	AGUA FRIA	2000	13638.0	85	N
730	AGUA FRIA	36140	0.0	0	N
732	AGUA FRIA	2010	13640.0	85	N
732	AGUA FRIA	36160	0.0	0	N
732	AGUA FRIA	36150	0.0	0	N
734	AGUA FRIA	36170	0.0	0	N
734#1-2	AGUA FRIA	2031	13641.1	92	N
736	AGUA FRIA	2020	13642.0	85	C
736	AGUA FRIA (REAR)	2021	0.0	0	C
737	AGUA FRIA	42621	0.0	0	N
737	AGUA FRIA	42620	0.0	0	N
738	AGUA FRIA	2030	13641.0	92	C
738½	AGUA FRIA	2032	13641.2	92	N
739	AGUA FRIA	2040	13643.0	85	N
740	AGUA FRIA	2050	13647.0	85	N
742	AGUA FRIA	2060	13645.0	85	N
745	AGUA FRIA	42650	0.0	0	N
747	AGUA FRIA	42640	0.0	0	N
749	AGUA FRIA	42630	0.0	0	N
751	AGUA FRIA	42660	0.0	0	N
752	AGUA FRIA	2070	13646.0	85	N
752-762	AGUA FRIA	2240	13648.0	85	N
753	AGUA FRIA	42670	0.0	0	N
755	AGUA FRIA	42680	0.0	0	N
759#1	AGUA FRIA	42690	0.0	0	N
759#2-5	AGUA FRIA	42700	0.0	0	N
802	AGUA FRIA	2080	13649.0	85	N
803	AGUA FRIA	36180	0.0	0	C
803	AGUA FRIA (GARAGE)	36181	0.0	0	C
808	AGUA FRIA	2090	13651.0	85	C
808	AGUA FRIA (APARTMENTS)	2091	13651.0	0	N

814	AGUA FRIA	2100	13652.0	85	N
814	AGUA FRIA (GARAGE)	2101	13642.0	0	N
818	AGUA FRIA	2110	13653.0	85	C
818	AGUA FRIA (GARAGE)	2111	13653.0	0	C
822	AGUA FRIA	2120	13654.0	85	C
822	AGUA FRIA (REAR)	36220	0.0	0	N
822	AGUA FRIA (REAR, GARAGE)	36221	0.0	0	N
824	AGUA FRIA	2130	13655.0	85	C
824½	AGUA FRIA	2140	13656.0	85	N
824½	AGUA FRIA (GARAGE)	2141	13656.0	0	N
826	AGUA FRIA	2150	13657.0	85	C
838	AGUA FRIA	2160	13658.0	85	N
842	AGUA FRIA	2170	13659.0	85	N
843	AGUA FRIA	2180	13660.0	85	C
844	AGUA FRIA	2190	13661.0	85	C
867-869	AGUA FRIA	36190	0.0	0	N
869	AGUA FRIA	36191	0.0	0	N
889	AGUA FRIA	36200	0.0	0	N
906	AGUA FRIA	36210	0.0	0	N
121-125	E. ALAMEDA	2990	10311.0	84	N
149	E ALAMEDA	2320	10370.0	84	N
250	E. ALAMEDA	2350	0.0	85	N
275	E. ALAMEDA	2360	10353.0	84	N
301	E. ALAMEDA	2370	12080.0	85	C
301	E. ALAMEDA	2380	12081.0	85	N
301	E. ALAMEDA (BUILDING)	2381	12081.0	0	N
301	E. ALAMEDA (BUILDING)	2382	12081.0	0	N
301	E. ALAMEDA (BUILDING)	2383	12081.0	0	N
329	E. ALAMEDA	2390	12083.0	85	N
331A-B	E. ALAMEDA	3340	12084.0	85	C
334	E. ALAMEDA	2410	11711.0	85	C
335	E. ALAMEDA	2420	12085.0	85	N
337	E. ALAMEDA	2430	12086.0	85	C
337	E. ALAMEDA (APARTMENT)	2431	12086.0	0	C
338	E. ALAMEDA	2450	11708.0	85	N
338	E. ALAMEDA	2440	11709.0	85	N
339A-B	E. ALAMEDA	3350	12087.0	85	C
341	E. ALAMEDA	2460	12088.0	85	N
343	E. ALAMEDA	2470	12089.0	85	C
345	E. ALAMEDA	2480	12090.0	85	N
345	E. ALAMEDA (REAR)	3030	12091.0	85	N

351	E. ALAMEDA	2490	12093.0	85	C
351	E. ALAMEDA (GARAGE)	2491	12093.0	0	C
351½	E. ALAMEDA	2500	12092.0	85	N
353	E. ALAMEDA	2510	12094.0	85	C
357	E. ALAMEDA	2520	12095.0	85	N
401	E. ALAMEDA	2530	12343.0	85	C
403	E. ALAMEDA	2540	12341.0	85	C
409	E. ALAMEDA	2550	12340.0	85	N
411	E. ALAMEDA	2560	12339.0	85	C
522	E. ALAMEDA	2570	11679.0	85	N
522	E. ALAMEDA (GARAGE)	2571	11679.0	0	N
523	E. ALAMEDA	2580	12338.0	85	C
525	E. ALAMEDA	2590	12337.0	85	N
527#1-12	E. ALAMEDA	2970	12336.0	85	N
528	E. ALAMEDA	2600	11680.0	85	C
528	E. ALAMEDA (GUEST)	2601	11680.0	0	C
540	E. ALAMEDA	2610	11681.0	85	C
540	E. ALAMEDA (GUEST)	2611	11681.0	0	C
540	E. ALAMEDA (GARAGE)	2612	11681.0	0	C
541	E. ALAMEDA	2620	12335.0	85	N
541C-E	E. ALAMEDA	2621	12335.0	85	N
550	E. ALAMEDA	2630	11682.0	85	C
550	E. ALAMEDA (APARTMENT)	2631	11682.0	0	C
550	E. ALAMEDA (APARTMENT)	2632	11682.0	0	C
550	E. ALAMEDA (APARTMENT)	2633	11682.0	0	C
564	E. ALAMEDA	2640	11683.0	85	C
564	E. ALAMEDA (GARAGE)	2641	11683.0	0	C
605-607	E. ALAMEDA	3000	12334.0	85	N
609	E. ALAMEDA	2650	12333.0	85	N
614	E. ALAMEDA	2660	11684.0	85	C
615-617	E. ALAMEDA	3010	12332.0	85	C
616	E. ALAMEDA	2670	11685.0	85	C
616½	E. ALAMEDA	2680	11686.0	85	C
618	E. ALAMEDA	2690	11687.0	85	C
618	E. ALAMEDA	2700	11688.0	85	C
618	E. ALAMEDA	36270	0.0	0	N
618	E. ALAMEDA	36280	0.0	0	N
618	E. ALAMEDA	36290	0.0	0	N
624	E. ALAMEDA	40140	0.0	0	N
624	E. ALAMEDA	2710	11713.0	85	N
624	E. ALAMEDA	40130	0.0	0	N
624	E. ALAMEDA	40180	0.0	0	N
624	E. ALAMEDA (GARAGE)	40181	0.0	0	N

624	E. ALAMEDA (GARAGE)	40182	0.0	0	N
624	E. ALAMEDA	40170	0.0	0	N
624	E. ALAMEDA (GARAGE)	40171	0.0	0	N
624	E. ALAMEDA	40200	0.0	0	N
624	E. ALAMEDA	40190	0.0	0	N
630	E. ALAMEDA	2740	11695.0	85	N
630	E. ALAMEDA	2730	11690.0	85	C
630	E. ALAMEDA (GUEST)	2731	11690.0	0	C
630	E. ALAMEDA	2720	11694.0	85	N
630	E. ALAMEDA	36300	0.0	0	N
633	E. ALAMEDA	2750	12331.0	85	N
635/635½	E. ALAMEDA	2980	12330.0	85	N
637	E. ALAMEDA	2760	12329.0	85	C
701	E. ALAMEDA	2770	12328.0	85	N
705#1-10	E. ALAMEDA	2960	12327.0	85	N
705#1-10	E. ALAMEDA (GARAGE)	2961	12327.0	0	N
801-805	E. ALAMEDA	3020	12326.0	85	N
815#1-5	E. ALAMEDA	3070	12325.0	85	N
817#1-4	E. ALAMEDA	3060	12323.0	85	N
817#5	E. ALAMEDA	2780	12324.0	85	N
827	E. ALAMEDA	2790	12322.0	85	N
829	E. ALAMEDA	2800	12321.0	85	N
833	E. ALAMEDA	2810	12320.0	85	N
835	E. ALAMEDA	2820	12319.0	85	N
837/837	E. ALAMEDA (REAR)	3050	12317.0	85	N
839	E. ALAMEDA	2830	12316.0	85	N
840#1-5	E. ALAMEDA	3080	12314.0	85	C
841A-D	E. ALAMEDA	3090	12315.0	85	N
868	E. ALAMEDA	2840	12313.0	85	C
868½	E. ALAMEDA	2850	12312.0	85	N
870	E. ALAMEDA	2860	12311.0	85	N
870½	E. ALAMEDA	36310	0.0	0	N
874	E. ALAMEDA	2870	12-310.0	85	N
1001	E. ALAMEDA	2880	12389.0	85 97	C N
1005	E. ALAMEDA	2890	12390.0	92	N
1005	E. ALAMEDA (BARN)	2892	12-390.0	0	N
1109	E. ALAMEDA	36230	0.0	0	N
1115	E. ALAMEDA	2900	12391.0	85	N
1115	E. ALAMEDA (REAR)	2901	12391.0	85	N
1115	E. ALAMEDA (GARAGE)	2902	12391.0	0	N
1117	E. ALAMEDA	2910	12392.0	85	N
1117	E. ALAMEDA (GARAGE)	2911	0.0	0	N
1122	E. ALAMEDA	2920	11698.0	85	N

1127	E. ALAMEDA	2930	12393.0	85	N
1131	E. ALAMEDA	2940	12394.0	85	N
1133	E. ALAMEDA	2950	12395.0	85	N
1149	E. ALAMEDA	36240	0.0	0	N
1151	E. ALAMEDA	36250	0.0	0	N
1165	E. ALAMEDA	36260	0.0	0	N
213	W. ALAMEDA	3100	10261.0	84	N
425-427	W. ALAMEDA	3270	13243.0	85	N
451	W. ALAMEDA	3110	13244.0	85	N
461-523	W. ALAMEDA	3280	13245.0	85	N
525	W. ALAMEDA	3120	13246.0	85	N
530	W. ALAMEDA	3130	13247.0	85	N
532	W. ALAMEDA	3140	13248.0	85	C
532	W. ALAMEDA	3150	13251.0	85	N
532	W. ALAMEDA (REAR)	3320	13250.0	85	N
532	W. ALAMEDA (APARTMENT)	3141	13248.0	0	C
532B	W. ALAMEDA	3300	13249.0	85	C
534	W. ALAMEDA	3310	13252.0	85	N
534	W. ALAMEDA (HOUSE)	3311	13252.0	0	N
534	W. ALAMEDA (APARTMENT)	3312	13252.0	0	N
536	W. ALAMEDA	3160	13254.0	85	C
536	W. ALAMEDA (REAR)	3330	13253.0	85	C
538	W. ALAMEDA	3170	13255.0	85	C
538	W. ALAMEDA (APARTMENT)	3171	13255.0	0	C
600	W. ALAMEDA	3180	13256.0	85	C
604	W. ALAMEDA	3190	13257.0	85	N
613	W. ALAMEDA	3200	13258.0	85	N
615	W. ALAMEDA	3210	13259.0	85	N
617	W. ALAMEDA	3220	13260.0	85	N
619	W. ALAMEDA	3230	13261.0	85	N
619	W. ALAMEDA (APARTMENT)	36331	0.0	0	N
619½	W. ALAMEDA	36330	0.0	0	N
623	W. ALAMEDA	3250	13263.0	85	N
627	W. ALAMEDA	3260	13264.0	85	N
300	ALEGRE	3360	10515.0	85	N
301-303	ALEGRE	3380	10514.0	85	N
302-306	ALEGRE	3390	10516.0	85	N
305-209	ALEGRE	3400	10520.0	85	N
310	ALEGRE	3370	10519.0	85	N

201/203	ALTO LANE	3630	13385.0	85	N
205	ALTO LANE	3600	13386.0	85	N
211#1	ALTO LANE	3660	13389.0	85	N
211#2-3	ALTO LANE	3650	13388.0	85	N
213	ALTO LANE	3620	13390.0	85	C
215A-E	ALTO LANE	3640	13391.0	85	N
508	ALTO STREET	3670	13277.0	85	C
514#1	ALTO STREET	4030	13278.0	85	C
514#2	ALTO STREET	4040	13279.0	85	N
514#2	ALTO STREET (GARAGE)	4041	13279.0	0	N
514#3	ALTO STREET	4050	13280.0	85	N
514#4	ALTO STREET	4060	13281.0	86	N
514#5	ALTO STREET	4070	13282.0	86	N
516	ALTO STREET	3680	13283.0	85	C
516½	ALTO STREET	3690	13284.0	85	C
516½	ALTO STREET (GARAGE)	3691	13284.0	0	C
518	ALTO STREET	3700	13285.0	85	C
519	ALTO STREET	3710	13287.0	85	N
519	ALTO STREET (GARAGE)	3711	13287.0	0	N
524	ALTO STREET	3720	13286.0	85	C
524	ALTO STREET (GARAGE)	3721	13286.0	0	C
524½	ALTO STREET	3730	13290.0	85	N
525	ALTO STREET	3740	13288.0	85	C
526#1-3	ALTO STREET	4140	13291.0	85	C
526B	ALTO STREET	4170	13292.0	85	N
526C	ALTO STREET	4180	13293.0	85	N
527	ALTO STREET	3750	13289.0	85	N
531	ALTO STREET	3760	13295.0	95	C
532#1-3	ALTO STREET	4150	13294.0	85	C
532#1-3	ALTO STREET (APARTMENT)	4151	13294.0	0	C
540	ALTO STREET	3770	13310.0	85	C
542	ALTO STREET	3780	13311.0	85	C
542½	ALTO STREET	3790	13312.0	85	N
547	ALTO STREET	3800	13313.0	85	N
548	ALTO STREET	3810	13314.0	85	C
548	ALTO STREET (REAR)	4100	13315.0	85	N
550#1-2	ALTO STREET	4120	13316.0	85	N
552	ALTO STREET	3820	13317.0	85	N
599	ALTO STREET	3830	13318.0	85	N

601/601½	ALTO STREET	4080	13360.0	85	C
605	ALTO STREET	3840	13361.0	85	C
606	ALTO/206 CLOSSON	4200	13319.0	85	C
609	ALTO STREET	3850	13362.0	85	N
618	ALTO STREET	3860	13363.0	86	C
618	ALTO STREET (REAR)	4110	13364.0	85	N
619	ALTO STREET	4190	0.0	85	N
619	ALTO STREET	36350	0.0	0	N
620	ALTO STREET	3870	13365.0	85	C
620½	ALTO STREET	3901	13367.0	0	N
620½	ALTO STREET	3880	13366.0	85	N
621	ALTO STREET	3890	13370.0	85	N
622	ALTO STREET	3900	13367.0	85	N
623#1-2	ALTO STREET	4130	13371.0	85	N
624	ALTO STREET	3910	13368.0	85	C
636	ALTO STREET	3920	13372.0	85	C
636	ALTO STREET (GARAGE)	3921	13372.0	0	C
637	ALTO STREET	3930	13373.0	85	N
638	ALTO STREET	3940	13374.0	85	C
640	ALTO Street	42720	0.0	0	N
640	ALTO Street	42730	0.0	0	N
640	ALTO Street	42740	0.0	0	N
646	ALTO STREET (CONDO)	3954	13375.0	0	N
646	ALTO STREET (CONDO)	3953	13375.0	0	N
646	ALTO STREET (CONDO)	3952	13375.0	0	N
646	ALTO STREET (CONDO)	3951	13375.0	0	N
646	ALTO STREET	3950	13375.0	85	C
701	ALTO STREET	3960	13376.0	~~85~~ 98	~~C~~ N
703	ALTO STREET	3970	13377.0	85	N
720	ALTO STREET	3980	13378.0	85	N
720	ALTO STREET (GARAGE)	3981	13378.0	0	N
730	ALTO STREET	3990	13379.0	85	N
736A-B	ALTO STREET	4160	13384.0	85	N
737/729	ALTO STREET	4090	13380.0	85	N
740	ALTO STREET	36360	0.0	0	C
743	ALTO STREET	4000	13381.0	85	N
749	ALTO STREET	4010	13382.0	85	N
801	ALTO STREET	4020	13383.0	85	C
453	AMADO	4220	13552.0	85	N
453½	AMADO	36370	0.0	0	C
453½	AMADO	4230	13554.0	85	C

453½	AMADO	4240	13553.0	85	C
454	AMADO	4250	13556.0	85	N
455	AMADO	4260	13551.0	85	C
456	AMADO	4270	13557.0	85	N
201	AMBROSIO	4290	13535.0	85	C
201	AMBROSIO (REAR)	4410	13536.0	85	C
208	AMBROSIO	4300	13537.0	85	N
209	AMBROSIO	4310	13539.0	85	N
218	AMBROSIO	4320	13538.0	85	N
226	AMBROSIO	4330	13540.0	85	C
232	AMBROSIO	4340	13541.0	85	C
232	AMBROSIO (GUEST)	4341	13541.0	0	C
232	AMBROSIO (GUEST)	4342	13541.0	0	C
232	AMBROSIO (GUEST)	4343	13541.0	0	C
234	AMBROSIO	4350	13542.0	85	N
234½	AMBROSIO	36380	0.0	0	N
235	AMBROSIO	4360	13543.0	85	N
236	AMBROSIO	4370	13544.0	85	N
238	AMBROSIO	4380	13545.0	85	N
240	AMBROSIO	4390	13546.0	85	N
511	ARMIJO STREET	4720	2022.0	92	C
511	ARMIJO STREET	4023	2022.0	0	N
511	ARMIJO STREET	4022	2022.0	0	N
517	ARMIJO STREET	4730	2021.0	85	C
517	ARMIJO STREET (REAR)	4731	2021.1	85	C
523	ARMIJO STREET	4740	2020.0	84	N
525	ARMIJO STREET	13440	2019.5	84	N
529	ARMIJO STREET	36860	0.0	0	N
529	ARMIJO STREET	4750	0.0	85	N
531	ARMIJO STREET	36870	0.0	0	N
406	ARROYO TENORIO	4850	1098.0	84	N
406	ARROYO TENORIO (GARAGE)	4851	1098.0	0	N
407	ARROYO TENORIO	36880	0.0	0	C
408	ARROYO TENORIO	4860	1096.0	84	C
409	ARROYO TENORIO	4870	11097.0	92	N
409	ARROYO TENORIO	5090	1097.0	84	C
411	ARROYO TENORIO	4880	1095.0	84	C

412	ARROYO TENORIO	4890	1093.0	84	C
412	ARROYO TENORIO (GARAGE)	4891	1093.0	0	C
413	ARROYO TENORIO	4900	1094.0	84	N
415	ARROYO TENORIO	4910	1092.0	84	N
418	ARROYO TENORIO	4920	1091.0	84	C
419	ARROYO TENORIO	4930	1089.0	84	C
420	ARROYO TENORIO	4940	1090.0	84	N
424	ARROYO TENORIO	4950	1087.0	84	C
431	ARROYO TENORIO	4960	1088.0	84	C
435	ARROYO TENORIO	36890	0.0	0	C
451	ARROYO TENORIO	4970	1086.0	84	C
451	ARROYO TENORIO (GARAGE)	4971	1086.0	0	C
452	ARROYO TENORIO	4980	1084.0	84	C
452	ARROYO TENORIO (REAR)	5140	1085.0	84	N
460	ARROYO TENORIO	4990	1080.0	84	C
462	ARROYO TENORIO	5000	1081.0	84	C
462½	ARROYO TENORIO	5010	1082.0	84	N
462	ARROYO TENORIO (REAR)	5150	1083.0	84	N
468	ARROYO TENORIO	5020	1079.0	84	C
468	ARROYO TENORIO (GARAGE)	5021	1079.0	0	C
471	ARROYO TENORIO	5030	1076.0	84	N
471	ARROYO TENORIO (GARAGE)	5031	1076.0	0	N
473	ARROYO TENORIO	5040	1077.0	84	N
475	ARROYO TENORIO	5050	1078.0	84	N
481	ARROYO TENORIO	5060	1071.0	84	N
484	ARROYO TENORIO	5070	1075.0	84	N
488A	ARROYO TENORIO	5100	1072.0	84	C
488B	ARROYO TENORIO	5110	1073.0	84	N
488C	ARROYO TENORIO	5120	1074.0	84	N
488D	ARROYO TENORIO	5130	1713.0	84	N
491	ARROYO TENORIO	5080	1070.0	84	N
491	ARROYO TENORIO (GARAGE)	5081	1070.0	0	N
307	AZTEC	36900	0.0	0	N
311	AZTEC	5170	10217.0	93	C
317-327	AZTEC	5210	10216.0	84	C
210	BARELA	5230	13562.0	85	C
210	BARELA (GARAGE)	5231	13562.0	0	C
211	BARELA	5240	13559.0	85	C
212	BARELA	5250	13563.0	85	C

212½	BARELA	5260	13561.0	85	N
213	BARELA	5270	13558.0	85	N
213	BARELA (GARAGE)	5271	13558.0	0	N
218	BARELA	5280	13560.0	85	N
218	BARELA (GARAGE)	5281	13560.0	85	N
28-32	BURRO ALLEY	6240	10279.0	84	C
38	BURRO ALLEY	6230	10280.0	84	N
507	CALLE CORVO	6250	11654.0	84	N
508	CALLE CORVO	6260	11653.0	84	N
508	CALLE CORVO (GARAGE)	6261	11653.0	0	N
512	CALLE CORVO	6270	11652.0	84	N
512	CALLE CORVO (GARAGE)	6271	11652.0	0	N
515	CALLE CORVO	1616	0.0	93	N
515	CALLE CORVO	16160	0.0	0	N
517	CALLE CORVO	6280	11655.0	84	N
517	CALLE CORVO (REAR)	0	655.1	0	N
518	CALLE CORVO	6290	11651.0	84	N
518	CALLE CORVO (GARAGE)	6291	11651.0	0	N
519	CALLE CORVO	6300	11656.0	84	C
520	CALLE CORVO	6310	11650.0	84	N
521	CALLE CORVO	6320	11657.0	84	C
521	CALLE CORVO (APARTMENT)	6321	11657.0	0	C
522	CALLE CORVO	6340	11649.0	84	N
523	CALLE CORVO	6350	11659.0	84	N
524	CALLE CORVO	6360	11648.0	84	N
526	CALLE CORVO	6370	11647.0	85	N
526	CALLE CORVO (GUEST)	6471	11647.0	0	N
528-530	CALLE CORVO	6400	11646.0	85	N
532	CALLE CORVO	6380	11646.0	85	N
532	CALLE CORVO (GARAGE)	6381	11646.0	0	N
536	CALLE CORVO	6390	11644.0	85	N
410	CAMINO CABRA	6590	11616.0	84	N
412	CAMINO CABRA	6600	11615.0	84	N
304	CAMINO CERRITO	6760	11643.0	84	N
304	CAMINO CERRITO (GARAGE)	6761	0.0	0	N

305	CAMINO CERRITO	6750	11642.0	84	N
309	CAMINO CERRITO	6770	11640.0	84	N
322A	CAMINO CERRITO	6730	11636.0	84	C
322½	CAMINO CERRITO	6710	11635.0	84	N
322½	CAMINO CERRITO	6780	11634.0	84	N
324	CAMINO CERRITO	6790	11641.0	84	C
324	CAMINO CERRITO (GARAGE)	6791	11641.0	0	C
328	CAMINO CERRITO	6800	11639.0	84	N
328	CAMINO CERRITO (GARAGE)	6801	11639.0	0	N
332	CAMINO CERRITO	6810	11638.0	84	C
332	CAMINO CERRITO (APARTMENT)	6811	11638.0	0	C
334	CAMINO CERRITO	37110	0.0	0	N
335	CAMINO CERRITO	6820	11631.0	84	C
336	CAMINO CERRITO	6830	11633.0	84	C
338	CAMINO CERRITO	6840	11632.0	84	N
340	CAMINO CERRITO	6850	11630.0	84	C
341	CAMINO CERRITO	6860	11628.0	84 96	C N
348	CAMINO CERRITO	6870	11627.0	84	C
348	CAMINO CERRITO (GARAGE)	6871	11627.0	0	C
348	CAMINO CERRITO (CHAPEL)	6872	0.0	0	C
348	CAMINO CERRITO (CHAPEL)	6872	11627.0	0	C
1000	CAMINO CERRITO (BLOCK)	6740	11637.0	84	N
1067	CAMINO CERRITO	6720	11629.0	84	N
409	CAMINO DE LAS ANIMAS	6900	1054.0	92	C
411	CAMINO DE LAS ANIMAS	37310	0.0	0	C
415	CAMINO DE LAS ANIMAS	6920	1055.0	92	N
417	CAMINO DE LAS ANIMAS	37320	0.0	0	N
419	CAMINO DE LAS ANIMAS	37330	0.0	0	N
425	CAMINO DE LAS ANIMAS	6930	1056.0	84	C
431	CAMINO DE LAS ANIMAS	6950	1057.0	84	N
446	CAMINO DE LAS ANIMAS	37340	0.0	0	N
457	CAMINO DE LAS ANIMAS	6990	1058.0	84	C
459	CAMINO DE LAS ANIMAS	7010	1059.0	84	C
465	CAMINO DE LAS ANIMAS	7020	1060.0	84	C
465	CAMINO DE LAS ANIMAS (GARAGE)	7021	1060.0	0	C
465	CAMINO DE LAS ANIMAS (GUEST)	7022	1060.0	0	C
507	CAMINO DE LAS ANIMAS	7030	1191.0	84	N
570	CAMINO DE LAS ANIMAS	7060	1189.0	84	N
570	CAMINO DE LAS ANIMAS	7050	1192.0	84	N

107-109	CAMINO DEL CAMPO	7080	13190.0	85	N
306	CAMINO DEL MONTE SOL	7090	11703.0	85	C
324	CAMINO DEL MONTE SOL	7100	11704.0	85	N
329	CAMINO DEL MONTE SOL	7110	11702.0	85	N
330	CAMINO DEL MONTE SOL	7120	11705.0	85	C
330½	CAMINO DEL MONTE SOL	7130	11476.0	84	C
330½G	CAMINO DEL MONTE SOL	7131	11476.0	0	C
332	CAMINO DEL MONTE SOL	7140	11706.0	85	N
338	CAMINO DEL MONTE SOL	7150	11707.0	85	N
793	CAMINO DEL PONIENTE	7700	97.0	91	C
815	CAMINO DEL PONIENTE	7720	96.0	91	N
827	CAMINO DEL PONIENTE	7690	95.0	91	N
317	CAMINO DELORA	7760	11621.0	83	N
320	CAMINO DELORA (SCHOOL)	7880	11623.0	83	N
311	CAMINO DELORA	7770	11622.0	83	C
320	CAMINO DELORA (GARAGE)	7781	0.0	0	N
320	CAMINO DELORA	7780	11624.0	83	N
414	CAMINO DELORA	7790	11625.0	83	N
415	CAMINO DELORA	7800	11626.0	83	N
409	CAMINO DON MIGUEL	7910	11519.0	84	N
409	CAMINO DON MIGUEL	7940	11520.0	84	N
409	CAMINO DON MIGUEL	7950	11524.0	84	N
409	CAMINO DON MIGUEL	7960	11518.0	84	N
409	CAMINO DON MIGUEL	7970	11523.0	84	N
409	CAMINO DON MIGUEL	7930	11523.0	84	N
411	CAMINO DON MIGUEL	7990	11522.0	84	N
423	CAMINO DON MIGUEL	8030	11525.0	84	N
433	CAMINO DON MIGUEL	8040	11526.0	84	N
445	CAMINO DON MIGUEL	8070	11528.0	84	N
447	CAMINO DON MIGUEL	8080	11531.0	84	N
447	CAMINO DON MIGUEL	7890	11529.0	84	N
447	CAMINO DON MIGUEL	8100	11532.0	84	C
447	CAMINO DON MIGUEL	8110	11533.0	84	C
449	CAMINO DON MIGUEL	8130	11530.0	84	N
451	CAMINO DON MIGUEL	8150	11535.0	84	N

451	CAMINO DON MIGUEL (APARTMENT)	8151	11535.0	0	N
453	CAMINO DON MIGUEL	8160	11536.0	84	C
463	CAMINO DON MIGUEL	8200	11537.0	84	C
465	CAMINO DON MIGUEL	8220	11538.0	84	N
467	CAMINO DON MIGUEL	8250	11540.0	84	N
467	CAMINO DON MIGUEL	8240	11539.0	84	C
475	CAMINO DON MIGUEL	8260	11541.0	84	N
479	CAMINO DON MIGUEL	8270	11542.0	84	N
483	CAMINO DON MIGUEL	8280	11543.0	84	N
483½	CAMINO DON MIGUEL	8290	11544.0	84	N
489	CAMINO DON MIGUEL	8310	11545.0	92	N
495	CAMINO DON MIGUEL	8330	11546.0	84	C
112	CAMINO ESCONDIDO	8380	11667.0	85	N
113	CAMINO ESCONDIDO	8390	11666.0	85	N
115-117	CAMINO ESCONDIDO	37510	0.0	0	C
117	CAMINO ESCONDIDO	8400	11668.0	85	N
121	CAMINO ESCONDIDO	8410	11669.0	85	N
121	CAMINO ESCONDIDO (GARAGE)	8411	11669.0	0	N
127	CAMINO ESCONDIDO	8420	11670.0	85	C
127B	CAMINO ESCONDIDO (APARTMENT)	8421	11670.0	0	C
130	CAMINO ESCONDIDO	8430	11672.0	85	C
131	CAMINO ESCONDIDO	8440	11671.0	0	C
131	CAMINO ESCONDIDO (GARAGE)	8441	11671.0	85	C
135	CAMINO ESCONDIDO	8450	11673.0	85	N
135	CAMINO ESCONDIDO (GARAGE)	8451	11673.0	0	N
138	CAMINO ESCONDIDO	8460	11674.0	85	C
140	CAMINO ESCONDIDO	8470	11678.0	85	N
141	CAMINO ESCONDIDO	37520	0.0	0	C
141	CAMINO ESCONDIDO (GARAGE)	37530	0.0	0	C
141	CAMINO ESCONDIDO (APARTMENT)	37530	0.0	0	C
143	CAMINO ESCONDIDO	2340	11696.0	85	N
143	CAMINO ESCONDIDO	43570	0.0	0	N
143	CAMINO ESCONDIDO (GARAGE)	43571	0.0	0	N
145	CAMINO ESCONDIDO	8480	11676.0	85	N
147	CAMINO ESCONDIDO	8490	11677.0	85	N
990	CAMINO SAN ACACIO	37920	0.0	0	N
1000	CAMINO SAN ACACIO	37810	0.0	0	N
1001½	CAMINO SAN ACACIO	37820	0.0	0	N
1002	CAMINO SAN ACACIO	37830	0.0	0	C

1005	CAMINO SAN ACACIO	8730	11548.0	84	C
1013	CAMINO SAN ACACIO	8780	11549.0	84	C
1021	CAMINO SAN ACACIO	8790	11550.0	84	C
1027	CAMINO SAN ACACIO	8800	11027.0	84	C
1031	CAMINO SAN ACACIO	8810	11585.0	84	C
1045	CAMINO SAN ACACIO (GUEST)	37841	0.0	0	N
1045	CAMINO SAN ACACIO (REAR)	9170	11890.0	84	N
1045½	CAMINO SAN ACACIO	8860	11589.0	84	N
1045½	CAMINO SAN ACACIO	37840	0.0	0	N
1045A	CAMINO SAN ACACIO	8850	0.0	0	N
1045B	CAMINO SAN ACACIO	37850	0.0	0	N
1047A	CAMINO SAN ACACIO	37860	0.0	0	N
1047B	CAMINO SAN ACACIO	37870	0.0	0	N
1047C	CAMINO SAN ACACIO	37880	0.0	0	N
1049-1051	CAMINO SAN ACACIO	9160	11593.0	84	C
1061	CAMINO SAN ACACIO	42960	0.0	0	N
1061	CAMINO SAN ACACIO (REAR)	42961	0.0	0	N
1061	CAMINO SAN ACACIO (GUEST)	42691	0.0	0	N
1061	CAMINO SAN ACACIO	8890	11596.0	84	C
1063	CAMINO SAN ACACIO	8900	11597.0	84	C
1063	CAMINO SAN ACACIO (GARAGE)	8901	11597.0	0	C
1105	CAMINO SAN ACACIO	8980	11603.0	84	N
1130	CAMINO SAN ACACIO	9000	408.0	84	N
1131	CAMINO SAN ACACIO	9010	11607.0	84	N
1132	CAMINO SAN ACACIO	9020	407.0	84	N
1132	CAMINO SAN ACACIO (GARAGE)	9022	407.0	0	N
1132½	CAMINO SAN ACACIO	9021	407.0	0	N
1142	CAMINO SAN ACACIO	37900	0.0	0	N
1143	CAMINO SAN ACACIO	9030	11608.0	84	C
1145	CAMINO SAN ACACIO	9040	11610.0	84	C
1145½	CAMINO SAN ACACIO	9050	11609.0	84	N
1147	CAMINO SAN ACACIO	9060	11612.0	84	N
1147½	CAMINO SAN ACACIO	9070	11611.0	84	N
1148	CAMINO SAN ACACIO	36030	0.0	0	N
1148	CAMINO SAN ACACIO	9080	405.0	84	N
1148	CAMINO SAN ACACIO (GARAGE)	9081	405.0	0	N
1148½	CAMINO SAN ACACIO	9090	406.0	84	N
1149	CAMINO SAN ACACIO	9100	11613.0	84	C
1150	CAMINO SAN ACACIO	9110	404.0	84	N
1152	CAMINO SAN ACACIO	37910	0.0	0	N
1163	CAMINO SAN ACACIO	9120	11614.0	84	C
1164	CAMINO SAN ACACIO	9130	403.0	83	N
1170	CAMINO SAN ACACIO	9140	402.0	83	N

1170½	CAMINO SAN ACACIO	9150	401.0	83	C
1170½	CAMINO SAN ACACIO	9151	401.0	0	C
500	CAMINO SIN NOMBRE	9470	11562.0	84	N
501	CAMINO SIN NOMBRE	9480	11563.0	84	C
502	CAMINO SIN NOMBRE	9490	11561.0	84	N
502½	CAMINO SIN NOMBRE	9500	11560.0	84	N
503	CAMINO SIN NOMBRE	9510	11564.0	84	C
504	CAMINO SIN NOMBRE	9520	11559.0	84	C
505	CAMINO SIN NOMBRE	9530	11565.0	84	N
506	CAMINO SIN NOMBRE	9540	11558.0	84	N
507A	CAMINO SIN NOMBRE	9620	11567.0	84	N
507½	CAMINO SIN NOMBRE	9550	11566.0	84	N
508	CAMINO SIN NOMBRE	9560	11557.0	84	N
508½	CAMINO SIN NOMBRE	9570	11556.0	84	N
509	CAMINO SIN NOMBRE	38180	0.0	0	N
510	CAMINO SIN NOMBRE	9580	11555.0	84	N
511	CAMINO SIN NOMBRE	9590	11570.0	84	C
512	CAMINO SIN NOMBRE	9610	11554.0	84	N
104	CANDELARIO	9640	13128.0	85	N
106	CANDELARIO	9650	13105.0	85	N
108	CANDELARIO	9660	13106.0	85	N
109	CANDELARIO	9670	3127.0	85	N
110	CANDELARIO	9680	13107.0	85	N
114	CANDELARIO	9690	13108.0	85	N
115	CANDELARIO	9700	3126.0	85	N
117	CANDELARIO	9710	3125.0	85	N
121	CANDELARIO	9720	3124.0	85	N
123	CANDELARIO	9730	3123.0	85	C
126	CANDELARIO	9740	13109.0	85	N
128	CANDELARIO	9750	13110.0	85	N
129	CANDELARIO	9760	3122.0	85	C
130	CANDELARIO	9770	13111.0	85	N
134	CANDELARIO	9780	13112.0	85	N
135	CANDELARIO	9790	3121.0	85	C
136	CANDELARIO	9800	13113.0	85	N
139	CANDELARIO	9810	3120.0	85	N
140A-C	CANDELARIO	9870	13114.0	85	N
144	CANDELARIO	9820	13115.0	85	N

147	CANDELARIO	9830	3119.0	85	N
149	CANDELARIO	9840	3118.0	85	N
150½	CANDELARIO	9850	13116.0	85	N
152	CANDELARIO	9860	13117.0	85	N
200	CANYON ROAD (REAR)	10020	11198.0	84	C
201	CANYON ROAD	10030	11199.0	84	C
201	CANYON ROAD (GUEST)	10031	11199.0	0	C
202	CANYON ROAD	10040	11200.0	84	C
221	CANYON ROAD	10050	11201.0	84	N
223	CANYON ROAD	10070	11203.0	92	N
223B	CANYON ROAD	15400	11202.0	84	N
225	CANYON ROAD	10060	11205.0	84	N
225#3-4	CANYON ROAD	38400	0.0	0	N
225#5-9	CANYON ROAD	38440	0.0	0	N
225#11	CANYON ROAD	38430	0.0	0	N
225#15-16	CANYON ROAD	38420	0.0	0	N
225#18-19	CANYON ROAD	38410	0.0	0	N
233	CANYON ROAD	38450	0.0	0	C
400	CANYON ROAD	10080	11207.0	92	C
400	CANYON ROAD (REAR)	10081	11207.1	92	N
403	CANYON ROAD	10090	11206.0	92	C
403	CANYON ROAD	12330	11711.0	92	C
403	CANYON ROAD (REAR)	38460	0.0	0	C
409	CANYON ROAD	10100	11208.0	84	C
414#1	CANYON ROAD	12270	11209.0	92	C
415	CANYON ROAD	10110	11210.0	84	C
418	CANYON ROAD	10120	11211.0	84	C
418	CANYON ROAD (REAR)	10121	11211.0	0	C
419	CANYON ROAD	10130	11212.0	84	N
421-423	CANYON ROAD	12340	11213.0	84	C
424	CANYON ROAD	10140	11214.0	84	C
500	CANYON ROAD	38470	0.0	0	N
503	CANYON ROAD	10150	11272.0	84	C
513	CANYON ROAD	10160	11273.0	84	C
519	CANYON ROAD	10170	11275.0	84	C
519	CANYON ROAD (GUEST)	10171	11275.0	0	N
523	CANYON ROAD	10180	11299.0	84	N
524-526	CANYON ROAD	12350	11276.0	84	C
530-532	CANYON ROAD	12360	11277.0	84	C
540	CANYON ROAD	10190	11278.0	84	C
540	CANYON ROAD (GUEST)	10191	11278.0	0	C

540	CANYON ROAD (GUEST)	10192	11278.0	0	C
544	CANYON ROAD	10200	11283.0	84	C
544	CANYON ROAD (STUDIO)	10201	11283.0	0	C
545	CANYON ROAD	10210	11279.0	93	C
545	CANYON ROAD (GARAGE)	10211	11279.0	0	C
545	CANYON ROAD (GARAGE)	10212	11279.0	93	C
545#8	CANYON ROAD	12300	11288.0	84	C
545#9	CANYON ROAD	12310	11287.0	84	C
546	CANYON ROAD	10220	11202.0	84	N
550	CANYON ROAD	10230	11280.0	84	C
551	CANYON ROAD	10240	11286.0	84	N
552	CANYON ROAD	10250	11281.0	84	N
552	CANYON ROAD (APARTMENT)	10251	11281.0	0	N
553	CANYON ROAD	10260	11285.0	93	C
554	CANYON ROAD	10270	11284.0	84	N
555	CANYON ROAD	10280	11290.0	84	C
558	CANYON ROAD	10290	11291.0	84	C
558	CANYON ROAD (STUDIO)	10291	11291.0	0	C
600	CANYON ROAD	10300	11298.0	84	N
600	CANYON ROAD	10320	11296.0	84	N
600	CANYON ROAD	10330	11294.0	84	N
600	CANYON ROAD	10310	11297.0	84	N
601	CANYON ROAD	10340	11292.0	84	C
602	CANYON ROAD	10350	11293.0	93	C
604A	CANYON ROAD	10381	0.0	0	C
608	CANYON ROAD	10360	11295.0	84	N
610	CANYON ROAD	10390	11299.0	93	C
610	CANYON ROAD	10370	11300.0	84	N
610	CANYON ROAD	10380	11301.0	84	N
613	CANYON ROAD	10420	11303.0	84	C
613	CANYON ROAD	10410	11302.0	84	N
613	CANYON ROAD	10430	11304.0	84	C
613	CANYON ROAD	10400	11302.0	84	N
616	CANYON ROAD	10440	11313.0	84	N
616	CANYON ROAD	10450	11308.0	93	C
616C	CANYON ROAD	12440	11309.0	84	N
616½	CANYON ROAD	10460	11310.0	84	N
617	CANYON ROAD	10470	11307.0	84	C
617	CANYON ROAD	10480	11305.0	84	C
619	CANYON ROAD	10490	11306.0	84	C
620	CANYON ROAD	38480	0.0	0	C
621	CANYON ROAD	10500	11311.0	84	C
622	CANYON ROAD	9890	11312.0	84	C

622#1	CANYON ROAD	10510	0.0	84	C
622#2	CANYON ROAD	26350	0.0	84	C
622B	CANYON ROAD	12420	11315.0	84	N
622C	CANYON ROAD	12450	11316.0	84	N
622½	CANYON ROAD	10520	11317.0	84	N
622½B	CANYON ROAD	38490	0.0	0	N
624	CANYON ROAD	10530	11318.0	84	N
626	CANYON ROAD	10540	11320.0	84	C
626	CANYON ROAD (REAR)	12500	11319.0	84	N
626	CANYON ROAD (APARTMENT)	10541	11320.0	0	C
630	CANYON ROAD	10550	11321.0	84	C
634	CANYON ROAD	10560	11322.0	84	C
634	CANYON ROAD (REAR)	10561	0.0	0	C
640	CANYON ROAD	10570	11323.0	84	C
641	CANYON ROAD	10580	11693.0	85	N
641	CANYON ROAD (GARAGE)	10581	11693.0	0	N
641	CANYON ROAD	10590	11692.0	85	N
644	CANYON ROAD	10610	11326.0	84	N
644	CANYON ROAD	10660	11329.0	84	N
644	CANYON ROAD	10600	11330.0	84	N
644	CANYON ROAD	10650	11324.0	84	C
644	CANYON ROAD	10630	11328.0	84	N
644	CANYON ROAD	10620	11327.0	84	N
644	CANYON ROAD	10640	11325.0	84	N
650	CANYON ROAD	10670	11332.0	84	C
651	CANYON ROAD	10680	11331.0	84	N
652	CANYON ROAD	10690	11333.0	84	N
653	CANYON ROAD	10710	11334.0	84	N
653	CANYON ROAD	38720	0.0	0	N
653	CANYON ROAD	10700	11336.0	84	N
653	CANYON ROAD	10720	11335.0	84	N
656	CANYON ROAD	10740	11337.0	84	C
656½	CANYON ROAD	0	11337.1	92	N
662	CANYON ROAD	10750	11339.0	84	C
662	CANYON ROAD	9900	11339.0	84	C
662	CANYON ROAD (REAR)	12510	11338.0	84	N
663	CANYON ROAD	10760	11340.0	93	C
667	CANYON ROAD	10770	11341.0	84	C
668	CANYON ROAD	10780	11343.0	84	C
668½	CANYON ROAD	38500	0.0	0	C
669	CANYON ROAD	10790	11342.0	84	C
670	CANYON ROAD	10800	11344.0	84	C
701	CANYON ROAD	10810	11345.0	84	N

702	CANYON ROAD	38510	0.0	0	C
702½	CANYON ROAD	10820	11348.0	84	N
706	CANYON ROAD	10830	11349.0	84	C
707	CANYON ROAD	10840	11346.0	84	N
708	CANYON ROAD	10850	11351.0	84	N
708	CANYON ROAD	10860	11350.0	84	N
708#2-13	CANYON ROAD	38520	0.0	0	N
708#12	CANYON ROAD	38530	0.0	0	N
710	CANYON ROAD	10870	11352.0	84	C
710	CANYON ROAD	10880	515.0	84	C
713	CANYON ROAD	10890	11353.0	84	C
713	CANYON ROAD	38580	0.0	0	N
713½	CANYON ROAD	38540	0.0	0	N
714-716	CANYON ROAD	12370	11354.0	84	C
717	CANYON ROAD	10900	11355.0	84	C
717½	CANYON ROAD	10910	11356.0	84	N
717½	CANYON ROAD	10911	11456.0	0	N
720	CANYON ROAD	10730	11357.0	84	C
722	CANYON ROAD	10920	11358.0	84	C
724	CANYON ROAD	10930	11359.0	93	C
725	CANYON ROAD	10940	11360.0	84	C
725½	CANYON ROAD	10950	11361.0	84	N
727-731	CANYON ROAD	12380	11365.0	84	N
728	CANYON ROAD	10960	11362.0	84	C
728	CANYON ROAD (REAR)	12520	11363.0	84	C
728½	CANYON ROAD	10970	11364.0	84	C
800	CANYON ROAD (BLOCK)	10010	11368.0	83	N
802-806	CANYON ROAD	12390	11366.0	84	C
803	CANYON ROAD	42980	0.0	0	N
812	CANYON ROAD	10980	11367.0	84	C
820	CANYON ROAD	10990	11369.0	84	C
821	CANYON ROAD	11000	11371.0	84	N
822	CANYON ROAD	11010	11370.0	93	C
824	CANYON ROAD	9960	11373.0	83	C
824	CANYON ROAD/808½	12480	11372.0	93	C
826	CANYON ROAD	11020	11375.0	84	C
826	CANYON ROAD (GUEST)	11021	0.0	0	C
830	CANYON ROAD	11030	11376.0	84	C
830	CANYON ROAD (REAR)	9990	11374.0	83	N
834	CANYON ROAD	11040	11377.0	84	C
836	CANYON ROAD	11050	11379.0	84	N
901	CANYON ROAD	11060	11378.0	84	N
906	CANYON ROAD	11070	11380.0	84	C

906	CANYON ROAD (APARTMENT)	11071	11380.0	0	C
906	CANYON ROAD (APARTMENT)	11072	11380.0	0	C
907	CANYON ROAD	11080	11381.0	84	C
907½	CANYON ROAD	38550	0.0	0	N
908½	CANYON ROAD	38560	0.0	0	N
909	CANYON ROAD	11090	11384.0	84	C
912	CANYON ROAD	11100	11382.0	84	C
914	CANYON ROAD	11110	11383.0	84	N
917	CANYON ROAD	11120	11385.0	84	C
917½	CANYON ROAD	38570	0.0	0	C
917½	CANYON ROAD	11121	0.0	0	C
922	CANYON ROAD	11130	11386.0	84	C
923	CANYON ROAD	11140	11387.0	84	N
924	CANYON ROAD	11150	11389.0	84	N
924	CANYON ROAD	340	0.0	84	N
924#4	CANYON ROAD	12280	11393.0	84	C
924#5	CANYON ROAD	12290	11394.0	84	C
924#6-7	CANYON ROAD	12540	11395.0	84	C
924#9	CANYON ROAD	12550	11392.0	84	N
924#8-9	CANYON ROAD (STUDIO)	12551	11392.0	0	N
924½	CANYON ROAD	11160	11391.0	84	C
925	CANYON ROAD	11170	11390.0	84	N
927	CANYON ROAD	11180	11396.0	84	N
927	CANYON ROAD (GARAGE)	11181	11396.0	0	N
942	CANYON ROAD	11190	11397.0	84	C
943	CANYON ROAD	11200	11398.0	84	N
944	CANYON ROAD	11210	11399.0	84	N
945	CANYON ROAD	11220	11400.0	84	N
945	CANYON ROAD (APARTMENT)	11221	11400.0	0	N
950	CANYON ROAD	11230	11402.0	84	C
988	CANYON ROAD	11240	11403.0	84	N
992B	CANYON ROAD	11261	11405.0	0	N
1000	CANYON ROAD	11250	11404.0	84	N
1002	CANYON ROAD	11270	11409.0	84	C
1002½	CANYON ROAD	11280	11408.0	84	N
1002½A	CANYON ROAD	9920	11407.0	83	N
1002½B	CANYON ROAD	9930	11406.0	83	N
1003	CANYON ROAD	11290	11410.0	84	N
1004	CANYON ROAD (REAR)	9970	11414.0	83	N
1005	CANYON ROAD	11300	11411.0	84	C
1008	CANYON ROAD	11310	11413.0	84	C
1008#1	CANYON ROAD (REAR)	12530	11415.0	83	C
1008½	CANYON ROAD	38190	0.0	0	N

1009	CANYON ROAD	11320	11417.0	93	C
1010	CANYON ROAD	19500	11412.0	84	C
1014	CANYON ROAD	11330	11418.0	84	C
1015	CANYON ROAD	11340	11419.0	84	C
1017	CANYON ROAD	11350	11420.0	84	N
1018	CANYON ROAD	11360	11421.0	84	C
1018½	CANYON ROAD	11370	11425.0	84	N
1018B	CANYON ROAD	12470	11422.0	84	N
1018C	CANYON ROAD	12490	11423.0	84	N
1018D	CANYON ROAD	12460	11424.0	84	N
1020	CANYON ROAD	11380	11426.0	84	N
1020A	CANYON ROAD	11391	0.0	0	N
1020B	CANYON ROAD	11392	0.0	0	N
1025	CANYON ROAD	11390	11427.0	84	C
1027	CANYON ROAD	11400	11428.0	84	N
1036	CANYON ROAD	11410	11429.0	84	C
1103	CANYON ROAD	11420	11430.0	84	C
1104	CANYON ROAD	11430	11431.0	84	C
1106-1108	CANYON ROAD	12320	11432.0	84	C
1107	CANYON ROAD	11440	11433.0	84	C
1117	CANYON ROAD	11450	11444. 0	92	N
1119	CANYON ROAD	11460	11446.0	84	N
1120	CANYON ROAD	11470	11445.0	84	C
1125	CANYON ROAD	11480	11447.0	84	N
1132	CANYON ROAD	11490	11448.0	84	C
1134	CANYON ROAD	9940	450.0	83	N
1136	CANYON ROAD	11500	11449.0	84	N
1142	CANYON ROAD	38210	0.0	0	N
1144	CANYON ROAD	11520	11454.0	84	N
1144	CANYON ROAD	11521	11454.0	0	N
1144	CANYON ROAD	10000	453.0	83	N
1144	CANYON ROAD	11510	11455.0	84	C
1144A	CANYON ROAD	9950	452.0	83	C
1144A	CANYON ROAD	11522	0.0	0	N
1144B	CANYON ROAD	9980	451.0	83	N
1150	CANYON ROAD	11530	11456.0	84	N
237	CASADOS	12600	13439.0	85	C
237	CASADOS (GARAGE)	12601	13439.0	0	C
244	CASADOS	12610	13428.0	85	N
245	CASADOS	12620	13437.0	85	N
245	CASADOS (APARTMENT)	12621	13437.0	0	N

245½	CASADOS	12630	13438.0	85	C
246	CASADOS	12640	13429.0	85	N
246½	CASADOS	12650	13430.0	85	N
247	CASADOS	12660	13435.0	85	N
247½	CASADOS	12670	13436.0	85	C
249	CASADOS	12680	13433.0	85	N
249½	CASADOS	12690	13434.0	85	N
250	CASADOS	12700	13431.0	85	C
250	CASADOS (GARAGE)	12701	13431.0	0	C
252	CASADOS	12710	13432.0	85	N
232	CASTILLO PLACE	12720	10393.0	85	C
328	CASTILLO PLACE	28310	0.0	85	N
622	CASTILLO PLACE	12730	10394.0	85	C
50-62	CATHEDRAL PLACE	12780	10461.0	85	C
131	CATHEDRAL PLACE	12750	10357.0	85	N
131	CATHEDRAL PLACE (OFFICE)	12751	10357.0	0	N
213	CATHEDRAL PLACE	12740	10351.0	95	C
213	CATHEDRAL PLACE	12760	10351.0	85	C
219	CATHEDRAL PLACE	12790	10350.0	84	N
223	CATHEDRAL PLACE	12770	10352.0	85	C
103	CATRON	12800	10092.0	84	N
103	CATRON (APARTMENT)	43280	0.0	0	N
103	CATRON (APARTMENT)	43250	0.0	0	N
103	CATRON (APARTMENT)	43310	0.0	0	N
103	CATRON (APARTMENT)	43270	0.0	0	N
103	CATRON (APARTMENT)	43350	0.0	0	N
103	CATRON (APARTMENT)	43340	0.0	0	N
103	CATRON (APARTMENT)	43290	0.0	0	N
103	CATRON (APARTMENT)	43330	0.0	0	N
103	CATRON (APARTMENT)	43260	0.0	0	N
103	CATRON (APARTMENT)	43320	0.0	0	N
103	CATRON (APARTMENT)	43420	0.0	0	N
109	CATRON	12810	10088.0	84	N
111	CATRON	12820	10087.0	84	N
302	CATRON	12830	10086.0	84	N
306	CATRON	12840	10084.0	84	C
306	CATRON (APARTMENT)	12841	10084.0	0	C

308	CATRON	12850	10083.0	84	C
310	CATRON	12860	10082.0	84	N
312	CATRON	12870	10081.0	84	N
420	CATRON	43510	0.0	0	N
109½	CATRON LANE	12880	10091.0	84	N
111½	CATRON LANE	12890	10090.0	84	N
113½	CATRON LANE	12900	10089.0	84	N
2	CERRO GORDO	13240	12405.0	85	C
2	CERRO GORDO (CASITA)	13241	0.0	0	C
2	CERRO GORDO (GARAGE)	13242	0.0	0	C
2	CERRO GORDO (SHOP)	13243	0.0	0	C
2	CERRO GORDO (STABLE)	13244	0.0	0	C
2	CERRO GORDO (STABLE)	13245	0.0	0	C
2	CERRO GORDO (CHAPEL)	13246	0.0	0	C
1116	CERRO GORDO	13250	12404.0	85	N
1136	CERRO GORDO	13260	12403.0	85	C
1140	CERRO GORDO	13280	12401.0	85	C
1140	CERRO GORDO (REAR)	14600	12402.0	85	C
1148/1150	CERRO GORDO	14430	12399.0	85	C
1152	CERRO GORDO	38620	0.0	0	N
22	CHAPELLE	14620	10044.0	84	N
24-26	CHAPELLE	14680	10045.0	84	C
202	CHAPELLE	14630	10020.0	84	C
202	CHAPELLE (APARTMENT)	14631	10020.0	0	N
202	CHAPELLE (GARAGE)	14632	10020.0	0	C
206	CHAPELLE	14640	10021.0	92	C
209-211	CHAPELLE	14670	10024.0	84	C
210	CHAPELLE	14650	10022.0	84	C
212	CHAPELLE	14660	10023.0	84	C
101-103	CIENEGA	14710	10378.0	85	N
105	CIENEGA	14690	10377.0	85	N
107	CIENEGA	14700	10376.0	85	N
809	CLEVELAND	14720	13490.0	85	N

812	CLEVELAND	14730	13493.0	85	N
812	CLEVELAND (GARAGE)	14730	13493.0	0	N
815	CLEVELAND	14740	13491.0	85	C
815	CLEVELAND (GARAGE)	14741	13491.0	0	C
817	CLEVELAND	14750	13492.0	85	C
201	CLOSSON	14760	13325.0	85	C
206	CLOSSON/606 ALTO	14940	13319.0	85	C
207	CLOSSON	14T70	13326.0	85	C
207	CLOSSON (APARTMENT)	14771	13326.0	0	C
217	CLOSSON	14780	13327.0	85	C
220½	CLOSSON	14790	13320.0	85	N
221	CLOSSON	14800	13328.0	85	C
221½	CLOSSON	14810	13329.0	85	N
222	CLOSSON	14820	13321.0	85	N
223	CLOSSON	14830	13330.0	85	C
223	CLOSSON (GARAGE)	14831	13330.0	0	C
224	CLOSSON	14840	13322.0	85	N
227	CLOSSON	14850	13331.0	85	C
227½	CLOSSON	14860	13332.0	85	N
231	CLOSSON	14870	13332.0	85	N
240	CLOSSON	14880	13323.0	85	C
240	CLOSSON (APARTMENT)	14881	13223.0	0	C
242	CLOSSON	14890	13324.0	85	N
242	CLOSSON (BUILDING)	14891	13324.0	0	N
243	CLOSSON	14900	13333.0	85	N
245	CLOSSON	14910	13334.0	85	N
247/247½	CLOSSON	14920	13335.0	85	N
249	CLOSSON	38960	0.0	0	N
250A-E	CLOSSON	14930	13336.0	85	C
1107	CRISTO REY	15350	11619.0	93	C
1107	CRISTO REY	15360	11620.0	84	C
1130	CRISTO REY	15370	11617.0	84	N
1150	CRISTO REY	15380	11618.0	84	C
7	CROSS STREET	15390	127.0	82	N
109	DANIEL STREET	15410	13145.0	85	N

110	DANIEL STREET	15420	13446.0	85	N
112	DANIEL STREET	15430	13447.0	85	N
123	DANIEL STREET	15440	13016.0	85	C
125	DANIEL STREET	15450	13015.0	85	C
125	DANIEL STREET (GARAGE)	15451	13015.0	0	C
130	DANIEL STREET	15460	13017.0	85	C
130	DANIEL STREET	15470	13018.0	85	N
132	DANIEL STREET	15480	13019.0	85	C
136	DANIEL STREET	15490	13020.0	85	N
137	DANIEL STREET	15500	13013.0	85	C
140	DANIEL STREET	15510	13021.0	85	C
141A-B	DANIEL STREET	15540	13014.0	85	C
142	DANIEL STREET	15520	13022.0	85	C
147	DANIEL STREET	15530	13012.0	85	N
126	E. DE VARGAS	15550	10245.0	93	C
127	E. DE VARGAS	15560	10605.0	85	N
128	E. DE VARGAS	15580	10246.0	93	C
129	E. DE VARGAS	15831	10246.1	85	N
129	E. DE VARGAS	39130	0.0	0	N
130	E. DE VARGAS	15590	10247.0	~~84~~ 98	~~N~~ C
130½	E. DE VARGAS	15600	10248.0	~~84~~ 98	~~N~~ C
130½	E. DE VARGAS (GARAGE)	15601	10248.0	0	N
131	E. DE VARGAS	15610	10249.0	84	N
131-135	E. DE VARGAS	15830	10607.0	93	C
132	E. DE VARGAS	15620	10251.0	93	C
132B-C	E. DE VARGAS	15610	0.0	84	N
134	E. DE VARGAS	15630	10252.0	84	N
141	E. DE VARGAS	15640	10608.0	85	C
142	E. DE VARGAS	15650	10253.0	84	N
147-149	E. DE VARGAS	15840	10609.0	93	C
150#1	E. DE VARGAS	15660	0	84	N
150#2-6	E. DE VARGAS	15671	0	0	N
150#8	E. DE VARGAS	15670	10255.0	85	C
150#9-10	E. DE VARGAS	15672	0	0	N
151	E. DE VARGAS	15680	10610.0	85	C
152	E. DE VARGAS	15690	10646.0	85	N
152	E. DE VARGAS (GARAGE)	15691	10646.0	0	N
153	E. DE VARGAS	15700	10611.0	85	C
156	E. DE VARGAS	39140	0.0	0	C
209-215	E. DE VARGAS	15850	10616.0	93	C
217	E. DE VARGAS	15710	10618.0	85	C

225	E. DE VARGAS	15720	10617.0	85	C
235	E. DE VARGAS	15730	10619.0	85	C
237	E. DE VARGAS	15740	10620.0	93	C
239	E. DE VARGAS	15750	10621.0	85	C
239	E. DE VARGAS (GARAGE)	15751	10621.0	0	C
301	E. DE VARGAS	39150	0.0	0	C
327	E. DE VARGAS	15760	10624.0	93	C
331-337	E. DE VARGAS	15860	10625.0	85	N
352	E. DE VARGAS	15780	11193.0	83	C
352	E. DE VARGAS (GUEST)	15781	11193.0	0	C
355	E. DE VARGAS	15790	11194.0	83	C
357	E. DE VARGAS	15800	11195.0	84	C
357½	E. DE VARGAS	15810	11196.0	84	C
360	E. DE VARGAS	15820	11197.0	84	C
361	E. DE VARGAS/233 CANYON RD	15870	11204.0	84	C
200	W. DE VARGAS (BLOCK)	15900	10224.0	84	N
301	W. DE VARGAS	15880	10211.0	84	N
204	DEFOURI STREET (SOUTH)	15950	13441.0	85	C
204	DEFOURI STREET (NORTH)	15960	13440.0	85	C
206	DEFOURI STREET	15910	13442.0	85	N
212-214	DEFOURI STREET	15940	13445.0	85	C
218	DEFOURI STREET	15920	13443.0	85	C
228	DEFOURI STREET	15930	13444.0	85	C
109	DELGADO	15970	12348.0	85	C
110	DELGADO	15990	12099.0	85	C
110	DELGADO	16000	12101.0	85	N
110	DELGADO	15980	12100.0	85	C
111-113	DELGADO	16610	12347.0	85	C
115	DELGADO	16010	12346.0	85	C
119	DELGADO	16020	12345.0	85	N
120	DELGADO	16030	12098.0	85	C
120	DELGADO (GARAGE)	16031	12098.0	0	C
122	DELGADO	16040	12097.0	85	N
123	DELGADO	16050	12344.0	85	N
124	DELGADO	16060	12096.0	85	N
124	DELGADO (GARAGE)	16061	12096.0	0	N
204	DELGADO	16070	11215.0	84	C
205	DELGADO	16080	11216.0	93	C
	Delgado Street Bridge		44130.0	95	C

205	DELGADO (APARTMENT)	16081	11216.0	93	C
207	DELGADO	16090	11217.0	84	C
207	DELGADO (GARAGE)	16090	11217.0	0	C
208	DELGADO	16100	11219.0	84	N
208	DELGADO (BUILDING)	16101	11219.0	0	N
208	DELGADO (BUILDING)	16102	11219.0	0	N
208A-B	DELGADO	16660	11218.0	84	N
209	DELGADO	16110	11220.0	84	C
209½/211	DELGADO	16600	11221.0	84	C
210	DELGADO	16120	11223.0	84	C
210	DELGADO (GARAGE)	16121	11223.0	0	C
210½	DELGADO	16130	11224.0	84	C
211½	DELGADO	16140	11222.0	84	C
219	DELGADO	16150	11225.0	84	C
219½	DELGADO	39160	0.0	0	N
219½A	DELGADO	16620	11226.0	84	N
219½B	DELGADO	16630	11227.0	84	N
219½C	DELGADO	16650	11228.0	84	N
222	DELGADO	16170	11232.0	84	N
225	DELGADO	16180	11231.0	84	N
225½	DELGADO	16190	11230.0	84	N
225½B	DELGADO	16640	11229.0	84	C
225½B	DELGADO (GARAGE)	16641	11229.0	84	C
231	DELGADO	16200	11233.0	84	C
231	DELGADO (GARAGE)	16201	11233.0	0	C
231½	DELGADO	16210	11237.0	84	N
233	DELGADO	16220	11235.0	84	C
233½	DELGADO	16230	11236.0	84	N
235	DELGADO	16240	11234.0	84	C
236	DELGADO	16250	11238.0	84	C
238	DELGADO	16260	11239.0	84	N
241	DELGADO	16270	11240.0	84	C
304	DELGADO	16280	11241.0	84	C
306	DELGADO	16290	11242.0	84	C
309	DELGADO	16300	11244.0	84	C
310	DELGADO	16310	11243.0	84	C
314	DELGADO	16320	11245.0	84	C
318	DELGADO	16330	11246.0	84	C
318	DELGADO (GARAGE)	16331	11246.0	0	C
320	DELGADO	16340	11247.0	84	C
322	DELGADO	16350	11249.0	84	C
322	DELGADO (GARAGE)	16351	11249.0	0	C
325	DELGADO	16360	11248.0	84	N

326	DELGADO	16370	11250.0	84	C
326	DELGADO (GARAGE)	16371	11250.0	0	C
327	DELGADO	16380	11251.0	84	C
327	DELGADO (GUEST)	16381	11251.0	0	C
328	DELGADO	16390	11252.0	84	C
329	DELGADO	16400	11253.0	84	C
329	DELGADO (GUEST)	16401	11253.0	0	C
330	DELGADO	16410	11254.0	~~84~~ 98	~~C~~ N
332	DELGADO (FRONT)	16431	11261.0	0	N
332	DELGADO (REAR)	16420	11260.0	84	C
332½	DELGADO	16430	11261.0	84	N
333	DELGADO	16440	11262.0	84	C
333	DELGADO (REAR)	16441	0.0	0	C
333	DELGADO (GARAGE)	16442	11262.0	0	C
334	DELGADO	16450	11264.0	84	C
335	DELGADO	16460	11263.0	84	C
335½	DELGADO	39170	0.0	0	N
336	DELGADO	16470	11266.0	84	C
339	DELGADO	16480	11268.0	84	C
339½	DELGADO	39180	0.0	0	C
340	DELGADO	16490	11267.0	84	C
343	DELGADO	16500	11269.0	84	C
345	DELGADO	16510	11271.0	84	C
350	DELGADO	16520	11270.0	92	N
350	DELGADO (GARAGE)	16521	11270.0	0	N
530	DOLORES STREET	16670	0.0	85	N
531	DOLORES STREET	16680	13068.0	85	N
531	DOLORES STREET (GUEST)	16681	13068.0	0	N
538	DOLORES STREET	16690	13069.0	85	C
539	DOLORES STREET	16700	13068.0	85	N
615	DON FELIX	17670	13341.0	82	C
616	DON FELIX	17680	13352.0	85	C
616½	DON FELIX	17690	13353.0	85	C
617	DON FELIX	17700	13342.0	85	C
617	DON FELIX (REAR)	17710	13343.0	85	N
618	DON FELIX	17720	13354.0	85	N
619	DON FELIX	39220	0.0	0	N
621	DON FELIX	17730	13344.0	85	N
625	DON FELIX	17740	13345.0	85	N

625	DON FELIX (REAR)	17850	13346.0	85	N
628	DON FELIX	17750	13355.0	85	C
630	DON FELIX	17760	13356.0	85	C
630	DON FELIX (GARAGE)	17761	0.0	0	C
631	DON FELIX	17770	13347.0	85	C
631	DON FELIX (APARTMENT)	17771	13347.0	0	C
702	DON FELIX	17780	13357.0	85	C
702	DON FELIX (GARAGE)	1778	13357.0	0	C
703	DON FELIX	17790	13348.0	92	N
703	DON FELIX (GARAGE)	17791	13348.0	0	N
708/708½	DON FELIX	17840	13359.0	85	C
709	DON FELIX	27830	0.0	0	C
709	DON FELIX	27831	0.0	0	C
709	DON FELIX (GARAGE)	27832	0.0	0	C
709	DON FELIX	17800	13349.0	85	N
710	DON FELIX	17810	13479.0	85	C
713	DON FELIX	17820	13350.0	85	C
717	DON FELIX	17830	13351.0	85	N
110-112	DON GASPAR	18490	301.0	84	C
114-118	DON GASPAR	18500	10300.0	84	N
115-121	DON GASPAR	18510	10302.0	84	C
120	DON GASPAR/123 W. WATER	18450	10299.0	84	C
210	DON GASPAR	17860	10317.0	84	C
227	DON GASPAR	17870	10314.0	84	N
227	DON GASPAR	17880	10315.0	84	N
227-229	DON GASPAR	18520	10313.0	84	N
234	DON GASPAR	17890	10218.0	84	N
235	DON GASPAR	17900	10312.0	84	N
237	DON GASPAR	18570	10603.0	93	C
613/615	DON GASPAR	18480	278.0	82	C
476	DOUGLAS	18730	11116.0	84	N
510	DOUGLAS	43590	0.0	0	N
511A	DOUGLAS	18820	11115.0	84	C
511B	DOUGLAS	18830	11114.0	84	N
511C	DOUGLAS	18840	11113.0	84	C
514	DOUGLAS	18740	11106.0	84	C
514	DOUGLAS (GUEST)	18741	11106.0	0	C
519	DOUGLAS	18750	11112.0	84	C
521	DOUGLAS	18760	11111.0	84	N

522	DOUGLAS	18770	11106.0	84	C
525	DOUGLAS	18780	11110.0	84	C
526	DOUGLAS	18790	11107.0	84	C
533	DOUGLAS	18800	11109.0	92	N
535	DOUGLAS	18810	11108.0	84	C
535	DOUGLAS (GUEST)	18811	11108.0	0	C
701A-B	DUNLAP	19190	13392.0	85	C
705	DUNLAP	18850	13394.0	85	N
705	DUNLAP (GARAGE)	18851	13394.0	0	N
705½	DUNLAP	18860	13397.0	85	N
707	DUNLAP	18870	13393.0	85	N
707	DUNLAP (REAR)	19140	13398.0	85	N
707	DUNLAP (REAR, GARAGE)	19141	13398.0	0	N
711	DUNLAP	18880	13395.0	85	C
711	DUNLAP (REAR)	19150	13396.0	85	C
713	DUNLAP	18890	13400.0	85	C
713½	DUNLAP	18900	13401.0	85	C
715A-C	DUNLAP	19200	13399.0	85	C
717	DUNLAP	18910	13402.0	85	C
723	DUNLAP	18920	13403.0	85	C
729	DUNLAP	18930	13404.0	85	C
730	DUNLAP	18940	13405.0	85	C
731	DUNLAP	18950	13406.0	85	C
733	DUNLAP	18960	13407.0	85	C
733	DUNLAP (REAR)	18961	13407.0	0	C
734	DUNLAP	39250	0.0	0	N
734	DUNLAP	18970	13643.0	85	N
739#1-5	DUNLAP	19170	13408.0	85	C
739#3A-B	DUNLAP	19180	13410.0	85	C
743	DUNLAP	18980	13409.0	85	C
743	DUNLAP (GARAGE)	18981	13409.0	0	C
745	DUNLAP	18990	13411.0	85	C
745	DUNLAP (GARAGE)	18991	13411.0	0	C
753	DUNLAP	19000	13412.0	85	N
753	DUNLAP (APARTMENT)	19001	13412.0	0	N
753	DUNLAP (GARAGE)	19002	13412.0	0	N
757½-763	DUNLAP	19120	13413.0	85	C
807	DUNLAP	19010	13415.0	85	C
807	DUNLAP (GARAGE)	19011	13415.0	0	C
813	DUNLAP	19020	13416.0	85	C
813	DUNLAP (GARAGE)	19021	13416.0	0	C

814	DUNLAP	19030	13418.0	85	N
814½	DUNLAP	19040	13419.0	85	N
815	DUNLAP	19050	13417.0	85	N
818	DUNLAP	19060	13420.0	85	N
824	DUNLAP	19070	13424.0	85	C
824½	DUNLAP	19080	13425.0	85	N
826	DUNLAP	19090	13426.0	85	C
829#1	DUNLAP	19110	13421.0	85	N
829	DUNLAP (REAR)	19160	13422.0	85	N
829	DUNLAP (REAR, GARAGE)	19160	13422.0	0	N
832-834	DUNLAP	19130	13427.0	85	N
833	DUNLAP	19100	13423.0	85	C
852	DUNLAP	39260	0.0	0	C
852	DUNLAP (APARTMENT)	39261	0.0	0	C
856	DUNLAP	39240	0.0	0	N
116-118	DURAN	39270	0.0	0	N
117	DURAN	19210	13053.0	85	C
119/121	DURAN	19420	13054.0	85	C
122	DURAN	19220	13040.0	85	C
124	DURAN	19230	13041.0	85	N
125	DURAN	19240	13055.0	85	C
126	DURAN	19250	13042.0	85	N
127	DURAN	19260	13056.0	85	N
127	DURAN (REAR)	19440	13057.0	85	N
127½	DURAN	19270	13057.0	85	C
127½	DURAN (GARAGE)	19271	13057.0	0	C
128	DURAN	19280	13043.0	85	C
129	DURAN	19290	13059.0	85	C
130	DURAN	19300	13044.0	85	C
131	DURAN	19310	13060.0	85	C
132/132½	DURAN	19430	13045.0	85	C
134A-B	DURAN	19480	13046.0	85	C
135	DURAN	19320	13061.0	85	C
142	DURAN	19330	13047.0	85	C
147	DURAN	19340	13062.0	85	C
151	DURAN	19350	13063.0	85	N
151½	DURAN	19360	13064.0	85	C
152	DURAN	39280	0.0	0	C
152½	DURAN	39290	0.0	0	C
153	DURAN	19370	13065.0	85	C
154	DURAN	19380	13048.0	85	C

154	DURAN (APARTMENT)	19381	13048.0	0	C
154½	DURAN	19390	13049.0	85	N
156#1	DURAN	19410	13052.0	85	C
156½#2-3	DURAN	19450	13051.0	85	N
156½#4-6	DURAN	19460	13050.0	85	N
157	DURAN	19400	13066.0	85	N
111	ELENA	19620	13090.0	85	N
111	ELENA (APARTMENT)	19621	13090.0	0	C
112	ELENA	19630	13072.0	85	C
114	ELENA	39310	0.0	0	N
115	ELENA	19640	13089.0	~~85~~96	~~N~~ C
116	ELENA	19650	13073.0	85	C
117	ELENA	19660	13088.0	85	C
118	ELENA	19670	13074.0	85	N
119	ELENA	19680	13087.0	85	N
120	ELENA	19690	13075.0	85	N
121	ELENA	19700	13086.0	85	N
122	ELENA	19710	13076.0	85	N
122	ELENA (APARTMENT)	19711	13076.0	0	N
124	ELENA	19720	13077.0	85	N
124	ELENA (APARTMENT)	19721	13077.0	0	N
137	ELENA	19730	13085.0	85	C
137	ELENA (GARAGE/CARPORT)	19731	13085.0	0	C
138	ELENA	19740	13078.0	85	N
139	ELENA	19750	13084.0	85	C
139	ELENA (APARTMENT)	19751	13084.0	0	C
140	ELENA	19760	13079.0	85	N
147	ELENA	19770	13083.0	85	N
147	ELENA (GARAGE)	19771	13083.0	0	N
148	ELENA	19780	13080.0	85	C
148	ELENA	19790	13081.0	85	N
151	ELENA	19800	13082.0	85	N
104	FAITHWAY	19810	12051.0	85	C
106	FAITHWAY	19820	12052.0	92	C
106	FAITHWAY (REAR)	19821	12052.1	92	N
58	S. FEDERAL PLACE	19830	10454.0	85	C
100	S. FEDERAL PLACE	19840	10446.0	85	N

100	S. FEDERAL PLACE	19850	10434.0	85	C
120	S. FEDERAL PLACE	19860	10431.0	85	N
100	GALISTEO (BLOCK)	5620	1295.0	92	N
200-210	GALISTEO	20680	10266.0	84	C
201	GALISTEO	19870	10320.0	84	N
207	GALISTEO	42610	0.0	0	N
209-211	GALISTEO	20690	10321.0	84	N
212-216	GALISTEO	20700	10265.0	84	N
213	GALISTEO	19880	10322.0	84	N
215-227	GALISTEO/230 ORTIZ	20710	10323.0	84	N
218-222	GALISTEO	20720	10264.0	84	N
228	GALISTEO	19900	10262.0	84	N
228	GALISTEO	19890	10263.0	84	N
229	GALISTEO	19910	10324.0	84	N
300	GALISTEO	19920	10223.0	84	N
300	GARCIA	20830	11152.0	84	C
301	GARCIA	20840	11154.0	84	N
308	GARCIA	20850	11153.0	84	N
314	GARCIA	20860	11155.0	84	C
314	GARCIA (STUDIO)	39441	0.0	0	C
314	GARCIA (GUEST)	39442	0.0	0	C
314	GARCIA (GUEST)	39443	0.0	0	C
314	GARCIA (GUEST)	39444	0.0	0	C
314½	GARCIA	39440	0.0	0	C
321	GARCIA	20870	11157.0	84	N
322	GARCIA	20820	11156.0	84	C
322	GARCIA (REAR)	20840	0.0	0	C
333	GARCIA	20880	11158.0	92	C
333	GARCIA (GUEST)	20881	11158.0	92	C
334	GARCIA	20890	11159.0	92	C
334	GARCIA (GARAGE)	20891	11159.0	92	C
344	GARCIA	39450	0.0	0	N
345	GARCIA	20900	11160.0	84	C
350	GARCIA	20910	11161.0	92	C
350	GARCIA (STUDIO)	20911	11161.0	92	C
351	GARCIA	20920	11162.0	84	C
351	GARCIA (GARAGE)	20920	11162.0	0	C
356	GARCIA	42940	0.0	0	N
356	GARCIA	42930	0.0	0	N

356	GARCIA	20930	11164.0	84	C
356	GARCIA (GUEST)	20931	11164.0	0	C
356½	GARCIA	39490	0.0	0	N
357/359	GARCIA	21480	11163.0	84	C
359½	GARCIA	21481	11163.0	0	N
360	GARCIA	39460	0.0	0	N
362	GARCIA	39470	0.0	0	N
363	GARCIA	20940	11165.0	84	C
364	GARCIA	39480	0.0	0	N
365	GARCIA	20950	11166.0	84	C
370	GARCIA	20960	11170.0	84	N
373	GARCIA	20970	11167.0	84	C
373	GARCIA (REAR)	20971	11167.0	0	C
373	GARCIA (GARAGE)	20972	11167.0	0	C
377	GARCIA	20960	11168.0	84	C
379	GARCIA	20990	11169.0	84	C
500	GARCIA	21000	11184.0	84	N
500	GARCIA (GARAGE)	21001	11184.0	0	N
502	GARCIA	21020	11171.0	84	N
512	GARCIA	21040	11172.0	84	N
512	GARCIA (GARAGE)	21041	0.0	0	N
524	GARCIA	21060	11173.0	84	C
530	GARCIA	21080	11174.0	84	C
536	GARCIA	39500	0.0	0	C
536	GARCIA (APARTMENT)	39511	0.0	0	N
538	GARCIA	21150	11176.0	84	N
540	GARCIA	39510	0.0	0	N
546	GARCIA	39520	0.0	0	C
550	GARCIA	21160	11175.0	84	N
552	GARCIA	21170	11177.0	84	C
552	GARCIA (APARTMENT)	21171	11177.0	0	C
556	GARCIA	21200	11181.0	84	N
556½	GARCIA	21210	11178.0	84	C
558	GARCIA	25970	11180.0	84	N
562	GARCIA	21240	11182.0	84	C
562	GARCIA (APARTMENT)	21241	11182.0	0	C
562½	GARCIA	21250	11187.0	84	C
564	GARCIA	21260	11183.0	84	C
566	GARCIA	6890	1188.0	84	N
566	GARCIA (APARTMENT)	6891	1188.0	0	N
568	GARCIA	21270	11185.0	84	C

330	GORMLEY LANE	40510	0.0	0	N
Bridge of the Hidalgos (Grant Ave)				95	C
102	GRANT	22470	10061.0	84	C
122	GRANT	22380	10062.0	84	C
123	GRANT	22390	10070.0	84	N
128	GRANT	22401	0.0	95	N
130	GRANT	22400	10063.0	84	C
130	GRANT (REAR OFFICE)	22401	10063.0	0	C
135	GRANT	22410	10069.0	84	C
136	GRANT	22420	10064.0	84	C
200	GRANT (BLOCK, SF JUDICIAL)	5630	10066.0	84	N
208	GRANT	22430	10065.0	84	C
208	GRANT (REAR)	22431	10065.0	0	C
318	GRANT	43360	10067.0	84	C
326	GRANT	22450	10068.0	85	C
413	GRANT	22460	10522.0	85	N
505	GRANT	40520	0.0	0	C
505	GRANT (GARAGE)	40521	0.0	0	C
519	GRANT	40530	0.0	0	C
509-509½	GRANT	40540	0.0	0	C
142-146	GRIFFIN/206 MCKENZIE	22580	10071.0	84	C
208	GRIFFIN	22500	10072.0	84	C
214	GRIFFIN	22510	10073.0	84	C
228	GRIFFIN	22520	10074.0	84	C
234	GRIFFIN	22530	10075.0	84	C
238	GRIFFIN	22540	10076.0	84	C
238	GRIFFIN (APARTMENT)	22541	10076.0	0	N
240	GRIFFIN/300 CATRON	22600	10077.0	84	N
300	GRIFFIN (SCHOOL)	5640	10078.0	84	~~N~~ C
~~300~~	~~GRIFFIN~~	~~0~~	~~78.0~~	~~0~~	~~C~~
301	GRIFFIN	22550	10080.0	84	N
303	GRIFFIN	22560	10079.0	84	N
405-407	GRIFFIN	22590	10518.0	84	N
600	GRIFFIN	22570	10517.0	84	N
319	GUADALUPE	22610	10215.0	84	N
~~328~~	~~GUADALUPE~~	~~41580~~	~~0.0~~	~~0~~	~~N~~
106	N. GUADALUPE	22630	13213.0	85	N
109	N. GUADALUPE	22640	10331.0	85	N

110	N. GUADALUPE	27360	13214.0	85	N
117	N. GUADALUPE	22650	10332.0	85	C
126	N. GUADALUPE	22660	13215.0	85	C
128	N. GUADALUPE	22670	13217.0	85	C
130	N. GUADALUPE	22680	13216.0	85	N
132A	N. GUADALUPE	22880	13219.0	85	C
132B	N. GUADALUPE	22890	13218.0	85	C
204	N. GUADALUPE	22690	13220.0	85	N
207	N. GUADALUPE	40550	0.0	0	N
213	N. GUADALUPE	22700	10096.0	84	N
220	N. GUADALUPE	22710	13221.0	85	N
222	N. GUADALUPE	22720	13222.0	85	C
222½	N. GUADALUPE	22730	13223.0	85	C
222½	N. GUADALUPE (REAR)	22731	13223.0	0	C
223	N. GUADALUPE	22740	10097.0	85	N
224	N. GUADALUPE	22750	13224.0	85	C
224½	N. GUADALUPE	22760	10225.0	85	C
226	N. GUADALUPE	22770	10226.0	85	C
226½	N. GUADALUPE	22780	13227.0	85	N
232A-D	N. GUADALUPE	22900	13228.0	85	N
234/236	N. GUADALUPE	22870	13229.0	85	C
235	N. GUADALUPE	22790	10098.0	85	N
238	N. GUADALUPE	22800	13230.0	85	N
301	N. GUADALUPE	22810	10099.0	85	N
301	N. GUADALUPE	40560	0.0	0	N
305	N. GUADALUPE	40570	0.0	0	N
308	N. GUADALUPE	22820	13231.0	85	N
314	N. GUADALUPE	22830	13232.0	85	C
400	N. GUADALUPE	22840	13233.0	85	N
402	N. GUADALUPE	22850	13234.0	85	N
404	N. GUADALUPE	22860	13235.0	85	N
499	" Rosario Chapel		44160.0		C
100	S. GUADALUPE	22910	13499.0	85	C
313	S. GUADALUPE	22920	10212.0	84	N
314	S. GUADALUPE	22930	13500.0	85	C
316	S. GUADALUPE	22940	13501.0	~~85~~ 99	C
317	S. GUADALUPE	22950	10213.0	84	N
318	S. GUADALUPE	22960	13502.0	~~85~~ 99	~~N~~ C
319	S. GUADALUPE	22970	10214.0	93	C
320	S. GUADALUPE	22980	13503.0	~~85~~ 99	N
322	S. GUADALUPE	22990	13504.0	~~85~~ 99	~~C~~ N
32~~4~~6	S. GUADALUPE	23000	13505.0	~~85~~ 99	C
~~326~~	~~S. Guad~~				
328	S. Guadalupe	41580		99	N
			(not previously surveyed)		

400	S. GUADALUPE (BLOCK, DEPOT)	5650	13506.0	92	C
500	S. GUADALUPE	23040	13507.0	92	C
501	S. GUADALUPE	23050	13508.0	92	C
332½	HALONA	23070	11128.0	84	N
521	HALONA	23090	11126.0	84	C
521½	HALONA	23091	0.0	84	C
522	HALONA	23080	11127.0	84	C
621	HALONA	43400	0.0	0	N
621½	HALONA	43410	0.0	0	N
621½	HALONA	43401	0.0	0	N
215	HARKINS LANE	40580	0.0	0	N
359½	HARKINS LANE	23100	12103.0	85	N
301	HILLSIDE	23110	12071.0	85	C
315	HILLSIDE	23120	12006.0	84	C
315	HILLSIDE (GARAGE)	23121	12006.0	0	C
317	HILLSIDE	23130	12007.0	84	C
321	HILLSIDE	23140	12008.0	92	C
321	HILLSIDE (REAR)	23141	12008.1	92	N
325	HILLSIDE	23150	12009.0	84	C
331	HILLSIDE	23160	12016.0	84	C
340	HILLSIDE	23170	12010.0	84	N
342	HILLSIDE	23180	12011.0	84	N
346	HILLSIDE	23190	12012.0	84	C
347	HILLSIDE	23200	12017.0	84	C
350	HILLSIDE	40590	0.0	0	N
352	HILLSIDE	40600	0.0	0	N
355	HILLSIDE	23210	12018.0	84	C
356	HILLSIDE	23220	12013.0	92	C
356½	HILLSIDE	23230	12014.0	84	N
368	HILLSIDE	23270	12015.0	84	C
408	HILLSIDE	30610	12016.5	85	C
408	HILLSIDE	40630	0.0	0	C
408	HILLSIDE (GUEST)	40631	0.0	0	C
408	HILLSIDE (GUEST)	40632	0.0	0	C
420	HILLSIDE	35120	12018.5	85	C
425	HILLSIDE	40640	0.0	0	N
430	HILLSIDE	40100	0.0	0	N

201	IRVINE	24150	13525.0	85	N
201	IRVINE (GARAGE)	24151	13525.0	0	N
202	IRVINE	24160	13524.0	85	N
205	IRVINE	24170	0.0	92	N
210	IRVINE	40690	0.0	0	C
211	IRVINE	24180	13526.0	85	N
211B	IRVINE	40710	0.0	0	N
213	IRVINE	24190	13527.0	85	N
216	IRVINE	24200	13522.0	85	N
220	IRVINE	24210	13521.0	85	N
220½	IRVINE/221-223 AMBROSIO	24400	13520.0	85	C
225	IRVINE	24220	13528.0	85	N
229	IRVINE	24230	13529.0	85	N
230-230½	IRVINE	24380	13519.0	85	N
232	IRVINE	24240	13518.0	85	N
233	IRVINE	24250	13530.0	85	N
233	IRVINE (APARTMENT)	24251	13530.0	0	N
234	IRVINE	24260	13515.0	85	C
234	IRVINE (GARAGE)	24261	13515.0	0	C
234A	IRVINE	24390	13516.0	85	N
234½	IRVINE	24270	13517.0	85	N
235	IRVINE	24280	13531.0	85	N
237	IRVINE	24290	13532.0	85	N
237	IRVINE (APARTMENT)	24291	13532.0	0	N
241	IRVINE	24300	13533.0	82	C
241½	IRVINE	24310	13534.0	85	N
250	IRVINE	24320	13514.0	85	N
253	IRVINE	24330	13513.0	85	N
255	IRVINE	24340	13414.0	85	C
302	IRVINE	24350	13512.0	85	N
304	IRVINE	24360	13511.0	85	N
304	IRVINE (APARTMENT)	24361	0.0	0	N
310	IRVINE	24370	13510.0	85	C
301	JEFFERSON	24410	10095.0	84	N
405	JEFFERSON	24420	10093.0	84	N
102	JIMENEZ	24430	13129.0	85	N
104	JIMENEZ	24440	13130.0	85	N

105	JIMENEZ	24450	13143.0	85	N
106	JIMENEZ	24460	13131.0	85	N
107	JIMENEZ	24470	13142.0	85	N
109	JIMENEZ	24490	13141.0	85	N
111	JIMENEZ	24500	13140.0	85	N
112	JIMENEZ	24510	13133.0	85	N
113	JIMENEZ	24520	13139.0	85	N
114\114½	JIMENEZ	24570	13134.0	85	N
115	JIMENEZ	24530	13138.0	85	N
116	JIMENEZ	24540	13135.0	85	N
117	JIMENEZ	24550	13137.0	85	N
121	JIMENEZ	24560	13136.0	85	N
122	JIMENEZ	43560	0.0	0	N
211	JOHNSON STREET	24790	10046.0	84	N
217	JOHNSON STREET	24800	10047.0	84	N
223	JOHNSON STREET	24810	10048.0	84	C
225	JOHNSON STREET	24820	10049.0	84	C
227	JOHNSON STREET	24830	10050.0	84	N
229	JOHNSON STREET	24840	10051.0	84	C
233	JOHNSON STREET	24850	10052.0	84	C
239	JOHNSON STREET	24860	10053.0	84	C
301	JOHNSON STREET	24870	10054.0	84	C
307	JOHNSON STREET	24880	10055.0	84	N
307	JOHNSON STREET (GARAGE)	24881	10055.0	0	N
308	JOHNSON STREET	24890	10060.0	84	C
309	JOHNSON STREET	24900	10056.0	84	N
310	JOHNSON STREET	24910	10059.0	85	N
315	JOHNSON STREET	24920	10057.0	84	C
321	JOHNSON STREET	24930	10058.0	84	N
504	JOSE STREET	24940	13002.0	85	N
508	JOSE STREET	24950	13001.0	85	C
510	JOSE STREET	24960	13003.0	85	N
520#1	JOSE STREET	24990	13004.0	85	N
520#2	JOSE STREET	25000	13005.0	85	C
520#3	JOSE STREET	25010	13006.0	85	N
520#4	JOSE STREET	25020	13007.0	85	N
520#5	JOSE STREET	25030	13008.0	85	N
520#5	JOSE STREET (GARAGE)	25031	13008.0	N	N
520#6	JOSE STREET	25040	13009.0	85	N

520#6	JOSE STREET (GARAGE)	25041	13009.0	N	N
520#7-8	JOSE STREET	25050	13010.0	85	C
520#9-11	JOSE STREET	25060	13011.0	85	C
522	JOSE STREET	24970	13171.0	85	C
524	JOSE STREET	24980	13170.0	84	C
528	JOSE STREET	40730	0.0	0	N
528	JOSE STREET	40720	0.0	0	N
405	JUANITA	25070	13547.0	85	N
405	JUANITA (APARTMENT)	25071	13547.0	0	N
407	JUANITA	25080	13548.0	85	N
407	JUANITA (APARTMENT)	25081	13548.0	0	N
409	JUANITA	25090	13549.0	85	N
409	JUANITA (GARAGE)	25091	13549.0	0	N
111	KEARNEY	40790	0.0	0	N
112	KEARNEY	25110	10557.0	85	N
112	KEARNEY	25100	10562.0	85	N
114	KEARNEY	25130	10563.0	85	N
114	KEARNEY	25120	10558.0	85	N
115	KEARNEY	40800	0.0	0	N
116	KEARNEY	25150	10564.0	85	N
116	KEARNEY	25140	10559.0	85	N
118	KEARNEY	25160	10560.0	85	C
119	KEARNEY	40810	0.0	0	N
120	KEARNEY	25170	10554.0	85	C
120	KEARNEY (REAR)	25171	0.0	0	C
121	KEARNEY	40820	0.0	0	N
122	KEARNEY	25180	10553.0	85	N
123	KEARNEY	40740	0.0	0	N
125	KEARNEY	40750	0.0	0	C
126	KEARNEY	40760	0.0	0	N
127	KEARNEY	40770	0.0	0	C
128	KEARNEY	41850	0.0	0	N
129	KEARNEY	40830	0.0	0	N
130	KEARNEY	25190	10573.0	85	N
130	KEARNEY (GARAGE)	25191	10573.0	0	N
133	KEARNEY	40840	0.0	0	N
320	KEARNEY	40780	0.0	0	N

104	LAS CRUCITAS	25310	13267.0	85	C
106	LAS CRUCITAS	25320	13266.0	85	N
50	LINCOLN	25350	10469.0	85	N
54	LINCOLN	25360	10468.0	85	N
60-64	LINCOLN	25440	10467.0	85	N
113	LINCOLN	25370	10459.0	85	N
116	LINCOLN	25380	10439.0	85	C
120	LINCOLN	25390	10438.0	85	N
125	LINCOLN	41090	0.0	0	N
130	LINCOLN	25400	10437.0	85	N
142	LINCOLN/112 W. MARCY	25450	10436.0	85	N
200	LINCOLN	25410	10433.0	85	N
207	LINCOLN	25420	10448.0	85	N
215	LINCOLN	25430	10447.0	85	N
308	MAGDALENA	25620	10547.0	85	C
314	MAGDALENA	25630	10548.0	85	N
317-321	MAGDALENA	25704	0.0	0	N
318	MAGDALENA	25640	10550.0	85	N
322A-B	MAGDALENA	25710	10549.0	85	C
322#7	MAGDALENA	25711	0.0	0	N
323	MAGDALENA	25703	0.0	0	N
324	MAGDALENA	25650	10551.0	95	C
325-331	MAGDALENA	25700	10571.0	85	N
326	MAGDALENA	25660	10556.0	85	C
330	MAGDALENA	25670	10572.0	85	C
333	MAGDALENA	25702	0.0	0	N
334	MAGDALENA	25680	10555.0	85	N
337	MAGDALENA	25701	0.0	0	N
344	MAGDALENA	25690	10543.0	85	N
313	W. MANHATTAN	25820	10117.0	84	C
321	W. MANHATTAN	25850	10116.0	84	N
321	W. MANHATTAN (APARTMENT)	25852	10116.0	0	N
321	W. MANHATTAN (APARTMENT)	25851	10116.0	0	N
333	W. MANHATTAN	25870	10115.0	84	C
333	W. MANHATTAN (APARTMENT)	25871	10115.0	0	C
335	W. MANHATTAN	25880	10114.0	84	C
343	W. MANHATTAN	33880	10333.0	84	C

343	W. MANHATTAN	41370	0.0	0	C
345	W. MANHATTAN	25890	10112.0	84	C
701	W. MANHATTAN	25910	13662.0	85	C
711	W. MANHATTAN	25920	13663.0	85	N
715	W. MANHATTAN	25930	13664.0	85	C
715¼	W. MANHATTAN	25940	13665.0	85	N
715½	W. MANHATTAN	25950	13666.0	85	N
717	W. MANHATTAN	25960	13667.0	85	C
721	W. MANHATTAN	25980	13668.0	85	N
725	W. MANHATTAN	25990	13669.0	85	N
729	W. MANHATTAN	26000	13670.0	85	N
737	W. MANHATTAN	26010	13671.0	85	N
737	W. MANHATTAN (REAR)	26130	13672.0	85	N
739	W. MANHATTAN	26020	13673.0	85	N
751	W. MANHATTAN	26030	13674.0	85	N
761	W. MANHATTAN	26040	13675.0	84	N
771	W. MANHATTAN	26050	13676.0	85	N
809A-B	W. MANHATTAN	26140	13677.0	85	C
809C-D	W. MANHATTAN	26150	13678.0	85	N
811	W. MANHATTAN	26060	13679.0	85	N
811	W. MANHATTAN (DUPLEX)	26061	13679.0	0	N
811½	W. MANHATTAN	26070	13600.0	85	N
813	W. MANHATTAN	26080	13681.0	85	C
815	W. MANHATTAN	26090	13682.0	~~85~~ 97 ~~N~~ C	
819	W. MANHATTAN	26110	13683.0	85	C
819	W. MANHATTAN (GARAGE)	26111	13683.0	0	C
827	W. MANHATTAN	26120	13684.0	85	C
827	W. MANHATTAN (GARAGE)	26121	13684.0	0	C
829	W. MANHATTAN	26100	13685.0	85	C
829	W. MANHATTAN (GARAGE)	26101	13685.0	C	C
841	W. MANHATTAN	26160	13686.0	85	N
105-109	E. MARCY	26310	10417.0	85	N
120	E. MARCY	26170	10421.0	85	N
123	E. MARCY	26180	10406.0	85	N
123	E. MARCY (OFFICE)	26182	10406.0	0	C
123	E. MARCY (OFFICE)	26181	10406.0	0	C
124	E. MARCY	26190	10420.0	85	N
128-130	E. MARCY	26320	10419.0	85	C
132	E. MARCY	26200	10418.0	85	N
202	E. MARCY	26210	10374.0	0	N
206-216	E. MARCY	26330	10375.0	85	N

209	E. MARCY	26220	10387.0	85	C
213	E. MARCY	26230	10388.0	85	C
217-221	E. MARCY	26340	10389.0	85	N
225	E. MARCY	26240	10390.0	85	C
229	E. MARCY	26250	10391.0	85	C
300/306	E. MARCY/701 P DE PERAL.	26300	12001.0	84	C
310	E. MARCY	26260	12002.0	84	C
316	E. MARCY	26270	12003.0	84	C
320	E. MARCY	26280	12004.0	84	C
320	E. MARCY (APARTMENT)	26281	12004.0	0	C
324	E. MARCY	26290	12005.0	92	C
324	E. MARCY (REAR)	26291	12005.1	92	N
55-99	W. MARCY	26420	10450.0	85	N
70	W. MARCY	26360	10456.0	85	N
72	W. MARCY	26370	10457.0	85	N
100	W. MARCY	26380	10458.0	85	N
101	W. MARCY	26390	10449.0	85	N
200	W. MARCY	26400	10435.0	85	N
201	W. MARCY	26410	10432.0	85	N
118	MARTINEZ	26430	12040.0	85	C
119	MARTINEZ	26440	12027.0	85	C
120	MARTINEZ	26450	12039.0	85	C
121	MARTINEZ	26460	12028.0	85	C
122	MARTINEZ	26540	12038.0	85	C
122	MARTINEZ (GARAGE)	26542	12038.0	85	C
122½	MARTINEZ	26541	0.0	0	C
123/123½	MARTINEZ	26550	12029.0	85	C
124/124½	MARTINEZ	26560	12037.0	85	N
125	MARTINEZ	26470	12031.0	85	C
126	MARTINEZ	26480	12036.0	85	C
129	MARTINEZ	26490	12030.0	85	C
130	MARTINEZ	26500	12035.0	85	N
133	MARTINEZ	26510	12032.0	85	N
133½	MARTINEZ	26520	12033.0	85	N
134	MARTINEZ	26530	12034.0	85	N
204	MAYNARD	26570	13487.0	85	N
208	MAYNARD	26580	13486.0	85	N

209-209½	MAYNARD	26730	13488.0	85	N
210	MAYNARD	26590	13484.0	85	N
210	MAYNARD (REAR)	26740	13485.0	85	N
210	MAYNARD (APARTMENT)	26591	13484.0	0	N
211-213	MAYNARD	26731	13488.0	0	N
212	MAYNARD	26600	13482.0	85	N
212	MAYNARD (REAR)	26750	13483.0	85	C
214	MAYNARD	26610	13481.0	85	N
215	MAYNARD	26620	13489.0	85	C
216	MAYNARD	26630	13479.0	85	N
216	MAYNARD (REAR)	26760	13480.0	85	N
218	MAYNARD	26640	13477.0	85	N
218	MAYNARD (REAR)	26770	13478.0	85	N
218	MAYNARD (REAR) (APARTMENT)	26771	13478.0	0	N
224	MAYNARD	26650	13476.0	85	N
224	MAYNARD (APARTMENT)	26651	13476.0	0	N
241	MAYNARD	26660	13479.0	85	N
242	MAYNARD	26670	13474.0	85	N
243	MAYNARD	26680	13478.0	85	C
244	MAYNARD	26690	13474.0	85	C
244	MAYNARD (CONDO)	26691	13474.0	0	N
244	MAYNARD (CONDO)	26692	13474.0	0	N
244	MAYNARD (CONDO)	26693	13474.0	0	N
245	MAYNARD	26700	13477.0	85	N
245	MAYNARD (APARTMENT)	26701	13477.0	0	N
246	MAYNARD	26710	13473.0	85	N
248	MAYNARD	26720	13472.0	85	N
209	MCKENZIE	26780	10001.0	84	N
214	MCKENZIE	26790	10019.0	84	C
216	MCKENZIE	26800	10018.0	84	C
217	MCKENZIE	26810	10002.0	84	C
218	MCKENZIE	26820	10017.0	84	C
218	MCKENZIE (GARAGE)	26821	10017.0	0	C
220/220½	MCKENZIE	26940	10016.0	84	C
220/220½	MCKENZIE (APARTMENT)	26941	10016.0	0	C
221	MCKENZIE/258½ STAAB	26970	10003.0	84	N
222	MCKENZIE	26830	10015.0	84	C
225	MCKENZIE	26840	10004.0	84	N
229	MCKENZIE	26850	10005.0	84	C
310	MCKENZIE	26860	10014.0	84	C
310	MCKENZIE (GARAGE)	26861	10014.0	0	C

313	MCKENZIE	26870	10006.0	84	C
314	MCKENZIE	26880	10013.0	84	C
314	MCKENZIE (APARTMENT)	26881	10013.0	0	C
317	MCKENZIE	26890	10007.0	84	C
321A-C	MCKENZIE	26950	10008.0	84	N
321A-C	MCKENZIE (REAR)	26951	10008.0	0	N
322	MCKENZIE	41380	0.0	0	N
323	MCKENZIE	26900	10009.0	84	C
324	MCKENZIE	26910	10012.0	84	C
325	MCKENZIE	26920	10010.0	84	C
326	MCKENZIE	26930	10011.0	84	N
607	MILLER	26980	11101.0	84	N
608	MILLER	26990	11100.0	84	C
609	MILLER	27000	11102.0	84	N
610/610½	MILLER	27020	1099.07	84	N
613	MILLER	27010	11103.0	84	N
613	MILLER (APARTMENT)	27011	11103.0	0	N
404	MONTEZUMA	27150	13494.0	~~85~~ 97	~~N~~ C
418	MONTEZUMA	27160	13495.0	~~85~~ 99	C
418½	MONTEZUMA	27180	13496.0	85	N
418½	MONTEZUMA	27170	13497.0	85	C
~~419~~	~~MONTEZUMA~~	~~27190~~	~~13428.0~~	~~85~~	~~N~~
500-540	MONTEZUMA	27200	13509.0	~~85~~ 99	C
500, suite 108 Montezuma		27203		99	N
550 Montezuma		27201		99	C
51-55	OLD SANTA FE TRAIL	34590	10462.0	85	C
57	OLD SANTA FE TRAIL	34500	10463.0	85	N
61	OLD SANTA FE TRAIL	34510	10464.0	85	C
114	OLD SANTA FE TRAIL	27400	10307.0	84	N
114½	OLD SANTA FE TRAIL	41550	0.0	0	N
118	OLD SANTA FE TRAIL	27410	10306.0	84	N
200	OLD SANTA FE TRAIL	27420	10365.0	84	N
211	OLD SANTA FE TRAIL	42820	0.0	0	N
211	OLD SANTA FE TRAIL	27430	10360.0	84	C
213	OLD SANTA FE TRAIL (CHAPEL)	43300	358.0	95	C
213	OLD SANTA FE TRAIL (PORTICO)	43301	358.0	0	N
214	OLD SANTA FE TRAIL	27440	10364.0	84	C
216	OLD SANTA FE TRAIL	27450	10363.0	84	N

430 Montezuma (outside magazine) blt ca. 1998 (no survey #) demolished by 1997 — but obviously N)

218	OLD SANTA FE TRAIL	27460	10362.0	84	C
228	OLD SANTA FE TRAIL	27470	10361.0	84	N
300	OLD SANTA FE TRAIL	27480	10604.0	84	N
311	OLD SANTA FE TRAIL	27490	10613.0	84	N
315	OLD SANTA FE TRAIL	27500	10614.0	85	C
317	OLD SANTA FE TRAIL	41560	0.0	0	N
329	OLD SANTA FE TRAIL	27510	10615.0	93	C
330	OLD SANTA FE TRAIL	27520	10612.0	85	C
401	OLD SANTA FE TRAIL	27530	10637.0	93	C
402	OLD SANTA FE TRAIL	27540	10644.0	93	C
406	OLD SANTA FE TRAIL	27550	10643.0	85	N
410	OLD SANTA FE TRAIL	27560	10642.0	85	N
414	OLD SANTA FE TRAIL	27581	10641.1	0	N
420	OLD SANTA FE TRAIL	27580	10641.0	93	C
422	OLD SANTA FE TRAIL	27590	10639.0	93	C
491	OLD SANTA FE TRAIL	27570	10638.0	93	C
501	OLD SANTA FE TRAIL	27610	11001.0	85	N
502	OLD SANTA FE TRAIL	27600	205.0	82	N
518	OLD SANTA FE TRAIL	27620	206.0	93	N
518	OLD SANTA FE TRAIL (WHSE)	27621	206.0	0	N
529	OLD SANTA FE TRAIL	27630	11002.0	92	C
533	OLD SANTA FE TRAIL	27640	11003.0	92	C
534-536	OLD SANTA FE TRAIL	28090	207.0	82	C
537	OLD SANTA FE TRAIL	27650	11004.0	85	C
538	OLD SANTA FE TRAIL	27660	208.0	82	C
539	OLD SANTA FE TRAIL	27670	11005.0	92	C
600	OLD SANTA FE TRAIL	27680	209.0	82	N
607	OLD SANTA FE TRAIL	27690	11006.0	85	C
609	OLD SANTA FE TRAIL	27700	11007.0	85	C
611	OLD SANTA FE TRAIL	27710	11008.0	85	N
611½	OLD SANTA FE TRAIL	41570	0.0	0	N
612	OLD SANTA FE TRAIL	27720	210.0	82	C
612	OLD SANTA FE TRAIL (REAR)	27721	210.0	0	C
613	OLD SANTA FE TRAIL	27730	11009.0	92	C
618	OLD SANTA FE TRAIL	27740	211.0	93	C
620	OLD SANTA FE TRAIL	27750	212.0	93	C
621	OLD SANTA FE TRAIL	27760	11010.0	84	C
624	OLD SANTA FE TRAIL	27770	213.0	82	C
631-633	OLD SANTA FE TRAIL	28100	11013.0	84	N
631#1	OLD SANTA FE TRAIL	28070	11011.0	84	C
631#2	OLD SANTA FE TRAIL	28080	11012.0	84	N
632	OLD SANTA FE TRAIL	27780	214.0	82	C
632	OLD SANTA FE TRAIL (REAR)	27781	214.0	0	N

638	OLD SANTA FE TRAIL	27790	215.0	93	C
638A	OLD SANTA FE TRAIL	27791	215.0	0	N
639	OLD SANTA FE TRAIL	27800	11014.0	84	C
639	OLD SANTA FE TRAIL (REAR)	41590	0.0	0	C
639½	OLD SANTA FE TRAIL	27810	11015.0	84	C
639½	OLD SANTA FE TRAIL	27820	1097.0	84	C
639½	OLD SANTA FE TRAIL	27830	11097.0	92	N
644	OLD SANTA FE TRAIL	41600	0.0	0	N
646	OLD SANTA FE TRAIL	27840	216.0	85	C
647	OLD SANTA FE TRAIL	27850	11016.0	84	C
648	OLD SANTA FE TRAIL	28110	0.0	82	C
650A	OLD SANTA FE TRAIL	27860	218.0	82	C
650A	OLD SANTA FE TRAIL (STUDIO)	27861	218.0	0	C
652	OLD SANTA FE TRAIL	44050	0.0	0	N
654	OLD SANTA FE TRAIL	27870	219.0	82	C
655	OLD SANTA FE TRAIL	27880	11017.0	92	C
655½	OLD SANTA FE TRAIL	41610	0.0	0	C
656	OLD SANTA FE TRAIL	27890	220.0	82	C
659	OLD SANTA FE TRAIL	27900	11018.0	92	C
660	OLD SANTA FE TRAIL	27910	221.0	82	C
667½	OLD SANTA FE TRAIL	41620	0.0	0	C
675	OLD SANTA FE TRAIL	27380	11712.0	85	N
701	OLD SANTA FE TRAIL	27920	11019.0	84	N
707	OLD SANTA FE TRAIL	27930	11020.0	92	C
713	OLD SANTA FE TRAIL	27940	11021.0	84	N
714	OLD SANTA FE TRAIL	27950	222.0	93	C
715	OLD SANTA FE TRAIL	27960	11022.0	84	N
715	OLD SANTA FE TRAIL (REAR)	41630	0.0	0	N
717	OLD SANTA FE TRAIL	27970	11023.0	84	N
717	OLD SANTA FE TRAIL (GARAGE)	27971	0.0	0	N
718	OLD SANTA FE TRAIL	27980	223.0	82	C
721	OLD SANTA FE TRAIL	27990	11024.0	92	C
721	OLD SANTA FE TRAIL (APARTMENT)	27991	11024.0	0	C
721	OLD SANTA FE TRAIL (GARAGE)	27992	11024.0	92	C
723	OLD SANTA FE TRAIL	28000	11026.0	84	C
727	OLD SANTA FE TRAIL	28010	11025.0	84	N
728	OLD SANTA FE TRAIL	28020	224.0	82	N
750	OLD SANTA FE TRAIL	41650	0.0	0	N
750	OLD SANTA FE TRAIL	41640	0.0	0	C
801	OLD SANTA FE TRAIL	28030	11027.0	92	C
801	OLD SANTA FE TRAIL (GARAGE)	28031	11027.0	92	C
806	OLD SANTA FE TRAIL	28040	11028.0	84	N

401	OLD TAOS HIGHWAY	41830	0.0	0	N
410	OLD TAOS HIGHWAY	28120	10528.0	85	N
414	OLD TAOS HIGHWAY	28130	10529.0	85	C
510	OLD TAOS HIGHWAY	41840	0.0	0	C

I think this is outside the NR district (IAM Sactuary)

338½	ORCHARD	15771	10627.1	85	C
415	ORCHARD	28140	10629.0	85	N
417/417½	ORCHARD	28170	10630.0	85	N
419	ORCHARD	28150	10631.0	85	N
419	ORCHARD (APARTMENT)	28151	10631.0	0	N
421	ORCHARD	28160	10632.0	85	C
228	ORTIZ	28180	10325.0	84	C
216	OTERO	28200	10407.0	85	C
220	OTERO	28210	10408.0	85	N
220	OTERO (FRONT)	28211	10408.0	0	N
221	OTERO	28220	10404.0	85	C
221	OTERO (OFFICE)	28221	10404.01	0	~~C~~ N
227-229	OTERO	28410	10403.0	85	N
228	OTERO	28230	10409.0	85	C
228	OTERO (GARAGE)	28231	10409.0	O	C
235	OTERO	28250	10402.0	85	C
301	OTERO	40160	0.0	0	N
301	OTERO	28260	12065.0	84	N
302	OTERO	28270	10534.0	85	N
310	OTERO	28280	10535.0	85	N
316	OTERO	28290	10536.0	85	N
322	OTERO	28300	10537.0	85	N
327	OTERO	28470	12064.0	85	C
329	OTERO	28320	12063.0	85	C
329½	OTERO	28330	12069.0	85	N
330	OTERO	28340	10439.0	85	N
333	OTERO	28350	12060.0	85	N
333#1-2	OTERO	28390	12061.0	84	C
333#3	OTERO	28400	12062.0	92	N
334	OTERO	28360	10544.0	85	N
334	OTERO (OFFICE)	28452	0.0	0	N
334#1-2	OTERO	28430	10546.0	85	N

334#3-4	OTERO (BUILDING)	28451	10545.0	0	N
334#6-12	OTERO	28450	10545.0	85	N
335A-C	OTERO	28460	12059.0	85	N
339	OTERO	28370	12056.0	85	N
339	OTERO (APARTMENT)	28371	12056.0	0	N
339	OTERO (APARTMENT)	28372	12056.0	0	N
339#2-6	OTERO	28440	12057.0	85	N
342	OTERO	28380	10540.0	85	N
342	OTERO (REAR)	28420	10541.0	85	N
107	E. PALACE	28530	10427.0	85	C
109-113	E. PALACE	29610	10428.0	85	C
110	E. PALACE	28540	10335.0	84	N
112	E. PALACE	28550	10336.0	85	N
114	E. PALACE	28560	10337.0	85	C
115-121	E. PALACE	29620	10429.0	85	C
116	E. PALACE	28570	10338.0	85	C
125-137	E. PALACE	29630	10430.0	85	C
128-132	E. PALACE	28520	10444.0	84	N
141	E. PALACE	28580	10466.0	85	C
~~200~~ 224	E. PALACE	28590	10355.0	85	C
201-209	E. PALACE	29640	10373.0	~~85~~ 97	~~N~~ C
211	E. PALACE	28600	10381.0	92	N
215	E. PALACE	28610	10380.0	85	N
217	E. PALACE	28620	10379.0	85	N
223	E. PALACE/100 CIENEGA	29700	10382.0	85	N
227	E. PALACE	28630	10383.0	85	N
237	E. PALACE	28640	10384.0	85	C
301	E. PALACE	28650	12054.0	85	N
311/315	E. PALACE	29570	12053.0	92	C
311	E. PALACE (REAR)	29571	12053.1	92	N
323/325	E. PALACE	29580	12050.0	85	N
330	E. PALACE	28660	12055.0	85	C
330	E. PALACE	44026	0.0	0	N
330	E. PALACE	44020	0.0	0	N
330	E. PALACE	44021	0.0	0	N
330	E. PALACE	44022	0.0	0	N
330	E. PALACE	44023	0.0	0	N
330	E. PALACE	44024	0.0	0	N
330	E. PALACE	44025	0.0	0	N
333	E. PALACE	28670	12049.0	85	N
343	E. PALACE	28680	12048.0	92	C

343	E. PALACE (GARAGE)	28681	12048.0	92	C
347	E. PALACE	28690	12047.0	92	N
347	E. PALACE (GARAGE)	28691	12047.0	0	N
350	E. PALACE	28700	12046.0	85	N
354	E. PALACE	28710	12045.0	85	N
355	E. PALACE	28720	12041.0	85	C
355	E. PALACE (GARAGE)	28721	12041.0	85	C
360	E. PALACE	28730	12044.0	85	C
401	E. PALACE	28740	12026.0	85	C
401	E. PALACE (GARAGE)	28741	12026.0	85	C
406	E. PALACE	28750	12053.0	85	C
406	E. PALACE (GUEST)	28751	12053.0	0	C
406	E. PALACE	28752	12053.0	85	C
409	E. PALACE	28760	12025.0	85	C
412	E. PALACE	28770	12042.0	85	C
412	E. PALACE (REAR)	28771	12042.0	0	C
417	E. PALACE	28780	12024.0	92	C
419	E. PALACE	28790	12023.0	~~85~~ 99	~~C~~ N
504	E. PALACE	28800	12274.0	85	C
508	E. PALACE	28810	12275.0	85	C
508	E. PALACE	28820	12275.0	85	C
510-514	E. PALACE	29650	12276.0	85	C
510-514	E. PALACE	29651	0.0	0	C
518	E. PALACE	28840	12770.0	85	C
542	E. PALACE	28910	12278.0	85	C
606	E. PALACE	28920	12279.0	85	C
608/608½	E. PALACE	29590	12280.0	85	C
610	E. PALACE	28950	12281.0	85	C
614/616	E. PALACE	29600	12282.0	85	C
628	E. PALACE	28970	12283.0	85	C
632	E. PALACE	42560	0.0	0	N
636/638	E. PALACE	28510	12285.0	85	C
644	E. PALACE	29010	12286.0	85	C
644	E. PALACE (GARAGE)	29011	12286.0	85	C
700	E. PALACE	29030	12287.0	85	N
702	E. PALACE	29040	12288.0	85	N
704	E. PALACE	29050	12289.0	85	N
706	E. PALACE	29070	12290.0	85	N
706	E. PALACE (GARAGE)	29071	12290.0	85	N
706	E. PALACE (GARAGE)	29072	12290.0	85	N
708	E. PALACE	40210	0.0	0	N
708	E. PALACE (GARAGE)	40211	0.0	0	N
716	E. PALACE	29090	12291.0	85	N

720	E. PALACE	29100	12292.0	85	N
802	E. PALACE	29140	12293.0	85	N
806	E. PALACE	29150	12294.0	85	N
810	E. PALACE	29160	12295.0	85	N
826	E. PALACE	29190	12296.0	85	C
829	E. PALACE	29200	12297.0	85	C
832	E. PALACE	28480	12298.0	85	N
832	E. PALACE	28490	12299.0	85	N
834	E. PALACE	29230	12300.0	85	N
836A-B	E. PALACE	29780	12301.0	85	N
838	E. PALACE	28500	12302.0	85	N
840	E. PALACE	29240	12303.0	85	N
847B	E. PALACE	41860	0.0	0	N
864	E. PALACE	29310	12304.0	85	N
868	E. PALACE	29320	12305.0	85	N
870½	E. PALACE	42600	0.0	0	N
874	E. PALACE	29330	12306.0	85	N
876	E. PALACE	29340	12307.0	85	N
878	E. PALACE	29350	12308.0	85	C
880	E. PALACE	29360	12309.0	85	C
883	E. PALACE	29370	12387.0	85	C
885	E. PALACE	29380	12388.0	85	C
940	E. PALACE	29400	11700.0	85	C
941	E. PALACE	43260	0.0	0	N
941B	E. PALACE	41870	0.0	0	C
940	E. PALACE	29390	11699.0	85	N
944	E. PALACE	29410	11701.0	85	C
100	W. PALACE	4870	10443.0	84	N
100	W. PALACE	42790	0.0	0	N
105	W. PALACE (GOVERNORS)	29790	10326.0	85	C
107	W. PALACE	29710	10440.0	84	C
123	W. PALACE	29720	10441.0	84	N
124	W. PALACE	29730	10445.0	84	C
129	W. PALACE	29740	10442.0	84	C
142	W. PALACE	29760	10277.0	85	N
142	W. PALACE	29750	10278.0	85	N
110	PARK AVENUE	29800	13031.0	85	C
111	PARK AVENUE	29810	13032.0	85	N
112/114	PARK AVENUE	29920	13030.0	85	C

112/114	PARK AVENUE (GARAGE)	29921	13030.0	0	C
118	PARK AVENUE	29820	13029.0	85	C
119	PARK AVENUE	29830	13033.0	85	C
119	PARK AVENUE (BUILDING)	29831	13033.0	0	N
122	PARK AVENUE	29840	13028.0	85	C
122	PARK AVENUE (GARAGE)	29841	13028.0	0	C
123	PARK AVENUE	29850	13034.0	85	C
123	PARK AVENUE (GARAGE)	29851	13034.0	85	C
124	PARK AVENUE	29860	13027.0	85	C
124	PARK AVENUE (GARAGE)	29860	13027.0	0	C
125A-F	PARK AVENUE	29950	13035.0	85	N
125A-F	PARK AVENUE (APARTMENT)	29951	13035.0	0	N
127	PARK AVENUE	29870	13036.0	85	C
129A-B	PARK AVENUE	29930	13037.0	85	C
134	PARK AVENUE	29880	13026.0	85	C
134	PARK AVENUE (GARAGE)	29881	13026.0	0	C
134	PARK AVENUE (GARAGE)	29882	13026.0	0	C
135	PARK AVENUE	29890	0.0	85	C
138	PARK AVENUE	29900	13025.0	85	C
140A-C	PARK AVENUE	29940	13024.0	85	N
144	PARK AVENUE	29910	13023.0	92	N
314	PASEO DE PERALTA	5660	482.0	85	N
315-325	PASEO DE PERALTA	30580	521.0	85	N
316	PASEO DE PERALTA	29960	480.0	85	C
316	PASEO DE PERALTA	29770	10481.0	85	N
320	PASEO DE PERALTA	29970	479.0	85	N
322	PASEO DE PERALTA	28190	10479.1	92	N
324	PASEO DE PERALTA	29980	0.0	85	N
401	PASEO DE PERALTA	29990	10523.0	95	C
401	PASEO DE PERALTA (GARAGE)	29991	0.0	95	C
405	PASEO DE PERALTA	30000	10524.0	85	C
409	PASEO DE PERALTA	30010	10526.0	85	N
411	PASEO DE PERALTA	30020	10527.0	85	N
411	PASEO DE PERALTA (OFFICE)	30021	10527.0	0	N
431	PASEO DE PERALTA	42800	0.0	0	N
433	PASEO DE PERALTA	41900	0.0	0	N
463	PASEO DE PERALTA	26960	0.0	93	C
501	PASEO DE PERALTA	30040	10566.0	85	C
520	PASEO DE PERALTA	30050	10410.0	85	C
520	PASEO DE PERALTA (GARAGE)	30050	10410.0	0	C
601	PASEO DE PERALTA	30060	12067.0	85	C

603½	PASEO DE PERALTA	30080	12068.0	85	C
603½	PASEO DE PERALTA (GARAGE)	30081	12068.0	0	C
605	PASEO DE PERALTA	30090	12070.0	85	C
605	PASEO DE PERALTA (GARAGE)	30091	12070.0	0	C
608	PASEO DE PERALTA	30100	10401.0	85	C
614	PASEO DE PERALTA	30110	10400.0	85	C
618	PASEO DE PERALTA	30120	10399.0	85	C
624	PASEO DE PERALTA	30130	10398.0	85	C
628	PASEO DE PERALTA	30140	10397.0	85	C
630	PASEO DE PERALTA	30150	10398.0	85	N
640	PASEO DE PERALTA	30160	10395.0	85	C
644	PASEO DE PERALTA	30170	10392.0	84	N
700	PASEO DE PERALTA	30550	10386.0	85	C
703	PASEO DE PERALTA	30180	12072.0	85	C
705	PASEO DE PERALTA	30190	12073.0	85	C
707	PASEO DE PERALTA	30200	12074.0	85	C
708	PASEO DE PERALTA	30210	10385.0	85	C
709	PASEO DE PERALTA	30220	12076.0	85	C
713	PASEO DE PERALTA	30230	12075.0	85	C
715	PASEO DE PERALTA	30240	12077.0	85	C
719	PASEO DE PERALTA	30250	12078.0	92	N
~~820~~	~~PASEO DE PERALTA~~ 228 E. Palace	30260 new #	10354.0 old #	~~85~~ 98	~~N~~ C
839	PASEO DE PERALTA	30270	12079.0	85	N
923	PASEO DE PERALTA	30280	11124.0	84	C
924	PASEO DE PERALTA	41910	0.0	0	C
927-929	PASEO DE PERALTA	30590	11123.0	85	C
1000	PASEO DE PERALTA	15770	10627.0	85	C
1000	PASEO DE PERALTA	0	627.0	0	C
1042-1048	PASEO DE PERALTA	30560	10633.0	85	N
1050	PASEO DE PERALTA	30290	10634.0	92	N
1075	PASEO DE PERALTA	30300	11122.0	84	N
1111	PASEO DE PERALTA	30310	11121.0	85	N
1120	PASEO DE PERALTA	41880	0.0	0	N
1121	PASEO DE PERALTA	30320	11120.0	85	C
1123	PASEO DE PERALTA	30330	11119.0	85	C
1127	PASEO DE PERALTA	30340	11118.0	92	C
1129	PASEO DE PERALTA	30350	11117.0	84	C
1215	PASEO DE PERALTA	30600			
1229	PASEO DE PERALTA (REAR)	30381	4.0	0	N
102	PENA PLACE	30620	13337.0	85	C
104	PENA PLACE	30630	13338.0	85	C

106	PENA PLACE	30640	13339.0	85	N
107	PENA PLACE	30650	13340.0	85	N
107	PENA PLACE (APARTMENT)	30651	13340.0	0	N
107	PENA PLACE (GARAGE)	30652	13340.0	0	N
307	PINO	30660	11030.0	84	C
311	PINO	30670	11032.0	84	C
312	PINO	30680	11031.0	84	C
313	PINO	30690	11033.0	84	C
318	PINO	30700	11035.0	84	C
319	PINO	30710	11034.0	84	C
321	PINO	30720	11036.0	84	N
327	PINO	30730	11037.0	84	C
327½	PINO	30740	11038.0	84	C
333	PINO	30750	11038.0	84	C
335	PINO	30760	11040.0	84	N
335	PINO (APARTMENT)	30761	11040.0	0	N
339	PLAZA BALENTINE	30820	11662.0	85	C
341	PLAZA BALENTINE	30830	11663.0	85	N
342	PLAZA BALENTINE	30840	11664.0	85	C
345	PLAZA BALENTINE	30850	11661.0	85	C
345½	PLAZA BALENTINE	41930	0.0	0	C
349	PLAZA BALENTINE	30860	11660.0	851	C
509	PLAZA BALENTINE	30870	11265.0	85	C
511	PLAZA BALENTINE	30880	11665.0	85	C
515	PLAZA BALENTINE	41940	0.0	0	N
515	PLAZA BALENTINE (GARAGE)	41941	0.0	0	N
523	PLAZA BALENTINE	41060	0.0	0	N
523	PLAZA BALENTINE	41950	0.0	0	N
1	PLAZA CHAMISAL	30890	11136.0	92	C
2	PLAZA CHAMISAL	30920	11135.0	92	C
3	PLAZA CHAMISAL	30900	11134.0	92	C
3	PLAZA CHAMISAL (HOUSE)	42910	0.0	0	C
3	PLAZA CHAMISAL (HOUSE)	42920	0.0	0	C
5	PLAZA CHAMISAL	30910	11133.0	92	C

1	PLAZA FATIMA	30930	11255.0	84	C
2	PLAZA FATIMA	30940	11256.0	84	N
3	PLAZA FATIMA	30950	11257.0	84	C
4	PLAZA FATIMA	30960	11258.0	84	C
5	PLAZA FATIMA	30970	11259.0	84	C
208	POLACO	41970	0.0	0	C
208/208½	POLACO	31090	13296.0	85	C
209	POLACO	30980	12309.0	85	C
214	POLACO	30990	13297.0	85	N
215	POLACO	31000	13307.0	85	C
215B	POLACO	31110	13308.0	85	N
216	POLACO	31010	13298.0	85	C
217	POLACO	31020	13306.0	85	N
217	POLACO (GARAGE)	31021	13306.0	0	N
218	POLACO	31030	13299.0	85	C
219	POLACO	31040	13304.0	85	C
219½	POLACO	31050	13305.0	85	N
222	POLACO	31060	13300.0	85	C
222	POLACO (APARTMENT)	31062	13300.0	0	C
222	POLACO (APARTMENT)	31061	13300.0	0	C
225/225½	POLACO	31100	13303.0	85	C
225/225½	POLACO (GARAGE)	31101	13303.0	0	C
226	POLACO	31070	13301.0	85	C
229	POLACO	31080	13302.0	85	N
111	QUINTANA	31120	13104.0	85	C
111	QUINTANA (GARAGE)	31121	13104.0	0	C
112	QUINTANA	31130	13091.0	85	C
114	QUINTANA	31140	13092.0	85	N
115/117	QUINTANA	3125	13103.0	85	C
116	QUINTANA	31150	13093.0	85	N
118	QUINTANA	31160	13094.0	85	N
119	QUINTANA	31170	13102.0	85	N
120	QUINTANA	31180	13095.0	85	N
121	QUINTANA	31190	13101.0	85	C
122	QUINTANA	31200	13096.0	85	N
124	QUINTANA	31210	13097.0	85	N
125	QUINTANA	31220	13100.0	85	C
126	QUINTANA	31230	13098.0	85	N
127	QUINTANA	31240	13099.0	85	C

310	READ (REAR)	31420	10118.0	84	N
312	READ	31330	10121.0	84	N
314	READ	31350	10122.0	84	C
318	READ	31360	10123.0	84	C
322	READ	31380	10124.0	84	N
322	READ (APARTMENT)	31381	10124.0	0	N
324	READ	31390	10125.0	93	C
324	READ (GARAGE)	31390	10125.0	93	C
332	READ	31400	10126.0	92	N
340	READ	31410	10127.0	84	N
106	ROMERO	31750	13445.0	85	N
108	ROMERO	31760	13446.0	85	N
109	ROMERO	31770	13447.0	85	C
110	ROMERO	31780	13448.0	85	C
112	ROMERO	31790	13449.0	85	N
124	ROMERO	31800	13450.0	85	N
125	ROMERO	31810	13462.0	85	C
126	ROMERO	31820	13451.0	85	C
127	ROMERO	31830	13461.0	85	N
127	ROMERO (APARTMENT)	31831	13461.0	0	N
129	ROMERO	31840	13460.0	85	C
130	ROMERO	31850	13452.0	85	C
131	ROMERO	42120	0.0	0	N
131A-B	ROMERO	42130	0.0	0	C
132	ROMERO	31860	13453.0	85	N
132	ROMERO (CONDO)	31863	13453.0	0	N
132	ROMERO (CONDO)	31862	13453.0	0	N
132	ROMERO (CONDO)	31864	13453.0	0	N
132	ROMERO (CONDO)	31861	13453.0	0	N
132	ROMERO (CONDO)	31865	13453.0	0	N
132	ROMERO (CONDO)	31865	13453.0	0	N
132	ROMERO (CONDO)	31867	0.0	0	N
133	ROMERO	31870	13459.0	85	N
136	ROMERO	31880	13454.0	85	N
137	ROMERO	31890	13458.0	85	N
138	ROMERO	31900	13455.0	85	C
138½	ROMERO	31910	13456.0	85	N
140	ROMERO	31920	13457.0	85	N
315#1	ROMERO	31930	13463.0	85	C

315#2-5	ROMERO	31940	13464.0	85	N
315#6	ROMERO	31950	13465.0	~~85~~ 99	N
315#7	ROMERO	31960	13466.0	~~85~~ 99	N
203	ROSARIO	42140	0.0	0	C
203	ROSARIO (GUEST)	42141	0.0	0	N
205	ROSARIO	42150	0.0	0	C
205	ROSARIO (GUEST)	42151	0.0	0	N
231	ROSARIO	42160	0.0	0	C
233	ROSARIO	42170	0.0	0	N
235	ROSARIO	42180	0.0	0	N
235	ROSARIO (GUEST)	42181	0.0	0	N
235	ROSARIO (GUEST)	42182	0.0	0	N
235	ROSARIO (GUEST)	42201	0.0	0	N
243	ROSARIO	42190	0.0	0	N
244	ROSARIO	42200	0.0	0	N
244	ROSARIO	42210	0.0	0	N
245	ROSARIO	42220	0.0	0	N
247	ROSARIO	42230	0.0	0	N
247	ROSARIO	42250	0.0	0	N
247	ROSARIO	42240	0.0	0	N
247	ROSARIO	42260	0.0	0	N
311	ROSARIO	42270	0.0	0	N
900	ROYBAL	31970	13469	85	N
901	ROYBAL	31980	13471.0	85	N
910	ROYBAL	31990	13468.0	85	C
911	ROYBAL	32000	13470.0	85	N
911	ROYBAL (GARAGE)	32001	13470.0	0	N
912	ROYBAL	32010	13467.0	85	N
929	ROYBAL	42290	0.0	0	N
50	E. SAN FRANCISCO	32230	10470.0	85	N
56	E. SAN FRANCISCO	32240	10471.0	85	C
58	E. SAN FRANCISCO	32250	10472.0	85	N
66	E. SAN FRANCISCO	32260	10473.0	85	N
72	E. SAN FRANCISCO	32270	10474.0	85	N
74-78	E. SAN FRANCISCO	32280	10475.0	85	N
80-82	E. SAN FRANCISCO	32290	10476.0	85	C

84	E. SAN FRANCISCO	32370	10477.0	85	N
100	E. SAN FRANCISCO	32300	10372.0	85	C
109	E. SAN FRANCISCO	32310	10342.0	85	C
109	E. SAN FRANCISCO	42300	0.0	0	N
111	E. SAN FRANCISCO	32320	10341.0	85	N
115	E. SAN FRANCISCO	32330	10339.0	85	N
115	E. SAN FRANCISCO	32350	10340.0	85	N
115	E. SAN FRANCISCO	32340	10340.0	85	N
100-106	W. SAN FRANCISCO	33270	10291.0	84	N
107-109	W. SAN FRANCISCO	33280	10290.0	84	N
110	W. SAN FRANCISCO	32390	10292.0	84	C
112-118	W. SAN FRANCISCO	33290	10293.0	84	N
120-122	W. SAN FRANCISCO	33300	10294.0	84	C
121	W. SAN FRANCISCO	32400	10289.0	84	N
123	W. SAN FRANCISCO	32410	10288.0	84	C
125-127	W. SAN FRANCISCO	33310	10287.0	84	N
133	W. SAN FRANCISCO	32420	10286.0	84	N
135-139	W. SAN FRANCISCO	33320	10285.0	84	N
200	W. SAN FRANCISCO	32430	10270.0	84	C
201	W. SAN FRANCISCO	32"0	10284.0	84	C
203	W. SAN FRANCISCO	32450	10283.0	84	N
204	W. SAN FRANCISCO	32460	10271.0	84	N
205	W. SAN FRANCISCO	32470	10282.0	84	N
207	W. SAN FRANCISCO	32480	10281.0	84	C
208A-B	W. SAN FRANCISCO	33430	10272.0	84	N
210	W. SAN FRANCISCO	32490	10273.0	84	N
211	W. SAN FRANCISCO	32500	10276.0	84	C
214	W. SAN FRANCISCO	32510	10274.0	84	N
219-225	W. SAN FRANCISCO	32520	10275.0	84	C
301	W. SAN FRANCISCO	32530	10327.0	85	N
308	W. SAN FRANCISCO	33770	0.0	92	C
321-323	W. SAN FRANCISCO	33330	10328.0	85	C
322	W. SAN FRANCISCO	32540	10259.0	84	C
325	W. SAN FRANCISCO	32550	10329.0	85	C
327	W. SAN FRANCISCO	32560	10330.0	85	N
406/408	W. SAN FRANCISCO	33260	13212.0	85	C
406/408	W. SAN FRANCISCO (GARAGE)	33261	0.0	0	C
411	W. SAN FRANCISCO	32570	13211.0	85	N
412	W. SAN FRANCISCO	32580	13210.0	85	N
422	W. SAN FRANCISCO	32590	13209.0	85	N
423	W. SAN FRANCISCO	32600	13206.0	85	C

423	W. SAN FRANCISCO (REAR)	33360	13207.0	85	N
425	W. SAN FRANCISCO	32610	13205.0	85	C
430	W. SAN FRANCISCO	32620	13208.0	85	N
430	W. SAN FRANCISCO (OFFICE)	32621	13208.0	0	N
433	W. SAN FRANCISCO	32630	13203.0	85	C
433	W. SAN FRANCISCO (REAR)	32631	13203.0	0	C
433½	W. SAN FRANCISCO	32640	13204.0	85	C
433½	W. SAN FRANCISCO (REAR)	32641	3204.1	85	N
436	W. SAN FRANCISCO	32650	13199.0	85	C
443	W. SAN FRANCISCO	32660	13202.0	85	N
443	W. SAN FRANCISCO (REAR)	33370	13201.0	85	N
445	W. SAN FRANCISCO	32670	13200.0	85	C
446	W. SAN FRANCISCO	32680	13198.0	85	C
447	W. SAN FRANCISCO	32690	13195.0	85	C
450	W. SAN FRANCISCO	32700	13197.0	85	C
460	W. SAN FRANCISCO	32710	13196.0	85	N
466-468	W. SAN FRANCISCO	33340	13190.0	85	N
511	W. SAN FRANCISCO	32720	13194.0	85	N
511	W. SAN FRANCISCO (OFFICE)	32721	13194.0	0	N
513	W. SAN FRANCISCO (REAR)	33380	13193.0	85	C
515	W. SAN FRANCISCO	32730	13191.0	85	N
515½	W. SAN FRANCISCO	32740	13192.0	85	N
517	W. SAN FRANCISCO	42310	0.0	0	N
521	W. SAN FRANCISCO	32750	13188.0	85	N
521	W. SAN FRANCISCO (REAR)	33390	13189.0	85	N
523	W. SAN FRANCISCO	32760	13186.0	85	N
523	W. SAN FRANCISCO (REAR)	33400	13187.0	85	C
523	W. SAN FRANCISCO (REAR, GARAGE)	33401	13187.0	0 99	C N
529	W. SAN FRANCISCO	32770	13185.0	85	N
537	W. SAN FRANCISCO	32780	13184.0	85	N
539	W. SAN FRANCISCO	32790	13183.0	85	C
543	W. SAN FRANCISCO	32800	13182.0	85	C
543	W. SAN FRANCISCO (GARAGE)	32801	13182.0	0	C
549	W. SAN FRANCISCO	32810	13181.0	85	N
551	W. SAN FRANCISCO	32820	13180.0	85	N
553	W. SAN FRANCISCO	32830	13179.0	85	N
559	W. SAN FRANCISCO	32840	13178.0	85	C
560	W. SAN FRANCISCO	32850	13177.0	85	C
573	W. SAN FRANCISCO	32860	13174.0	85	C
574	W. SAN FRANCISCO	32870	13176.0	85	N
574	W. SAN FRANCISCO (GARAGE)	32871	13176.0	0	N
575	W. SAN FRANCISCO	32880	13173.0	85	C
575	W. SAN FRANCISCO	32881	13173.0	0	C

576	W. SAN FRANCISCO	32890	13175.0	85	C
576	W. SAN FRANCISCO (REAR)	32891	13175.0	0	C
578	W. SAN FRANCISCO	32900	13172.0	85	C
578	W. SAN FRANCISCO (GARAGE)	32901	13172.0	0	C
579	W. SAN FRANCISCO	32910	13171.0	85	C
581	W. SAN FRANCISCO	32920	13170.0	85	N
600	W. SAN FRANCISCO	32930	13169.0	85	C
600	W. SAN FRANCISCO (REAR)	32931	13169.0	0	C
613	W. SAN FRANCISCO	32940	13168.0	85	C
618	W. SAN FRANCISCO	32950	13167.0	85	N
620	W. SAN FRANCISCO	32960	13166.0	85	N
621	W. SAN FRANCISCO	32970	13165.0	85	N
621½	W. SAN FRANCISCO	32980	13163.0	85	N
622-624	W. SAN FRANCISCO	32990	13164.0	85	C
622-624	W. SAN FRANCISCO	32991	13164.0	85	N
623	W. SAN FRANCISCO	33000	13161.0	85	C
623½	W. SAN FRANCISCO	33010	13162.0	85	N
624	W. SAN FRANCISCO	32991	13164.1	85	N
630	W. SAN FRANCISCO	33020	13160.0	85	C
631	W. SAN FRANCISCO	33030	13158.0	85	N
631	W. SAN FRANCISCO (REAR)	33031	13158.0	0	N
632	W. SAN FRANCISCO	33040	13159.0	85	N
635	W. SAN FRANCISCO	33050	13155.0	85	C
637	W. SAN FRANCISCO	33080	13151.0	85	C
637	W. SAN FRANCISCO	33060	13154.0	85	N
637	W. SAN FRANCISCO (GARAGE)	33061	0.0	0	N
637	W. SAN FRANCISCO	33070	13154.0	85	N
637	W. SAN FRANCISCO (REAR)	32380	13156.0	85	N
641	W. SAN FRANCISCO	33090	13150.0	85	N
641	W. SAN FRANCISCO (REAR)	33091	13150.0	0	N
641½	W. SAN FRANCISCO	33100	13149.0	85	N
644	W. SAN FRANCISCO	33110	13153.0	85	N
645	W. SAN FRANCISCO	33120	13145.0	85	N
645	W. SAN FRANCISCO	33150	13146.0	85	N
645	W. SAN FRANCISCO (GARAGE)	33151	13146.0	0	N
645	W. SAN FRANCISCO	33140	13147.0	85	N
645	W. SAN FRANCISCO (REAR)	33410	13144.0	85	N
645	W. SAN FRANCISCO (REAR, GARAGE)	33411	13144.0	0	N
645	W. SAN FRANCISCO (REAR)	33411	13144.0	0	N
645½	W. SAN FRANCISCO	33160	13148.0	85	C
647	W. SAN FRANCISCO	33170	13143.0	85	N
647½	W. SAN FRANCISCO	33180	13142.0	85	N
647½#11	W. SAN FRANCISCO	33181	0.0	0	N

648	W. SAN FRANCISCO	33190	13152.0	85	C
653	W. SAN FRANCISCO	33200	13141.0	85	N
653½	W. SAN FRANCISCO	33210	13140.0	85	N
653½	W. SAN FRANCISCO (REAR)	33211	0.0	0	N
654	W. SAN FRANCISCO	33220	13139.0	85	N
655	W. SAN FRANCISCO	33230	13138.0	85	N
655	W. SAN FRANCISCO (REAR)	33231	13138.0	0	N
655½	W. SAN FRANCISCO	42320	0.0	0	N
665	W. SAN FRANCISCO	33240	13137.0	85	N
665	W. SAN FRANCISCO (REAR)	33420	13136.0	85	N
667	W. SAN FRANCISCO	33250	13135.0	85	N
671-673	W. SAN FRANCISCO	33350	13134.0	85	C
607½	OSFTrail				
~~303~~	SANCHEZ	33540	11041.0	84	C
303	SANCHEZ (APARTMENT)	33541	11041.0	0	C
307	SANCHEZ	33550	11053.0	84	N
307	SANCHEZ (APARTMENT)	33551	11053.0	0	N
307½	SANCHEZ	33560	11052.0	84	C
309	SANCHEZ	33570	11051.0	84	C
319	SANCHEZ	33590	11050.0	84	C
324	SANCHEZ	33580	11042.0	84	N
326	SANCHEZ	33600	11043.0	84	N
327	SANCHEZ	42330	0.0	0	C
327	SANCHEZ	33610	11049.0	84	C
327	SANCHEZ (GUEST)	33611	11049.0	0	C
328	SANCHEZ	33620	11044.0	84	N
329	SANCHEZ	33630	11048.0	84	C
330	SANCHEZ	33640	11045.0	92	N
331	SANCHEZ	33650	11047.0	84	N
332	SANCHEZ	33660	11046.0	84	N
512	SANDIA	33670	10505.0	85	N
513	SANDIA	33680	10510.0	85	N
514	SANDIA	33690	10506.0	85	C
515	SANDIA	33700	10511.0	85	N
516	SANDIA	33710	10507.0	85	C
517	SANDIA	33720	10512.0	85	N
519	SANDIA	33730	10513.0	85	N
520	SANDIA	33740	10508.0	85	N
522	SANDIA	33750	10509.0	85	C

100	SANDOVAL	33760	10257.0	84	N
100	SANDOVAL	33870	10256.0	84	N
121	SANDOVAL	33780	10260.0	84	N
312	SANDOVAL	33790	10210.0	93	C
320	SANDOVAL	33800	10209.0	84	N
114	SHELBY	42810	0.0	0	N
207	SHELBY	34520	10367.0	85	N
219	SHELBY	34530	10368.0	85	N
220	SHELBY	34540	10309.0	85	C
221	SHELBY	34550	10369.0	85	N
221½	SHELBY	34560	10371.0	84	C
222	SHELBY	34570	10310.0	85	C
120	SHERIDAN	42360	0.0	0	C
400	SOLANA	34600	10504.0	85	C
406	SOLANA	34610	10502.0	85	N
408	SOLANA	34620	10501.0	85	N
410	SOLANA	34630	10500.0	85	N
411-413	SOLANA	34640	10503.0	85	N
100	N. ST. FRANCIS	42370	0.0	0	N
105	N. ST. FRANCIS	34850	13268.0	85	N
107	N ST. FRANCIS	34860	13269.0	85	N
111	N. ST. FRANCIS	34870	13270.0	85	N
103	S. ST. FRANCIS	34580	13271.0	85	N
103	S. ST. FRANCIS (GARAGE)	34581	13271.0	0	N
109	S. ST. FRANCIS	34880	13272.0	85	N
111	S. ST. FRANCIS	34890	13273.0	85	N
111	S. ST. FRANCIS (GARAGE)	34891	13273.0	0	N
150	S. ST. FRANCIS	42380	0.0	0	N
205	S. ST. FRANCIS	34900	13274.0	85	N
230	S. ST. FRANCIS	42390	0.0	0	N
305	S. ST. FRANCIS	34910	13275.0	85	N
307	S. ST. FRANCIS	34920	13276.0	85	C

254	STAAB	34930	10043.0	84	C
255	STAAB	34940	11025.0	84	C
256/258	STAAB	35110	10042.0	84	C
256/258	STAAB (APARTMENT)	35111	10042.0	0	C
259	STAAB	34950	10026.0	84	C
260	STAAB	34960	10041.0	84	N
260	STAAB (GARAGE)	34961	10041.0	0	N
263	STAAB	34970	10027.0	84	N
301	STAAB	34980	10028.0	84	C
301	STAAB (GARAGE)	34981	10028.0	0	C
303	STAAB	34990	10029.0	84	C
303	STAAB (GARAGE)	34991	10029.0	0	C
311	STAAB	35000	10030.0	84	C
311	STAAB (GARAGE)	35001	10030.0	0	C
312	STAAB	35010	10040.0	84	C
313	STAAB	35020	10031.0	84	C
315	STAAB	35030	10032.0	84	C
315	STAAB (GARAGE)	35031	10032.0	0	C
316	STAAB	35040	10029.0	84	N
317	STAAB	35050	10033.0	84	C
321	STAAB	35060	10035.0	84	C
323	STAAB	35070	10034.0	84	C
324	STAAB	35080	10038.0	84	C
326	STAAB	35090	10037.0	84	C
326	STAAB (APARTMENT)	35091	10037.0	0	C
328	STAAB	35100	10036.0	84	N
425	TONY ST	42440	0.0	0	C
100	VICTORIA	35140	11572.0	84	N
103	VICTORIA	42450	0.0	0	N
103	VICTORIA	35130	11583.0	84	N
103½	VICTORIA	42460	0.0	0	N
105	VICTORIA	35180	11581.0	84	N
105A	VICTORIA	42470	0.0	0	N
105½	VICTORIA	35190	11582.0	84	N
106	VICTORIA	35200	11575.0	84	N
107	VICTORIA	35210	11580.0	84	N
108	VICTORIA	35220	11577.0	84	N

108½	VICTORIA	35230	11576.0	84	C
109	VICTORIA	35240	11578.0	84	N
109½	VICTORIA	35250	11579.0	84	N
101-107	WASHINGTON	35540	10426.0	85	N
109-111	WASHINGTON	35550	10425.0	85	C
110	WASHINGTON	35360	10460.0	85	N
113	WASHINGTON	35370	10424.0	85	N
120	WASHINGTON	35380	10465.0	85	C
121	WASHINGTON	35390	10423.0	85	N
125	WASHINGTON	42500	0.0	0	N
125	WASHINGTON	42490	0.0	0	N
145	WASHINGTON	35400	10422.0	92	C
150	WASHINGTON	35410	10455.0	85	N
201	WASHINGTON	35430	10416.0	85	C
208	WASHINGTON	35420	10451.0	85	N
213	WASHINGTON	35440	10415.0	85	N
215	WASHINGTON	35450	10414.0	85	C
215	WASHINGTON (OFFICE)	35451	0.0	0	N
216	WASHINGTON	35460	10452.0	85	C
220	WASHINGTON	35470	10453.0	85	N
231	WASHINGTON	35480	10412.0	85	C
241	WASHINGTON	35490	10411.0	85	N
311	WASHINGTON	35500	10570.0	85	N
311	WASHINGTON (GUEST)	35501	10570.0	0	N
311	WASHINGTON (GARAGE)	35502	10570.0	0	N
321	WASHINGTON	35510	10569.0	85	N
323	WASHINGTON	35520	10568.0	85	N
325	WASHINGTON	35530	10567.0	85	C
325	WASHINGTON (GARAGE)	35531	0.0	0	C
339	WASHINGTON	35560	10566.0	85	C
339-343	WASHINGTON (GARAGE)	35561	0.0	0	N
403	WASHINGTON	42510	0.0	0	C
410	WASHINGTON	42520	0.0	0	N
410#1-12	WASHINGTON	38010	0.0	0	N
411	WASHINGTON	42530	0.0	0	N
412	WASHINGTON	42540	0.0	0	C
414	WASHINGTON	42550	0.0	0	N
100	E. WATER (BLOCK, S SIDE)	5670	10316.0	85	N
102	E. WATER/206-212 SHELBY	35620	10308.0	85	N

105	E. WATER	35580	10303.0	85	C
123	E. WATER	35590	10304.0	85	C
125	E. WATER	35600	10305.0	85	N
200	E. WATER	35610	10366.0	85	N
100	W. WATER	5680	10319.0	85	N
125	W. WATER	35650	10298.0	85	N
127-129	W. WATER	35730	10297.0	85	N
133	W. WATER	35660	10296.0	85	N
200	W. WATER (BLOCK)	5690	10267.0	85	N
203	W. WATER	35670	10269.0	85	C
207	W. WATER	35680	10268.0	85	N
409	W. WATER	35690	13236.0	85	N
411	W.. WATER	35570	13237.0	85	N
411	W.. WATER (REAR)	35630	13238.0	85	C
429	W. WATER	35700	13239.0	85	N
468	W. WATER	35710	13242.0	85	C
492	W. WATER	35640	13240.0	85	N
493	W. WATER	35720	13241.0	85	N
332	WINISCHE WAY	35900	11125.0	84	

SIGNIFICANCE

Significant Dates

1880
1912

NARRATIVE STATEMENT OF SIGNIFICANCE

SUMMARY

Santa Fe has a long and varied history as the oldest continuously occupied capital in the United States, having served nearly 400 years as the administrative headquarters of a Spanish-Colonial province, a Mexican state, a United States territory, briefly during the Civil War as a Confederate capital, and finally since 1912 as the capital of the 47th state. Officially founded in 1610 by Pedro de Peralta, who was sent to establish a permanent administrative and military capital of Spanish settlement in New Mexico, Santa Fe remained the major community of a remote northern province throughout some 200 years of Spanish Colonial rule and 25 subsequent years as a part of independent Mexico. Under American control after 1846, Santa Fe was a major trade center on the Santa Fe Trail until bypassed by the main line of the railroad in 1880. During the 30-year period which followed, the town struggled with a loss of economic importance and came to recognize the potential of its unique resources of culture and physical environment to attract a new tourism industry. Around the turn of the century, archaeologists and artists began to settle in Santa Fe, drawn by the region's pre-American cultures and qualities of scenery and light. By the 1920s a nationally known colony of artists had formed on Santa Fe's east side. A remarkable group of multi-talented, creative people made important contributions not only to their own fields, but also to the community to the extent that they can be considered in large part responsible for the unique milieu of Santa Fe today.

Architecturally, the Santa Fe Historic District reflects this long and complex cultural history in both style and streetscape. The basic Spanish-Colonial town plan, as laid out by Peralta in very general accordance with the mandates of the 1573 Laws of the Indies, centered on a rectangular plaza, but with narrow curved streets leading out from it. The Spanish-Colonial Palace of the Governors, believed to be the oldest continuously occupied public building in the United States, still faces the public plaza, a significant cultural landscape. Streets dating from the Spanish-Colonial period have continuous facades close to the street line. Within and beyond this structure of plaza and radiating streets, American design principals in the Territorial period added wide, straight avenues, and free standing buildings set back from the street line with front and side yards, and new styles of construction made possible by rail transportation. The Romanesque Revival St. Francis Cathedral and Gothic Revival Loretto Chapel, both inspired by the French clergy in the mid-nineteenth century, are near the Plaza; and a selection of buildings in various

see pg 117.

I see pp 129 on

Because of set up of neighborhoods and style section, I think it's important w/in each subsection here to have summary ¶ on each period as to physical impact on city / architectural development info (BRIEF)

styles from the railroad era remain. In the twentieth century artists, archaeologist, and business leaders joined in a movement to reverse the modernizing efforts of the late 19th century by preserving and recreating the city's historic adobe architecture. In so doing they created two new styles, the Spanish-Pueblo Revival and the Territorial Revival. In 1957 these styles were mandated in historic areas by one of the first design ordinances in the country. Although today the Spanish-Pueblo Revival and the Territorial Revival styles (twentieth-century creations inspired by a desire for authenticity and the promotion of tourism) predominate, the long history of this oldest continuously occupied capital can be read in the patterns of street development, siting, and architectural style that are preserved in this District.

HISTORIC CONTEXT

Spanish and Mexican Periods (1610-1846)

At the northern extremity of New Spain, New Mexico was first explored from Mexico in 1540. Having ventured north in search of mineral wealth to match the riches of Mexico, the Spaniards found agricultural settlements of Indians living communally in groupings of permanent dwellings which the explorers called *pueblos* (villages). These indigenous settlements were concentrated in (though not limited to) the valley of the Rio Grande and its tributaries, in an area stretching from the Taos Pueblo on the north to near the present town of Socorro on the south. In the surrounding areas were groups of nomadic Indians, who traded with and sometimes raided the pueblos.

In 1598 Don Juan de Oñate led an expedition of some 129 colonists and ten Franciscans to establish the first European settlement in New Mexico. After a few months spent near the pueblo he named San Juan de los Caballeros, Oñate established a capital called San Gabriel nearby on the west bank of the Rio Grande above the mouth of the Chama River.[6] The colony foundered and was nearly deserted when Oñate's successor as governor, Don Pedro de Peralta, arrived in the winter of 1609-1610 with instructions to move the colonists to a better location and found a new capital which would be called Santa Fe.

The primary justification for early colonization was Christianizing the native population. To that end the Franciscan friars moved into the Indian pueblos where they built large mission

[6] Marc Simmons, *New Mexico: An Interpretive History* (Albuquerque: University of New Mexico Press, 1977) 38.

churches. The majority of the colonial population lived scattered in the countryside, predominantly along rivers and streams, near the pueblos, where in addition to water there was fertile land and a nearby source of labor.[7] Throughout the Colonial period subsistence farming was the main occupation of those citizens who were not involved in the government, the military, or the church. Before the Pueblo Indians revolted in 1680, Santa Fe was the only formally established Spanish community in New Mexico.

For the new capital, Peralta chose a site enclosed on the north and east by the abruptly rising foothills of the Sangre de Cristo mountains where the Santa Fe River emerges from a canyon to flow across a gently contoured plain. This location was uninhabited and easier to defend than San Gabriel. There was a dependable source of water for irrigation, tillable land, and plentiful supplies of fuel and timber.

The colonies of Spain were, to a far greater extent than those of France or England, government sponsored and regulated enterprises. Lands claimed by the Spanish remained in the possession of the crown to be parceled out in the form of grants made to individuals or groups for the purposes of developing unoccupied territory and creating defenses against hostile nomadic tribes or other Europeans. In addition to granting specific lands to colonists, the sovereign promulgated laws that specified where and how new civil settlements were to be laid out. In 1681 a multivolume codification of Spanish law, the *Recopilacion de Leyes de las Indias* (known as the Laws of the Indies), was published, incorporating most of the 148 ordinances concerning the laying out of new settlements originally issued in 1573 by Philip II.[8]

Three levels of urban settlement were prescribed, the *ciudad*, *villa*, and *pueblo*, that is city, town, and village. Each classification carried a rank of prestige and importance, and was permitted municipal government officers as prescribed by law.[9] There were no colonial *ciudades* and only three *villas* in the area now included in New Mexico: Santa Fe (1610), Santa Cruz to the

[7] Marc Simmons, "Settlement Patterns and Village Plans in Colonial New Mexico," *Journal of the West* 8 (1969) 7-21, rpt. in *New Spain's Far Northern Frontier*, ed. David J. Webber (Albuquerque: University of New Mexico Press, 1979) 102.

[8] The City Planning Ordinances of the *Laws of the Indies* are selectively translated in Dora P. Crouch, Daniel J. Garr, and Axel I. Mundigo, *Spanish City Planning in North America* (Cambridge, Mass.: The MIT Press, 1982) 6-19.

[9] Simmons, "Settlement Patterns," 112n9.

north (1695), and Alburquerque (original spelling) to the south (1706). Santa Fe, which remained the capital, was referred to simply as the "*villa*."

According to the Laws of the Indies, new settlements should be in healthy, fertile areas of medium elevation, and should contain populations of natives who could be converted to Christianity. The site of a town and capital should be chosen "without harm to the Indians for having occupied the area or because they agree to it of good will."[10]

has it occupied?

see pg. 114 which is it? or a mix?

The town plan mandated by the Spanish crown was based on a grid pattern of streets radiating from an open plaza, ultimately derived from the hot, sunny climate of the Mediterranean Classical world. The Greek *agora* and Roman *forum* were open spaces surrounded by shaded porticos in urban settings and functioned as centers for political, economic, religious, social, and cultural activities. The Spanish laws, in fact, drew heavily for the design of the plaza on the Roman Vitruvius' *De Architectura* (ten books on architecture).[11]

According to the provisions of the Laws of the Indies, the principal institutions of church and state were to face this open plaza. The site the new colonial town was to be marked out in squares, streets, and building lots with cord and ruler "beginning with the main square from which streets were to run to the gates and principal roads." The main plaza, which was the "starting point of the town," should either be a square or rectangle proportioned so that the length is at least one and a half its width, the best shape for "fiestas in which horses are used." The size of the plaza should be proportioned to the number of inhabitants allowing for future growth, but should not be less than 200 feet wide and 300 feet long, nor larger than 800 feet long and 532 feet wide. A recommended proportion is 600 by 400 feet. Four main streets were to begin one from the middle of each of the principal sides of the plaza; eight streets were to run from the four corners. *Portales* were recommended around the plaza and along the four main streets for the convenience of merchants gathered there.[12]

Peralta's orders stipulated that he establish a square for *casas reales* (government buildings) and other public works. The former would accommodate the residence of the

[10] Crouch, Garr, and Mundigo 8-9.
[11] Boyd C. Pratt, "The Plaza in History: Old World Ideals, New World Realities," *El Palacio* 94.2 (1988) 5.
[12] Crouch, Garr, Mundigo 12-14.

governor, offices for royal officials, a jail, arsenals, and a chapel.[13] At Santa Fe the *casa real*, the seat of authority where the governor lived, presumably faced the plaza on the north side. There were also wookrooms, shops and storerooms for supplies.[14] A *presidio*, or garrison for troops in the form of a military quadrangle, was also established early on.[15] Nearby the *casa de cabildo* served as a meeting-house for the *cabildo* and the local jail. The *cabildo* was a body of locally elected and appointed officers, subject to confirmation by the governor, which controlled local affairs in Santa Fe.[16] Peralta also brought with him instructions for allotting land to the settlers for houses, gardens, cultivated fields, and orchards which he presumably did, although the recommended grid pattern of streets was not developed. Rather, streets led out from its corners running irregularly through sparsely populated cultivated land to become trails to outlying locals and in the case of those heading south, to Mexico. Very little, however, is known in detail of the seventeenth-century capital because all local records were destroyed when the Pueblos revolted and drove the Spanish out in 1680.

During the twelve years of Spanish absence that followed, Pueblo Indians occupied the *casa real* and the plaza, making extensive alterations.[17] When the Spanish returned after 1692, they reestablished Santa Fe as the capital and reoccupied the plaza and the *casa real*. The earliest extant map of Santa Fe, drawn c.1766 by Joseph de Urrutia shows the *casa* of the Governor extending across the north side of an open square, the building known today as the Palace of the Governors.

Documentation of the uses of plazas before the American occupation of 1846 is sketchy and fragmentary at best for New Mexico's *villas*, including the capital. It is known that one responsibility of the *alcalde mayor* was to proclaim official edicts or royal decrees. The governor circulated a single copy of a new edict among the various magistrates, each of whom

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[13] Stanley M. Hordes, "The History of the Santa Fe Plaza, 1610-1720," *Santa Fe Historic Plaza Study*, vol 1, ed. Linda Tigges (Santa Fe: City Planning Department, 1990) 5.
[14] France V. Scholes, "Civil Government and Society in New Mexico in the Seventeenth Century," *New Mexico Historical Review* 10.2 (1935) 101.
[15] Max L. Moorhead, "Rebuilding the Presidio of Santa Fe, 1789-1791," *New Mexico Historical Review* 49.2 (1974) 123.
[16] Scholes 94-95; 101.
[17] Cordelia Thomas Snow, "A Brief History of the Palace of the Governors and a Preliminary Report on the 1974 Excavation," *El Palacio* 80.3 (1974) 1-21.

proclaimed it publicly on the plaza to the populace assembled by the sounding of a drum.[18] In researching the early history of the Santa Fe Plaza (1610-1720), Stanley Hordes found but one reference to a use of the space. A woman who offended a prominent couple was punished by being paraded around the plaza and the public streets before being exiled for two years to Alburquerque.[19]

The c.1766 Urrutia map of Santa Fe shows two concentrated areas of settlement, one north of the Santa Fe River and centered around the Plaza, and the other, known as the Barrio de Analco, on the south. Elsewhere, on both sides of the river, buildings are randomly scattered over a wide area amid cultivated fields. This large area of the settlement devoted to agriculture was made possible by a system of irrigation ditches (*acequias*). Water was drawn from the river by means of main ditches and brought by laterals to individual lands. Two major *acequias*, one above and one below the river, are shown on the Urrutia map. Of these one may be at least in part identified with the still flowing Acequia Madre. A section of Acequia Madre ~~Road,~~ along which the ditch flows, forms part of the southern boundary of this District.

this is the accurate name, maybe distinguish by "(street)" after name

Between 1789 and 1791 the *presidio* was rebuilt at Santa Fe incorporating the governor's *casa real*, today known as the Palace of the Governors. A detailed plan drawn in Chihuahua, Mexico, from specifications provided by others, shows the *presidio* as a immense rectangle enclosed by buildings with a single entrance at the middle of the south side. Extending west of the entrance is the *Casa para el Governador*. A small guard room and jail were attached to the west end of the residence and the supplymaster's office to the east end with a bastion at the southeast corner. The rest of the compound is surrounded by quarters for troops and their "respective corrals."[20] The compound as drawn is much larger than the standard frontier *presidio* because, as the governor explained to his superiors, the barracks had to be larger than normal to accommodate soldiers who came from Santa Fe's prominent families and were used to comfortable homes.[21] By 1821, the year of Mexican independence from Spain, the structure was decaying and only a few soldiers were stationed there.[22]

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[18] Marc Simmons, *Spanish Government in New Mexico*, (Albuquerque: University of New Mexico Press, 1968) 186.
[19] Hordes 16.
[20] Moorhead 135.
[21] Moorhead 133.
[22] Moorhead 137.

During the Spanish Colonial period New Mexico was remote and sparsely populated. Within the vast and ill-defined area of the province, the Spanish actually controlled only small, unconnected pieces of territory which have been compared to islands surrounded by mountains and desert which were the domain of Native Americans often hostile to Spanish encroachment.[23] Santa Fe, the capital of a vast, arid, largely unpopulated area, which included not only New Mexico but parts of present Arizona, Colorado, and Texas, was separated by great distance from the centers of Spanish settlement in Mexico. The colony was further isolated by Spain's policy of tightly sealed North American borders, a practice which prevented the development of trade and effectively excluded cultural influences from the English and French colonies on the continent. All foreign goods had to be imported through Mexico City making them prohibitively expensive to the majority of New Mexicans.

After Mexican Independence in 1821 Santa Fe was still fifteen hundred miles from the national capital in Mexico City and New Mexico continued as a far northern region. However, influence from the outside world came from a new quarter as trade with the rest of the American continent over the Santa Fe Trail was officially sanctioned for the first time. An influx of traders entered from the north who prefigured the take over by the United States in 1846.[24]

The governor's residence continued to be the seat of civil and military government of New Mexico throughout the Mexican period. As remembered later by Demetrio Perez, whose father was assassinated as governor in 1837, the Old Palace held the governor's office and residence; the office of the secretary; the council chamber; a hall where government clerks worked; various quarters for military officers, the guard on duty, and soldiers; army offices; and an armory; the Mexican government printing office; and the jail.[25] Mexican government offices also lined the west side of the plaza when the Americans arrived in 1846.[26]

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[23] Peter Gerhard, *The North Frontier of New Spain* (Princeton: Princeton University Press, 1982) 313-314.
[24] Howard Roberts Lamar, *The Far Southwest 1846-1912: A Territorial History* (1966; New York: W. W. Norton and Company, Inc., 1970) 56-82.
[25] Demetrio Perez, letter to L Bradford Prince, 10 February 1913, L. Bradford Prince Papers, State Records Center and Archives, Santa Fe, New Mexico. Printed in Wayne L. Mauzy, ed., "Recollections of Demetrio Perez: The Old Palace in Mexican Days," *El Palacio 67* (1960): 87-94.
[26] George Rutledge Gibson, *Journal of a Soldier under Kearny and Doliphan*, ed. Ralph P. Bieber (Glendale, California: The Arthur H. Clark Company, 1935) 212.

Today, of the Spanish *casas reales* and the *presidio*, only the Palace of the Governors remains, reputedly the oldest continuously occupied public building in the United States. The Palace remained under the jurisdiction of the federal government until Congress granted it to the territory in 1898. Despite an unsuccessful attempt to give the building back, possibly to the Smithsonian Institution, the Palace has been under the jurisdiction of the Museum of New Mexico since 1909 and state-owned since 1912.

The Territorial Period (1846-1912)

not necessary and confusing

Although territorial status was not officially granted until 1850, the Territorial period of New Mexico history began on August 18, 1846. On that day, ~~recently promoted~~ General Stephen Watts Kearny and his Army of the West took control of New Mexico in the name of the United States by placing the American flag over the Governor's Palace, a building that ~~for more than centuries~~ since had been the seat of government. New Mexico's last Mexican governor, General Manuel Armijo, had abandoned the battlefield without a fight to a much smaller force of Americans at Apache Canyon. This was the culmination of what has been called a "conquest of merchants" who were interested in "regularizing and securing rich trade and safe transportation routes."[27]

Mexican?

date

General Kearny set about immediately to create a civilian government. The set of provisions that came to be known as the Kearny Code established three branches of government at the territorial level - an executive branch, consisting of a governor and secretary; a legislative assembly; and a supreme court, consisting of three district justices. Other officers included a solicitor general, marshal, treasurer, and auditor.[28] However, in response to the uprising in January 1847 known as the "Taos Rebellion," the civilian government gave way to U.S. military rule until territorial status was granted in 1850.

Instead of moving rapidly toward statehood as other territories were able to do, or completely bypassing territorial status as Texas and California had done, New Mexico entered a long territorial period. Initially sentiment in Washington had favored immediate statehood. Missouri Senator Thomas Hart Benton advised New Mexicans to "meet in convention, provide cheap and simple government, and to take care of yourselves until Congress can provide for

[27] Lamar 63.
[28] Lamar 64.

you."[29] Nevertheless, the fate of New Mexico soon became entangled in matters of broader concern - the border dispute in which Texas was claiming New Mexican territory to the Río Grande and the issue of slavery. The sudden death in the summer of 1850 of President Zachary Taylor, a strong proponent of statehood, ended New Mexico's chances, and the statehood proposal died in Congress without a single supporting vote.[30] As part of the Compromise of 1850, New Mexico was organized as a territory (which until 1863 included Arizona) without reference to slavery.

The Spanish *presidio* had deteriorated, and by 1846 some of barracks lining its perimeter had disappeared. The map drawn by Lieutenant Gilmer, dated 1846-1847, shows the outline of the old *presidio* two sides of which are lined intermittently by buildings labeled "old military barracks." The inventory of government property found fifty-one buildings averaging three rooms, "apparently used as barracks," situated around a square.[31] In the first years the Americans occupied the existing *presidio* and built barracks and related buildings for garrisoning United States troops at Fort Marcy. However, by 1859 much of the old *presidio* had been torn down.[32]

Public buildings taken over from the Mexican government remained in federal ownership and all money for their maintenance and repair had to be authorized by Congress, as did funds for new government buildings. The adobe Palace of the Governors remained the Territorial capitol for the next fifty years, except for a brief confederate occupation in 1862. The first American legislature met there in 1847. Bicameral in form, it consisted of a Council (Senate) of seven members and a House of Representatives of twenty-one. In the early 1850s, in addition to rooms for the Council and the House, the Palace contained the offices of the governor, secretary of the territory, and the superintendent of Indian Affairs, as well as the territorial library, the post office, and a jail. The United States, District, and Supreme Courts met in a long, narrow, one-story building that was formerly a store house used by the quarter master's department and was located on the street, now Washington Avenue, that led out from the northeast corner of the plaza.[33]

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[29] Quoted by Lamar 74.
[30] Lamar 81.
[31] "Report on Buildings," 19 August 1846, transcribed C. F. Arnold.
[32] Curtis L. Schaafsma, "A Window on Santa Fe's History," *El Palacio* 88.3 (1982) 35.
[33] W. W. H. Davis, *El Gringo; or New Mexico and Her People* (1857; Lincoln: University of Nebraska Press, 1982) 166-173.

During the long period of federal control as a territory, new public buildings other than forts were slow to appear in New Mexico. The prolonged struggle to secure just two such buildings in Santa Fe illustrates the difficulties that were associated with depending upon congressional appropriations. In 1850 the U.S. Congress authorized $20,000 to build a new Territorial capitol, and in 1853 another $20,000 for a penitentiary. By the end of the 1850s, Congress had appropriated over $150,000 for work on both territorial buildings, yet little evidence of those appropriations was to be seen on the ground.[34]

Neither the penitentiary nor the new capitol was completed before 1880. The penitentiary was abandoned and eventually completed on another site in 1885; the territorial capitol was not finished until 1889, thirty-six years after construction began, and then opened as a federal courthouse, a new capitol on a different site having been completed in 1886.

Nevertheless, the American era brought private prosperity and growth to Santa Fe. Every year, business over the Santa Fe Trail increased and Santa Fe became a major wholesaling center for a wide region. A new group of prosperous wholesale and retail merchants, including native Hispanics as well as immigrants from other regions of the United States and directly from Europe, established large stores on the Plaza, where before a simple room had sufficed for commerce and barter.

The Atchison, Topeka and Santa Fe Railway (ATSF), which entered the territory in 1879, brought new expectations and new possibilities, dramatically accelerating the pace of change. Suddenly, relatively cheap and convenient transportation for both people and freight brought the territory into more direct contact with the social currents and tastes of other parts of the country. Within the first decade after the railroad's arrival, the territory had a new capitol and a penitentiary; the original intended capitol, begun in the 1850s, opened as a federal courthouse. The capitol and penitentiary were now widely separated from each other, on sites different from those originally chosen, and across the Santa Fe River well beyond the pre-American boundaries of Santa Fe.

However, expectations of economic prosperity that followed the arrival of the ATSF at Santa Fe in 1880 were not realized. The main line of the railroad which bore the city's name

[34] David Kammer, "A History of the Construction and Acquisition of State-Owned Buildings by the State of New Mexico," manuscript (1993) New Mexico Historic Preservation Division, 7.

never entered Santa Fe, but followed instead a gentler grade south to Albuquerque, leaving Santa Fe connected by a spur line from the nearest main stop at Lamy. The ancient capital immediately lost its preeminence as a hub of trade on the Santa Fe Trail. Other communities more advantageously located with relation to the railroad began to develop and eventually would challenge, albeit unsuccessfully, even Santa Fe's position as the territorial capital.

Efforts toward statehood were thwarted several times over the long territorial period by larger political issues such as slavery, nativism, and the silver issue, or by perceived economic and cultural weaknesses of the territory, such as a majority Spanish-speaking population and the lack of public education. During the 1880s and 1890s, territorial leaders took a number of steps to remedy those objections and to demonstrate that the territory was able to assume the responsibilities of statehood. One result was the completion of long-sought government buildings such as a new capitol, which at least put an end to attempts to move the capital elsewhere.

The Santa Fe business community responded with a fervent campaign to bring the city into conformity with the rest of the country by modernizing the old adobe plaza in the image of a railroad town and promoting the use of brick in place of adobe in domestic building. New neighborhoods were platted using the grid plan associated with railroad development.

Nevertheless, along with the materials and the motivation to modernize, rail transportation brought with it the gradually developing and contradictory realization that there was economic value in the area's pre-American heritage. Easy accessibility by rail for the first time opened the vast reaches of the American west to great numbers of people who could travel for reasons other than commerce or settlement. The ATSF recognized early the potential of unique historic local cultures, as well as climate and scenery to promote travel. The railroad also took the lead in advertising the salubrious qualities of the dry Southwestern climate. The region became a mecca for health seekers, particularly those suffering from tuberculosis and other respiratory ailments. (Shouldn't you give examples since so many of them are tied to architectural/artistic environ. of SFe?)

In 1880 the territorial legislature enacted a series of measures designed to attract Anglo-American settlers and foreign investors. The Territorial Bureau of Immigration was created to promote settlement, emigration, and economic development by providing information about the territory's climate, soil, minerals, and other resources; opportunities for business development;

and other advantages. Over the next three decades William G. Ritch, the former territorial secretary and former acting governor was the president of both the newly formed Bureau of Immigration and the newly revived Historical Society which collected antiquities and established a library partly in the belief that history was also a resource that would attract visitors.

Faced with the loss of economic viability, civic leaders in Santa Fe, as early as the 1880s, recognized the potential of tourism, a new industry made possible by comfortable, speedy rail transport, to provide a new basis for commerce. They began to look to those resources that were being promoted by the railroad and developed a new regard for the historic attributes that made their city unique.

Always highly romantic, this impulse was at first expressed in a generalized way without reference to the actual history of the region and without regard for the reality of Spanish-American or Indian life and customs of the time. For example, streets in a freshly gridded development near the railroad yards were given names like Aztec and Montezuma, and the Palace of the Governors was touted for its antiquity although its facade, most recently refurbished in 1881 gave little indication of the building's Spanish Colonial origin.

By 1890 Indian resistance to encroaching settlers had been broken, and federal troops were no longer needed in New Mexico. The announcement that Fort Marcy would be closed with the attendant loss of a source of federal support, was another blow to the economy of Santa Fe. It was clear by than that the railroad was not going to bring an economic boom. On the contrary, with the eclipse of the Santa Fe Trail, the capital lost its preeminent position as a trade center, large wholesalers went elsewhere, and the city's population decreased. In 1891 the citizens of Santa Fe voted to incorporate the city, perhaps hoping that a municipal government would boost declining prosperity; another fifteen years of commercial stagnation followed. why? what was going on or NOT going on?

Nevertheless, by the end of the century new groups were coming to Santa Fe, attracted by the unique scenery, the indigenous cultures, and sometimes the healthy climate. Artists began to settle in Taos and Santa Fe, forming world-famous colonies in the ensuing decades. Pioneers in the field of American archaeology, beginning with Adolph Bandelier in the 1880s and followed by such men as Edgar Lee Hewett and Sylvanus Morley brought a scholarly approach to the study of local cultures. Seeking to establish the American field on an equal footing with the then dominant Classical archaeology, Hewett founded the School of American Archaeology in 1907

at Santa Fe (now School of American Research) which drew archaeologists and anthropologists who performed major excavations in the Southwest and Central America.

The old Palace of the Governors, its balustraded, late-Victorian porch not withstanding, had come to symbolize the antique. Early in 1909, after Governor George Curry had shifted his residence to a new executive mansion near the new capitol, the legislature voted to turn the Palace over to the newly created Museum of New Mexico and to make it the headquarters of the School of American Archaeology, both institutions under the direction of Edgar Lee Hewett.

Thus by the beginning of the twentieth century, rising interest in antiquities and Indian cultures coupled with an increasing number of tourists and health seekers, made it apparent that Santa Fe's best chance for prosperity was in the appeal of climate, history, and picturesque adobe architecture to tourists, artists, scholars, and part-time residents.

Statehood (1912-1946)

Once the long struggle for statehood was finally over, the development of the unique cultural attributes of Santa Fe could proceed. Painters and writers came in increasing numbers to Santa Fe either to visit or to settle on the east side, drawn by the natural scenic beauty of the area, by what were to them exotic local cultures, or by the growing reputation of the city as an art colony.

really? did the tents actually do this, or just serves accomodations? it is not outside. It is in Historic Review Dist. which is 1 of 5 local districts

The founding of Sunmount, a private tuberculosis sanitarium, in 1903 by Drs. Frank and Harry Mera on the east side was an important factor in the twentieth-century development of Santa Fe. The Meras bought a tract of land in the southeast section of the city at the base of a foothill of the Sangre de Cristo mountains called Monte Sol, where the present Camino del Monte Sol meets the Old Santa Fe Trail and outside of Santa Fe's historic districts. A tent city had been erected there to attract people suffering from lung problems. The Meras converted the tents to cottages and eventually built two substantial buildings designed by the firm of Rapp and Rapp, leaders in the early development of the Spanish-Pueblo Revival style. Although Harry Mera left after the first phase of building to pursue an interest in Indian archaeology, his brother went on to preside over an immensely successful, nationally known institution. Sunmount attracted a remarkable group of artistic and intellectual people from all over the country and became something of a center of social and cultural life in Santa Fe. Dr. Mera imparted to his

state that this is now Loof sure of name but see sign on Monte Sol)

Carmelite sanctuary Immaculate Heart of Mary Retreat + Conference Center (Tabernacle)

Carmelite Monastery - Mt. Carmel Rd.

patients his own interest in the traditional cultures, art, and architecture of the southwest. From among his patients came leaders in the artists' colony and some of the most active participants in the movement to restore a historic architecture to the city. like who?

The phenomenon of artists' colonies had began around the turn of the century as a response of artistic people to an increasingly urbanized, mechanized, and impersonal world. They banded together in places where they felt they could work undisturbed by the pressures and distractions of modern life. They found just such a haven in northern New Mexico, a remote area of the country where cultures still existed that were relatively untouched by modern American life. During World War I, many artists who might have gone to Paris ventured instead into the far reaches of the American west to Taos and Santa Fe. After the Armistice others came to recuperate from wounds, physical and psychological, suffered in the war. Santa Fe's reputation as an important place for artists was also much enhanced by the enthusiastic visits of two of America's best known painters, Robert Henri, in 1916, 1917 and 1922 and John Sloan who came each summer for many years. When? Both men were leaders of the New York Independents group that mounted a revolt to free American art from domination by the so-called Academy, the conservative establishment of artists who by controlling the principal galleries in the large cities, were able to dictate, what styles and what artists would be successful. As the reputation of the colony spread it also attracted wealthy would-be artists or those of independent means who found a congenial artistic milieu.

Artists who came seeking a refuge from the conformity imposed by industrial America found in Santa Fe a tolerant and congenial ambiance in which to live and work. They valued what had been scorned by their progress-minded fellow countryman who had preceded them into the area. Many worked to establish a distinctly American art and found provocative material in the local cultures. Thus they were also extremely sensitive to the loss of these cultures which they regarded as in danger of being overwhelmed by the dominant American ways. The writer Mary Austin and artist Frank Applegate participated actively in the efforts of the Committee (later Society) for the Preservation and Restoration of New Mexico Mission Churches which successively restored a number of churches which were at the time in deplorable condition. Often crossing over into fields which were not their primary areas of endeavor, residents of the District painted pictures, wrote books, articles and poems, and lectured widely for the purpose of recording, explaining, and bringing the local cultures to popular attention.

In addition, many of these artists applied their considerable energy and organizational abilities to promoting awareness and interest in local Hispanic and Indian arts and crafts such as pottery, silver and tinsmithing, embroidery and weaving. To this end they collected artifacts, formed committees, raised money, and lobbied in high places. The Spanish Colonial Arts Society worked to find and preserve examples of Hispanic art and also to stimulate their production by providing a market for Spanish arts and crafts. The Indian Arts Fund was used to collect and save examples of ancient Indian pottery, blankets, baskets and silver. Its backers also worked to safeguard the integrity of Indian art by prevailing upon the Federal government to establish laws to prevent others from misrepresenting their goods as native and to establish schools, (one in Santa Fe) to train Indians in weaving and metalwork. Its collections were eventually housed in the Laboratory of Anthropology for which a Spanish-Pueblo-Revival style building was designed by noted architect John Gaw Meem and largely financed by John D. Rockefeller, Jr.

footnote

The artists also fought as a group with vigor and persistence against perceived threats from the "progressive" elements of the community to the way of life and unique milieu which they found so congenial and conducive to their work. Mary Austin, who has been called "a veritable eye of the hurricane for local causes," was an effective leader in these struggles which sometimes pitted the artists against civic promoters as in the successful opposition to Edgar Hewett's plan to have the Texas Federation of Women's Clubs bring a summer cultural center to Santa Fe. Out of this fight came the formation of the Old Santa Fe Association in 1926, a group which is still active in struggles to preserve the unique ambiance of the city.

Artists made other positive and lasting contributions to the community. Mary Austin organized the Community Theater, promoted the local public library, sought to improve instruction in the Spanish language in the public schools, and with Frank Applegate worked for the introduction of art into the school curriculum. Members of the colony contributed to the present form of Santa Fe's annual Fiesta. Begun in 1712 as an annual commemoration of Don Diego de Vargas's reconquest of Santa Fe after the Pueblo Revolt of 1680, the Fiesta was revived in 1919 under the leadership of Edgar Hewett as a tourist attraction. Artists objected that the local Spanish population, whose ancestors were being commemorated, was being effectively excluded from this closed event for which admission was charged. In 1926 the newly formed Old Santa Fe Association organized an open fiesta to which everyone was invited. A huge

what about late 20s → 40s?

effigy.

success, events from this celebration, such as the burning of a huge figure called Zozobra and the Historical Parade have become traditional events of the Fiesta as it is celebrated today.

Like the east side, Santa Fe's west side neighborhoods remained primarily agricultural into the twentieth century. However, after statehood the downtown and the east side were developed primarily by Anglos; the west side remained primarily Hispanic in character. After World War I, depressed agricultural prices caused considerable migration from rural areas which brought new population to this side of town creating the first new Hispanic neighborhoods since the coming of the railroad.[35]

which side?

Although no longer functioning as an art colony, many creative people continue to live in Santa Fe and contribute to its character. The city depends heavily on tourists who are drawn not only by its numerous galleries, many of which specialize in Indian and Spanish artists and regional art, and by its yearly markets and traditions like the annual Fiesta, but also by the special environment created by its natural setting and architecture.

ARCHITECTURAL CONTEXT

Spanish and Mexican Periods and the Spanish-Pueblo Style (1610-1846)

Few in number and at the farthest reaches of Spanish colonization in a land of limited physical resources, the Spanish in northern New Mexico adapted to their own needs the traditional building practices of the Pueblo Indians. Like the native population, they used readily available building materials, including mud, logs, sticks, and brush to build flat-roofed cubical rooms with adobe walls and few openings. Roofs were constructed of horizontal beams of peeled logs, called *vigas*, supported by walls through which they projected irregularly, and were covered with a layer of wood saplings, brush, and finally a thick layer of dirt. *Canales*, roof drains made of a hollowed out half logs, projected through surrounding parapet walls.

The Pueblo peoples, who lived communally, assembled these rooms into irregularly shaped, multi-storied structures, several units deep, either roughly pyramidal in shape or encircling a court, and housing a whole community. Each succeeding story was set back upon

[35] Boyd C. Pratt and Chris Wilson, *The Architecture and Cultural Landscape of North Central New Mexico* (Field Guide for the Twelfth Annual Vernacular Architecture Forum, Santa Fe, New Mexico, 1991) 163.

that below it to form terraces. Ladders were used to connect the various levels. The Indians formed walls by laying successive bands of adobe 15 to 20 inches high, using a technique called puddling.

Spanish contributions to this architecture included the technique of shaping the adobe into sun-dried bricks; the interior, chimneyed fireplace, which was usually placed in a room corner; and the *portal*, a long, flat-roofed portico supported by peeled-log posts often topped with carved corbel capitals. Possessing simple metal tools the Spanish were able to more easily procure thicker and longer roof beams and thus the typical span of their rooms increased.

Like Pueblo architecture, Spanish Colonial architecture in New Mexico was vernacular and inherently additive in nature. Nevertheless, the most striking difference between Indian and Spanish building was the way in which similarly constructed rectangular units were organized. The Spanish, living a less communal life, built detached, single-story dwellings, directly along the street line, using a linear floor plan only one room deep and without interior hallways. Rooms were reached through one another or from outside doors.

just like today.

The typical Spanish house might have begun as one or two rooms. As the family grew new rooms could be added in single file, either in a straight line or bent into an L and then a U. For the prosperous these rooms might extend all the way around an interior courtyard or *placita*. The *portal* might extend around the entire interior of a courtyard, serving as a covered walkway, a kind of exterior hall, connecting rooms reached by exterior doors. In less developed plans, the *portal* could be recessed with its sides formed by the projecting wing or wings of the building.

The Spanish introduced just two specialized building types, the *torreón* (defensive tower) and the church. For both, the same methods of wall and roof construction were adapted to specific requirements of shape and height. Most functions, whether governmental, commercial, or domestic were housed in single-story, flat-roofed, linear, adobe buildings.

The pattern of church building used in Spanish communities was established at the pueblos by Franciscan missionaries who built thick-walled, heavily buttressed, adobe structures, generally with a long, single-aisle nave leading to a sanctuary which might be rectangular, trapezoidal, or apsidal. Sometimes the addition of transepts created a cruciform plan. Ceilings

were flat rather than vaulted or domed, and composed of exposed *vigas* which were supported where they joined the walls by carved corbels.

The entrance of the church was typically placed in the center of the main facade with a small window above. Often an ornamental parapet contained one or more openings for bells. Less commonly bells were accommodated in twin corner towers flanking the main facade. A balcony between the towers was frequent in Pueblo mission churches but usually not found in Spanish village churches.[36]

In addition to the rich artistry of the churches themselves which included carved wooden elements such as corbels, railings, and doors, the Spanish of northern New Mexico developed equally rich local traditions for making religious objects to decorate their churches.

Spanish building methods remained virtually unchanged during the more than two hundred years of Spanish Colonial rule. Isolated by geography and official policy, and lacking both the means and the incentive for change, the Spanish of northern New Mexico remained extremely conservative in all aspects of culture including architecture.

Mexico's achievement of independence from Spain in 1821 brought little real change to architectural practice. To be sure, an era of isolation with the rest of North American ended almost immediately with the relaxing of border restrictions and the establishment of trade over the Santa Fe Trail. Santa Fe eventually became a major stopping off place on the trade routes from the United States south to Chihuahua and Mexico City and west to California.

Nevertheless, the influence of the rest of the North American continent on architecture, and on culture in general, remained negligible. The traders brought mainly small items of every day use and those North Americans who chose to settle in Mexican territory adopted local ways. Subsistence farming continued to be the main occupation of the populace and Santa Fe remained a far-flung outpost in a country struggling to establish itself. The mission churches fell into disrepair when the Mexican government ceased to support the missions. For the 25 years that northern New Mexico was a part of Mexico, building practices remained essentially unchanged.

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[36] George Kubler, *The Religious Architecture of New Mexico* (1940; Albuquerque: University of New Mexico Press, 1990) 53-54.

Thus when American soldiers occupied Santa Fe in 1846, they found the local residents building as they had for over 250 years. The tradition which had developed from the Spanish colonists' adaptation of the indigenous Indian architecture to their own domestic and religious needs is called for its dual origin, the Spanish-Pueblo style. However, although the materials, techniques, and style of building remained essentially unchanged during the Spanish Colonial and Mexican periods, the buildings themselves were always changing. Adobe is at once a flexible and a fragile medium which requires continuing attention but also accepts modification and addition relatively easily.

A do-it-yourself architecture of natural, readily available materials such as earth, straw, sticks, and logs, these buildings had a tendency to return to nature without constant vigilance to counter the effects of water and weathering. A householder who needed to be able to repair or replace deteriorated roofs and walls could also add on rooms at will to accommodate changing family needs. Frequently rooms of a dwelling were willed to different family members who could treat them very differently. One part of a building might collapse from neglect while another was well maintained and augmented with new rooms.

The fundamental malleability of the medium meant that technological innovation in such details as windows and roofs, when they did arrive, could be added to an existing building without changing its basic form. In Spanish neighborhoods of Santa Fe, the practice of owner designed and built, adobe architecture continued, not without change and adaptation, in an unbroken tradition from Spanish Colonial times into the twentieth century, and thus into the period of its own revival that was led by Anglo-American newcomers.

Territorial Period (1846-1912)

The Era of the Santa Fe Trail and the Territorial Style (1846-1880)

The peaceful occupation (1846) and subsequent annexation (1850) of New Mexico as a territory of the United States had far-reaching effects on nearly every aspect of life in Santa Fe, including architecture. Trade with the rest of the continent over the Santa Fe Trail increased dramatically as did the city's role as a center of commerce. New building materials were imported including small amounts of fired brick, window glass, nails, metal hardware, and fired brick. Sawmills were set up so that for the first time milled lumber was available for door and

window frames, floors, roof framing and so on. An influx of new settlers from the United States also brought different values and expectations expressed through a new architectural style.

Now called the Territorial Style, this was actually a simplified version of the Greek Revival which was long popular in the East, South, and Middle West. Long a symbol of American republican ideals, the style was used in the West by the military, perhaps as a symbol of Manifest Destiny.

Like the Spanish colonists before them, the Americans initially had no choice but to adapt the local building materials and techniques of wall and roof construction to their new needs and expectations. Traditional Spanish Pueblo buildings were refitted with such characteristic elements of the style as denticulated brick copings applied to the tops of parapet walls, larger windows framed in white-painted wood including a pedimented lintel, and perhaps even a projecting front porch, supported by square posts, painted white, often with chamfered corners and topped by simulated capitols made of bits of molding. Until production of fired brick began locally in the 1880s, new Territorial style dwellings were built of sun-dried adobe brick, however much the new arrivals might try to disguise that fact, in some cases going so far as having facades meticulously painted to simulate ashlar or brick.

The new arrivals also built new Territorial-style dwellings introducing a strictly symmetrical floor plan, two or more rooms deep, organized around a central hallway. This formal symmetry of plan reflected in well-ordered facades contrasted sharply with the Spanish custom of letting the plan of buildings evolve as need and circumstance might dictate. After their appearance in the 1870s, pitched metal roofs became common on Territorial style houses, although flat roofs continued to be popular as well.

The Era of the Railroad and the Railroad Styles (1880-1912)

The arrival of the ATSF in 1880, arguably the single most influential event in the history of Santa Fe since Spanish colonization, greatly accelerated the pace of change in many domains and wrought a revolution in architecture. Suddenly in towns near the railroad, a wide range of manufactured building materials was available which had been too fragile, too heavy, or just too expensive to be hauled out by wagon. Easier travel also brought a new influx of Anglo-Americans with different ideas of town planning and new tastes in architecture. Thus new

population, new ideas about style and the availability of building materials to realize them, and the goal of statehood all would result in a remaking of Santa Fe over the next thirty years.

The succession of styles in the rest of the United States arrived in Santa Fe all at once. Archbishop Lamy had already brought in the artisans to construct stone churches in Romanesque Revival and Gothic Revival styles; now domestic, commercial, and government buildings could be constructed in styles such as the Italianate and Queen Anne.

The impulse to modernize had a special sense of urgency because of Santa Fe's lost position as a center of trade after 1880. Another powerful motivation to bring Santa Fe into conformity with the rest of the nation was a desire for acceptance into equal status as a state. In the several unsuccessful attempts to join the Union made since 1850, the native adobe architecture was regarded by some as symptomatic of the backwardness which had stood in the way of statehood.

"Progressive" elements in the business community campaigned for the modernization of the central business district around the Plaza and speculated in new neighborhoods platted in neat grid patterns. The local newspapers of the 1880s urged the elimination of "unsightly adobes" and waged a relentless campaign to rid the plaza of *portales*—symbols of the old culture which was standing in the way of progress, and hence prosperity. One by one the old adobe business blocks around the plaza gave way to new buildings of brick or stone with Italianate facades ornamented by mass-produced metal decorative elements and dominated by oversize display windows all in the image of a Midwestern main street.

The wish to gain the national acceptance of statehood also affected the chosen styles of official architecture. The classical design of the new state capitol built in 1886 would have been acceptable in any state: four-stories in yellow sandstone with twin domes and a pedimented portico supported by columns.[37]

The problem of a suitable capitol was revisited after the new building was destroyed in 1892 by a fire of highly suspicious but undetermined origin. Its replacement, completed in 1900, was a single-domed classical edifice with an elaborate portico, again designed conspicuously without reference to local architectural tradition. In 1908 a neoclassical yellow brick executive

[37] Kammer 11-12.

mansion was completed nearby, with massive two-story columns. The mansion was torn down in the 1950s; the statehouse, now the Bataan Building and outside ~~of the Santa Fe Historic District boundary~~, was remodeled in the Territorial Revival style, its dome still visible on the interior.

* In domestic construction fired brick became the official material of choice to replace "unsightly adobes" with "neat cottages." In the Spanish and Mexican periods fired bricks were not made in New Mexico, despite an abundance of clay. Even after the American occupation which began in 1846, adobe remained the principle building material in Santa Fe, although plaster was sometimes painted to simulate ashlar or brick to suit American aspirations. Bricks were expensive to bring by wagon over the Santa Fe Trail and were generally used sparingly - on the exterior primarily for the brick copings, sometimes dentiled, on parapet walls which provided a protection from erosion, at the same time suggested a Greek cornice, and were a defining element of the Territorial style.

Nevertheless, as early as 1873 a brick house had been built ~~on~~ at 525 East Palace Avenue. It is not known precisely when fired bricks were first made and sold locally. In 1877 Juan Felipe Ortiz advertised the opening of a brickyard; yet a year later, Sister Blandina Segale set up her own kiln because she was unable to buy suitable bricks locally for building the Santa Fe Industrial School for Girls. Until the 1880s adobe remained the cheaper and the prevalent building material in domestic architecture.[38]

The demand for brick was finally consistent enough to support a local brickyard. On April 21, 1881 the *Daily New Mexican* recommended that a "good brickyard should be established at once" and two months later (June 29, 1881) was able to announce that one was in operation. Two weeks later it could be said that the "bricks turned out in Santa Fe? (or not?) are as good as can be gotten anywhere and are being used in very large quantities" (July 13, 1881).[39] The fashionable neighborhoods were the new ones laid out with straight streets and neat rows of orderly houses placed squarely in the center of their lots and built in styles brought first from the eastern United States and later, after the arrival of the bungalow, from the West.

[38] Corinne P. Sze, "525 East Palace Avenue," Application for Registration—New Mexico State Register of Cultural Properties, 1989, 3.
[39] Sze, "525 East Palace Avenue," 12:1.

For the rest of the century and the first decade of the next, brick building proceeded briskly, particularly on newly developed or extended streets, such as Marcy Street and Palace Avenue east of Plaza, the neighborhood north of Johnson Street, and the vicinity of Don Gaspar Avenue south of the river. Also prominently on the agenda was the substitution of sound, pitched metal roofs for leaky, flat dirt roofs.

At the same time, in the more remote villages of the northern part of the state as well as in the older, Spanish-speaking neighborhoods of pre-railroad towns like Santa Fe, the tradition of self-built adobe construction continued undeterred by imported attitudes but freely accepting such practical improvements as the metal-sheathed, gabled roof and adding some limited ornamentation from the newer styles. Initially the old linear floor plan persisted, but around the turn of the century a more symmetrical, square plan was adopted from the new forms that had entered the region. The term New Mexico Vernacular has been coined to designate buildings in this style, which is most basically defined as adobe construction in a square or linear plan, covered with a gabled, metal roof.

Nevertheless, at the same time that Santa Fe, in conscious rejection of local tradition, was being remade to suit the values of the rest of the country, a contrary impulse was at work. The ATSF had recognized early the value of history as expressed through architecture. Throughout the west the railraod was using the California Mission style for depots and associated Fred Harvey restaurants and hotels, thereby providing a broadly regional, if romanticized, model for a public design, one that would appear in the first buildings of some territorial institutions located in towns served by railroads. In 1903 this style represented New Mexico in a Rapp and Rapp building at the Louisiana Purchase Centennial Exposition in St. Louis. Ironically, the California Mission and the related Mediterranean style (a more attenuated suggestion of Spanish influence from California) became important vehicles for suggesting the traditional architecture of northern New Mexico.

In the first years of the twentieth century, the elements began to coalesce in Santa Fe of a powerful movement to bring "historically appropriate" architecture back to the recently modernized center of the town and to encourage new construction in a historic style that was a more direct evocation of the city's Spanish-Colonial and Indian heritage.

Statehood and the Spanish Revival Styles (1912-1946)

Although the nineteenth century had witnessed the first singular voices advocating the use of the indigenous architecture of the region, appreciation for history generally did not extend that far. It was not until the early years of the twentieth century that the value of historic architecture was recognized in Santa Fe. Artists, archaeologists associated with the Museum of New Mexico, and business leaders, formed an unlikely alliance to press a campaign to halt the "Americanization" of Santa Fe. They were strikingly successful in bringing a city, which for twenty-five years had officially disdained adobe architecture, full circle back to "indigenous" architectural traditions. What they actually achieved was not a return to the past, but the creation of new styles eventually called the Spanish-Pueblo Revival and the Territorial Revival.

It was on the campus of the University of New Mexico that a revival style based more closely on local architectural traditions was introduced. Through the efforts of William H. Tight, President of the University from 1901-1910, several buildings were built on the campus in a style derived from the Indian pueblos. However, Tight left the university discredited and the architectural movement he started would await development in Santa Fe. Nevertheless, the 1911 Legislative Manual singled out the UNM campus buildings, as "the most unique of all public buildings of the territory," a marked contrast "with the modernized surroundings and their own interiors."[40]

The 1912 Santa Fe Planning Board, led by realtor Henry H. Dorman, stated in its report that "if the preservation of the old streets and houses is good as an economic proposition, it can hardly be denied that the attraction of Santa Fe can best be preserved and increased by developing the town architecturally in harmony with its ancient character. We believe that everything should be done to create a public sentiment so strong that the Santa Fe style will always predominate." Toward that end, the New-Old Santa Fe Exhibition of 1912 was held to promote tourism and what was then called the "Santa Fe style."

The following year the remodeling of the old Palace of the Governors became the first major project of the Santa Fe promoters of what they called the new/old style. The Palace's Territorial era *portal* was torn down and replaced by the Plaza's first Spanish-Pueblo Revival *portal.* In 1915 New Mexico was represented at the Panama-California Exhibition with a

[40] Legislative Manual 1911: 22, quoted by Kammer 18.

striking building in the Pueblo Revival Style. Rebuilt in permanent materials two years later (across Lincoln Avenue from the Palace of the Governors) as the Museum of New Mexico's Museum of Fine Arts, this was the first new downtown building constructed in the "Santa Fe style." Designed by Rapp and Rapp in what at the time was called the "pure Pueblo" variation of the style, the building facades incorporated features from several Spanish mission churches of northern New Mexico.

In 1920 *La Fonda* (hotel) was completely rebuilt by Rapp and Rapp in the Spanish-Pueblo style. The Oñate Theater building on the northwest corner of the plaza, the site now occupied by the First National Bank, was also completed around 1920. Other "Santa Fe style" buildings of the period in the downtown area were the ATSF ticket office across San Francisco Street from La Fonda and the former Post Office facing the Cathedral from the west side of Cathedral Place. ~~Outside the District, but~~ also influential, were two buildings designed by the Rapp firm at the Sunmount Sanatorium in 1914 and 1920.

The proponents of the Spanish-Pueblo Revival took as models the low, linear Spanish dwellings; the multistoried Native American Pueblos; and the Spanish mission churches of New Mexico. They sought an architecture which would be true to the past but meet modern requirements. An important early example was provided by the Museum of New Mexico with the remodeling of the Palace of the Governors with its recreation of a Hispanic *portal*. Though the details of the new *portal* were based largely on speculation and an interpretation of the newly found Urrutia Map of c.1766, the remodeled Palace immediately became an influential precedent.

The historic house renovated by the archaeologist Sylvanus Morley on Washington Avenue was another early illustration of the possibilities of the low and linear Spanish tradition. The artist Carlos Vierra designed a home (1002 Old Pecos Trail), which demonstrated the potential of Pueblo architecture to serve as a model for new domestic construction. The Fine Arts Museum on West Palace Avenue and the Gross Kelly Warehouse in the railroad yards demonstrated the adaptability of designs based on the Spanish mission churches of New Mexico to the requirements of modern civic and business use.

The hallmarks of the Spanish-Pueblo Revival were thick, battered walls, rounded corners, and sometimes heavy buttresses. Facades were asymmetrical and roof lines irregular in an

attempt to replicate the traditional growth of Spanish-Pueblo buildings over time by accretion. Windows were small, unadorned, and often deeply set into thick walls. Roofs were of the traditional flat construction using exposed peeled logs or hand-adzed beams as *vigas* with peeled aspen branches (*latillas*) or split logs (*rajas*) above them. Projecting *vigas* and wooden *canales* broke the generally flat surfaces of exterior walls. Colors did not stray too far from those found in natural clay. Adobe exteriors were plastered by hand yearly with mud, although gradually more durable materials came into general use.

Strictly disallowed by the tenets of the Spanish-Pueblo Revival were arches as building elements, that were associated with the California Mission style, as well as gable roofs. The pitched metal roof, introduced in the 1870s, had quickly became a popular improvement upon the forever leaking flat roof but was scorned by purists as a contamination from the industrial world, "a hideous monstrosity of tin" in Morley's words.[41]

On the interior, the design program called for a fireplace in each room, placed either in a genuine corner or in an L corner created by a partial wall (*paredcito*) extending into the room from the center of a wall. In renovations often newly built traditional fireplaces replaced wood stoves. Pueblo women, who traditionally built fireplaces and did plastering, were often sought to perform these tasks in Revival construction. It was also common practice to salvage fragments of historic buildings for use in new construction, sometimes mingling antiques with replicas. Wooden elements were frequently decorated with designs such as chiseled bullets, which were sometimes painted. A Revival innovation in ceiling design was the practice of plastering between *vigas*, sometimes in a coved shape. This solved the age-old annoyance of dirt sifting down from between the *latillas*, which the Spanish had solved by tacking up a piece of muslin.

In the early years of the Revival, the only Territorial style embellishment considered acceptable for historic architecture was a coping of brick placed on the top of parapet walls. However, it was not long before the Territorial style gained acceptance and underwent a revival of its own. The Territorial Revival uses all of the components of the earlier Territorial style in combination with floor plans of current popularity, except the metal-clad pitched roof which remained an anathema to the revivalists. Classical symmetry was the ideal and, although stuccoed the usual earth colors, these buildings were infrequently built of adobe and little attempt was made to imitate the rounded look of adobe.

[41] Sylvanus Griswold Morley, "Santa Fe Architecture," *Old Santa Fe* 2 (1915) 290.

The Spanish-Pueblo and Territorial Revival styles became ubiquitous in Santa Fe public architecture largely through the work of one man, John Gaw Meem, who had been trained as an engineer and was most recently in banking came to Sunmount in 1920 with tuberculosis. There he became involved in the architectural debate in which Dr. Mera and many of his present and former patients took a passionate interest. As his health improved, Meem studied architecture and began to take commissions to remodel old adobe homes and to design new ones. With his health restored, he settled in Santa Fe and went on to become the region's premier architect in the local Revival styles, as well as a leader in efforts to preserve the region's historic architecture.

Although many of the earliest proponents of the "Santa Fe style" pursued the ideal of historical authenticity by strict adherence to "indigenous" forms and materials to the extent that they were externally visible, Meem evolved a symbolic rather than a purportedly literal representation of the style through which he was able to adapt it to every sort of public use. In Santa Fe, in addition to residences, his firm designed many public schools, city and county buildings, churches, the hospital, and many commercial buildings. He also remodeled a great number of buildings in the historical styles, especially on the Plaza.

which one, not the current one, "old St. Vincents"

In 1930 John Gaw Meem won a $400 prize offered by Cyrus McCormick, Jr. (from Chicago and a summer resident of Santa Fe) for plans to remodel the buildings around the Plaza in harmony with their Spanish Colonial origins. Although not carried out in their entirety at once, Meem's plans influenced the future of the Plaza through his remodelings of individual buildings over the next several decades, and in 1967 *portales* were added to whatever buildings still lacked them on the entire east, south, and west sides of the Plaza in final realization of Meem's vision.

is he the reaper guy?

Eventually the Revival styles became the rule in Santa Fe. In 1957 the long crusade of the preservationists culminated in the passage of a zoning ordinance mandating the use of "historic styles" in the historic areas of the city. Newer, non-historic neighborhoods are usually covered by covenants which limit the range of permitted styles.

what was going on between 1930-1946? (1949)

On the west side, the Hispanic tradition of vernacular, owner built and designed dwellings continued to evolve, ignored in the original establishment of historic zoning. This vernacular architecture remained adaptive and willing to incorporate innovations in placement, plan, and decoration. For example, set backs with a front yard defined by a low wall at the street line replaced the traditional arrangement of buildings directly on the street line. The single or

the district overlay

neighborhoods from '30s on here - should develope this idea more

is this true? or deliberate for a reason?

same note from prior draft review

this language is important, please include in draft

sometimes double linear file of rooms gave way to houses that were two rooms wide and two or three rooms deep in a simple bungalow plan.

on the Westside,
Individual tastes had a wider sway than in the rigid historicizing aesthetic of the Revival. Houses were personalized by a variety of decorative choices, such as decorator concrete block, textured stucco, polychromitic brickwork, stone veneers, wrought iron, and prefabricated wooden architectural elements. In 1983 historic zoning was extended to the west side requiring the Revival styles that are themselves based on an earlier, pre-American Hispanic style of building.[42]

district overlay

In the late 1960s and early 1970s, urban renewal was undertaken on the western edge of the downtown commercial area including properties south across the river. Large sections were cleared of historic adobe buildings which contained various small businesses and residences. Large commercial structures were erected in their place, including the Hilton Hotel.

(Gov.?) incl. Curry House on W. DeVargas

More recently, additional areas have been cleared in the downtown by private interests in order to provide sites for large buildings, such as the Inn of Loretto on the Old Santa Fe Trail; First Interstate Plaza at Washington, Lincoln, and Marcy Streets; La Esquina Building at Lincoln and Marcy; and the Eldorado Hotel at Sandoval and San Francisco streets.

cap or no? this is 1st time you use cap. in this format - when naming more than 1 st.

Streets

← put #s on hp changes (as noted on pp. 36-37 from Section 7) here *

HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

The Santa Fe Historic District is of major significance for its connection with the long history of Santa Fe and the relationship of that history to architectural development. Because so much of the original plan and siting has been preserved, it is reflective of Spanish-Colonial town planning in the seventeenth century in a remote province and also offers a unique view of the contrast between those ideas and nineteenth-century Anglo-American practices. Nineteenth and twentieth century development reflect the relationship of modes of transport, commerce, and tourism with architecture, community planning, and development. Finally, the District contains major buildings from the history of the Spanish-Pueblo Revival style by the architects largely responsible for its creation and ultimate dominance in Santa Fe, the firms led by Isaac Hamilton Rapp and John Gaw Meem.

! 1st sentence

[42] Pratt and Wilson 163-165, 168.

* part of why the NR nom (old one) was obsolete was the evolution of our local ordinance and the need to expand NR. Seems to me that ord. history/development is an important part of the story. ESP given

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(8-86)

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

VERBAL BOUNDARY DESCRIPTION

SANTA FE HISTORICAL DISTRICT

MAY 3 '73
STATE PLANNING OFFICE

East Boundary

Intersection of Camino San Acacio and Camino Cabra; north on Camino Cabra to Cerro Gordo.

North Boundary

West on Cerro Gordo to Palace Ave.; west on Palace Ave. to Armijo St.; east on Armijo St. to Tony St.; north on Tony St. to E. Marcy; west on E. Marcy to Harkins St. (dead end street) and then an imaginary line is drawn from the northern end of Harkins St. to the southeast corner of the City of Santa Fe property (Fort Marcy area); north on the property line until it intersects Prince Ave.; west on Prince Ave. to Kearney Ave.; west on Kearney Ave. to Bishops Lodge Road; south on Bishops Lodge Road to N. Federal; west on N. Federal to Taos Highway; north on Taos Highway to Rosario Blvd.; northwest on Rosario Blvd. to Griffin St.; north on Griffin St. to Rosario St. and then south on Rosario St. to Jefferson St.

West Boundary

East on Jefferson to the Loop; west on the Loop to St. Francis Drive and then south on St. Francis Drive to W. Manhattan Ave.

South Boundary

East on W. Manhattan to the Santa Fe Railroad property; at this point, an imaginary line is drawn across the Railroad property to continuation of W. Manhattan; east on W. Manhattan to the southeast corner of the Arthur Ulibarri property line; north on the Ulibarri property line to Read St.; west on Read St. to Guadalupe St.; north on Guadalupe St. to Aztec St.; east on Aztec St. to Sandoval; northeast on Sandoval St. to W. DeVargas St.; east on W. De Vargas St. to northeast corner of state of New Mexico property line (the facades of buildings on the south side of W. DeVargas St. are also to be included); south then east on the state property line to the Santa Fe Trail (formerly College St.); south on the Santa Fe Trail to the loop; south and southeasterly following the west line of zones C-2 and RAC to the southern most point; northeast from this point to its intersection with Camino De Las Animas; east along Camino de Las Animas to a footbridge; east across the footbridge and continued east on Camino De Las Animas to Garcia St.; north on Garcia St. to Acequia Madre, east on Acequia Madre to Abeyta St.; south on Abeyta St. to Camino Del Poniente; east on Camino Del Poniente to Acequia Madre; east on Acequia Madre to Camino Don Miguel; southeast on Camino Don Miguel to Camino San Acacio; east on Camino San Acacio to Camino Cabra.

BOUNDARY JUSTIFICATION

The boundaries encompass the historic areas of the city as determined for the original nomination in 1973.

INFORMATION COMMON TO ALL PHOTOGRAPHS

1. Santa Fe Historic District
2. Santa Fe, New Mexico
3. Corinne P. Sze
5. New Mexico Office of Cultural Affairs
   Historic Preservation Division
   Santa Fe, New Mexico

INFORMATION ON INDIVIDUAL PHOTOGRAPHS

shouldn't these all include the street address as well?

4. 28 April 1996
6. Partial Plaza, looking toward northeast corner. Camera facing northeast.
7. Photo #1

4. 28 April 1996
6. South and partial west facades. Camera facing northeast.
7. Photo #2

4. 18 April 1996
6. Partial south and west sides of Plaza. Camera facing west.
7. Photo #3

4. 28 April 1996
6. West and north facades. Camera facing southeast.
7. Photo #4

4. 14 July 1996
6. Partial south and west facades. Camera facing northeast.
7. Photo #5

4. 13 July 1996
6. East and partial north facades. Camera facing southwest.
7. Photo #6

4. 14 July 1996
6. North and east facades. Camera facing southwest.
7. Photo #7

4. 18 April 1996
6. Partial east facade. Camera facing northwest.
7. Photo #8

4. 18 April 1996
6. East and south facade. Camera facing northwest.
7. Photo #9

4. 18 April 1996
6. West facade. Camera facing east.
7. Photo #10

4. 13 July 1996
6. West facade. Camera facing east.
7. Photo #11

4. 13 July 1996
6. North and south sides of street facing east. Camera facing east.
7. Photo #12

4. 13 July 1996
6. West facade. Camera facing east.
7. Photo #13

4. 13 July 1996
6. South facade. Camera facing north.
7. Photo #14

4. 18 April 1996
6. Corner of Alto and Polaco streets. Camera facing east.
7. Photo #15

4. 18 April 1996
6. North side of street. Camera facing northwest.
7. Photo #16

4. 13 July 1996
6. Partial south and west facades. Camera facing northeast.
7. Photo #17

4. 13 July 1996
6. South and west facades. Camera facing northeast.
7. Photo # 18

4. 13 July 1996
6. East and north facades. Camera facing southwest.
7. Photo #19

4. 14 July 1996
6. South and partial east facades. Camera facing northwest.
7. Photo #20

4. 14 July 1996
6. North side of street. Camera facing northwest.
7. Photo #21

4. 14 July 1996
6. East and partial south facades. Camera facing northwest.
7. Photo #22

4. 14 July 1996
6. South and east facades. Camera facing northwest.
7. Photo #23

4. 14 July 1996
6. North and east facades. Camera facing southwest.
7. Photo #24

4. 14 July 1996
6. North and partial east facades. Camera facing southwest.
7. Photo #25

4. 18 April 1996
6. East and north facades. Camera facing southwest.
7. Photo #26

4. 13 July 1996
6. Southwest corner. Camera facing northeast.
7. Photo #27

4. 25 September 1996
6. South and east facades. Camera facing northwest.
7. Photo #28

4. 25 September 1996
6. South and west facades. Camera facing northeast.
7. Photo #29

4. 13 July 1996
6. Partial west facade. Camera facing east.
7. Photo #30

4. 14 July 1996
6. North and west facades. Camera facing southwest.
7. Photo #31

4. 25 September 1996
6. East and north facades. Camera facing southwest.
7. Photo #32

4. 14 July 1996
6. North facade. Camera facing south.
7. Photo #33

4. 13 July 1996
6. North and partial east facades. Camera facing southwest.
7. Photo #34

4. 13 July 1996
6. East facade. Camera facing west.
7. Photo #35

4. 14 July 1996
6. North facade. Camera facing south.
7. Photo #36

4. 13 July 1996
6. South facade. Camera facing north.
7. Photo #37

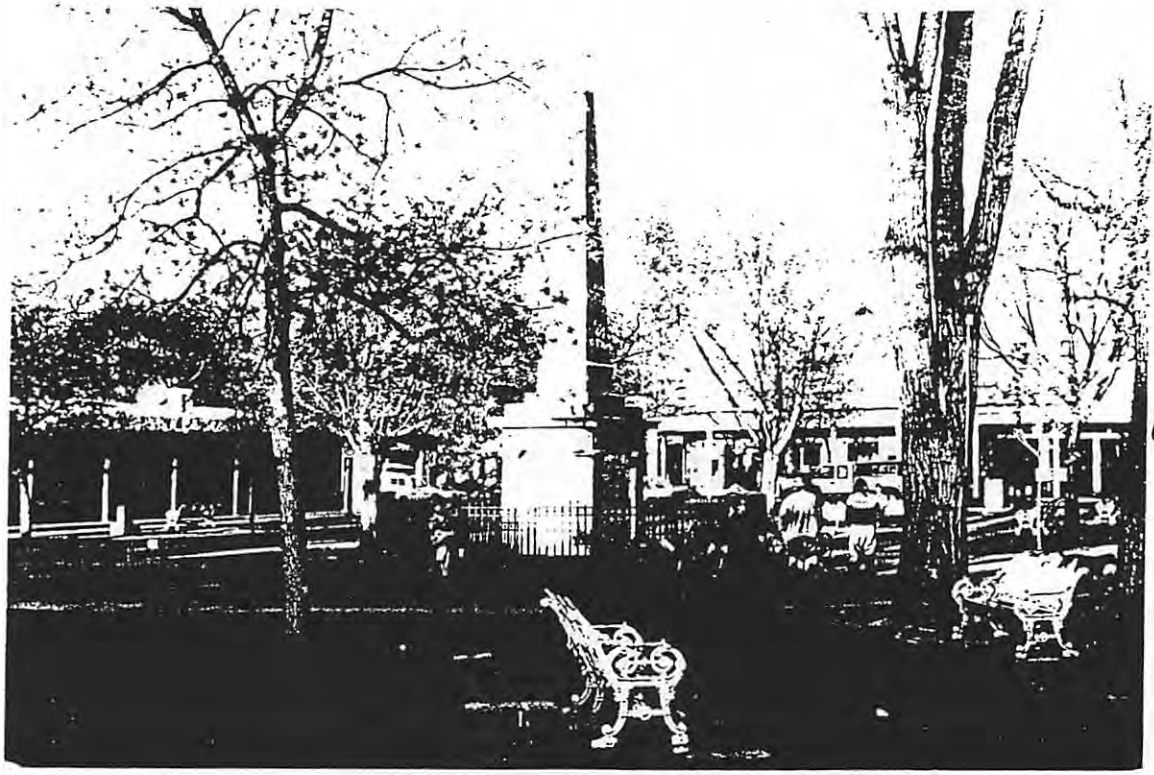
4. 25 September 1996
6. North and east facades. Camera facing southwest.
7. Photo #38

4. 25 September 1996
6. Partial south and west facades. Camera facing northeast.
7. Photo #39

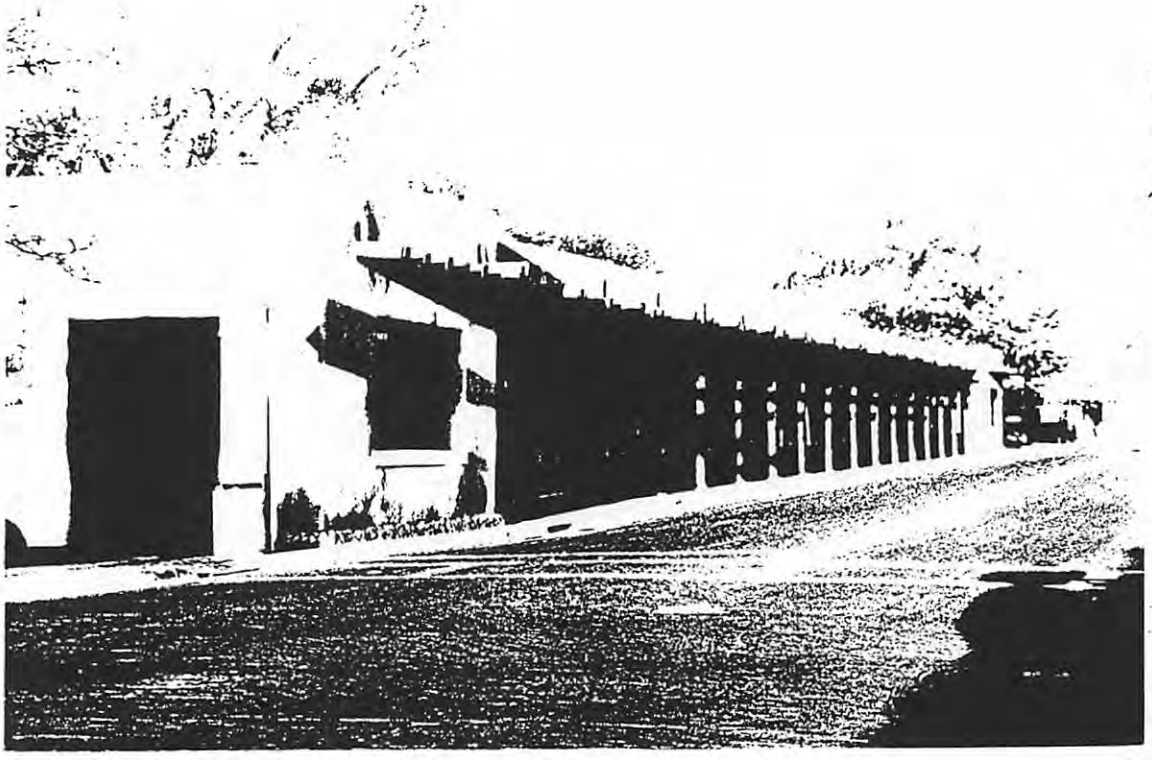
4. 25 September 1996
6. North and partial west facades. Camera facing southeast.
7. Photo #40

4. 25 September 1996
6. East and south facades. Camera facing northwest.
7. Photo #41

4. 14 July 1996
6. Partial south and east facades. Camera facing northwest.
7. Photo #42



#1
Monument
Santa Fe
Plaza.



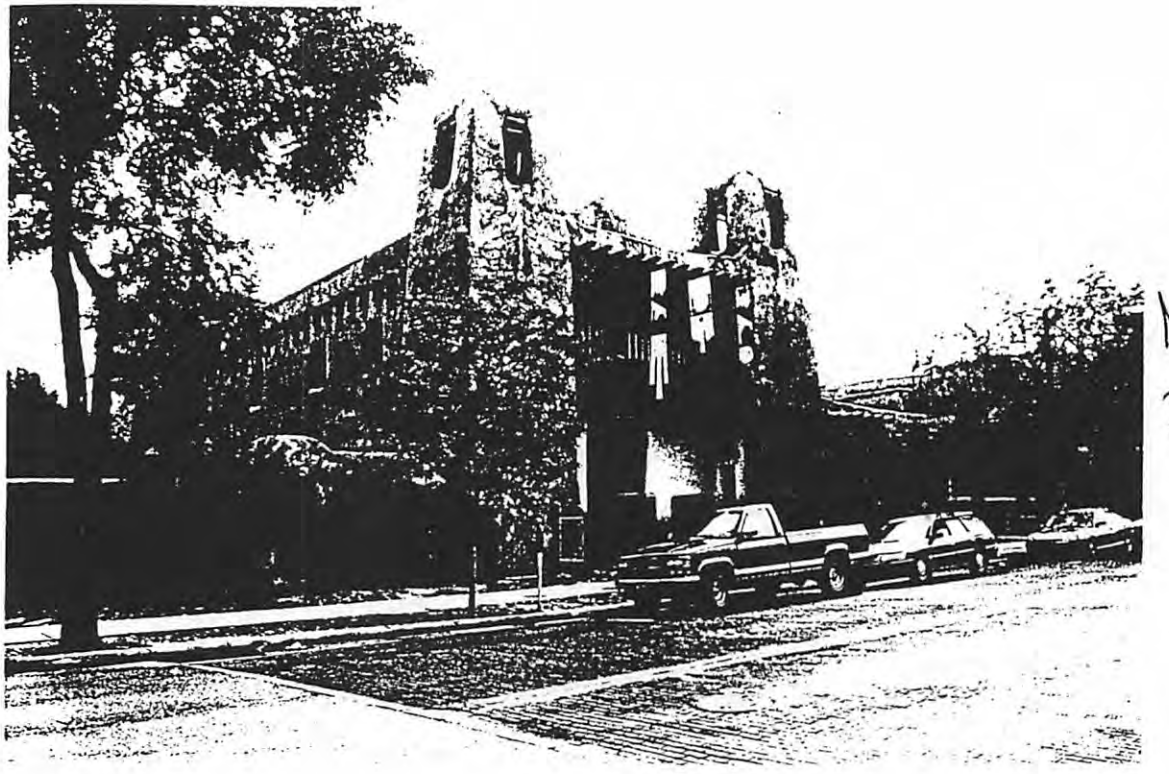
#2
Palace of
the Governors



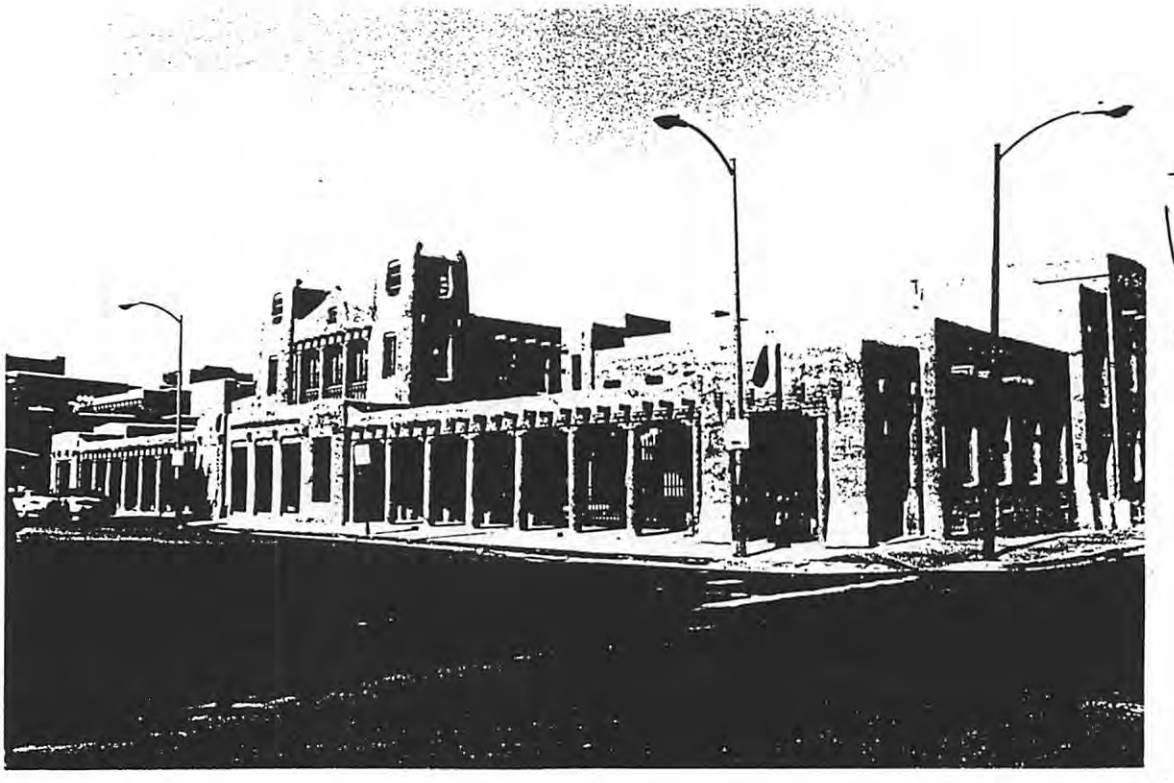
#3
Santa Fe
Plaza



#4
Catron
Block



#5.
Museum of
Fine Arts



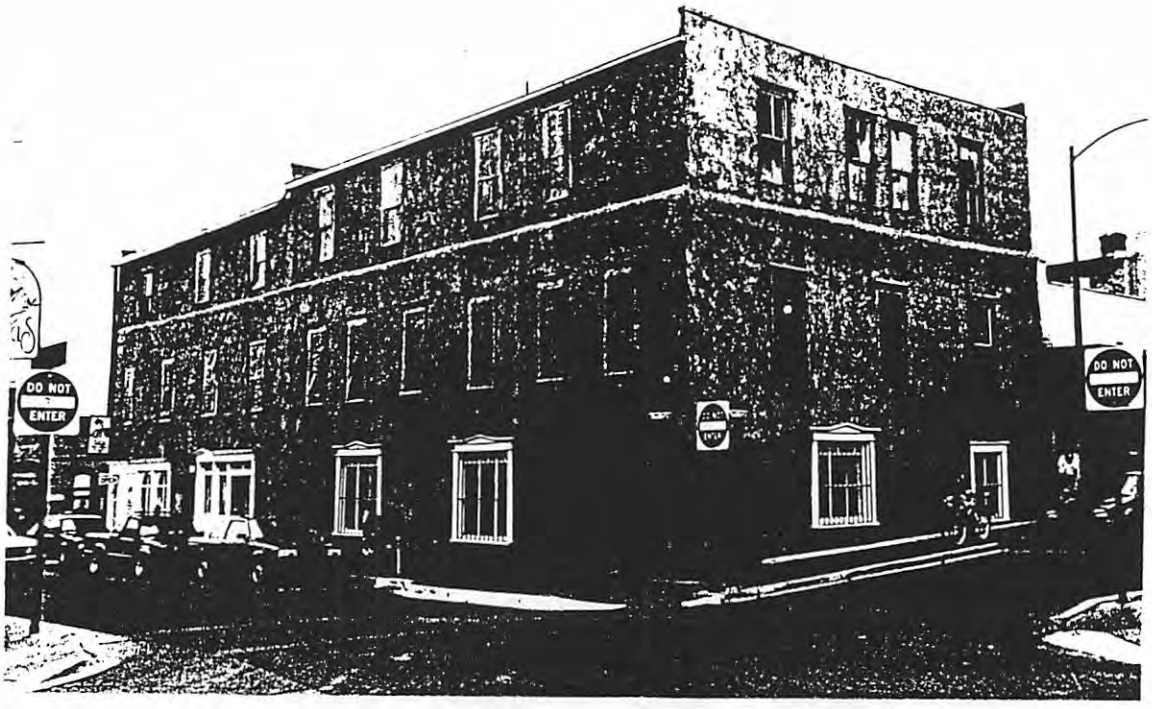
#6
Former
US Post
Office



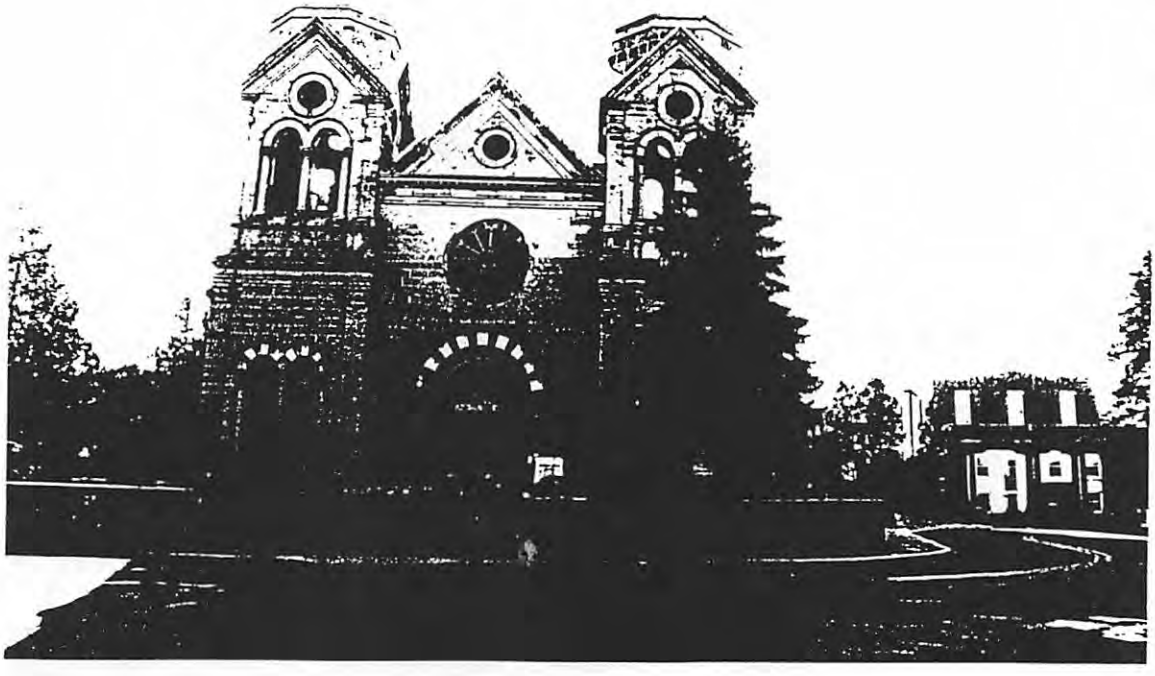
#7
Felipe B. Pelgado House



#8
De Vargas Hotel



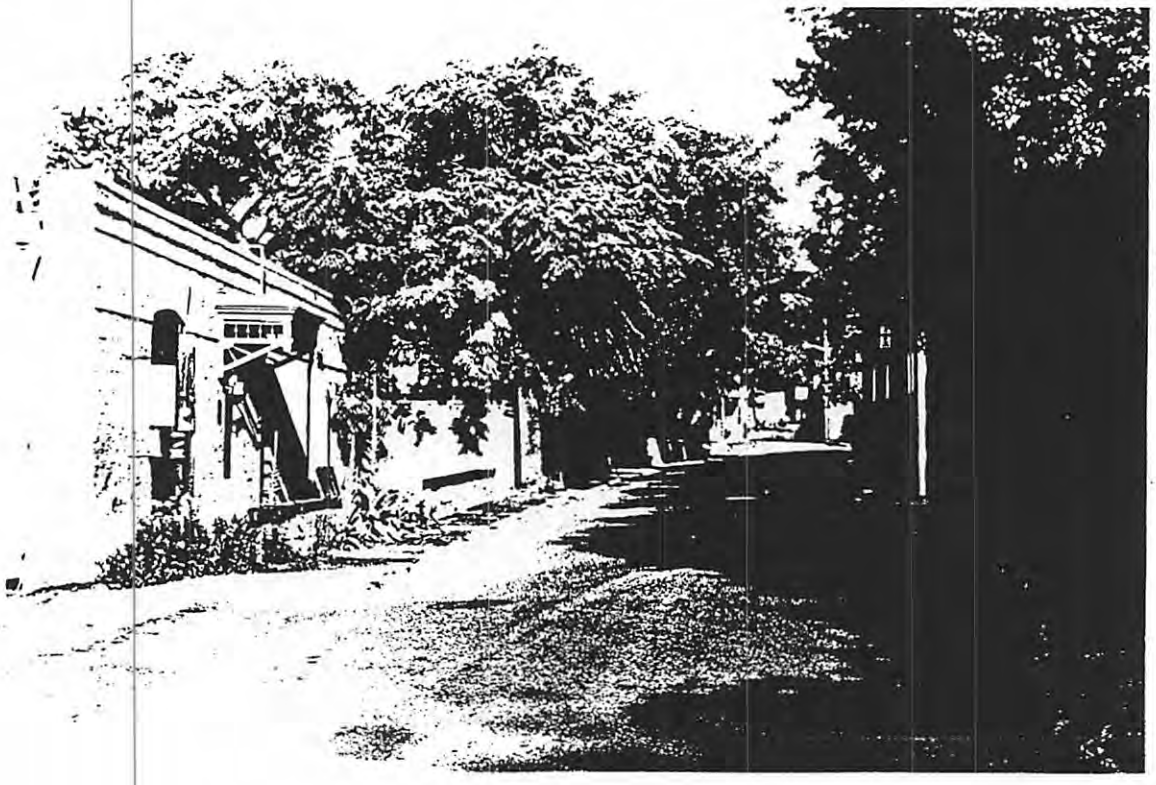
#9
120 Don Gaspar



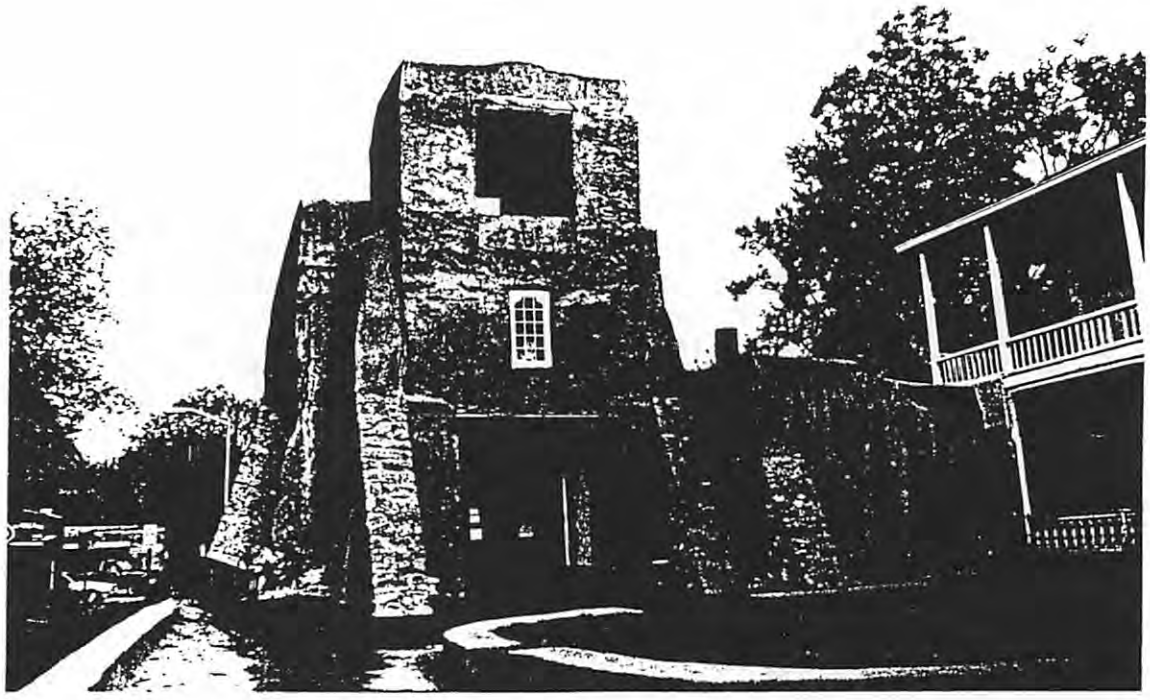
#10
St. Francis Cathedral



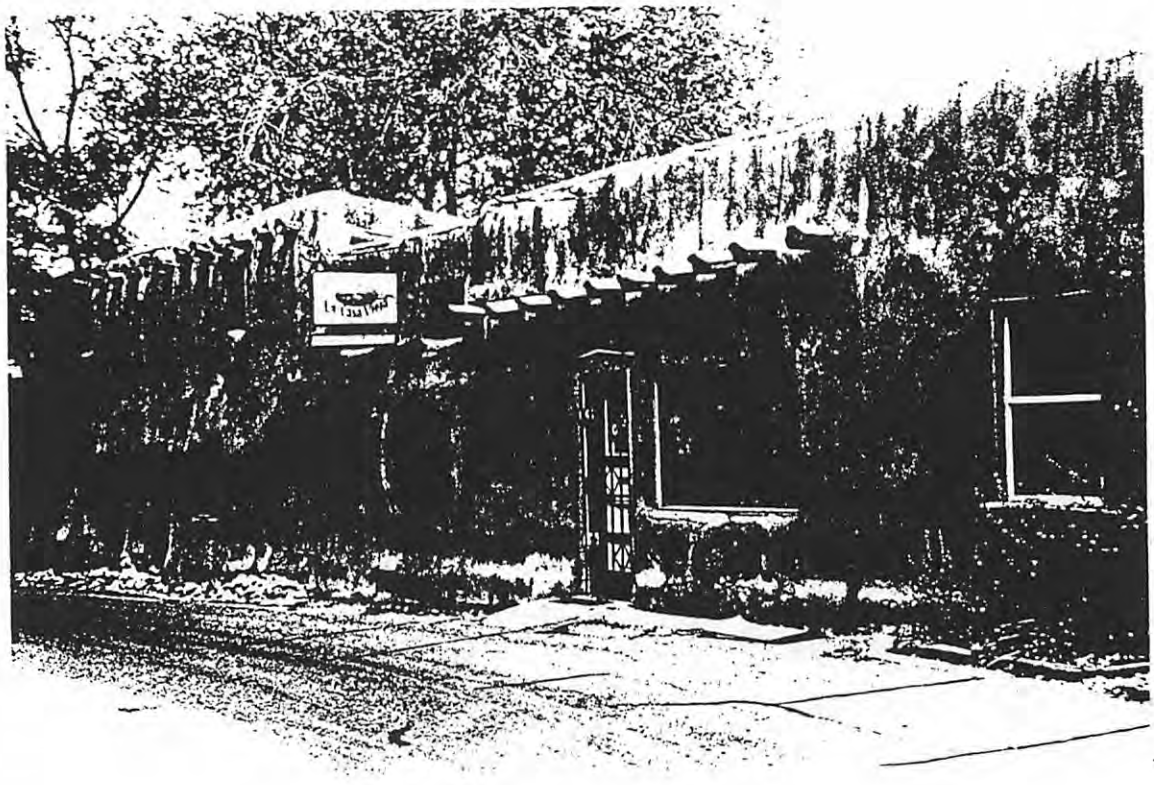
#11.
Loretto
Chapel



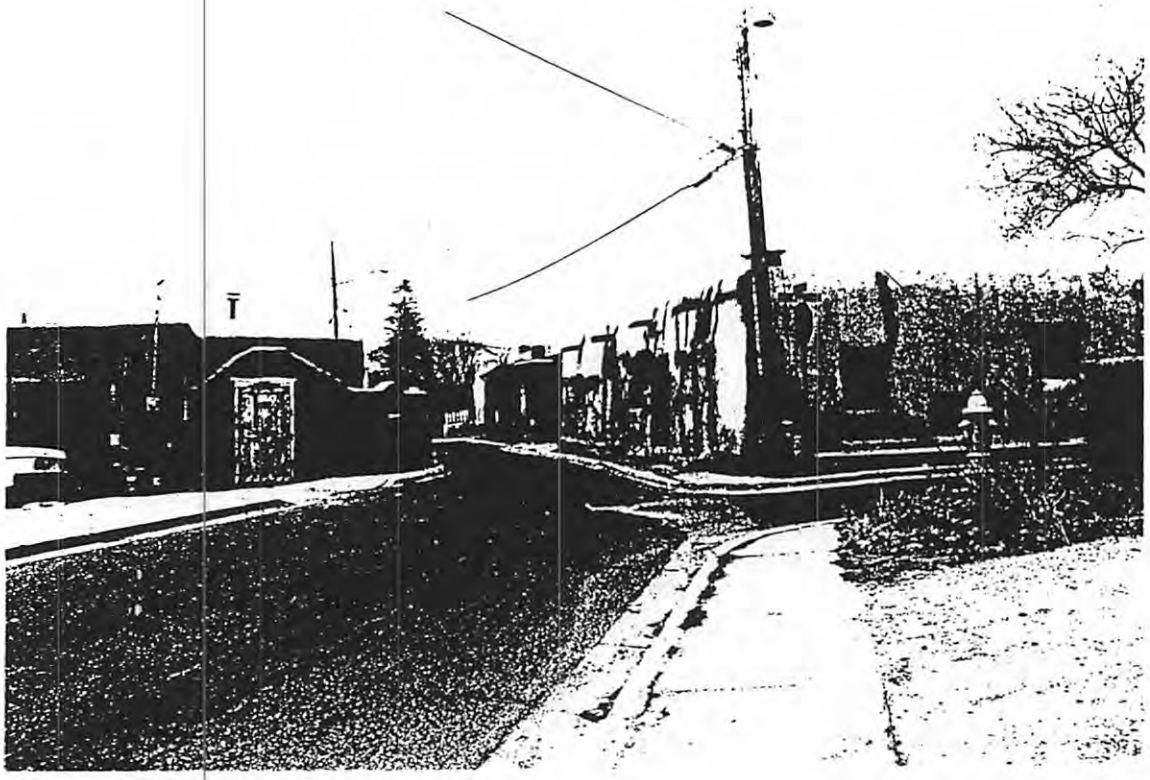
#12.
E de Varg
Street



#13
San Miguel
Chapel



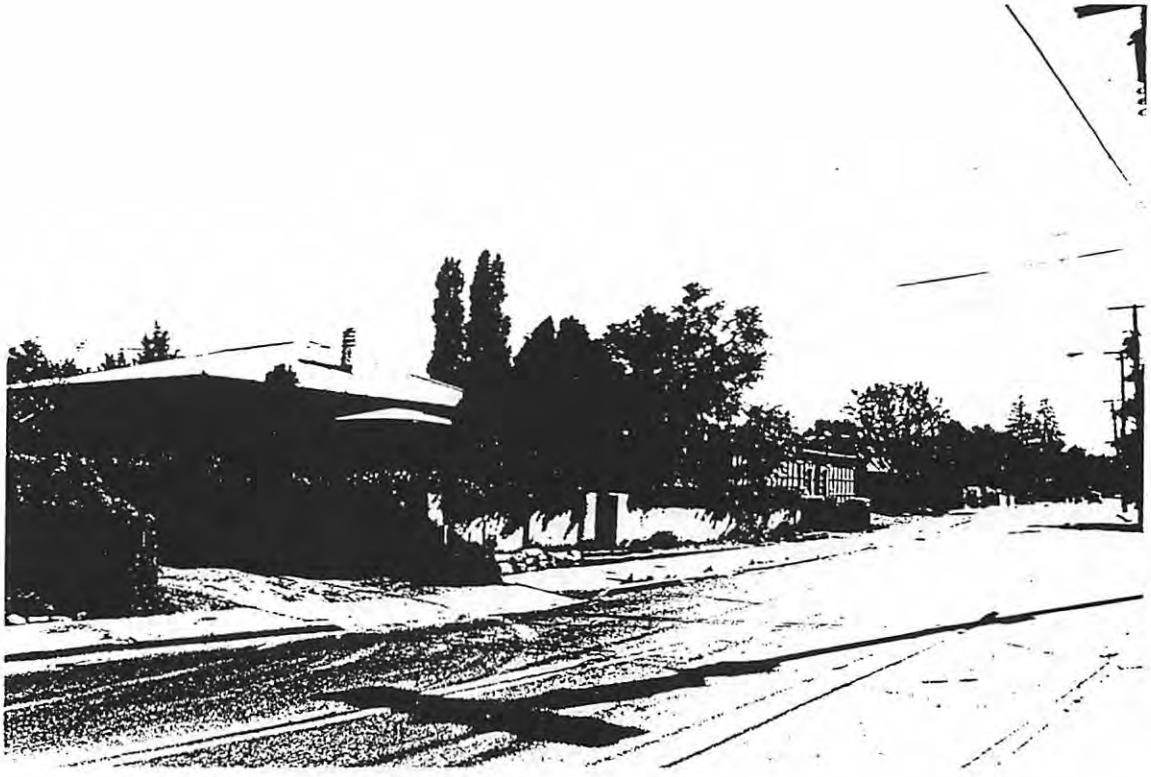
#14.
" Oldest House



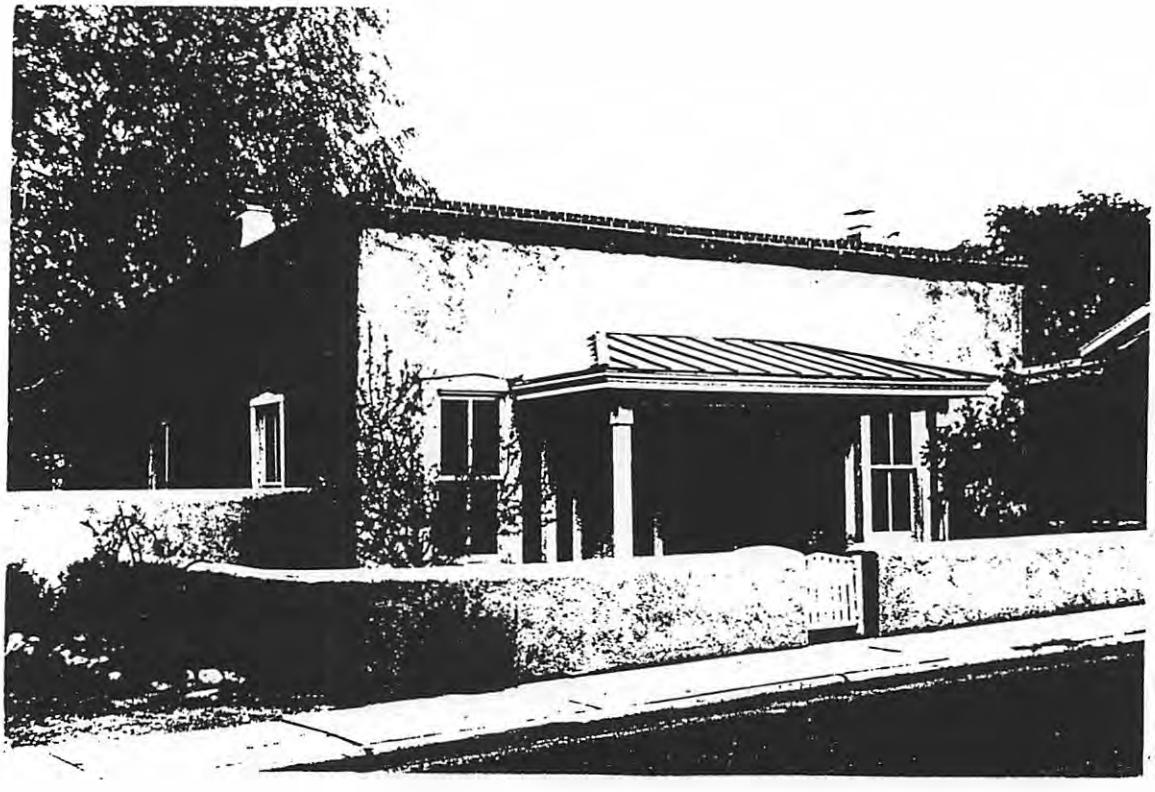
#15
Alto Street



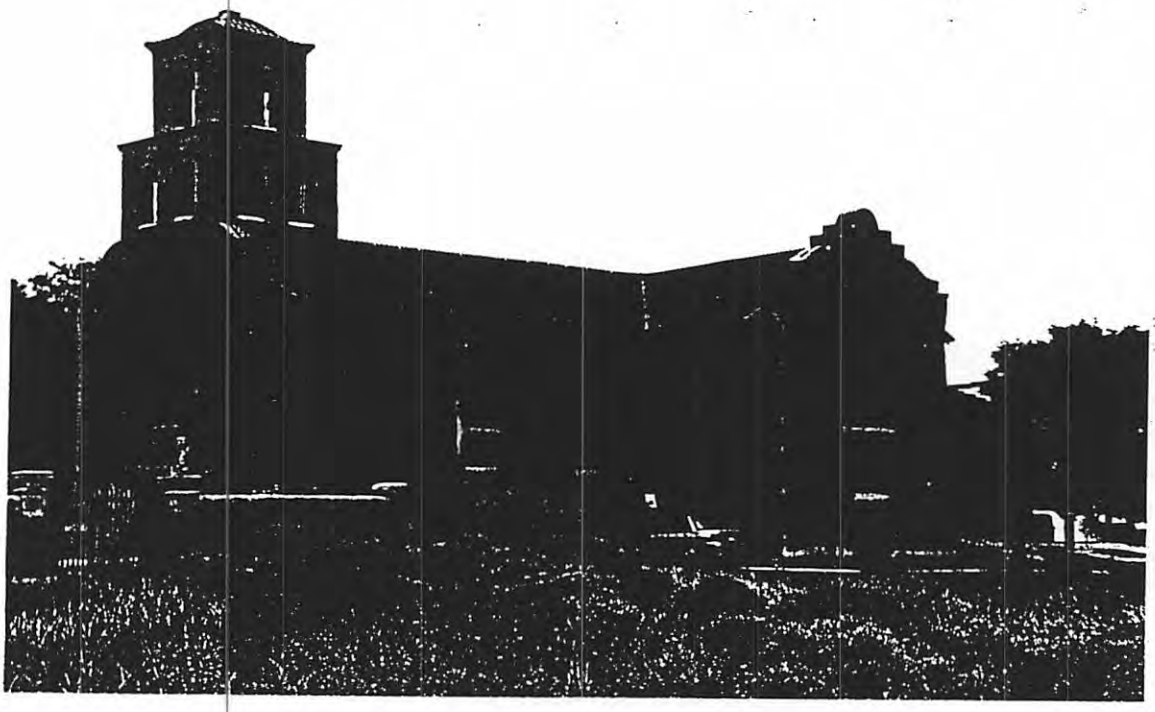
#16
Don Feliz
Street



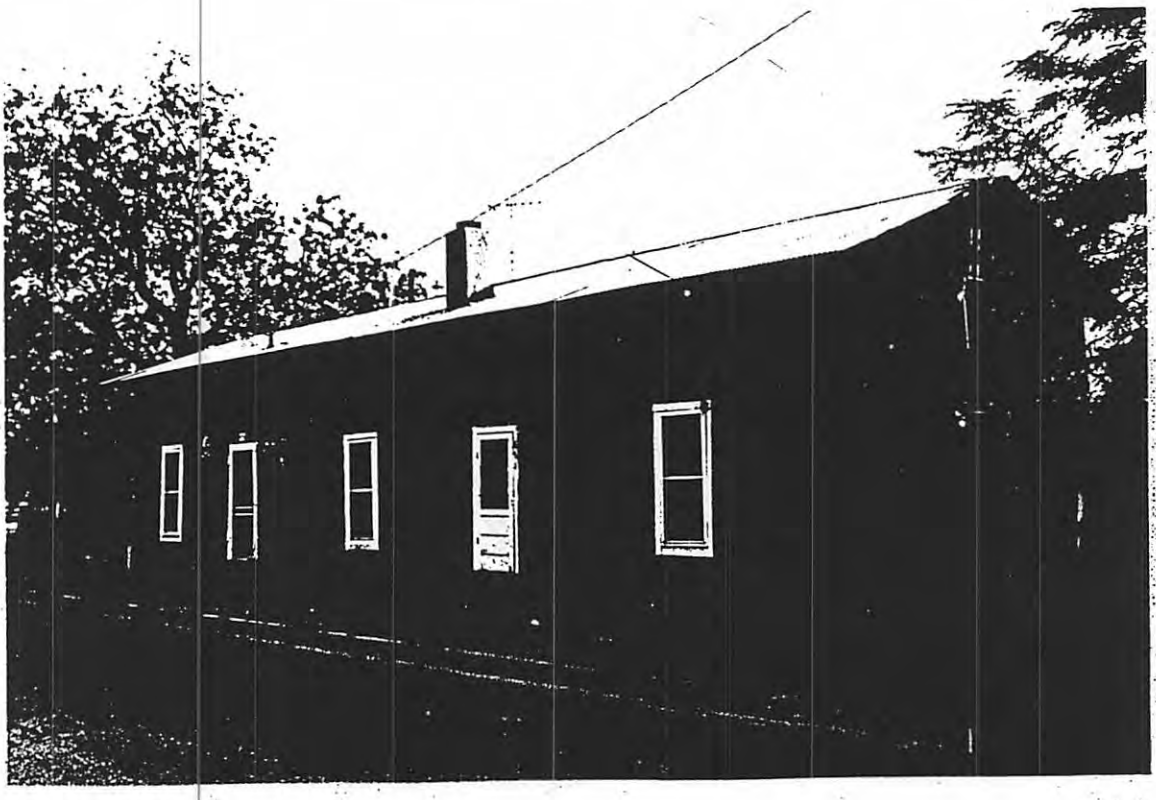
#17
609
Agua Fria



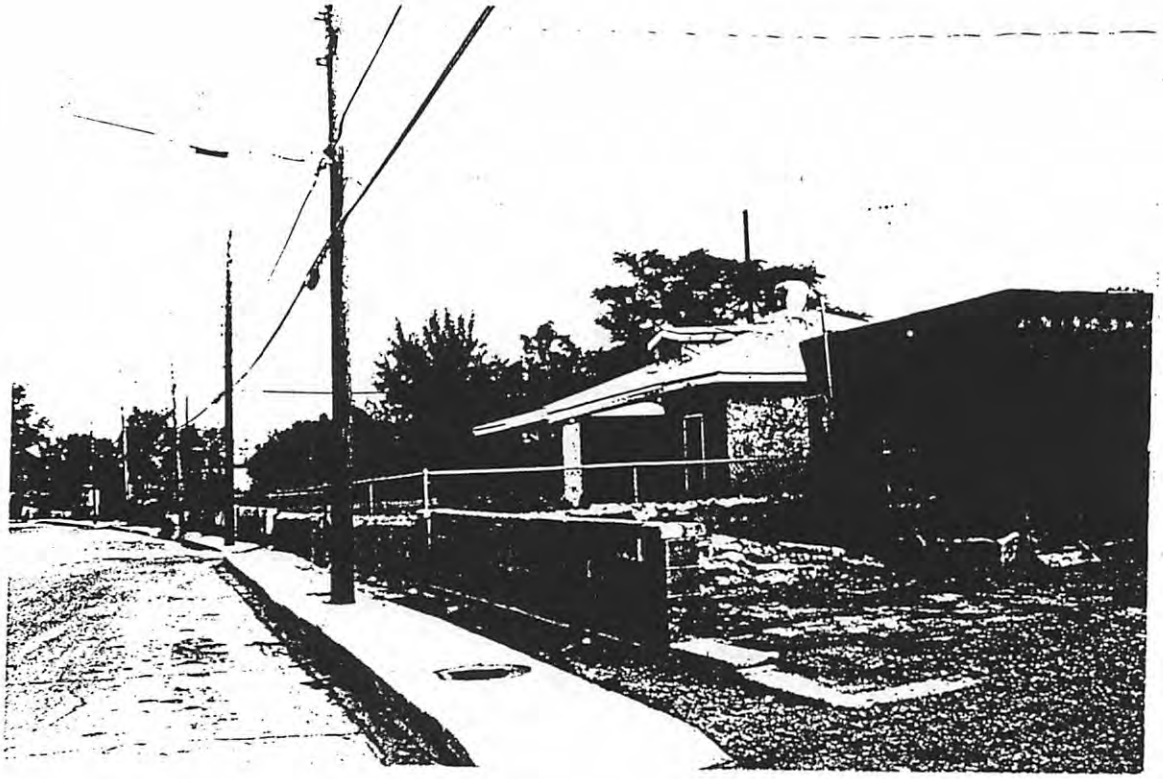
#18
517
Agua Fria



#19.
Guadalupe
Chapel



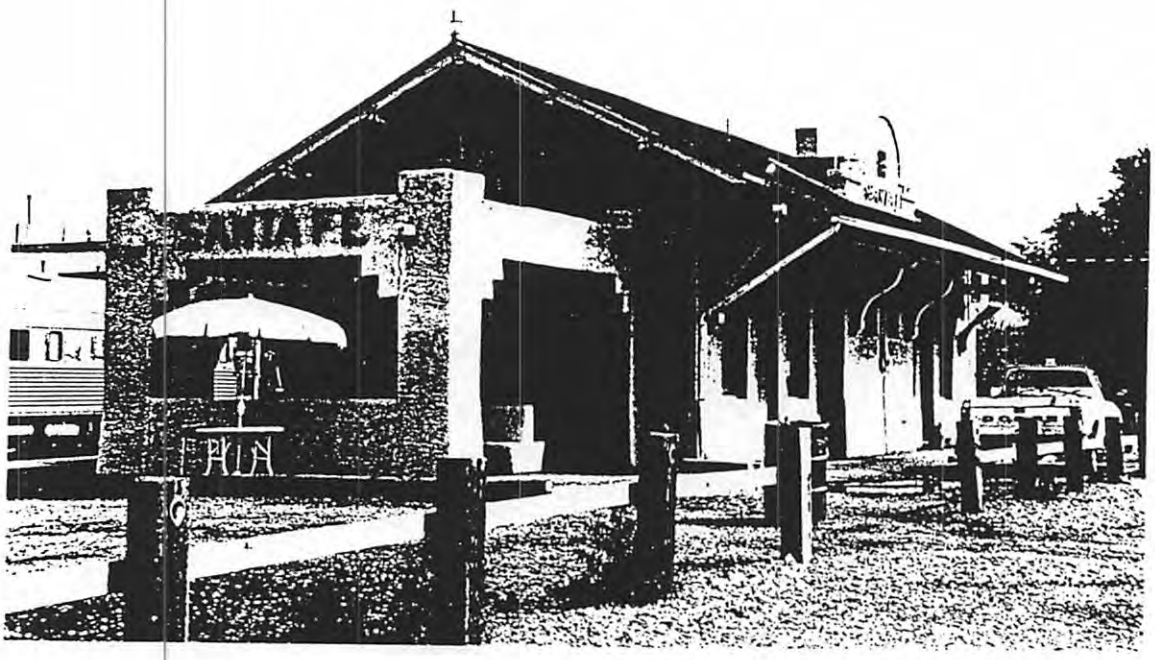
#20.
673
San Francisco
Street



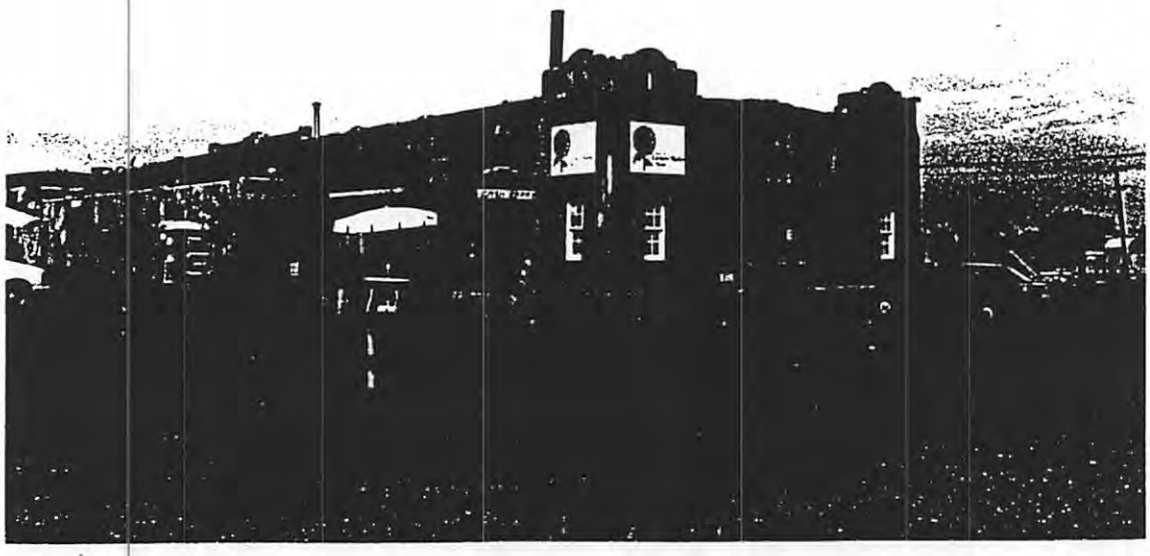
#21
W. San Francisco
Street



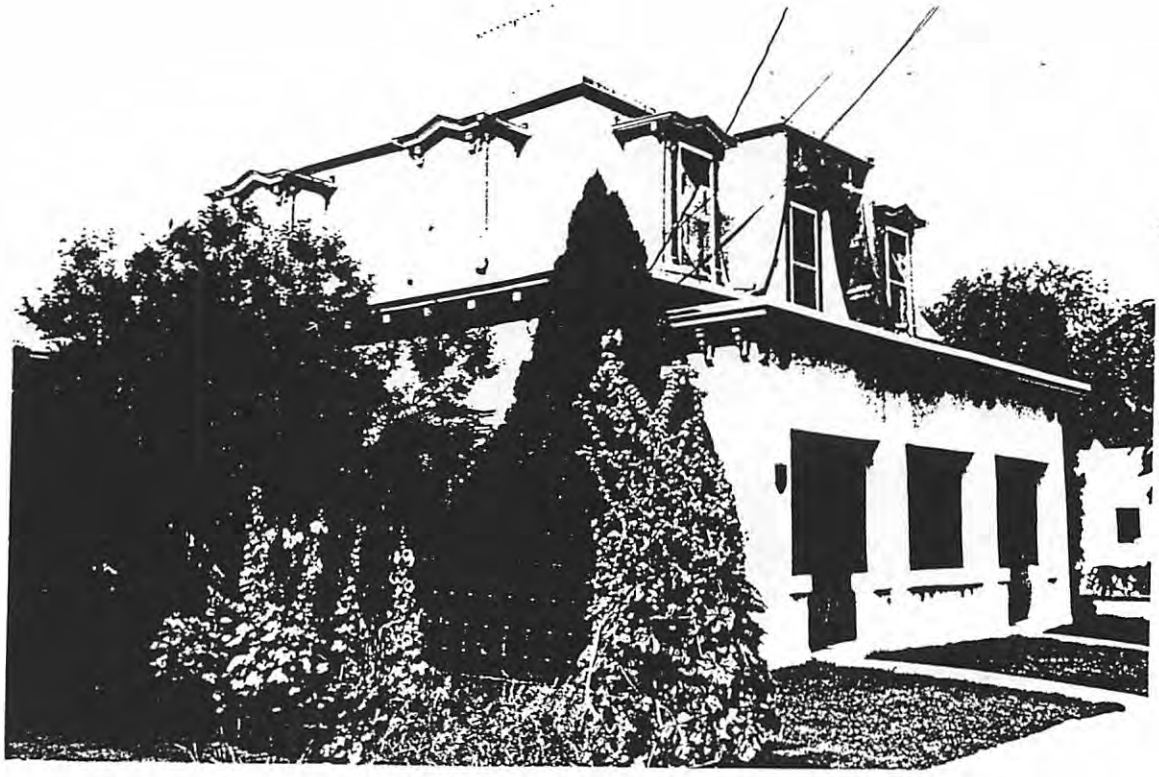
#22
Edgar Lee
Hewett House



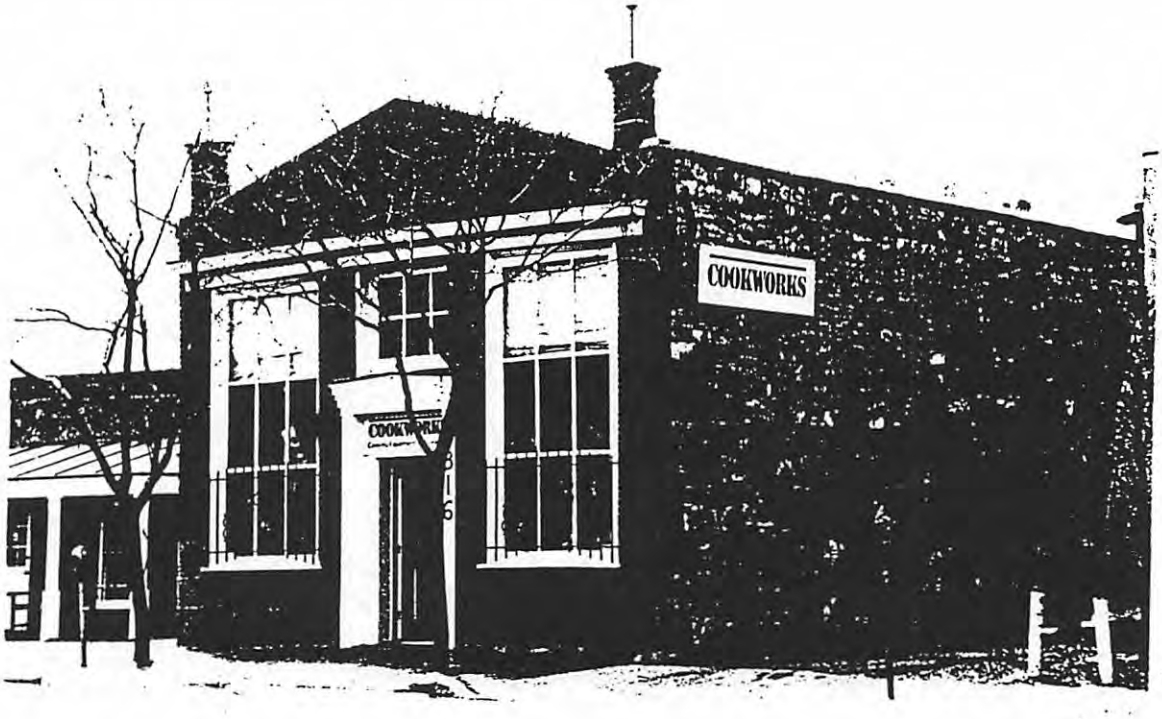
23.
At¡SF
Depot



24.
Gross Kelly,
Co. Warehouse



#25
Hesch
House

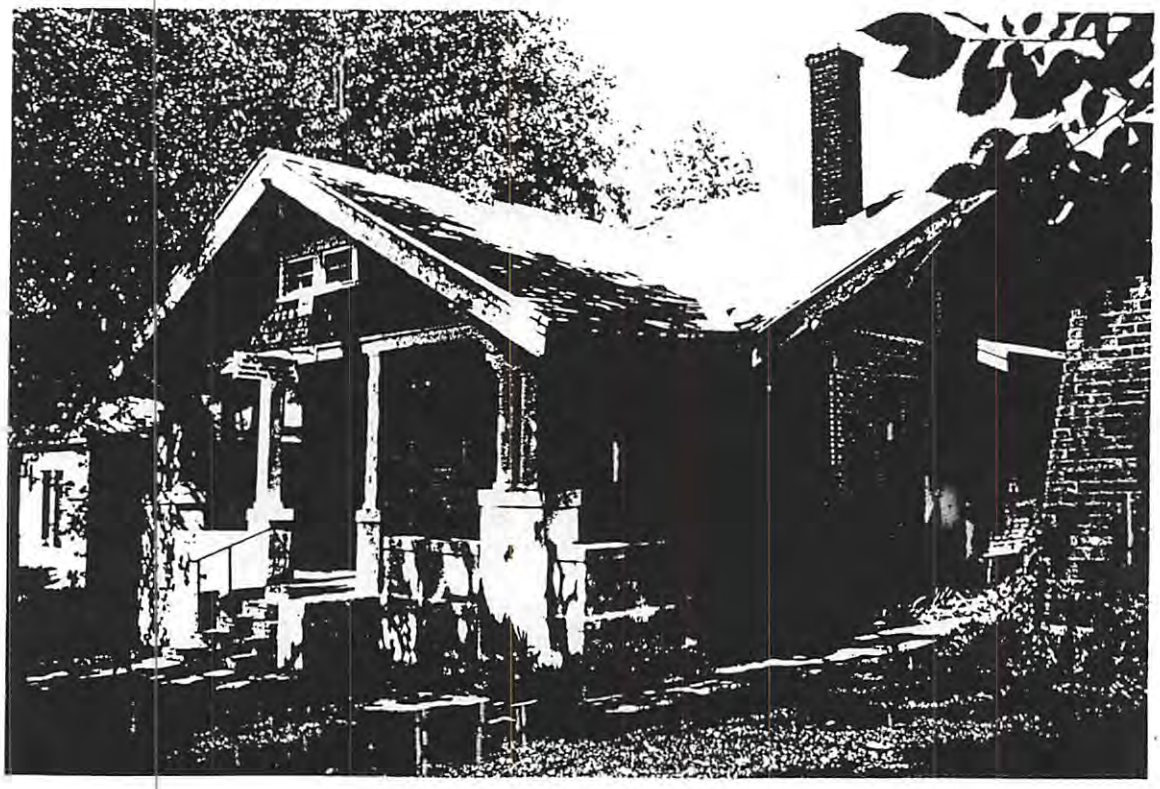


#26
Stone
Warehouse

reshoot in Fall/ Winter.



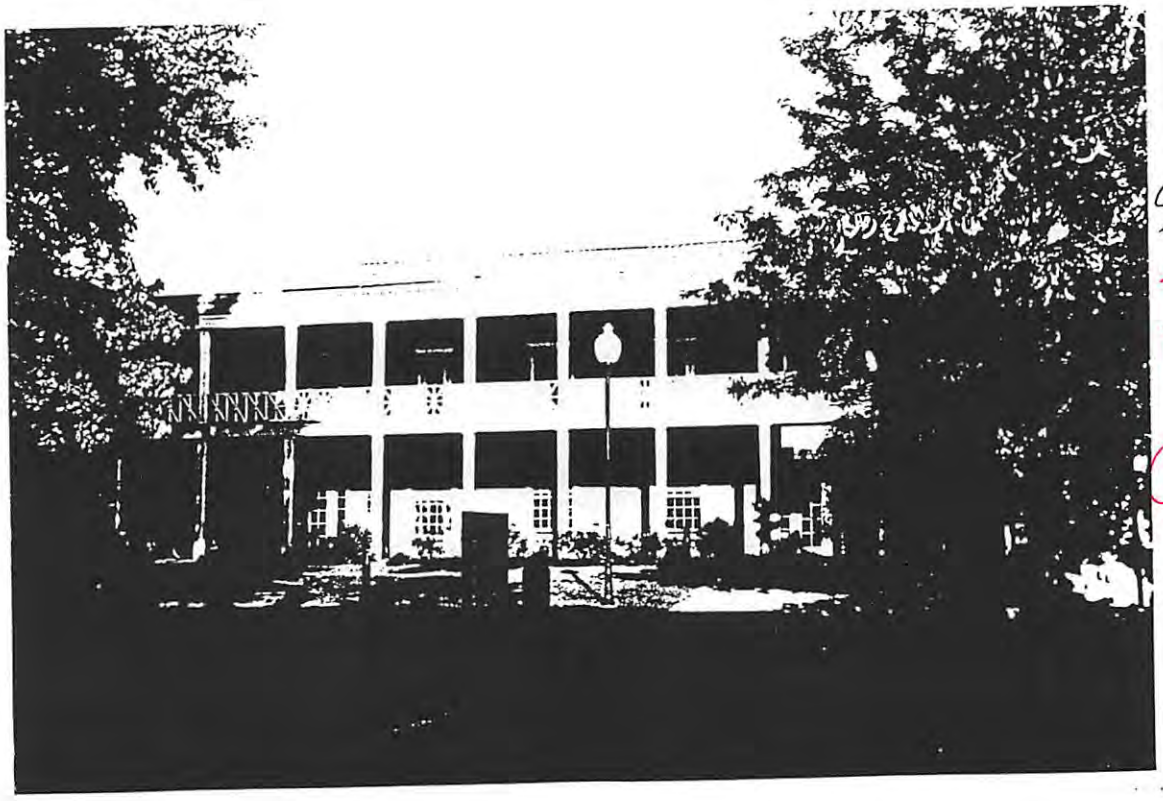
#27
[illegible]
G. Cuyler House



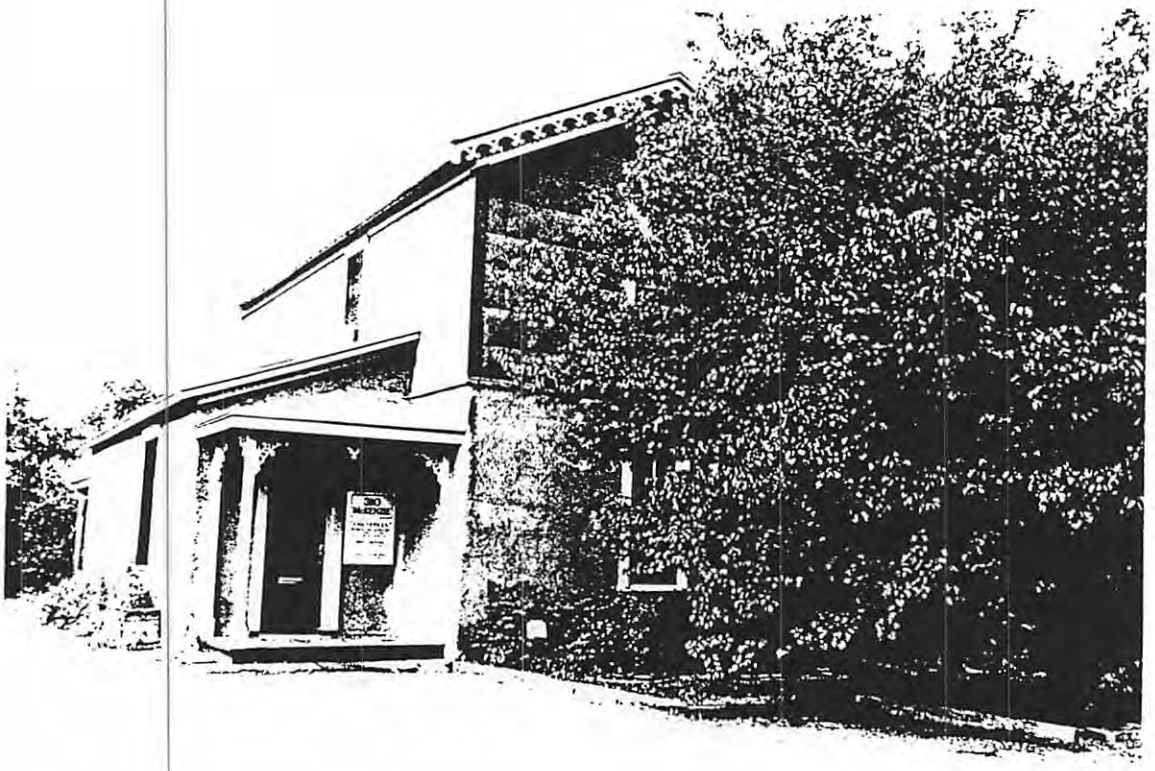
#28
225 E. Mary St



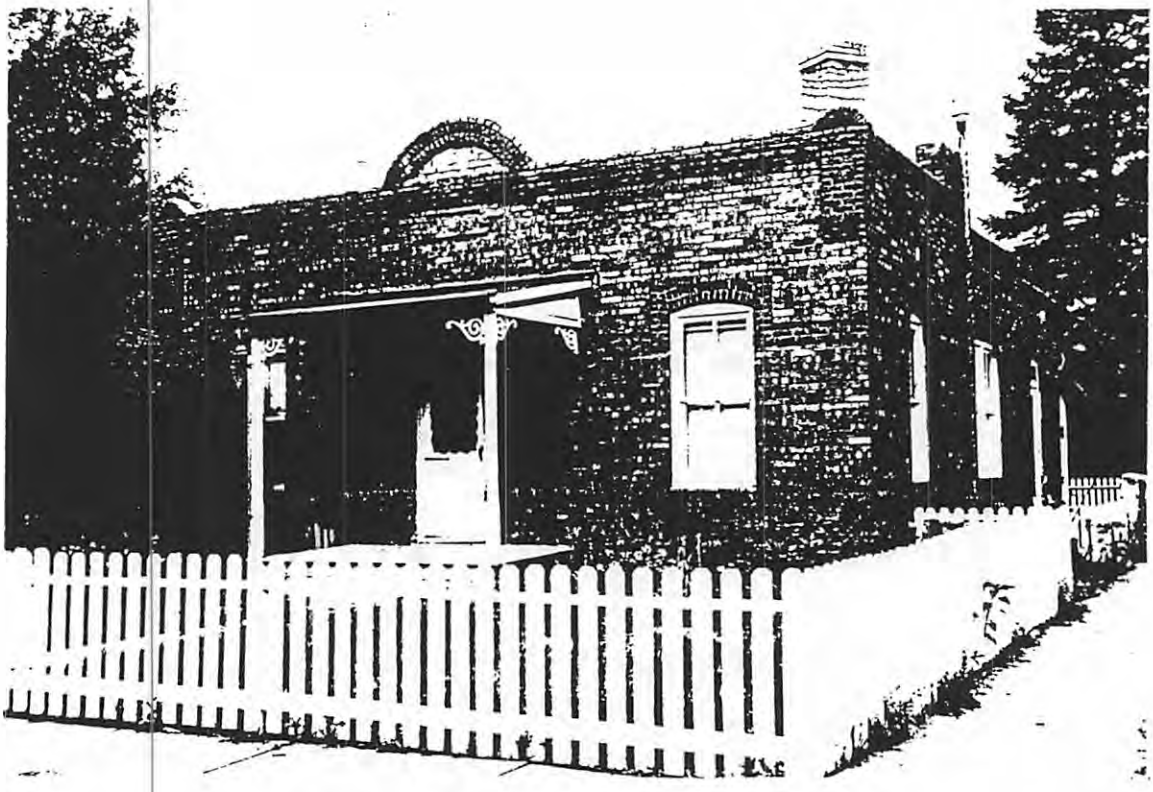
#29
229 E. Marcy Street



#30
Santa Fe ~~City Hall~~ Public Lib - (former)



#31
310
McKenzie

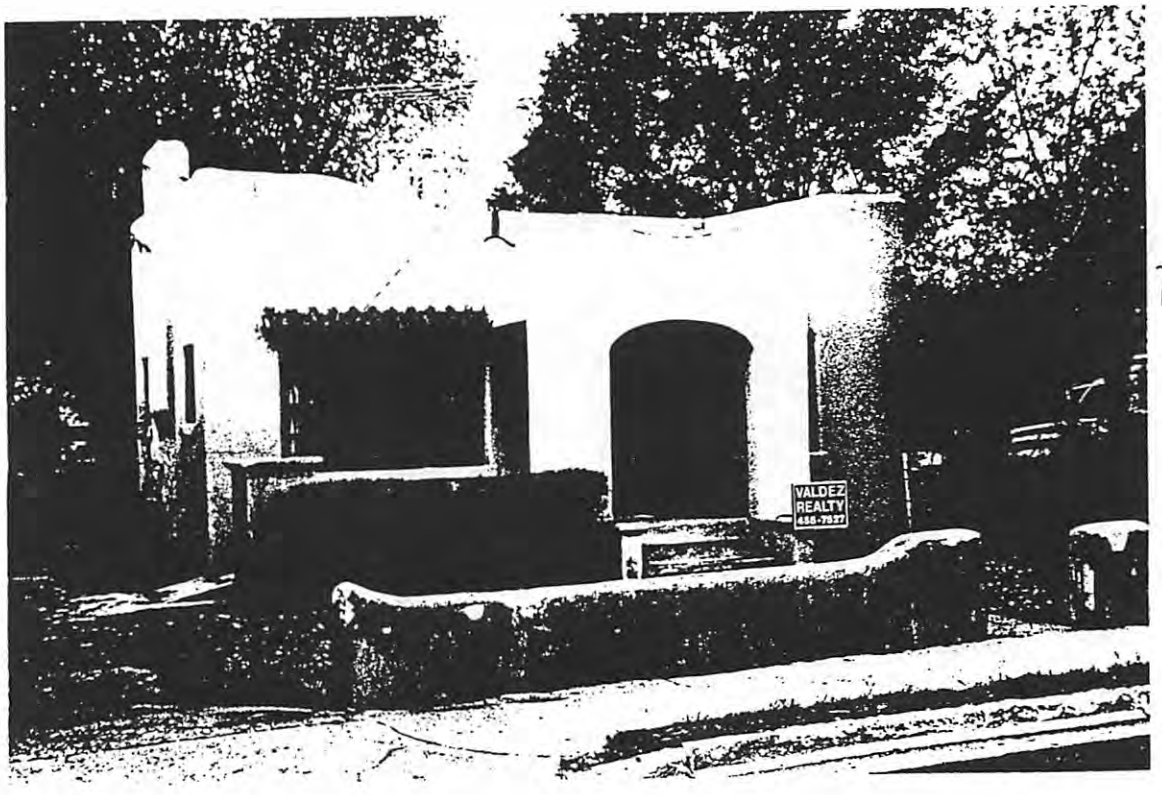


#32
212 Chappell



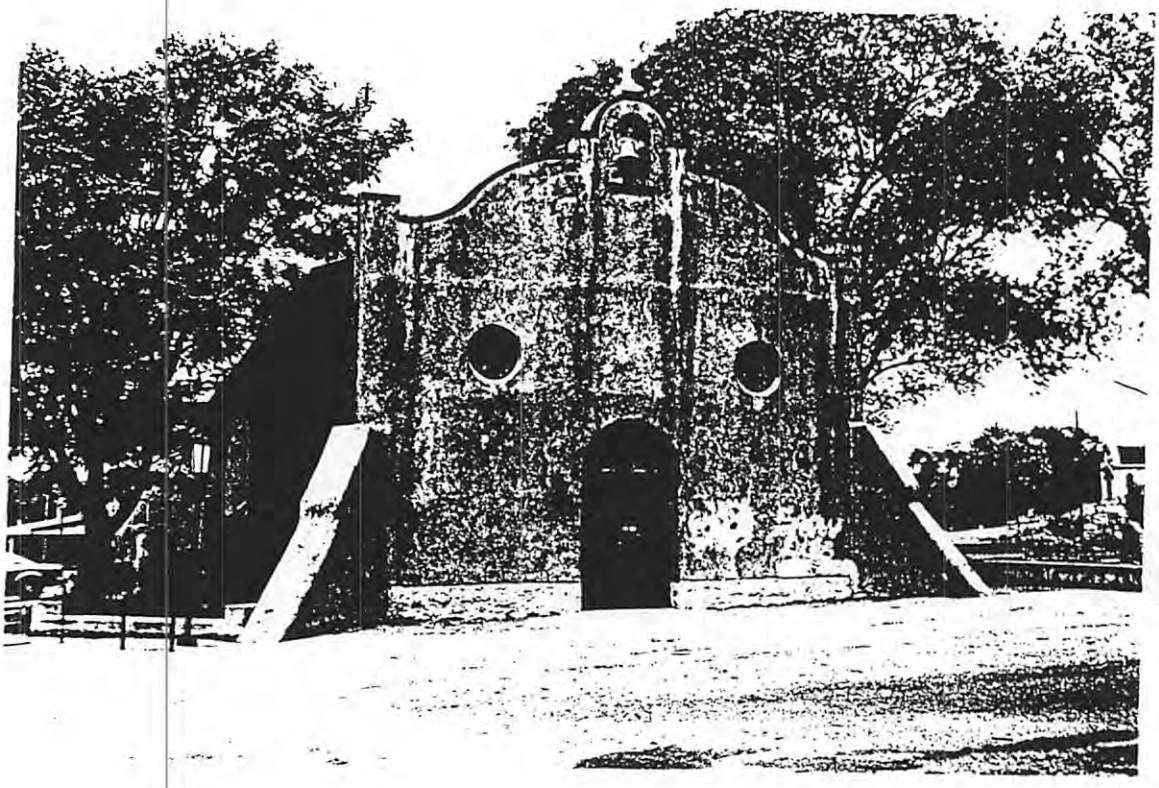
#33

220
McKinzie



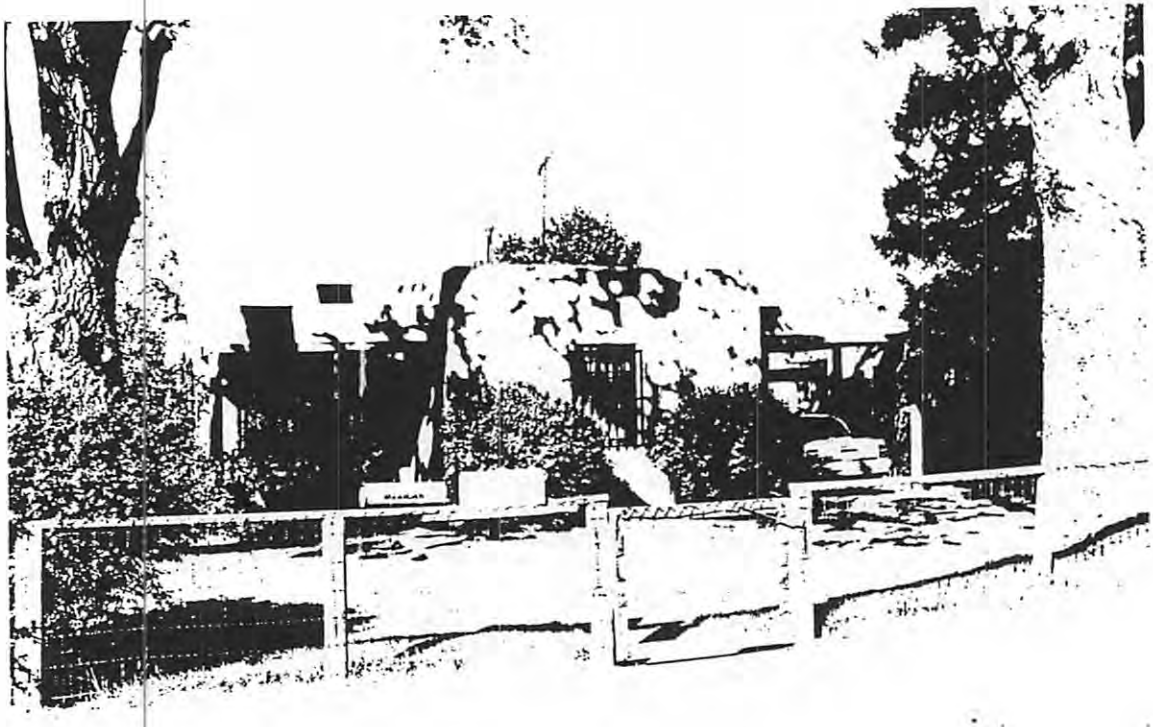
#34

216 McKinzie



#35

Rosario Chapel



#36

514 Sandi



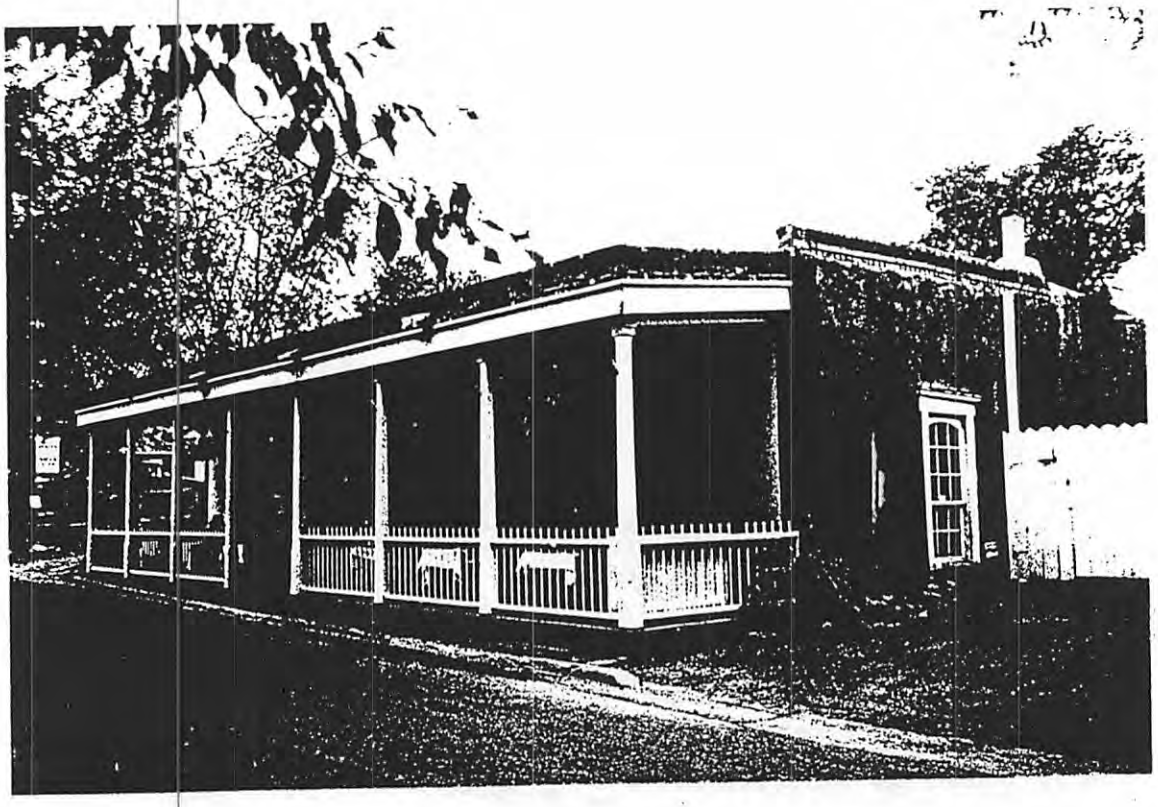
37
405 Paseo de Peralta



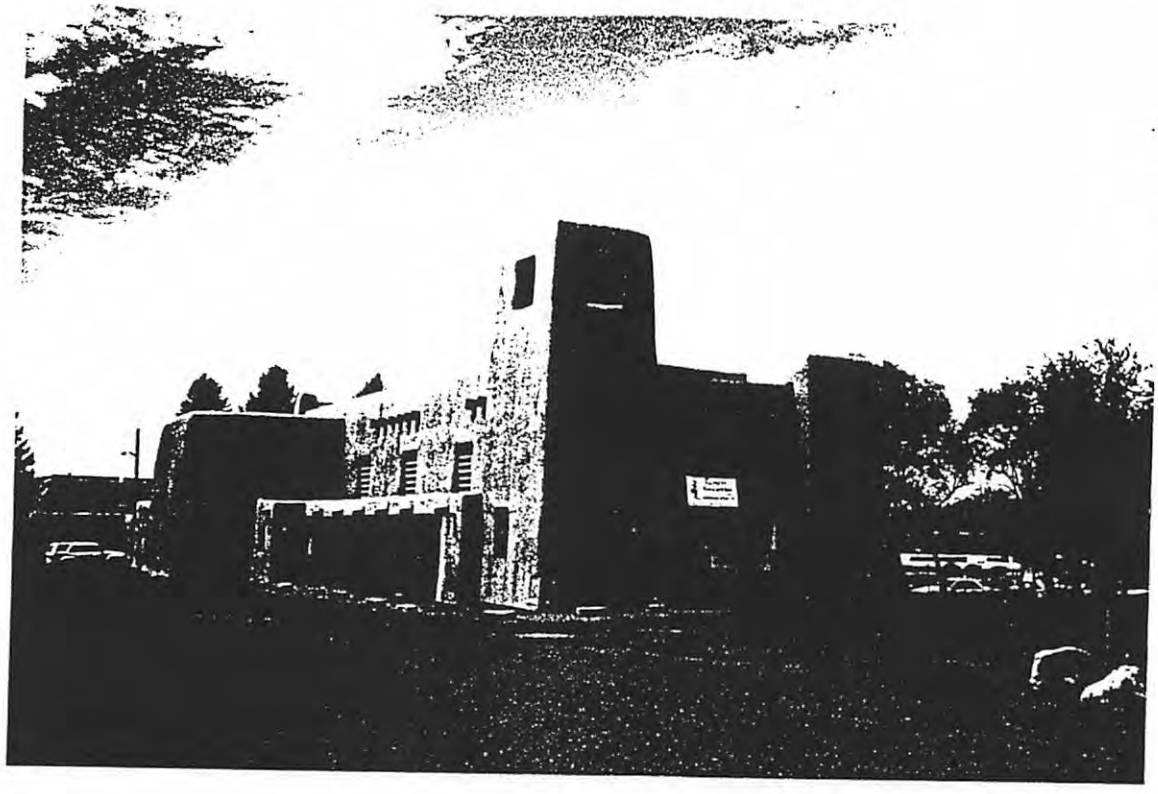
38
618 Paseo de Peralta



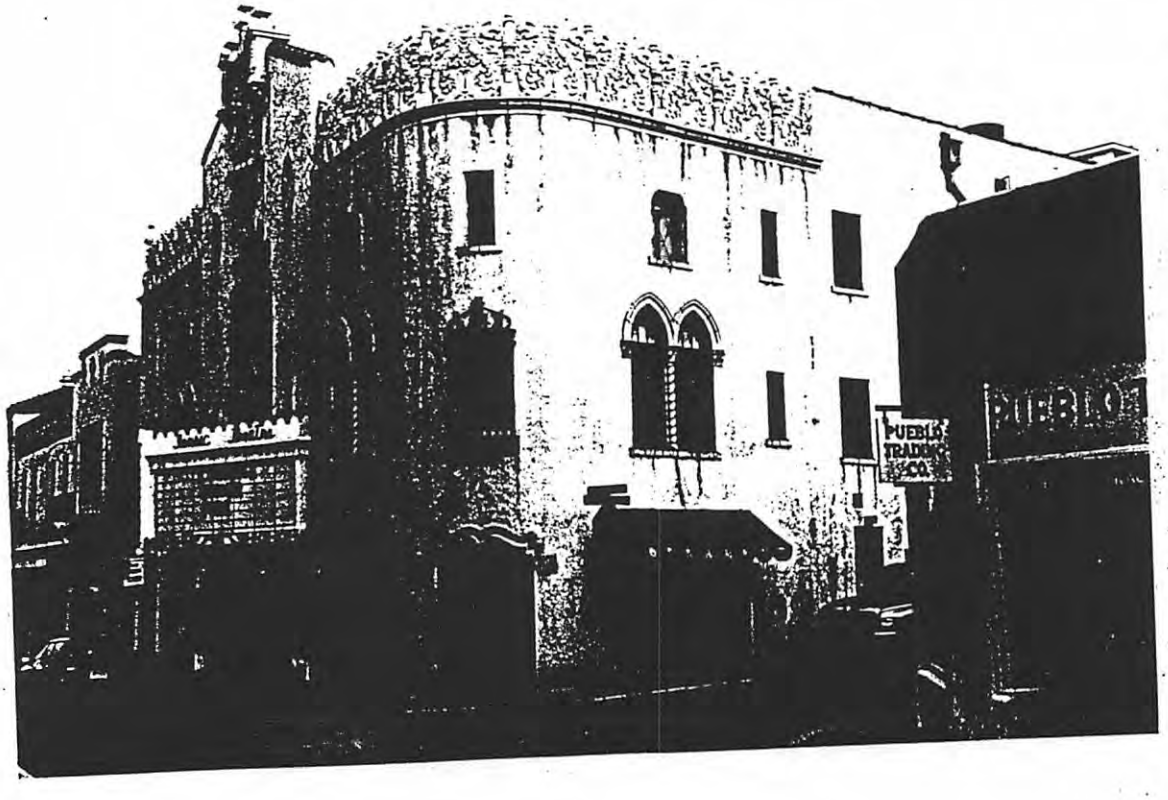
El Zaguan
39



Borrego
House
#40



#41
Christo Rey
Church



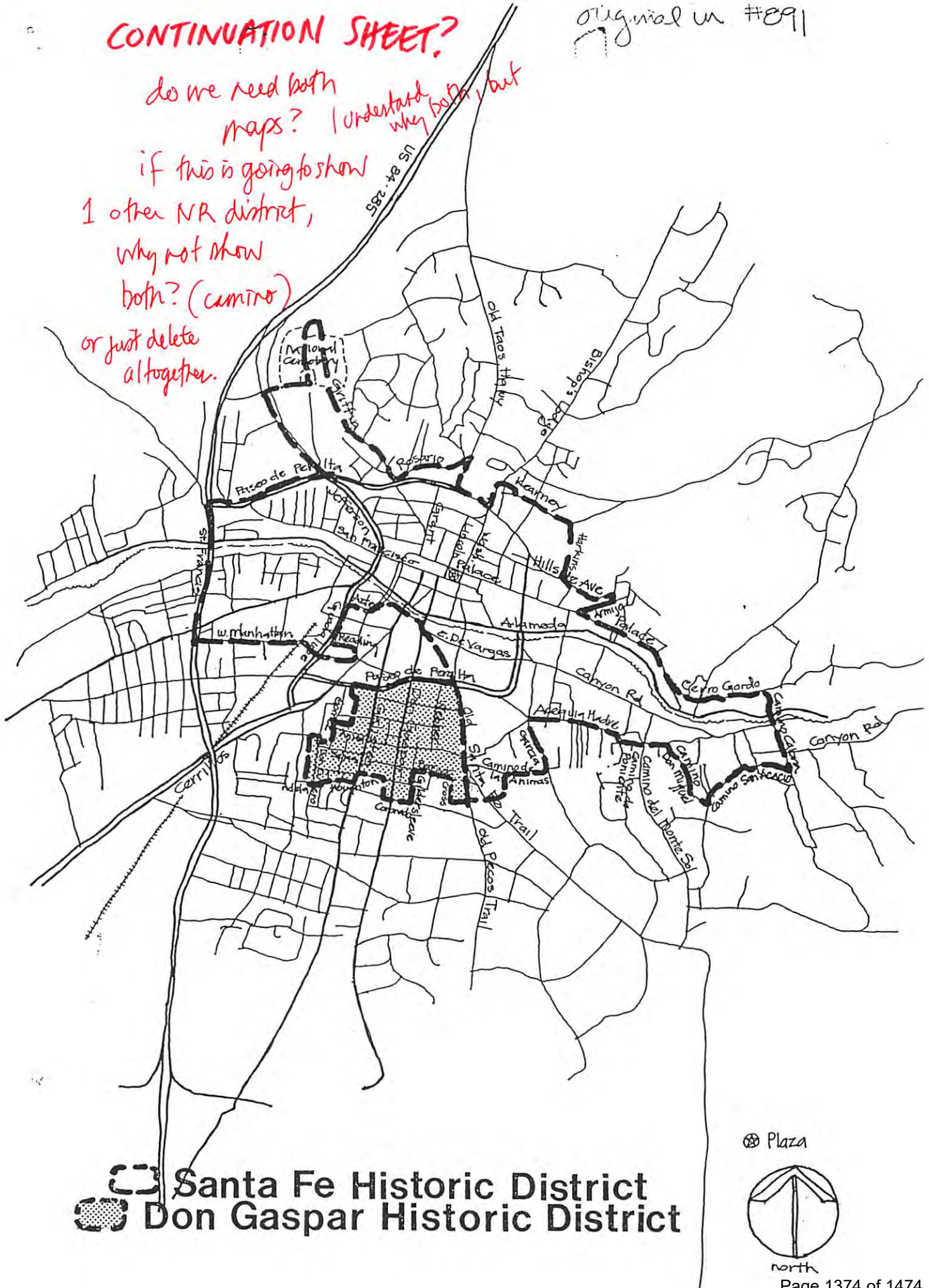
#42
Lensic
Theatre


RIVER
Well
Arroyo
Tassajara
Arroyo
Tassajara
Arroyo
Canada
Arroyo
Barranca
Arroyo
Ranchito
Arroyo
Arroyo
Arroyo

CONTINUATION SHEET?

do we need both maps? I understand why both, but if this is going to show 1 other NR district, why not show both? (camino) or just delete altogether.

original on #891



xc: Mary Ragins - for your handling -

GARY E. JOHNSON
Governor

STATE OF NEW MEXICO
OFFICE OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION
LA VILLA RIVERA BUILDING
228 EAST PALACE AVENUE
SANTA FE, NEW MEXICO 87501
(505) 827-6320

RECEIVED
SEP 30 1999

September 28, 1999

Mr. Larry Delgado, Mayor
City of Santa Fe
200 Lincoln Avenue
PO Box 909
Santa Fe, New Mexico 87504-0909

Re: Revised National Register Nomination for the Santa Fe Historic District.

Dear Mr. Delgado:

On September 17th, 1999, the New Mexico Cultural Properties Review Committee (CPRC) met to review the revised National Register nomination for the Santa Fe Historic District.

After a detailed review and discussion of the document, the CPRC voted to table the nomination until revisions suggested by the City and the Committee have been made. Once these revisions are complete, the nomination will be re-submitted to the City and the CPRC for review.

The Historic Preservation Division appreciates the thorough review of this important document by Mary Ragins and the Historic Design Review Board. Please feel free to contact me if you have any questions regarding this matter.

Sincerely,

Dorothy Victor

Dorothy Victor
Acting State Historic Preservation Officer

Cc: Sarah Pope, National Register
Corinne Sze

GARY E. JOHNSON
GOVERNOR

STATE OF NEW MEXICO
OFFICE OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION
VILLA RIVERA BUILDING
228 EAST PALACE AVENUE
SANTA FE, NEW MEXICO 87501
(505) 827-6320

RECEIVED
AUG 19 1999

August 17, 1999

Mr. Larry Delgado, Mayor
City of Santa Fe
200 Lincoln Avenue
PO Box 909
Santa Fe, New Mexico 87504-0909

Re: Revised National Register Nomination for the Santa Fe Historic District.

Dear Mr. Delgado:

We are pleased to inform you that the Revised National Register Nomination for the Santa Fe Historic District will be considered by the New Mexico Cultural Properties Review Committee at its next meeting. This meeting is to be held on Friday, September 17, 1999 at 1:00 P.M. in the third floor conference room of La Villa Rivera Building at 228 East Palace Avenue in Santa Fe, New Mexico 87501. You are cordially invited to attend this meeting.

The State and National Registers are the official lists of historic properties worthy of preservation. Listing in the State and National Registers provides recognition of important prehistoric and historic places and assists in preserving our shared heritage.

Listing in the National Register does not mean that limitations will be placed on the properties by the Federal government. Public visitation rights are not required of owners. The Federal government will not attach restrictive covenants to the properties or seek to acquire them.

Public owners are required to plan projects in such a way as to assure that registered historic properties are preserved and protected in a manner consistent with State law (Section 18-6-9.1 NMSA 1978). Public owners are also prohibited from expending public funds for the adverse use or destruction of a registered property (Section 18-8-7 NMSA 1978) unless there is no feasible and prudent alternative to such use.

cprc/formltrs/cprccon2.doc

We are pleased to have the opportunity to assist you in preserving New Mexico's cultural resources. Please contact us if we can answer any questions or be of further assistance.

Sincerely,

Lynne Sebastian, Ph. D.
State Historic Preservation Officer

xc:

Comissioner Paul Duran
Santa Fe County Commission
Santa Fe County Courthouse
PO Box 1985
Santa Fe, New Mexico

Mary G. Ragans, Preservation Planner

cprc/formltrs/cprccon2.doc

City of Santa Fe, New Mexico

Larry A. Delgado, Mayor
Dr. Mike Mier, City Manager

Councilors: Art Sanchez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Jimmie Martinez, Dist. 1
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2
Frank Montaño, Dist. 3
Peso Chavez, Dist. 4
Carol Robertson Lopez, Dist. 4

6 August 1999

Dr. Lynne Sebastian, Director
NMOCA
Historic Preservation Division
228 E. Palace Avenue
3rd Floor
Santa Fe, NM 87502

Dear Dr. Sebastian:

Thank you for the opportunity to review and comment on the draft update to the Santa Fe National Register of Historic Places nomination. I am writing to provide you with the city's comments on the document.

As your staff is aware, I requested Mary Ragins, Historic Preservation Planner for the city, to undertake a detailed review of the nomination. Her marked-up draft illustrating specific comments is attached.

The Historic Design Review Board provided comments on the draft at its meeting of 7/27/99 and the minutes from that meeting are attached. I am aware that the Board appreciated that Dorothy Victor and James Hewat, both of your office, were able to attend its meeting and answer their questions.

Also attached you will find a separate page that identifies general comments that the city has on the document.

I was pleased to have the opportunity to look at the nomination and note that it has the potential to offer a very interesting and useful overview of Santa Fe's history, both for public officials and the general public.

Please feel free to call Mary at 984-6657 if you or your staff have any questions or comments on the information we have provided to you.

Sincerely,

Larry A. Delgado
Mayor

Attachments

mgrcorresladcomntsonsfnrnom

City of Santa Fe, New Mexico

SANTA FE NATIONAL REGISTER OF HISTORIC PLACES NOMINATION
[draft, dated 9/96]

GENERAL COMMENTS FROM CITY OF SANTA FE 6 August 1999
[FOR SPECIFIC COMMENTS, SEE ATTACHED MARKED-UP DRAFT]

1. Since the document is being reviewed and considered for submission to National Register this year, shouldn't the *Period of Significance* be increased to 1949/1950? In its current form, the Period of Significance is only up to 1946, and as such, is arguably already out of date. Is it the intent of the update to not include the additional building stock that is historic and dates from 1946 – 1949/1950? The 1948 Sanborn Insurance Co. map should be very useful in extending into this period.

2. Along the same lines as item #1, the city recommends that the *period covered in the draft that begins around 1930 be further developed.* The document focuses a great deal on the railroad era, the turn of the century, and just a bit into the 19-teens. A lot of historic development occurred between 1930 and 1949/1950 in Santa Fe. The area's architectural landscape reflects this, but the draft does not.

3. It is recommended that the draft be expanded to address more sufficiently various *cultural landscape features* that contribute to the visual character, and reflect the historic character, of the district. Noted are references to walls and fences, and street trees at various parts in the draft. However, it is important to include a summary or analysis of the contribution such features make to the character that is being defined. As well, concern is noted that there are no references and statements of significance about other features such as historic bridges, road finishes and design, materials in curbing [i.e., granite and/or rubble stone from CCC era on Palace Ave.], etc. The city recommends that the identification of the physical landscape of each period be addressed in the Historic Context and that summary information be provided as to what of it remains and contributes to the district.

4. It is encouraged that *"the rest of the preservation story"* in Santa Fe be told in the draft. Beginning in 1992, at the urging of HPD, the city adopted various amendments to the Historic District Ordinance allowing it to evolve into an ordinance that recognized the significance of various architectural styles [and therefore the city's "real" history]. These amendments occurred in 1992 and 1996. In the context of the summary paragraph provided on page 141 of Section 8, it is the city's opinion, in recognition that these actions occurred outside of the period of significance, that this additional information should be included.

5. Tied to the "rest of the story" identified above, the city has produced *manuals and other publications since those relied upon* in the draft and should be used and cited in the text. Reliance upon a manual, for example, that dates from 1977 and articulates a preservation philosophy that is outdated is not encouraged. Overviews of the specific ordinance amendments referenced above is easily drawn from these more recently published manuals, with appropriate footnoting.
6. There are numerous locations throughout the document where references to *street addresses are more appropriate than to refer to the location by the use* that it houses [or housed in 1996]. [For example: page 30, section 7, paragraph no. 3 identifies "an extant adobe building . . . which today houses a Japanese restaurant."]

7. There are numerous locations throughout the document where structures are referenced as having been "recently remodeled." It is encouraged that *dates of these remodels* be provided in the document so as to increase the value that the nomination has a record of changes. One might consider calling Sarah Melton at 982-4201 to determine the remodel dates for various structures given the amount of time she has lived here, and in consideration of her long term interest in and memory of preservation activities in Santa Fe.

8. With incorporation of these and the attached specific comments, it is noted that the nomination can provide a very useful documentation of the history and significance of the district area.

Mgr99hdrbgencomntsfnrtohpd

City of Santa Fe, New Mexico

memo

DATE: 27 July 1999

TO: Historic Design Review Board

VIA: Anne M. Condon, Planning and Land Use Director
Cyrus Samii, Planning Division Director

FROM: Mary G. Ragins, Historic Preservation Planner

AGENDA ITEM

Request for Comment on Update to Santa Fe National Register of Historic Places Nomination

REQUESTED ACTION

Staff requests that the board provide all comments on the nomination during the upcoming hearing so as to provide a record of those comments, thereby facilitating their timely transmittal to the Historic Preservation Division.

BACKGROUND

Last month staff provided you with a copy of the proposed update to the Santa Fe National Register of Historic Places Nomination. The nomination update was provided to you for comment in accordance with the city's Certified Local Government [CLG] status with the National Park Service and NM Historic Preservation Division [HPD].

The CLG agreement between the city and HPD states that the city's preservation commission will provide comment upon such nominations to HPD. Comment by the city shall occur prior to review of the nomination by the NM Cultural Properties Review Committee, which is scheduled for early August.

HPD identified the need to update the existing National Register nomination as early as 1995 and has been working since that time to produce the draft provided. The existing nomination [1973] is scant in information and does not include a list of structures covered within its jurisdictional boundaries. The proposed update does not have an impact on the city's policies or procedures for administering its local historic district ordinance.

Mgr99hdrb715sfnationalregistercomment

II. THE NATIONAL REGISTER CRITERIA FOR EVALUATION

CRITERIA FOR EVALUATION:[3]

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of persons significant in our past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded, or may be likely to yield, information important in prehistory or history.

CRITERIA CONSIDERATIONS:

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

b. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or

d. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

g. A property achieving significance within the past 50 years if it is of exceptional importance.

[3]The Criteria for Evaluation are found in the *Code of Federal Regulations, Title 36, Part 60,* and are reprinted here in full.

Mr. Flance said that for any other project, they would be asking for information on the bigger picture, and without it, it was an incomplete discussion of the area. He said the basic elements should at least be tied together.

2. HDRB Comment on Update to Santa Fe National Register of Historic Places Nomination.

Ms. Ragins presented the staff report. [Attached as Exhibit D.] She said that Dorothy Victor (CLG Coordinator, State Preservation Office) and James Hewitt (National Register Coordinator, State Preservation Office) were present to respond to questions. She added that she would be taking the minutes of this discussion to the Mayor, and then a letter will be transmitted to the Historic Preservation Division.

Ms. Hanks recused herself from this discussion as an employee of the State Historic Preservation Division, which may require her to comment on the nomination.

Ms. Victor commented that in 1994 they realized that the nominations only went to the 1920's, and there were some properties from the 1930's and 1940's which can contribute to the character of the City's historic districts. She said that a list of the contributing and non-contributing buildings would be used as a planning document to assist both the City and the State. She said that they also wanted to have a better interpretation of the places, events, and people of the historic districts.

Chair Seth asked if it was logical to include buildings built up to 50 years ago. Mr. Hewitt said that it should be brought up to 1949.

Chair Seth said they could also update the bibliography at this time. She concluded that she appreciated the effort going into this issue.

Ms. Ragins commented that she had shared with the State staff that there is a lack of information during the period between 1930 and 1946, when much happened in the City. She said she felt strongly that the evolution of the City's preservation ordinance needs to be described in the document as well.

In response to the Chair, Mr. Hewitt said the Board's comments would be shared with the CPRC, who will review the item in September. Ms. Ragins added that staff has already done a detailed review in 1996.

OLD BUSINESS TO REMAIN POSTPONED

1. Case #H-99-90. 431 Camino del Monte Sol. Downtown and Eastside Historic District. Michael A. Schmitt, agent for Kathleen and Gerald Peters, proposes new single-story residence. (Renewal of Case #H-95-73). (Postponed at the 6/8/99 HDRB).

   No action or discussion appeared under this agenda item.

2. Case #H-99-115. 712 Gildersleeve. Don Gaspar Historic District. Contributing. Bernabe Romero, agent for Franciscan Friars, proposes to remove garage doors and infill same area with doors and windows on the west elevation (rear lower level).

   No action or discussion appeared under this agenda item.

OLD BUSINESS

1. Case #H-99-110. 145-147 E. Alameda. Downtown and Eastside Historic District. Studio Arquitectura, agents for Seret and Sons, proposes revisions to previously proposed project that called for removal of existing yard walls and construct two-story building. (Proposed height = 18'6"; allowable height = 18'6"). (Postponed at the 6/22/99 HDRB).

   Ms. Schackel presented the staff report. [Attached as Exhibit E.]

Present and sworn was Harry Daple, 101 West Marcy. He said that he had brought elevations of the new treatments which had been requested. He said he believed the changes better reflect the Santa Fe style.

Chair Seth clarified that the drawings he submitted had to be accurate: the way he intended to built it. Mr. Daple said he understood.

MEMORANDUM from the HISTORIC PRESERVATION SECTION of the PLANNING DIVISION

DATE: 28 June 1999

TO: Historic Design Review Board

FROM: Mary G. Ragins, Historic Preservation Planner

Since 1996, the NM Historic Preservation Division [HPD] of the Office of Cultural Affairs has been working to update the National Register Nomination for the Santa Fe National Register Historic District. Attached you will find the most recent version [at least the second draft that I have reviewed and commented upon] for your review and comment.

The National Register listing for the Santa Fe Historic District occurred in 1973 and is scant in information and does not include a list of structures covered within its jurisdictional boundaries. Please note that these boundaries differ from Santa Fe's locally recognized historic districts. The need to update the listing nomination was prioritized by HPD circa 1995.

This nomination is presented to you for comment in accordance with the city's Certified Local Government [CLG] status with HPD and the National Park Service. Specifically, item No. 6 of the CLG agreement states that the city, through its preservation commission [HDRB], will:

> "Comment to the Division upon nominations to the National Register of Historic Places for properties within its jurisdiction within 60 days of receiving the nominations, by submitting the Commission's reports and the mayor's recommendations as to whether the nominated properties meet National Register criteria."

Also attached you will find an overview of the National Register criteria for evaluating historic properties. This is provided for your information.

As stated in the cover letter from HPD, comments are due to their office by mid August. On the **July 27, 1999 agenda** for the regular HDRB meeting, staff will include an opportunity to formally **collect your comments** so that they are recorded and able to be passed on to HPD within the timeframe provided.

Please feel free to call me at 984-6657 if you have any questions.

Attachments
Xc: Angela Schackel, Historic Design Review Board Case Planner
Mgr99clgsfnrnomhdrbcomments

City of Santa Fe, New Mexico

memo

DATE: 30 June 1999

TO: Mayor Larry Delgado

VIA: Dr. Mike Mier, City Manager
Anne M. Condon, Planning and Land Use Director AMC
Cyrus Samii, Planning Division Director CS

FROM: Mary G. Ragins, Historic Preservation Planner MGR

ITEM AND ISSUE

Comment Period on Santa Fe National Register of Historic Places Nomination.

REQUESTED ACTION

The attached nomination is provided for your information. It does not include any information or action that will effect the historic preservation procedures or processes undertaken by the city.

In response to a request made by the NM Historic Preservation Division [HPD], the nomination is currently under review by Planning Division staff and the Historic Design Review Board. Within a month's time, staff will provide a letter for your signature that will articulate comments on the nomination to HPD.

BACKGROUND

Since 1996, the NM Historic Preservation Division [HPD] of the Office of Cultural Affairs has been working to update the National Register Nomination for the Santa Fe National Register Historic District. The National Register listing for the Santa Fe Historic District occurred in 1973. It is scant in information and does not include a list of structures covered within its jurisdictional boundaries. The need to update the nomination was prioritized by HPD circa 1995. The address and historic status list identified on pages 43 – 112 were provided to HPD by the city's Historic Preservation Section of the Planning Division.

As stated in the cover letter from HPD, comments are due to their office by mid August. On the July 27, 1999 agenda for the regular HDRB meeting, staff will include an opportunity to formally collect comments so that they are recorded and able to be passed on easily to HPD within the timeframe provided.

Please feel free to call me at 984-6657 if you have any questions or comments on the nomination.

Attachments

Mgr99clgsfnrnommayorcomments

SS001.PM5 - 7/95

GARY E. JOHNSON
GOVERNOR

STATE OF NEW MEXICO
OFFICE OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION
VILLA RIVERA BUILDING
228 EAST PALACE AVENUE
SANTA FE, NEW MEXICO 87501
(505) 827-6320

JUN 24 1999

June 22, 1999

Ms. Mary Ragans, Preservation Planner
Planning Division
City of Santa Fe
PO Box 909
Santa Fe, New Mexico 87504-0909

Dear Mary:

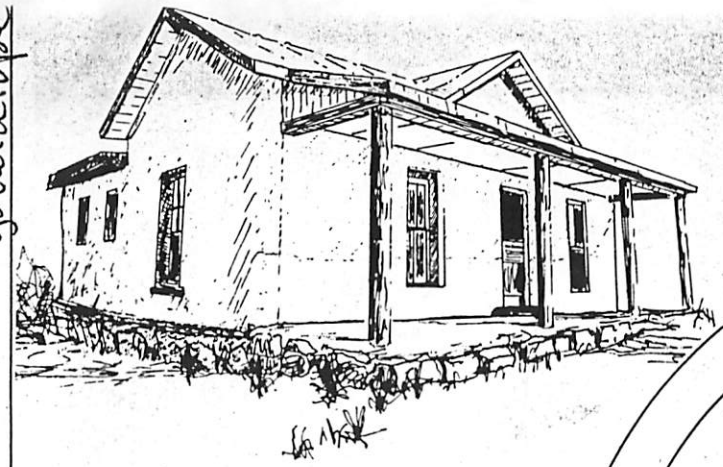
Please find enclosed a copy of the revised National Register Nomination for the Santa Fe Historic District and copies of HBI forms for 115 East Coronado, as requested.

As you know, the Historic Design Review Board and Mayor Delgado must review and comment on the Santa Fe Historic District nomination before it can be presented to the Cultural Properties Review Commission. We would appreciate the receipt of any comments the H Board and the Mayor may have on the nomination by August 17, 1999 so that it can be reviewed by the CPRC at their September 17, 1999 meeting.

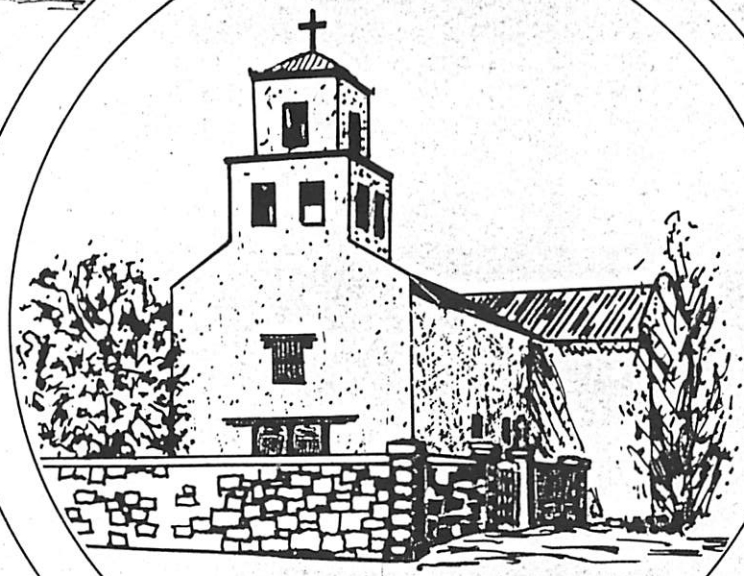
Please feel free to call me at 505.827.3990 if you have any questions.

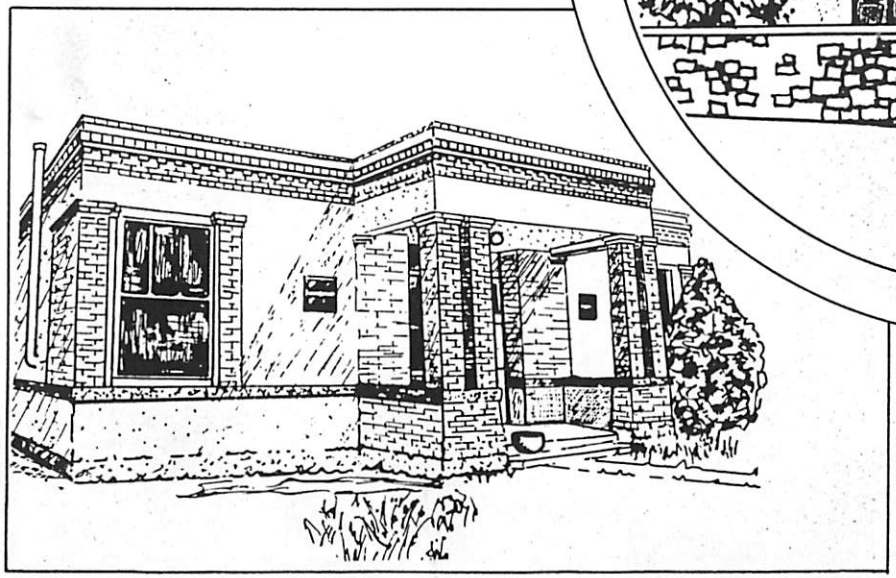
Sincerely,

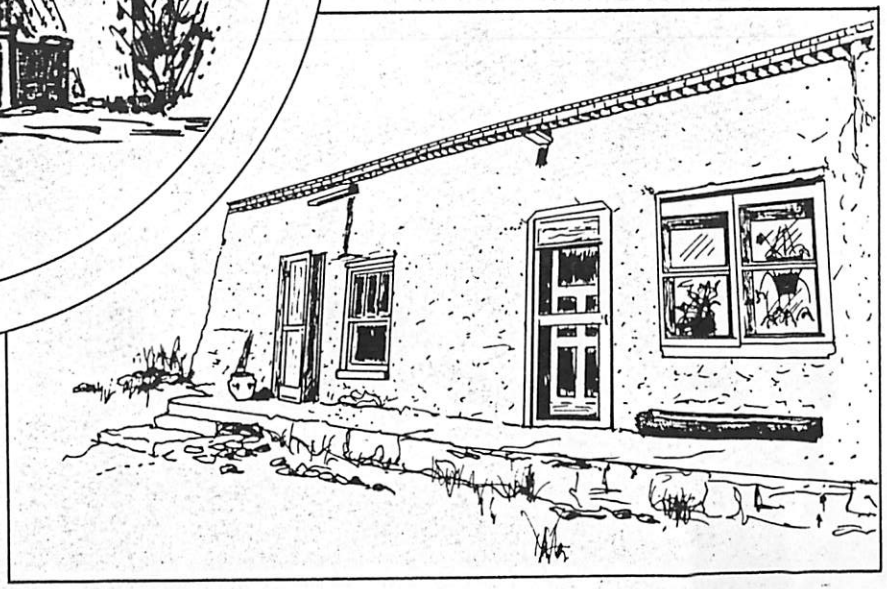
James M. Hewat
State & National Register Coordinator











GUADALUPE NEIGHBORHOOD HISTORIC SURVEY

GUADALUPE NEIGHBORHOOD

HISTORICAL SURVEY

Prepared by
Earl Cordova
for
The City of Santa Fe

April 1981

This project was supported by a grant to The City of Santa Fe from The Historic Preservation Bureau of New Mexico.

City of Santa Fe

ARTHUR E. TRUJILLO
Mayor

WILLIAM C. SISNEROS
City Manager

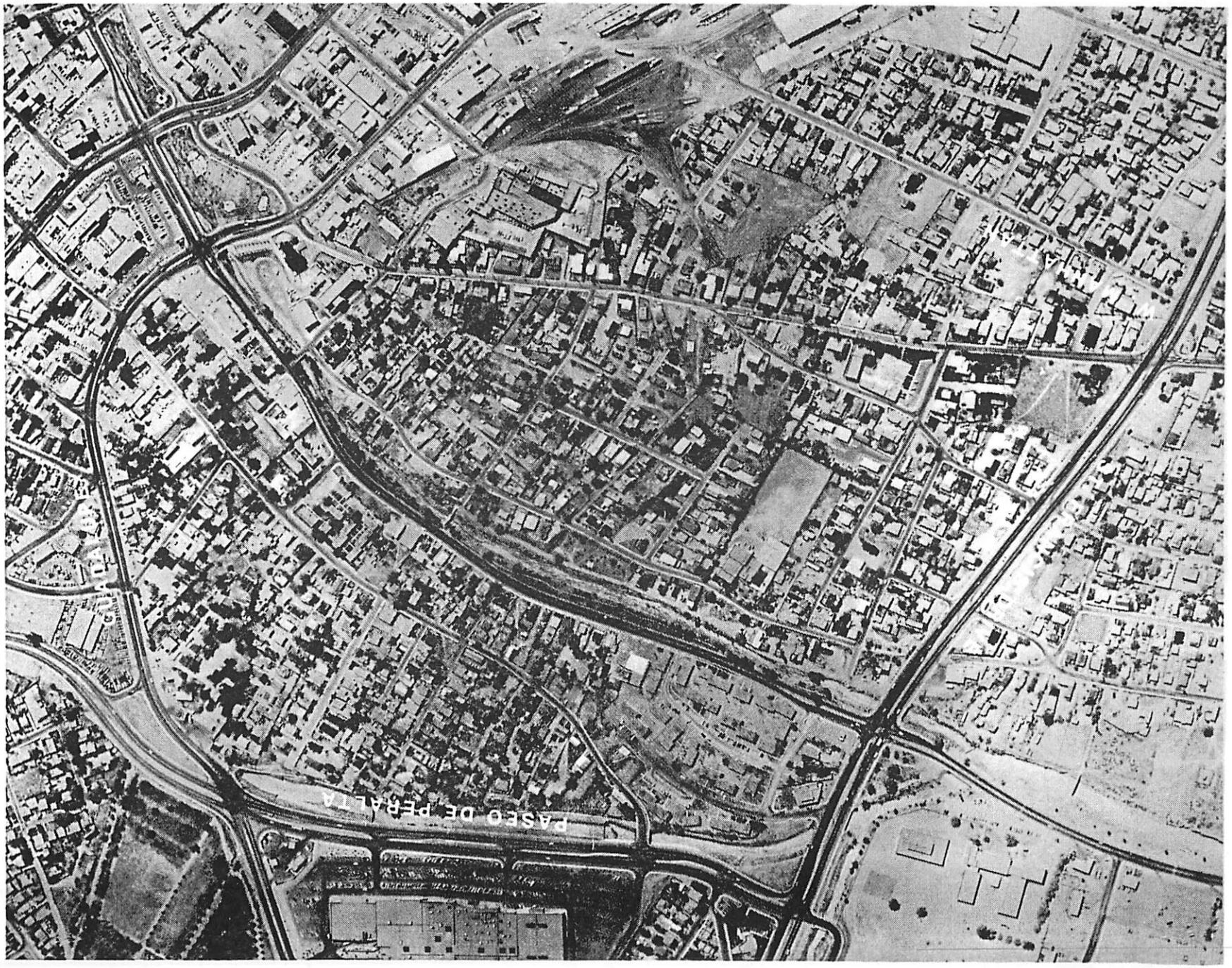
COUNCILORS

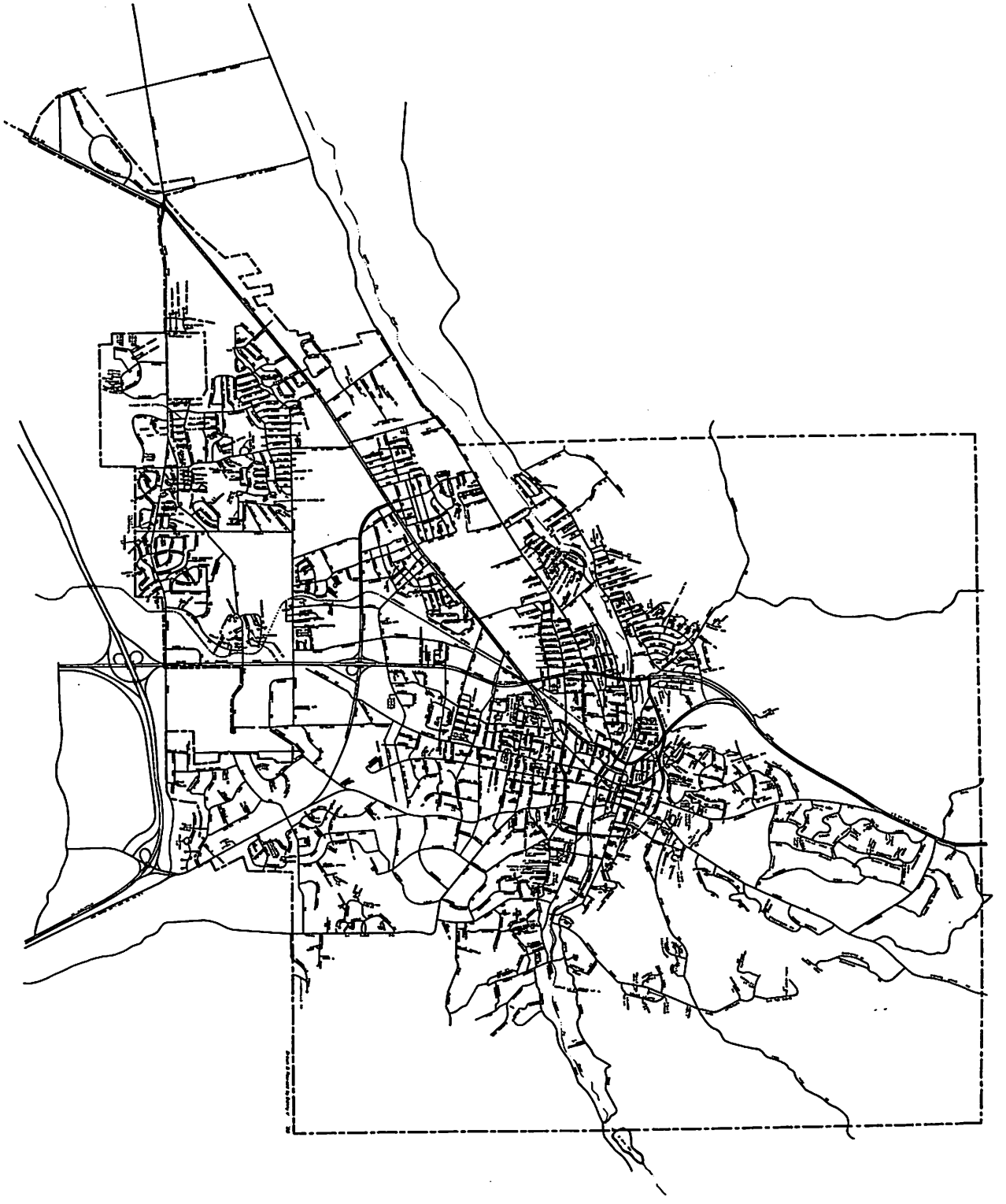
LOUIS R. MONTANO
Mayor Pro Tem
DORA BATTLE
RICHARD B. CATANACH
ELIZABETH STEWART FIORINA
DOLORES M. LEE
CLARENCE V. (PORKY) LITHGOW
CARL MILLER
J.M. (MACK) MOORE

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Linda Tigges	Associate Planner
Stefanie Beninato	Technical Writer
Harry Moul	City Planner
Jim Griffith	Graphics Director
Shirin Cave	Planning Technician

With special thanks to the following people whose cooperation and assistance made this report possible:
Thomas Chavez, Sherry Smith-Gonzales, Arthur Olivas, Richard Rudisill, Michael Weber of The Museum of New Mexico, James Purdy and Lala Baca of The New Mexico State Records Center and Archives, Kathleen Brooker of The Historic Preservation Bureau and Dr. Myra Ellen Jenkins.


PASEO DE PERALTA



Need

The need for neighborhood preservation and conservation has long been an important concern to residents of Santa Fe, especially in neighborhoods with historic characteristics. This concern for preservation is evident in downtown Santa Fe, where conservation efforts have followed the guidelines of the Historical Styles District. The Historical Styles District is a special overlay zoning ordinance, originally enacted by the City Council in 1957 to preserve the architectural heritage of Santa Fe. The district includes the historic plaza area, and has been enlarged to include most of the east side of Santa Fe. However, there are other areas outside of the Historical District containing elements of historical interest which should be preserved for future citizens.

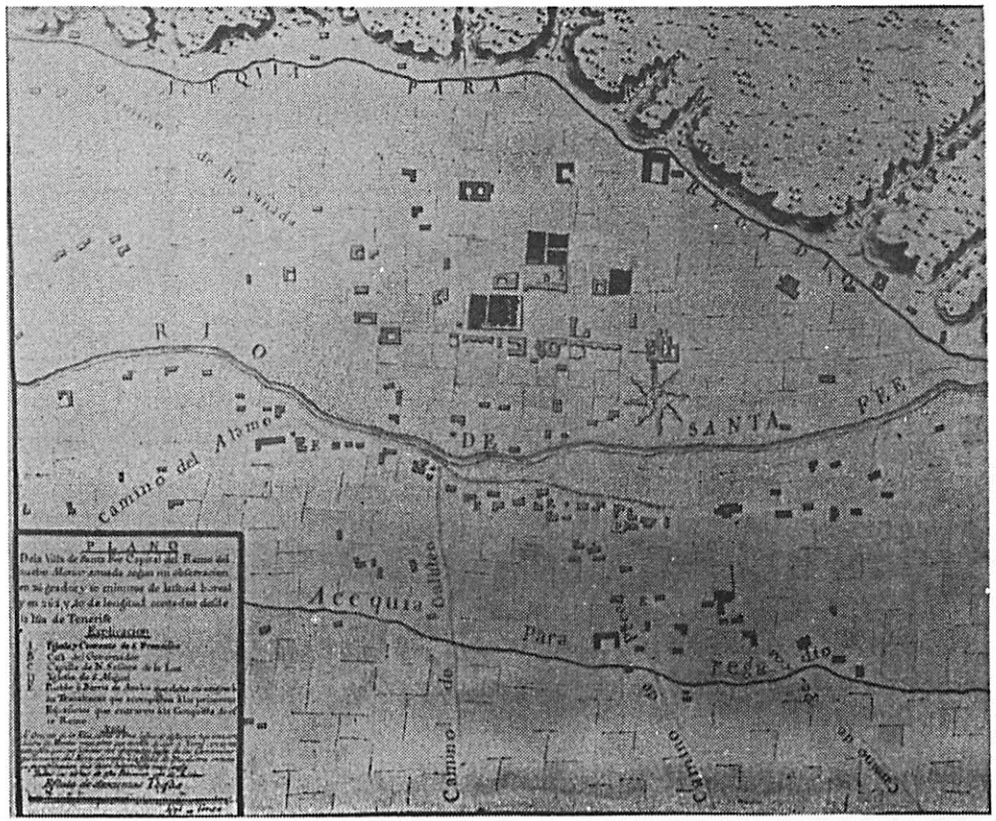
One area of Santa Fe of particular importance as a historic community is the Guadalupe Neighborhood which lies within the boundaries of St. Francis Drive, West Manhattan Street, Guadalupe Street, and Paseo de Peralta. Although the Guadalupe Neighborhood is not part of the City's Historical District, it is listed on the National Register of Historic Places as part of the Santa Fe National Historic District. Established under the National Historic Preservation Act of 1966, the National Register is the official Federal listing of the nation's cultural property that is worthy of preservation. Properties listed on the Register are also eligible for certain Federal grants administered by the Department of the Interior and the Department of Housing and Urban Development. Four structures in the neighborhood are already listed on the New Mexico Register of Cultural Properties with one of these listed individually on the National Register of Historic places.

The need to further preserve the Guadalupe Neighborhood has become apparent as the growth of downtown Santa Fe has expanded along Guadalupe Street. This location is the only area most conducive to future growth of the downtown, as expansion is contained on the south by the State Capitol complex, and on the north and east by established residential neighborhoods with high property values. Guadalupe Street contains large areas of land along the railroad which is suitable for development and is currently underutilized. The area is expected to be developed within the next ten years, causing a definite impact on the Guadalupe Neighborhood.

Historic Development

Guadalupe Neighborhood contains many elements which contribute to its historic development. It began as a Hispanic farming community outside of the plaza area. The first homes were scattered

throughout the area and were concentrated along El Camino Real and around and to the west of the Chapel of Nuestra Senora de Guadalupe. El Camino Real ran through the Guadalupe Neighborhood from the plaza through the community of Agua Fria and south into Mexico. It was the main trading route between the United States and Mexico, beginning in Santa Fe, and terminating in Mexico City. El Camino Real appears on the Urrutia Map of 1768 as the Camino del Alamo. Often, travelers along El Camino Real would stop and say a prayer at the Chapel before beginning a long journey, or would give thanks at the Chapel upon arriving in Santa Fe.

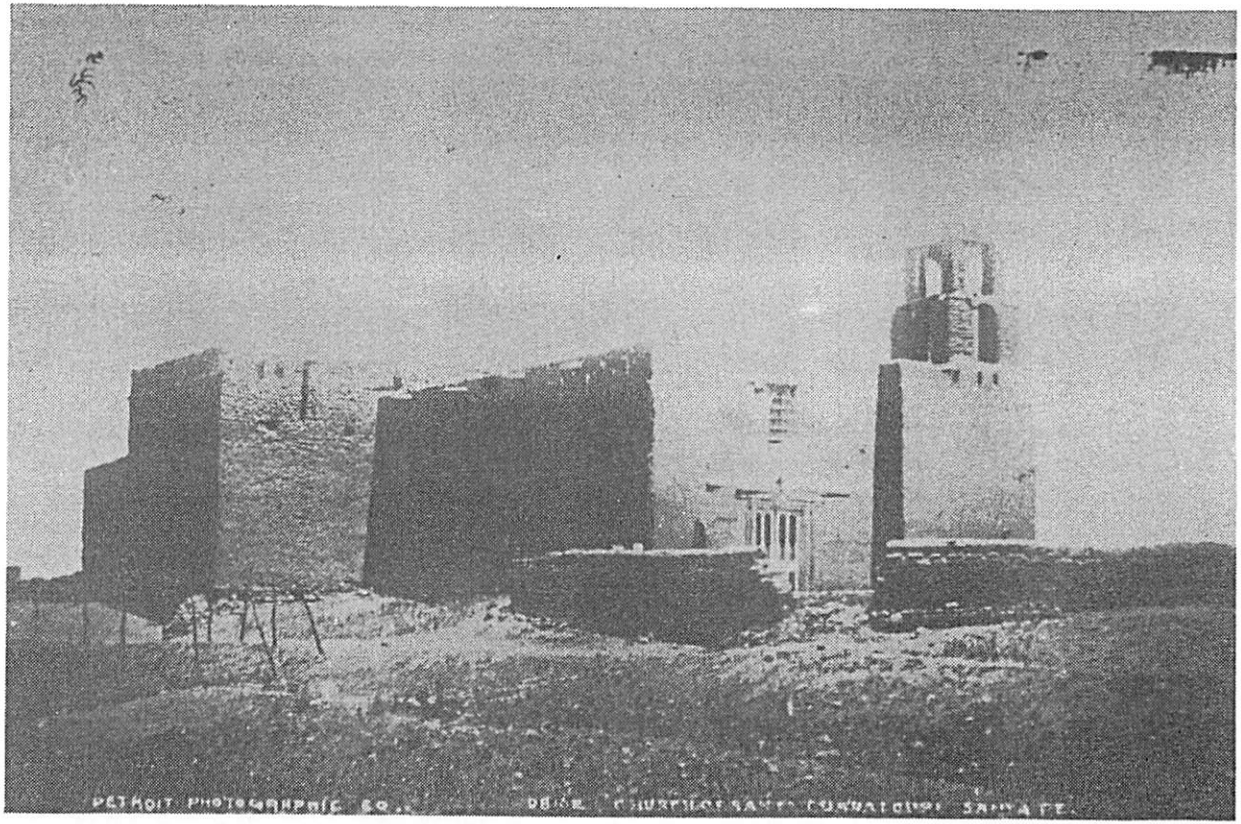


Map of Santa Fe, New Mexico
1766-68
By Urrutia

Guadalupe Chapel

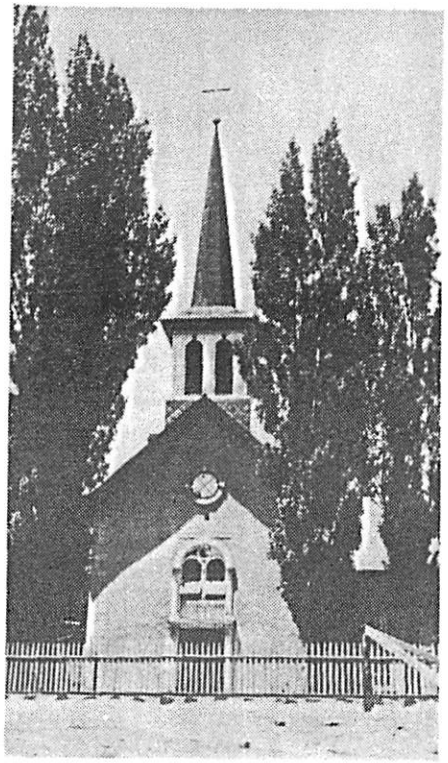
The Chapel, for which the community is named, is very important to the development of the Guadalupe Neighborhood. The exact date the Chapel was built is unknown, but a license for its construction was issued in 1795 by the Bishop of Durango, Mexico. Religious processions on feast days were held with parishioners proceeding from the Chapel to houses in the neighborhood which had set up altars for worship.

Guadalupe Chapel is built of adobe in the cruciform shape. It originally had a flat dirt covered roof. The interior, 90 feet long, had a dirt floor and round vigas supported by carved corbels. For a period of time it was seldom used, except on feast days, and as a result, fell into a state of disrepair.



GUADALUPE CHURCH
SANTA FE, NEW MEXICO
1881

The exterior design was altered during the restoration administered by Father De Fouri, a French Franciscan brother. Father De Fouri was brought to the church as the parish priest by Archbishop Lamy in 1881. The restoration project completed by Father De Fouri was designed in the Gothic Style. Its feature included Gothic windows with pointed arches, a high peaked roof, an imitation rose window on the front gable, and a steeple at the entrance. The grounds are surrounded by a white picket fence, poplar trees, and lilac bushes.



Guadalupe Church
Santa Fe, New Mexico

A fire caused by faulty wiring almost destroyed the church in 1922. However, the chapel was rebuilt in 1923 and designed in the California Mission Revival Style. Its characteristics included a mission tile roof, a curvilinear parapet, and segmental arches on the front bell tower. Today, the Chapel is still a viable part of the neighborhood. It has been renovated for use as a museum through a grant received from the City of Santa Fe from the American Bicentennial Administration. The recent renovation has attempted to restore the chapel to its original Spanish Colonial design.

Guadalupe Church
Santa Fe, New Mexico
ca 1955



Acequias

Also important to the historical development of Guadalupe Neighborhood were the acequias which were part of the larger irrigation system of Santa Fe. The acequias ran through the neighborhood from east to west and were fed by the Santa Fe River. Since properties facing the acequias were more accessable to the irrigation water, plots of land were subdivided into long, narrow parcels so that more residents had frontage on the acequias. Not only was water accessable for irrigation from the acequias, but it also increased property values in the area. This in turn, attracted new investment in the community. Farming became an important occupation for the residents who grew alfalfa, corn, chili, and varieties of fruit trees on their land.

Among the acequias running through Guadalupe Neighborhood was one along El Camino Real (Agua Fria Street). This acequia began at the diversion just above the present intersection of Old Santa Fe Trail and Santa Fe River, continuing west past what is now St. Francis Drive. Three other acequias were diverted from the river. One ran along Alto Street, from a diversion near Closson Street. Another acequia was diverted from this same point and ran west between the river and San Francisco Street. The last acequia was diverted from the Santa Fe River at Guadalupe Street and flowed in a northern direction through private properties, then turned west through Arroyo Mascaras. Evidence of this acequia is still visable. As the neighborhood grew, and farming became less important, the acequias soon became obsolete and were covered. However, many of the acequias served as property lines when land was later divided.

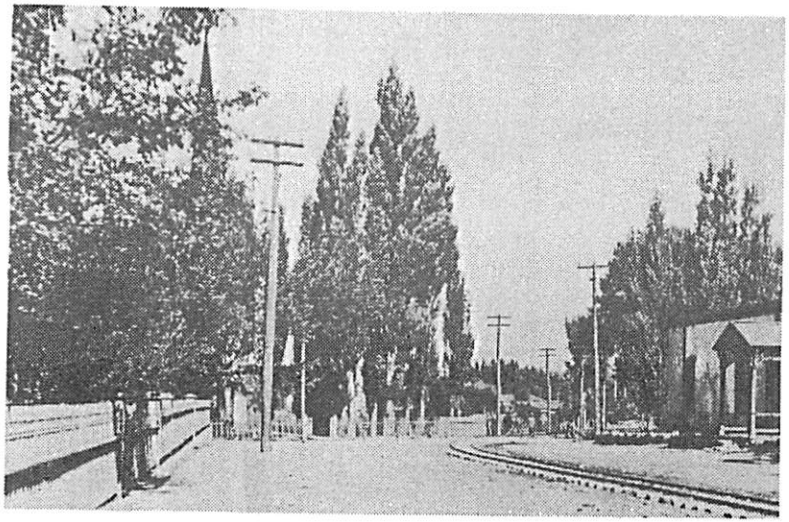


Agua Fria Street at Dunlap Street
Santa Fe, New Mexico
ca 1900

Atchison, Topeka, and Santa Fe Railroad

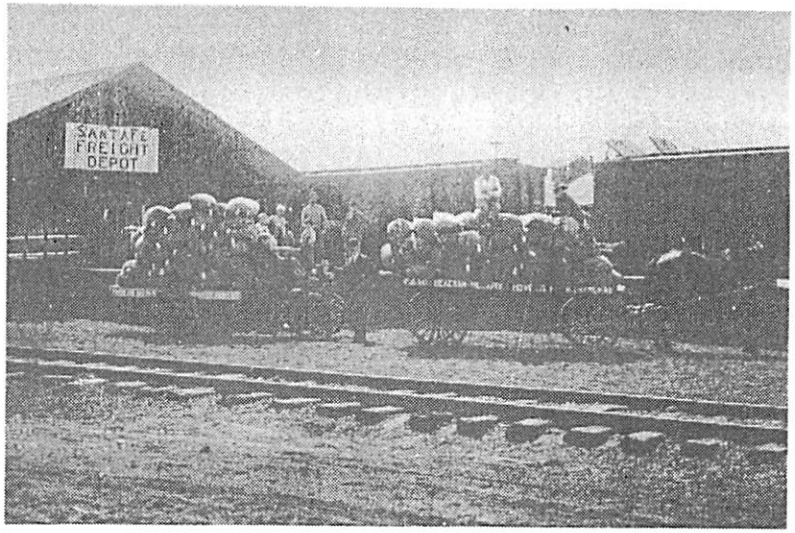
The Major development promoting growth of Guadalupe Neighborhood was the westward expansion of the Atchison, Topeka, and Santa Fe Railroad. This railroad originally chose Santa Fe, for which the com-

pany was named, as its goal to establish a major stop connecting Chicago with Los Angeles. However, due to the steep inclines of the local topography, Santa Fe was bypassed as the main route and was designated a branch line of the A.T. & S.F. Railroad. The branch line came from the main line, 18 miles away at Lamy Junction. The main terminal stop along the transcontinental route was, instead, established in Albuquerque.



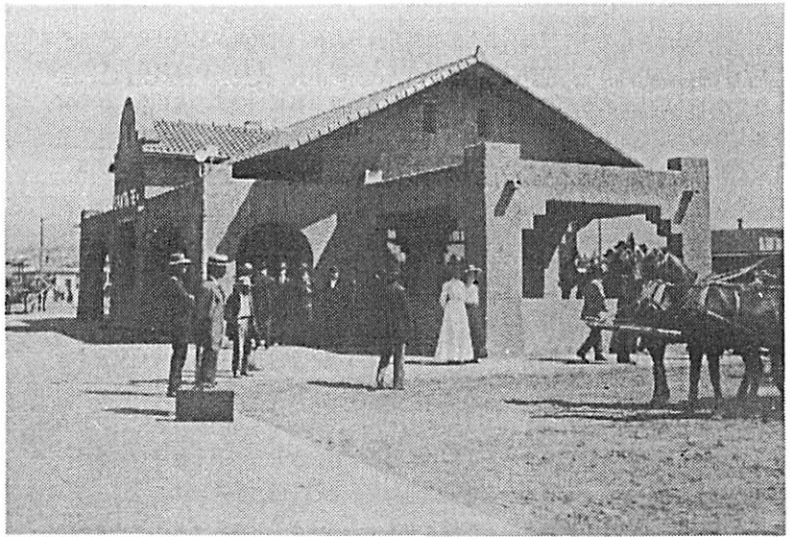
Guadalupe Street
Santa Fe, New Mexico

However, the A.T. & S.F. spur line arrived in Santa Fe on February 9, 1880. The Denver & Rio Grande line came to Espanola, in 1881, up the Rio Grande into Santa Fe through Guadalupe Street in 1886. It originally was the Texas, Santa Fe and Northern Railroad and was later acquired by the D. & R.G. system in 1895. The tracks fronting the old D. & R.G. Depot have been removed and the brick structure now serves as a restaurant.



Shipping 1916 Pinon nut crop
Gormley's General Store
depot - Santa Fe, New Mexico
1916

An A.T. & S.F. freight depot,as well as a passenger depot were located in Guadalupe Neighborhood. The freight depot was a frame building about 100 feet long and 20 feet wide. The siding was of foot-wide vertical boards. The eaves overhung the passenger platform and heavy timbered freight platforms at either end allowed unloading from large horse freight wagons.

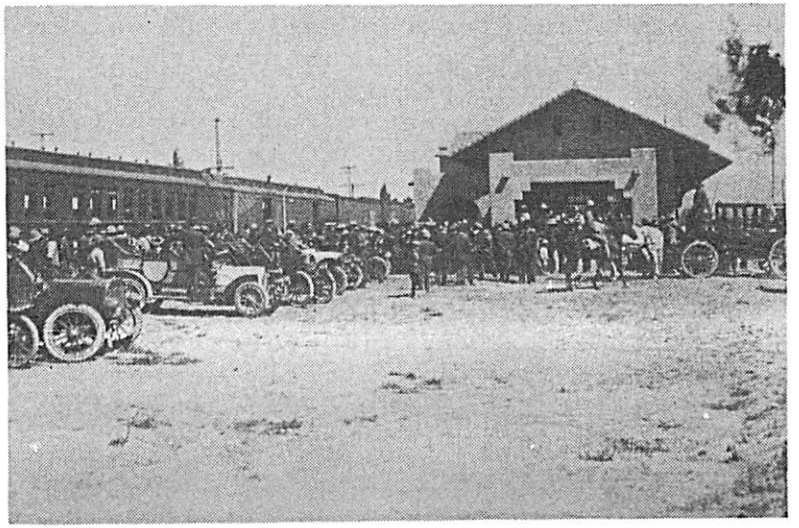


Santa Fe Railroad Depot
Santa Fe, New Mexico
ca 1912

Photo by: Jesse Nusbaum

The present A.T. & S.F. station was built in 1910 about 200 yards northeast of its original freight depot. Although the tracks have since been removed from Guadalupe Street. The depot still stands and serves as a reminder of the railroad history of Santa Fe. The California Mission Style depot was a symbol of the A.T. & S.F. expansion into the west and was the standard architecture adopted by that railroad company. Its features include mission arches, pitched roof covered with red mission tile, and a curved parapet. The depot is still in service on a limited basis transporting only freight materials.

With the railroad came people, supplies, and new investment. Guadalupe Neighborhood benefited greatly from the railroad, as it was located in the midst of economic activity created by the railroad. In essence, the neighborhood became a center of trade. This is still evidenced by the numerous warehouses located around the depot. People arriving from the east got their first real look at Santa Fe as they stepped off the train. It was an exciting era, with an increased outlook for prosperity. Employment rose to serve the needs of incoming tourists who were influenced to visit the west by the overwhelming advertising campaign propagated by the A.T. & S.F. Railroad. Many of the



Soldiers at Railroad Depot
General Bell's visit
regarding "Taos Rebellion"
Santa Fe, New Mexico
1913
Photo by: Jesse Nusbaum

tourists were attracted enough to the area to stay and live. New homes were constructed, and businesses expanded to serve the needs of the newcomers. Guadalupe Neighborhood felt the influx of new styles of architecture.

By the time the railroad arrived, the street pattern had already been established with a radial convergence to the downtown plaza area. The streets of San Francisco, Alto, and Agua Fria all were main thoroughfares leading downtown. Lands lying between these streets were later subdivided with newer streets following a North-South direction. Thus, the neighborhood was gradually filled in, while the concentration of older homes remained along the earlier thoroughfares. Property adjoining the railroad was subdivided into the gridiron pattern in hopes of future speculation. However, this property was never really developed into residential use, but instead, became a freight warehouse area. The gridiron pattern did develop east of the railroad, outside the neighborhood boundary. Thus, Guadalupe Neighborhood retained much of its architecture, fronting the narrow street line. Homes and property were usually divided among family members which has resulted in a land ownership pattern characterized by many small, oddly shaped lots.

Historic Survey of the Guadalupe Neighborhood

With the historical importance of Guadalupe Neighborhood recognized, a survey to document the structures was undertaken with a grant made available through the Historic Preservation Bureau of the New Mexico State Planning Division. Currently, there are approximately 700 structures in the neighborhood. Of these, 300 structures were surveyed and cataloged on the basis of the physical age and architecture. Initially, the age of a structure was estimated on the basis of type of windows, construction materials, style, and any other physical features which gave a clue of the age. The physical characteristics were observed and recorded on the New Mexico Building Inventory Forms. Oral interviews with homeowners were also recorded when possible. After estimating the date of construction, an attempt was made to verify the actual age by using Santa Fe City Directories. Because the residential directories were first published in 1928, other means of estimating construction dates were used on structures constructed before this date. This included County Assessors records, personal deeds, and abstracts.

Using the information obtained from the survey, structures were evaluated for nomination to the New Mexico State Register of Cultural Properties. The two factors involved in evaluation were historical significance and architectural merit. Some structures were considered eligible for nomination because of their historical significance whether or not they were architecturally significant. The designation of historic significance was

usually serving as the home of a person of historic importance. Other structures were selected because of their unique architectural features. An attempt was made to select those structures which were the best representatives of a particular style. However, in most instances, more than one structure from the same style was selected as they contained unique architectural qualities not visible on other structures. This was particularly the case with the many examples of indigenous New Mexico architecture.

Historical Significance

In determining the historical significance of a structure, information was gathered on the individual who either owned or resided in the building. Through the verbal accounts with some of the homeowners, a history of people who owned a particular structure was discovered. Many homes in the area had remained in the family for generations, which made it possible to trace the origin and background of the family. Usually, the homeowner was in possession of the original legal documents, such as deeds and abstracts. Most of these documents were in Spanish and described not only the property, but also the real estate located on the property.

When the history of a structure was not known by the owner, names were arrived at through the 1912 King's Map which indicated the owner of certain parcels, or through the 1928 Hudspeth's City Directory. Individual names were revealed by research in the State Archives or the State History Library of the Museum of New Mexico. Texts with accounts of New Mexico's early history were the main sources of research. Two books, The Leading Facts of New Mexican History, and An Illustrated History of New Mexico listed names and biographies of early pioneers and prominent citizens of New Mexico. Newspaper articles were another valuable source of historical information. Most of this historical data came from The Daily New Mexican, established in 1868, copies of which are now recorded on microfilm. Names associated with properties were also investigated using necrology files, containing references to the obituary column. The homes of persons contributing to the social, cultural, or political growth of the city were included in the nomination forms to the State Office of Historic Preservation.

Regional Architecture

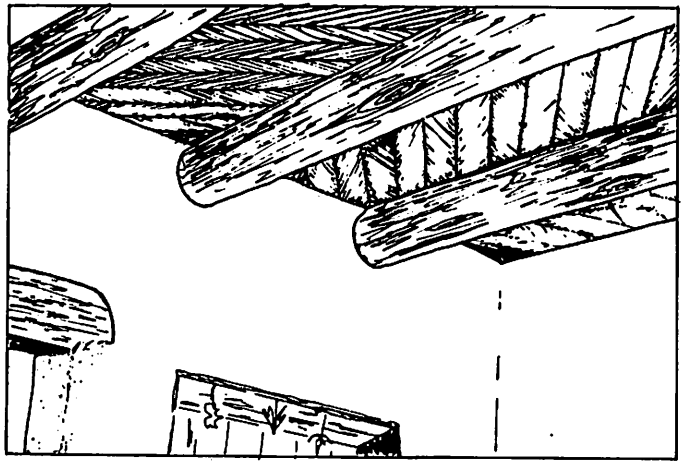
The introduction of new building materials into the west represents another step in the long process of the development of regional adobe architecture. Every improvement occuring during the development process was an important episode in the evolution of American history. This architectural development provides a better understanding and background of the people who built and lived in the structures.

The process began with the first people

to occupy the region, the Pueblo Indian. Their building skills related not only to the environment, but also included the technology and cultural heritage at one point in time. The process continues with the Spanish conquest of the Southwestern United States which represents the introduction of European ideas and technology. Thus, the original Pueblo Indian adobe architecture characterized by multi-stories with setbacks, was amended to include the improvements brought over with the early Spanish settlers. Finally, the technology brought to the region by the first Anglo settlers began with the trading business made possible through early trade routes including the Santa Fe Trail. The process continues as modes of transportation on improved routes, such as the railroad, progressed and opened up the west to increase trade and new population growth. The improvement of transportation routes increased building supplies transported into Santa Fe.

During the early development of Santa Fe, two styles of architecture were prevalent. First, there was the style classified as Spanish-Pueblo, and as the name suggests, a combination of Spanish and Pueblo Indian Styles. This style dates back hundreds of years before the Spanish conquest in the 1500's. Pueblo Indians used earth to construct their dwellings. However, they did not use adobe bricks as such, but instead, molded damp courses of mud to form a wall. Each course was eight to ten inches deep and after drying sufficiently, another layer was added.

The Spanish used an earthen mixture for building, but molded the mixture into bricks. The soil was mixed with water, straw, or other fibrous material and was poured into forms used to mold the adobes. Both Spanish and Pueblo Indian used wooden beams, or vigas, for roof construction, which were laid directly on the walls.



Latillas make up the ceiling above the vigas. These were originally cedar poles two to three inches in diameter laid diagonally on the vigas and covered with at least twelve inches of dirt. Cloths or "cielos de manta" were placed under the vigas to catch the falling dirt. These were periodically removed and washed. Another method used to prevent the dirt from falling was to lay salt cedar branches over the vigas and latillas. A coat of mud was then spread and covered with dirt.

Although the same basic building materials were used in housing for both Spanish and

Pueblo Indian, the style which resulted was not necessarily the same. The Pueblo Indian Style is referred to as Pueblo Style. The Pueblo Style might resemble modern day condominiums. The housing for Pueblo Indians was actually a village of multi-storied apartments with setbacks at each level.

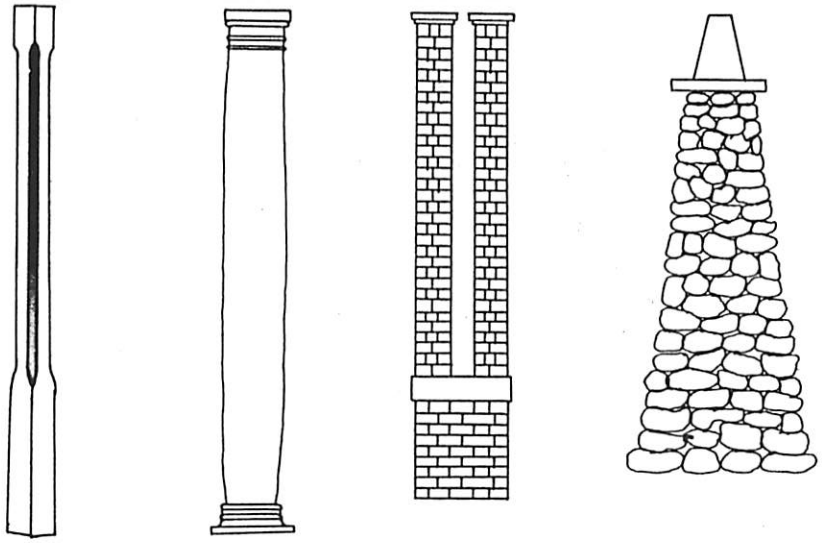


With the early Spanish Style, the house is square or rectangular, one story, and is built around a patio, with very few openings in the outer walls. Later when defensive needs were less acute, portals



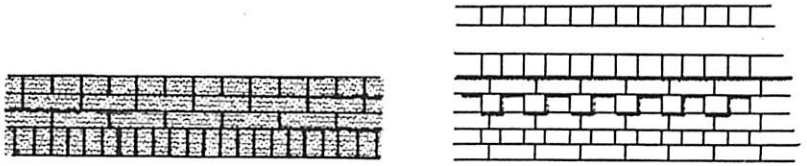
were built on the exterior wall, allowing larger windows and additional entrances into the structure. Houses in this style have continued into the present. Many houses in the Guadalupe Neighborhood were built right at the street line in this manner.

The second style of early architecture in Santa Fe is commonly known as Territorial. This style developed during the American Territorial Period in New Mexico in 1846-1912. The Territorial Style is a derivation of the Greek Revival Style, popular on the East Coast during 1820 to 1860. The characteristics of the Greek Revival Style include, classical columns, dentil coursework, pedimented lintels, and balustrades. These details were combined in an overall bilateral symmetry.

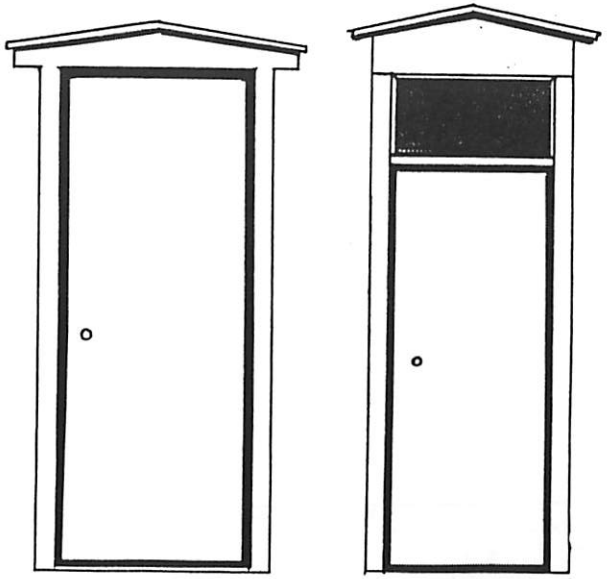


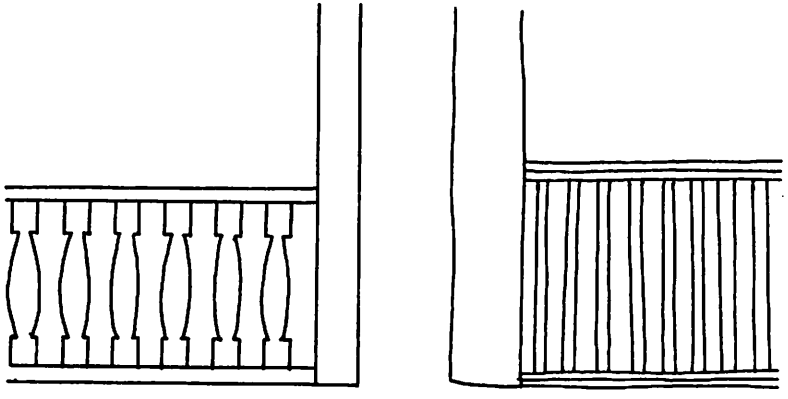
Classical columns were an element which characterized the Territorial Style. Although the true classical column is round and fluted, the Territorial wooden, column is usually square and smooth. The base and capital is usually molded, while the sides of the square pillars are chamfered. Other building materials for columns were also used, including brick and river rock.

Brick, like milled lumber, became in important material in the Territorial Style. Brick was used for the dentil coursework which capped the flat roof. However, the roof of a Territorial design house could be pitched in which case brick coping was not used. Some structures incorporated other brick elements such as brick facing, and columns into the exterior design, which was very unusual in New Mexico at



the time.This practice was an influence coming from the Eastern United States. Pedimented lintels over the doorway and windows characterized the Territorial Style structure. The Territorial lintel is a triangular piece of wood which also came from Greek Revival design. Sometimes, a transom window over the front doorway was incorporated into the design of the pedimented lintel. Sidelights, which are long rectangular windows, flanked eithe





The balustrade, or the railing surrounding the portal, is a Greek Revival feature which came to characterize Territorial architecture. The balustrade can either be a precut piece of wooden railing with decorative design, or it can be a series of rounded poles. The balustrade is usually used on the second floor of a structures portal, but is also used as a decorative element on the first level.

A new floor plan also developed out of the Territorial Style. Usually, the plan of the Spanish-Pueblo Style residence consisted of a row of rooms which were added as the family grew. The plan of the Territorial Style structure, however, was more precise, using bilaterial symmetry as a guide. Entrance was through a central doorway, with windows directly opposite each other. In some instances, an irregularity of plan was used, which was an influence from another style.

Although, these are the design elements which came to characterize the Territorial Style, not every one was used simultaneously. What resulted was a combination of the Spanish-Pueblo Style and Territorial Style design elements. Indigenous materials such as adobe and vigas continued to be used but were combined with materials coming in on the railroad including milled lumber. Milled lumber provided more versatility to architecture in New Mexico.

Since Guadalupe Neighborhood was primarily a low and middle income community, the building materials were limited to those readily affordable. Traditionally, due to its low cost and availability, adobe was the main construction material. One of the many advantages of adobe is the ability to adapt to various building styles. As new building materials were brought into the west through new and improved transportation routes, existing homes were improved. The customary flat roof of the adobe structure did not shed rain, and as a result, the leakage often caused deterioration. Means to improve and protect the structure became necessary. The solution, which not only preserved the adobe structure, but also added a new dimension to indigenous architectural design was the introduction of pitched roofs and the use of improved building materials including cement, stucco, brick, milled lumber, and precast metal.

Santa Fe Vernacular

The processs by which adobe architecture

developed through three different cultures resulted in styles currently known as Spanish-Pueblo and Territorial. These two types of architecture were developed in the Southwest, becoming a truly regional architecture rather than a design copied from external styles. However, architectural details from these two styles were often combined intentionally either during the initial construction or through later renovation. Many times, Territorial design elements were added to Spanish-Pueblo structures. In other instances, Territorial elements such as pedimented lintels, were dismantled due to weathering. Other individual design elements were incorporated into the style. Readily available river rock was often used for portal columns. Stone or brick designs were painted over the exterior stucco to reflect more up to date building methods. Thus, it became difficult to classify a structure into one particular style. This is the case in the study of Guadalupe Neighborhood where a wide variety of stylistic deviations have occured. Building designs in the neighborhood are basically derived from the Spanish-Pueblo and Territorial Styles but are individual by their unique ornamentation and invented elements. As such, a new name for this combination of styles is proposed since this is a style unique to Santa Fe. This style will then be referred to as Santa Fe Vernacular.

Basically, Santa Fe Vernacular Style is a combination of the two regional styles and eclectic design elements. Many of the components of the style are individualistic and while other components related to materials typically mass produced and shipped into the area are incorporated into the structural design. The style is amendable leaving room for individual design, while still preserving the integrity of the regional architecture. Varieties of roof types are common to Santa Fe Vernacular Style, and include flat as well as pitched roofs. Pitched roofs are covered by different materials such as corrugated metal, terne plate, and asphalt roll, while wood shingles, stucco, or wood siding made up the gable. Parapets surrounding flat roofs are varying, including mixtilinear (mission) and undulating (curved) design. here is also a variety of exterior colors evident which contrasts with the usual earth tones. Porch columns differ from the traditional Spanish-Pueblo and Territorial Style. Some columns in the Santa Fe Vernacular Style are characterized by a river rock pedistal in the form of a pyramid, which show an influence of the Bungalow Style. The pedistal is capped by a square piece of wood which then supports a wood or metal post. Awnings, covered by red clay or metal mission tile sometimes were placed over doors and windows for sun protection and decoration. The combination of these elements with existing methods of construction then make up the composition of Santa Fe Vernacular architecture.

Amendment to the Historical District Regulations

Many of the elements comprising the Santa Fe Vernacular Style do not conform to the regulations of the City Historical District. The specific details of "Old Santa Fe Style" and "Recent Santa Fe Style" as defined and codified in the Historical District Regulations, do not encompass the variations found in the architecture of Guadalupe Neighborhood. Also, the existing Regulations fail to address development issues such as active and passive solar design features which would affect the physical design of a structure.

To ensure the preservation of the Guadalupe Neighborhood, a demonstrable historic area, inclusion in a Historical District is necessary. But inclusion in the City's Historic District under the existing ordinance would not allow this preservation. Rather than forcing future modifications to existing homes to conform to the current Historical Regulations, or writing another ordinance for the area, amendment of the Regulations to include Santa Fe Vernacular Style only in the Guadalupe area, would be a more logical step. Inclusion of Guadalupe Neighborhood District would protect the area as a historic residential neighborhood, and would be consistent with City's policy of preservation of historical areas and buildings.

Structures Nominated for the State Register of Cultural Properties

Following then, are structures nominated to the State Register of Cultural Properties. The structures are classified according to the recognized architectural style of which they are most closely representative. For each nomination, physical appearance and historical importance are briefly documented, along with significant dates pertaining to the history of the structure.

Property Name: Adolfo Montoya Residence

Location: 447 W. San Francisco

Present Use: Private Residence

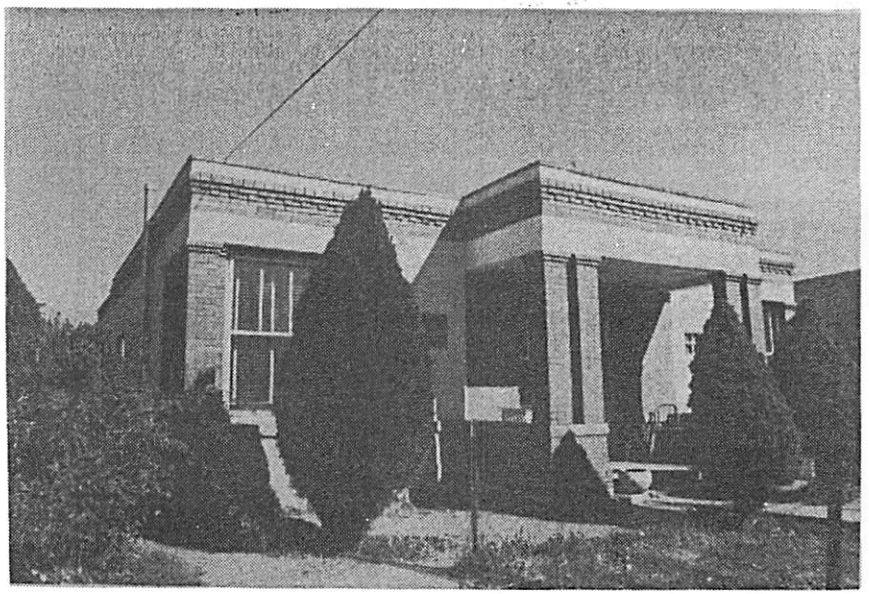
Physical Condition: Excellent

Ownership: Adolfo Montoya - 447 W. San Francisco, Santa Fe, N.M. 87501

Thematic Classification: Architecture

Style: Territorial

Year of Construction: c. 1900



Physical Appearance: This is an elaborate example of the Territorial style. Although the true Territorial style uses milled lumber as exterior decoration, this structure substitutes red brick to achieve the same effect. It is one story and constructed with cinder block. The facade is symmetrical. The portal extends over the front entrance, and is supported by twin brick columns on either side. The columns are a typical Territorial design element, modeled after the classical doric column. Other columns are on either side of the front windows, an unusual treatment for this style.

The front doorway is also very symmetrical, and includes an oval transom window, with sidelights set against the door. Block glass rectangular windows flank each side of the portal. Highly decorative brick coping trims the flat roof. Another course of dentil brickwork is directly below the trim. The structure was constructed in 1900.

Historical Importance: The importance of this structure lies with its unique architecture. At the time of its construction, it was unusual to decorate the exterior of structures with red brick. Red brick was only used as coping over Territorial style buildings. The Territorial style was originally derived from Greek Revival architecture. This structure shows more specifically the features from Greek Revival style. The elements the structure incorporates include the classical columns, the dentil coursing, the sidelights, the flat roof, and the bilateral symmetry. The simple rectangular block form combined with the classical features add to the temple effect of the building. The structure appears on the King's Map of 1912.

Property Name: Calles Apartments

Location: 406 W. San Francisco

Present Use: Private Residence

Physical Condition: Good

Ownership: Eloy Calles 720 E. Palace
Santa Fe, N.M. 87501

Thematic Classification: Architecture

Style: Territorial

Year of Construction: 1900



Physical Appearance: This is one story concrete block structure faced with red brick. The style is a variation of Territorial design. There is tile awning over the double hung wood frame windows. This structure is a combination of two styles. The plan of structure is influenced by the Queen Anne style. The plan is assymetrical and irregular, with a side porch. The turrent comes directly from this style.

The flat roof is capped by brick dentil coping, a Territorial design element. The entire structure is brick faced.

The structure appears on the 1912 King's Map and is believed it was constructed sometime between 1900 and 1912.

Historical Importance: This structure is architecturally significant. Although the exterior design is Territorial the plan is not characteristic of this tyle. The turrent is very unusual for this design, and is uncommon in New Mexico.

Since the building appears on the 1912 King's Map, the age is an important factor. The style is influenced by East Coast design which was made possible by the coming of the railroad. The structure is rumored to have been a bordello in the early history of Santa Fe.

Property Name: Jose Guadalupe Romero

Location: 450 W. San Francisco

Present Use: Private Residence

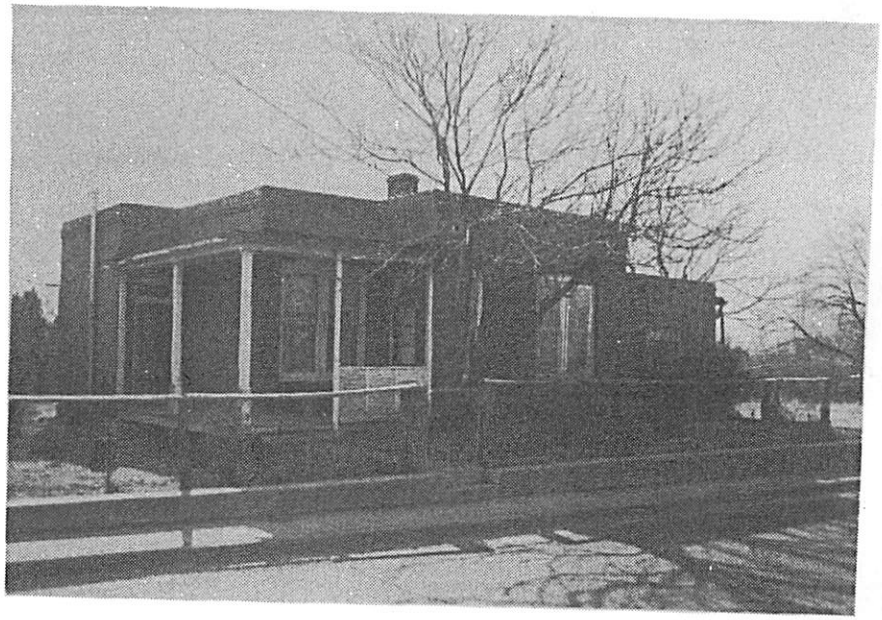
Physical Condition: Good

Ownership: Hilario E. Romero
450 W. San Francisco
Santa Fe, New Mexico 87501

Thematic Classification: Architecture

Style: Territorial

Year of Construction: 1900



Physical Appearance: This structure appears on the 1912 King's Map and is assumed that the date of construction was sometime between 1900 and 1912. The architecture is uncommon to the area and is a combination of different styles. The basic plan strongly resembles the plan of the Queen Anne design which is assymetrical, irregular, and features a wrap-around side porch with wood floor. The doors have transoms and the double hung two-over-two windows are topped by segmental brick arches.

The exterior design includes Territorial style elements such as the square portal posts with chamfered corners. The flat roof is capped with projecting brick headers simulating Greek Revival classical dentils.

An addition on the west end of the structure was constructed in the 1950's and does not blend itself with the original part of the architecture. This part is plastered and the windows are metal frame casement.

Historical Importance: This structure is architecturally significant not as an example of one particular style, but of a combination. Basically the design is Territorial, but eastern influence is obvious. The plan of the structure is very unusual in New Mexico as is the red brick exterior. The irregular plan adds a variation to traditional New Mexico architecture. The segmental arched windows are also important as they are uncommom to native architecture.

Overall, the structure is unique to both Santa Fe and New Mexico. The design is unique and serves as an example of architecture that came in with the railroad. The transoms, wooden porch floor, and brick exterior are part of this design.

Property Name: Chavez Apartments

Location: 532-38 Agua Fria

Present Use: Private Residence

Physical Condition: Fair

Ownership: Francisita Chavez - 532 Agua Fria
Santa Fe, N.M. 87501

Thematic Classification: Architecture

Style: Territorial

Year of Construction: 1920



Physical Appearance: This is a one story adobe structure faced with red brick. The windows are double hung wood frame with segmental arches. The doors have transoms. The entire structure is faced with brick. It was constructed about 1920 and first appears on the County Assessors records on 1921. It is built in the traditional placita style of building directly on the street line.

Historical Importance: This property is important because of the unique architecture in the area. Although it does not fit into one particular style it represents a variation of the traditional adobe design in the area. The age of the structure is about 60 years. The structure is typical of architecture found on the East Coast. It is not common for adobe structures, such as this, to be faced with red brick. This was influenced by East Coast design. The structure which is divided into three apartments and can be documented to 1921.

Property Name: Access Incorporated

Location: 318 Guadalupe

Present Use: Commercial

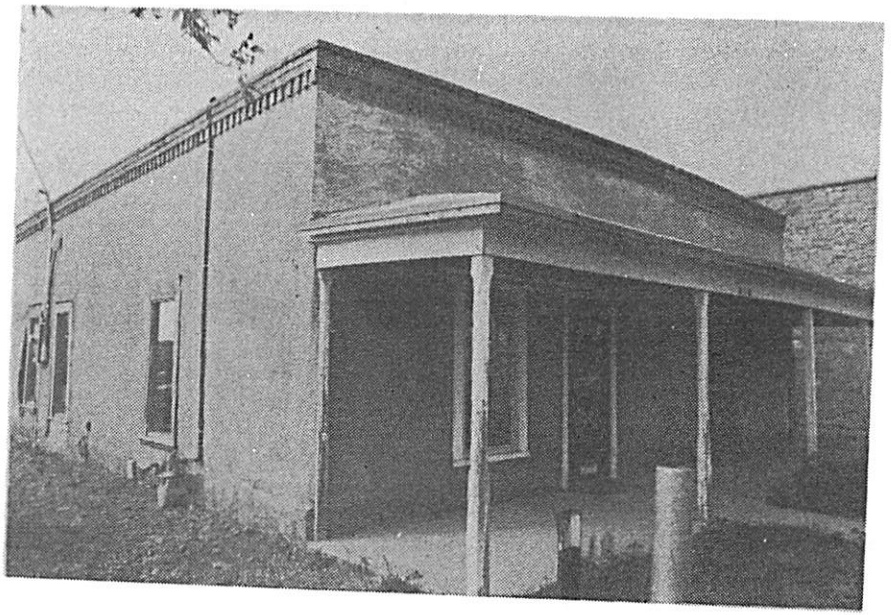
Physical Condition: Excellent

Ownership: Mrs. Nichol Plett - c/o 318 Guadalpue Santa Fe, N.M. 87501

Thematic Classification: Architecture

Style: Territorial

Year of Construction: 1880



Physical Appearance: The structure is a good example of the Territorial style. It is a one-story flat roof structure capped with brick coping. The front portal is supported by solid square posts with chamfered corners on the south end of the structure. The north part of the structure is an addition, but it is not known when this part was added. However, the current plan of the house is the same as the plan on the Stoner Map of 1882, the Hartman Map for 1886, the 1912 King's Map, and the most recent Sanborn Map. The date of construction, then is estimated to be 1880. It is strongly possible that at one time the house was two separate structures. Minor differences in the coping and porch posts indicate this division.

The original window and door frames are intact but the glass and doors have been replaced. The exterior surface has recently been stuccoed.

Historical Importance: The importance of this property lies with the age which can be traced positively back to the Stoner Map of 1882. This makes the house almost 100 years old.

Besides the age value of the structure, the owner at one time was very significant in the events of the City. John Dendahl migrated to Santa Fe from Germany and founded Dendahl's Department Store at 129 W. San Francisco which was earlier a dry goods store.

Dendahl was active in civic affairs and was appointed by Judge John R. McFie as a U. S. jury commissioner for the First Judicial District. Dendahl acted with Francis C. Wilson, clerk of court, to supply additional names for the Federal jury box.

John Dendahl's son, Henry was also a prominent Santa Fe resident. He joined his father's business and was a member of the Board of Directors for First National Bank, and Charter Member of Kiwanis Legion of Honor.

Property Name: Leo Kahn House

Location: 733 Agua Fria

Present Use: Recreation Hall

Physical Condition: Fair

Ownership: Leo Kahn - 208 Corona
Santa Fe, N.M. 87501

Thematic Classification: Architecture

Style: Territorial

Year of Construction: 1872



Physical Appearance: According to the City Deeds, this structure was constructed in 1872. The owner has also verified that it is over one hundred years old. It is an example of Territorial style of architecture.

The structure incorporates such classical features as the bonded cornice capping the flat roof. Classical doric columns support the long front portal. Long low-relief double hung windows surround the house. The adobe walls are covered with white stucco. The plan of the house is long and the central hallway opens up to the separate rooms. The house is currently being remodeled.

Historical Importance: It is estimated this structure was construted in 1872. However, County Assessors records show it was first assessed in 1900. It is on the King's Map of 1912.

Because of its age value, the home is important as it is one of the first structures to employ Territorial design elements. However, the design of this structure features classical properties which are unique to this style. The highlight of this structure is its portal which borrows from the Georgian Revival design. The classical cornice also is influenced by this design. The house serves as a unique example of a variation of early Territorial architecture.

It is one of the first houses on the historic Camino Real. At one time, in the early history of the house, its owner Francisco Real, ran an Ice Cream Parlor from the house, and also sold ice cream by horse and wagon.

Property Name: Perry Rental House

Location: 421 Agua Fria

Present Use: Private Residence

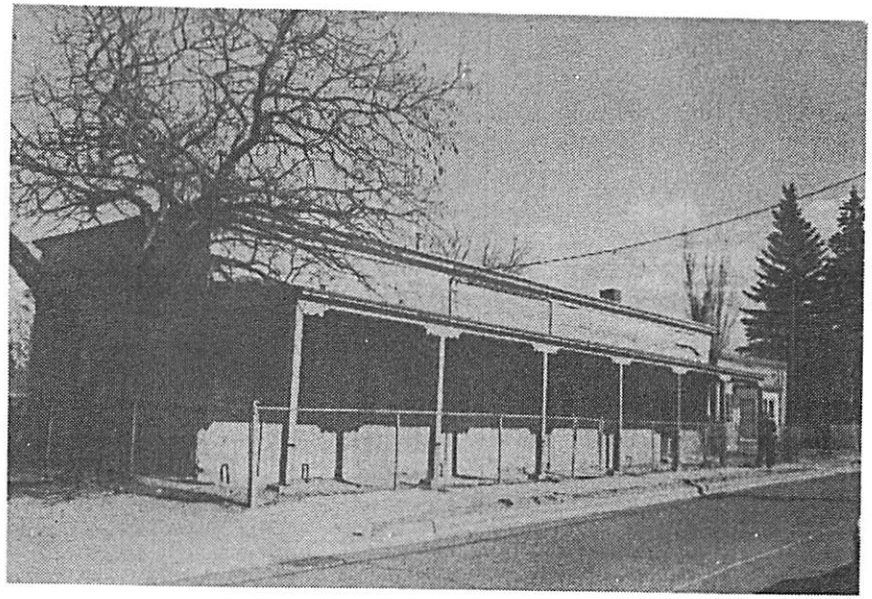
Physical Conditon: Good

Ownership: Tom Perry - 518 Agua Fria
Santa Fe, N.M. 87501

Thematic Classification: Architecture

Style: Territorial

Year of Construction: 1880



Physical Appearance: This structure is a good example of the Territorial style. The plan of the house is rectangular and is set directly on the street line. The typical features included here are the front door with sidelights, the long front portal, and the bonded cornice. This structure was constructed about 1880 by a Frenchman, whose name is not currently known. The builder utilized new construction methods. The shed roof was made possible by the use of milled lumber. The facade is plastered and then was painted to simulate cut stone.

Alterations to the house have destroyed these original features. Aluminum frame sliding windows have replaced the original wood frame double hung windows, and also a front doorway. The painted plaster has also been destroyed by these replacements. The existing portal has also replaced the original portal. A chain link fence has separated the house from the street. All these alterations have occured within the past year. The basic material of the structure is adobe. The house appears on the 1912 King's Map.

Historical Importance: This property is important not only because of its age and distinct Territorial style, but also because this structure incorporated unique physical qualities.

The simulated stone was an important detail which became popular around 1885. The practice of painting over plaster was modeled after building styles on the East Coast and became popular as an alternative covering for the traditional mud covered walls. Other buildings were treated in the same manner. The Exchange Hotel, on the site where La Fonda now stands, had a similar facade, as did the Palace of the Governers.

The construction of this structure includes a new development in New Mexico architecture, the use of a shed roof. This is one of the first structures to employ this method. The roof is trimmed with a classic cornice which is unusual for the area.

Another area of importance is that the structure is built in the traditional placita-style of locating the house directly in line with the street. Although the owners claim the home was built in 1880, it first appears on the 1912 King's Map.

It is hoped that any future alterations to the home will attempt to restore the original Territorial qualities. Originally, the house contained double hung wood frame windows with pedimented lintels. The portal was slanted and was supported by squared posts.

Property Name: Philip A. Lewert House

Location: 701 W. Manhattan Avenue

Present Use: Private Residence

Physical Condition: Excellent

Ownership: Philip A. Lewert - 701
W. Manhattan Santa Fe N.M. 87501

Thematic Classification: Architecture

Style: Santa Fe Vernacular

Year of Construction: c.1880



Physical Appearance: This structure, fronting railroad property, is an example of Santa Fe Vernacular Style which became popular with the coming of the railroad. Precut lumber made possible new forms and plans, thus revising the Spanish-Pueblo and Territorial Styles. The style of this structure strongly resembles the original Fort Marcy Officer's House c.1873. The walls are constructed with adobe. The high pitched roof with front gable is typical of the Santa Fe Vernacular Style, as well as the portal. A clinker brick chimney extends from the roof. The double hung wood frame windows are symmetrical to the windows on the opposite side of the house. The interior of the structure contains ten foot high ceilings and oak floors. This structure was probably constructed when the railroad arrived in 1880. The roof may have been covered with ternplate and the windows located were on the side and front gables.

Historical Importance: The use of milled lumber made possible the first type of architecture alien to New Mexico. This style was combined with existing materials and methods to form a style known as Santa Fe Vernacular. Local building materials such as adobe and log posts were combined with eastern architectural styles. This structure exemplified the end result.

The location of the house represents another turning point for the City, the railroad, which raised property values and encouraged building in an area which had not been previously used.

Property Name: Catanach Home

Location: 722 Agua Fria

Present Use: Private Residence

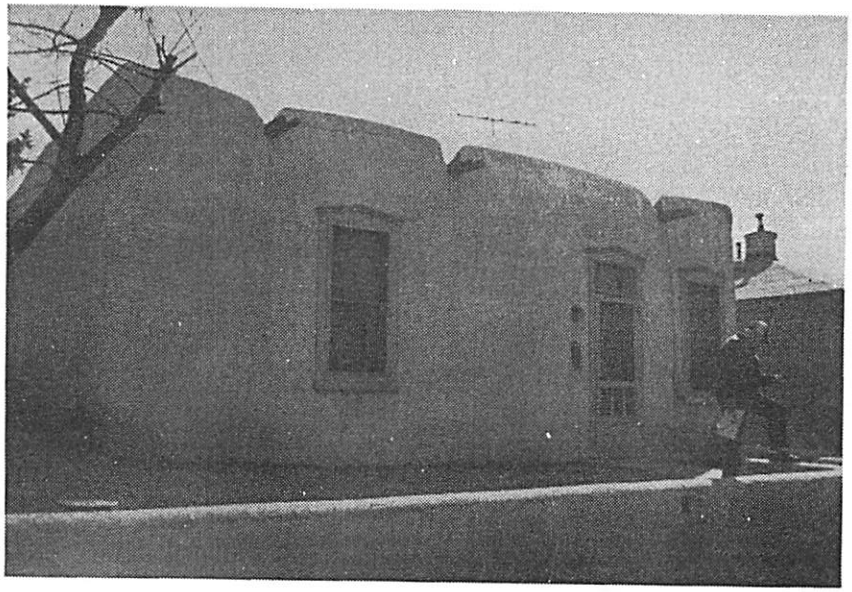
Physical Condition: Excellent

Ownership: Edward Catanach - 722 Agua Fria
Santa Fe, N.M. 87501

Thematic Classification: Architecture

Style: Territorial

Year of Construction: 1920



Physical Appearance: This structure, facing historic Agua Fria Street, has remained in the Catanach family since its original construction in 1920. The historical significance of the structure contributes to the architectural development of the neighborhood. The architecture is in keeping with the Territorial streetscape of the narrow street, while still maintaining its individual character.

Historical Importance: This one story structure is an example of Territorial style architecture. It features a façade containing traditional Territorial design components. The double hung wood frame windows are trimmed with wooden pedimented lintels as is the door, which also includes a transom window. The flat roof is capped by a parapet with grooves for metal rain gutters. The thick adobe walls are exteriorly covered with white stucco. The construction date is estimated to be 1920.

Property Name: Coriz Residence

Location: 635½ W. San Francisco

Present Use: Private Residence

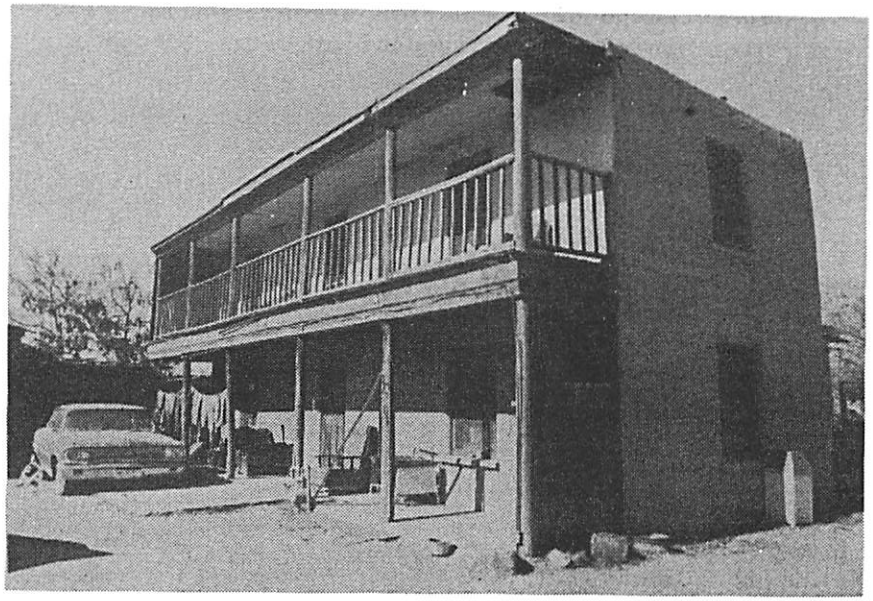
Physical Condition: Fair

Ownership: Ramon Coriz - 635½ W. San Francisco Santa Fe, N.M. 87501

Thematic Classification: Architecture

Style: Territorial

Year of Construction: 1925



Physical Appearance: This is a two story Territorial style structure. The wall construction is adobe and is stuccoed. The roof is flat. The house contains double hung wood frame windows. The front two story portal is supported by round posts. The second story portal has a balustrade in between the posts. The exact date of construction is not known but it was constructed before 1928. It is not in good condition and is in need of repairs.

Historical Importance: This is a very good example of two story Territorial architecture. There are very few examples of this type in the surveyed area. Most buildings of this type are one story. The importance, then, lies in the architecture of the structure.

Property Name: Ortiz Apartments

Location: 719 Dunlap

Present Use: Private Residence

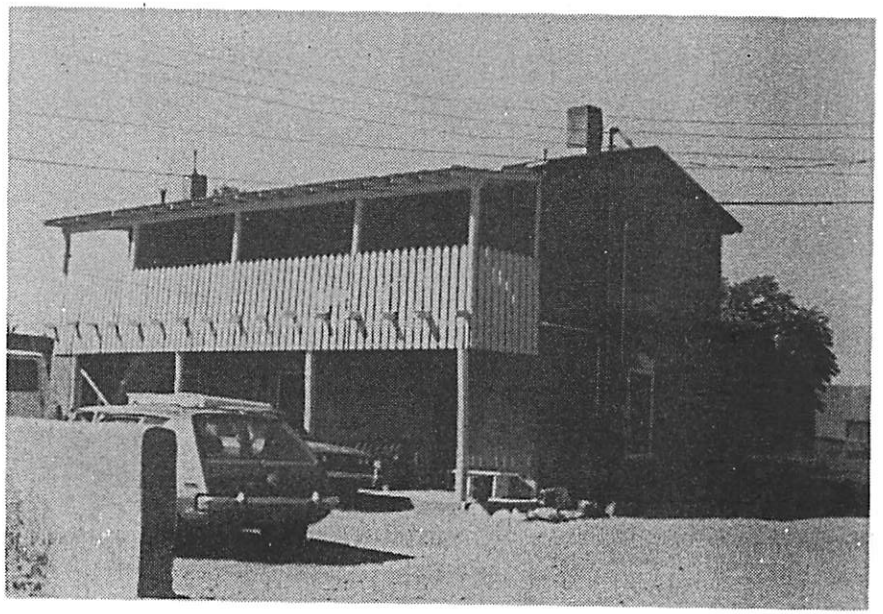
Physical Condition: Good

Ownership: Willie J. Ortiz - 345 Delgado
Santa Fe, N.M. 87501

Thematic Classification: Architecture

Style: Territorial

Year of Construction: 1900



Physical Appearance: This two-story Territorial style structure is constructed of adobe and coated with stucco. The main architectural features are a pitched corrugated metal roof, double hung windows, and a second story full length balcony which, according to photos of the structure c. 1905-1910, is not original. These photos are earliest documentation of the building, and also appears on the 1912 King's Map.

Historical Importance: Because of the lack of two-story Territorial style buildings in the survey area, the importance of this building lies in the architecture of the structure. Since most Territorial style buildings are one-story, it is a prime example of two-story Territorial architecture, dating from the turn of the century.

Property Name: Eva Garcia Residence

Location: 508 Alto

Present Use: Private Residence

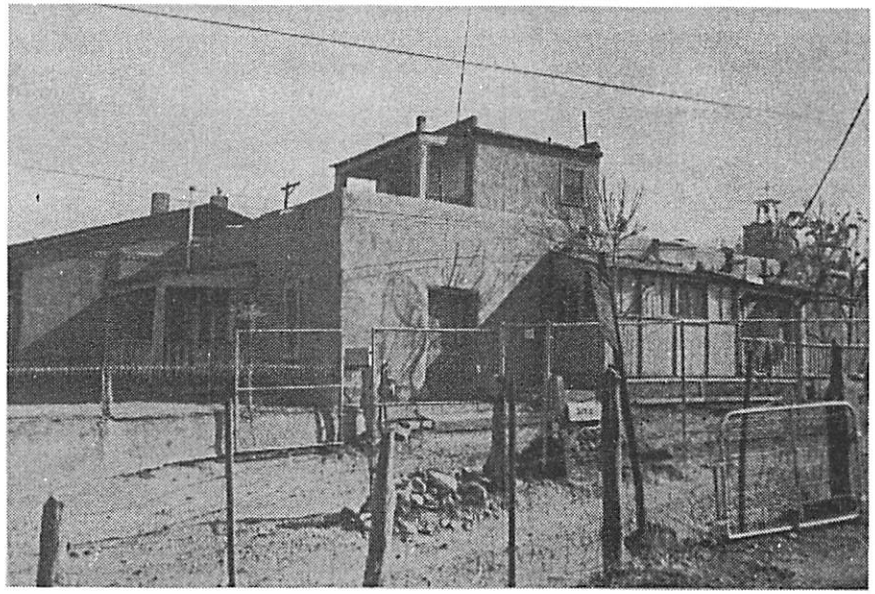
Physical Condition: Good

Ownership: Eva Garcia - 508 Alto
Santa Fe, N.M. 87501

Thematic Classification: Architecture

Style: Territorial

Year of Construction: 1880



Physical Appearance: This structure is a two story Territorial adobe structure. The second story is stepped back and projects from the central part of the house. Both floors have flat roofs with curved parapets. Metal canales extend from the front of the structure. Both levels have front portals with balustrades set between squared posts. The portal on the first level contains wooden floors. The double hung wood frame windows and doors are framed with pedimented lintels, characteristic of Territorial design. The brown exterior stucco contrasts with the whitewash against the portals. The structure is estimated to be constructed in 1880, while the second floor was added at a later date.

Historical Importance: The importance of this structure lies with the design which although is Territorial, was originally native Pueblo style. The coming of the railroad in 1880 allowed individuals to employ new construction methods with new building materials. This also allowed existing homeowners to remodel with milled lumber, which arrived by railroad. This structure is a historical example of Territorial design elements used on indigenous architecture. The structure has since maintained the original Territorial character.

Property Name: Davidson Residence

Location: 714 Agua Fria

Present Use: Private Residence

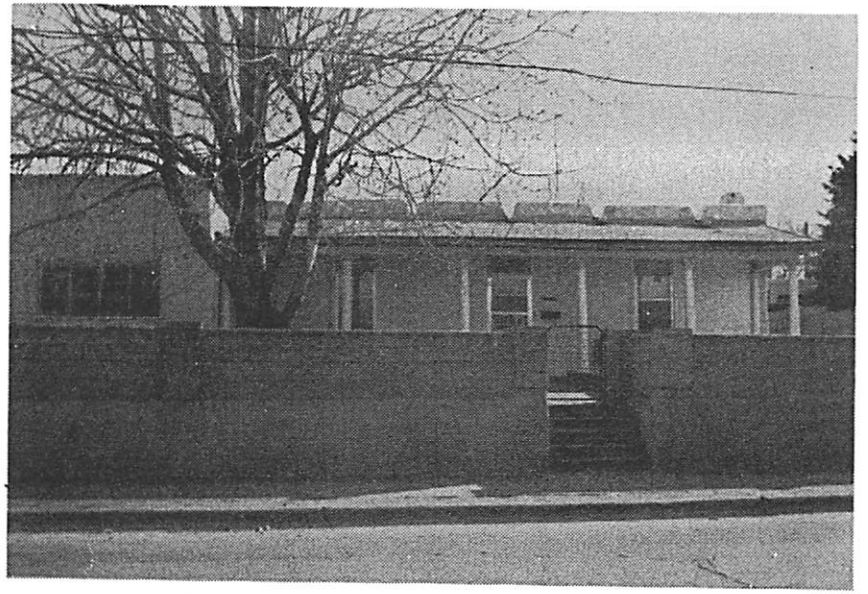
Physical Condition: Excellent

Ownership: Sam Davidson - 714 Agua Fria
Santa Fe, N.M. 87501

Thematic Classification: Architecture

Style: Territorial

Year of Construction: 1900



Physical Appearance: This strcuture appears on the 1912 King's Map on Agua Fria Street. Basically, the structure is an example of a one-story Spanish-Pueblo Style of architecture with Territorial design elements added at a later date. The flat roof is surrounded by a parapet with a series of indentations in which are set the wood canales. The most notable feature of this structure are the unique classical Corinthian columns supporting the front portal. The wood columns are highlighted by the carved capitals which feature scroll and leaf designs. They are painted white, which is in keeping with the whitewash exterior of the adobe structure. The original double hung wood frame windows have been replaced with aluminum frame windows. However, the original door, with transom window, is still in place.

Historical Importance: The historical significance of this structure lies with its unique architectural qualities. The style illustrates how local indigenous architecture incorporates elements from Greek Revival design. Usually, classical columns used in Territorial architecture were more simple in style, reflecting local milling techniques and available materials. The lavish classical columns are very unique and unusual as a Territorial design element. In this case, the classical columns were shipped into Santa Fe, thus adding a new dimension to local architectural form and design. The end effect of combining classical features to the rudimentary structural design illustrates the uncommon effect and ultimately, is an exmple of the long development of adobe architectural design.

Property Name: Conklin Estate

Location: 434-36 W. San Francisco

Present Use: Private Residence

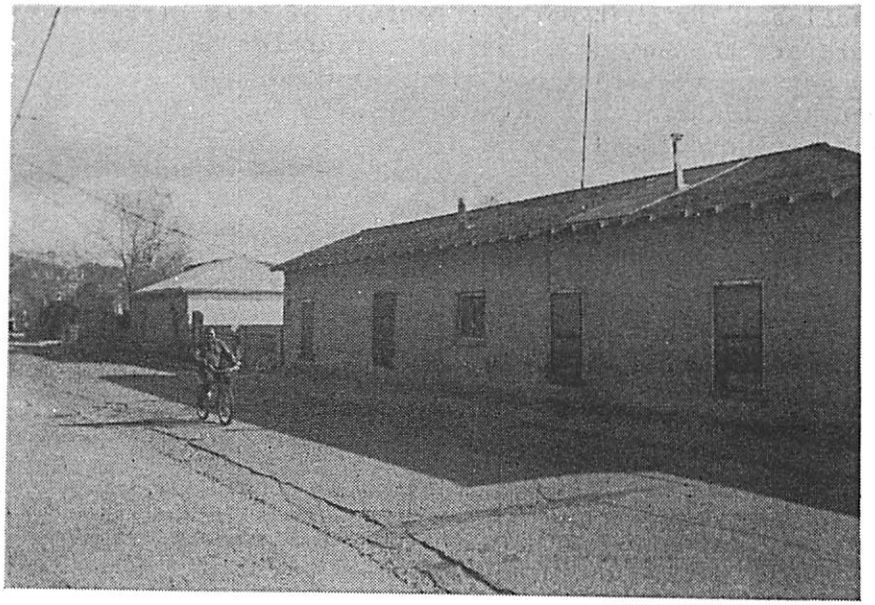
Physical Condition: Fair

Ownership: Philip Sandoval - 436 W. San Francisco Santa Fe N.M. 87501

Thematic Classification: Historical Figure

Style: Spanish-Pueblo

Year of Construction: 1850



Physical Appearance: These three structures were originally one residence for the Conklin Family. In its original state the adobe structure was built along the San Francisco street line. The plan was long and rectangular with doorways that opened directly onto the street, typical of the Spanish-Pueblo style. The roof, in its original state, was flat.

The structure was divided in the 1930's. Many alterations to preserve the structures include the pitched gabled roof on the two western structures. The roof on the east end remains flat. Windows on all the structures are double hung wood frame. It is estimated the original building was constructed c. 1850.

Historical Importance: This property is important because it is associated with the Conklin Family who were well known citizens of Santa Fe. According to the Cragin Papers, documented from oral interviews, James Conklin, originally from Canada, moved to New York, then to St. Louis, and finally came to Santa Fe by wagon train in June 1821. He then opened a general merchandise store in Santa Cruz and operated it for about three years. He then opened a store in Santa Fe, where he remained for the rest of his life.

James Conklin became a prominent citizen of Santa Fe and is often quoted in historical accounts of the City's growth. He married Juana Ortiz, a native Santa Fean. James Conklin later served as interpreter to Col. J.M. Washington at the time of his campaign against the Navajos in 1849.

James and Juana Conklin had six children, all of who died except for Charles M. Conklin, who inherited the family estate. Charles was elected sheriff of the County of Santa Fe in 1871 and served for six years. In 1881, Conklin was elected Clerk of the Probate Court in which he served two years. In 1891, he was appointed by the County Commissioner as Sheriff and Tax Collector for the County, to fill a vacancy, which at the expiration of the term he was elected to that office. However, Conklin was removed after several incidents in office.

Charles Conklin collected taxes which were to go into the school fund but failed to pay the sum to the authorities. He would also allow individuals who were arrested to be set free if they agreed to vote for the Republican ticket.

Property Name: Roybal Apartments

Location: 673 San Francisco Street

Present Use: Private Residence

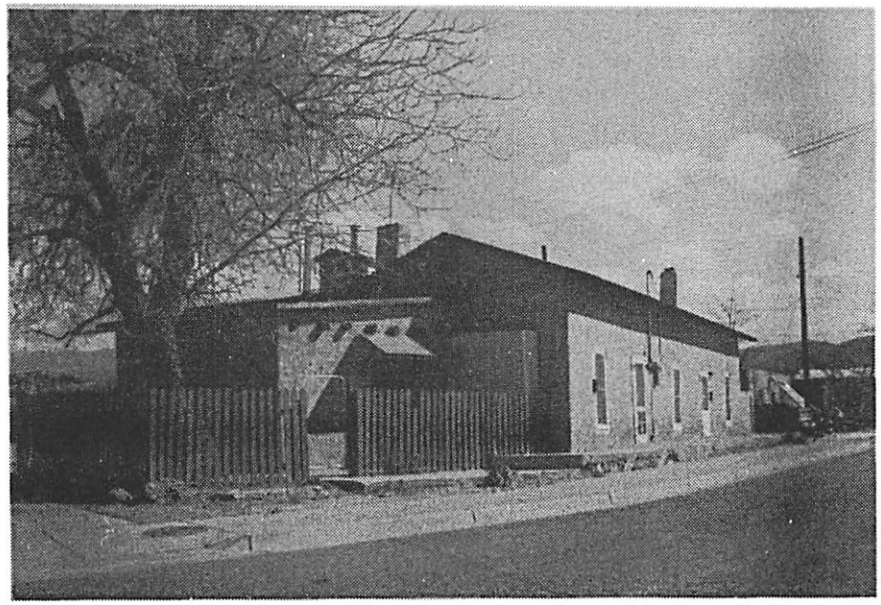
Physical Condition: Good

Ownership: Violeta Roybal - P.O. Box 1903 Santa Fe, N.M.

Thematic Classification: Architecture

Style: Territorial

Year of Construction: 1880



Physical Appearance: Though there are no documented sources of the date of this structure, the present owner, whose great-uncle built the house as a newlywed, claims it dates to c. 1880. The house appears on the 1912 King's Map. A field inspection yielded that the building is a prime example of indigenous Spanish-Pueblo style architecture. Hand sawn vigas now support the pitched roof, which originally was flat. The stuccoed adobe walls contain interior pedimented lintels over double hung windows. It is highly unusual for pedimented lintels to be placed in the interior. This Territorial design element usually decorated the exterior of the structure. However, they were incorporated into the interior doors and windows of this particular structure. An addition was added onto the western end and rear of the building, making the plan "L" shaped.

Historical Importance: The main significance of this structure is in the architecture itself. It is a fine example of indigenous Territorial Style architecture. When constructed, this building was the only structure in the area of lower San Francisco Street. The Sandoval family, who built the house, were prominent in Santa Fe. The family donated land to the Archdiocese of Santa Fe for the sites of Loretto Academy and Rosario Cemetary. The surveyed house has been kept in the family since its construction in 1880.

Property Name: Quintana House

Location: 573 San Francisco Street

Present Use: Private Residence

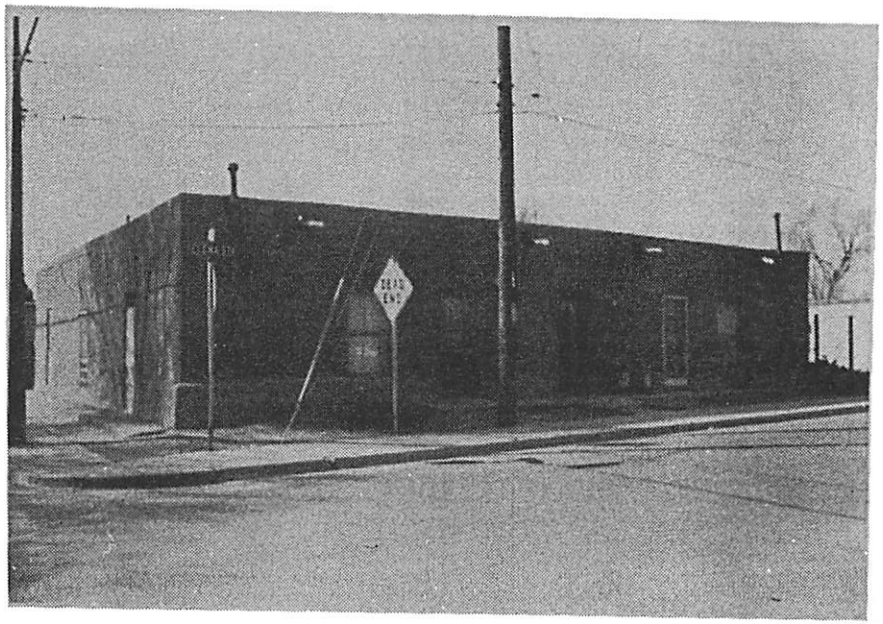
Physical Condition: Good

Ownership: Helen Quintana 573 San Francisco Santa Fe, N.M. 87501

Thematic Classification: Historical Figure

Style: Spanish-Pueblo

Year of Construction: 1859



Physical Appearance: According to the abstract of the present owner, the house was first sold in 1859, which makes it at least 122 years old. At that time, the house consisted of sixteen rooms, six hallways, two corrals, a placita, patio, garden, and was surrounded by a wall. the one-story adobe building is an example of early New Mexico indigenous Spanish-Pueblo architecture, The double hung wood frame windows and doors are not original.

According to the owner, the plan of the house has not changed since it was first built and there have been few minor alterations.

Historical Importance: The house was originally built by Don Miguel E. Pino and Facundo Pino, prominent and well known New Mexican citizens of the 18th and 19th centuries. Don Pedro is most famous for being New Mexico's only representative to the Spanish Cortez in 1810. Don Miguel and Facundo were both involved in the campaign against the American military occupation of New Mexico in 1846. After being arrested and jailed they became loyal citizens to the United States government. As a colonel during the Civil War, Miguel led the Second Regiment, New Mexico Volunteer Infantry, against the Confederacy forces at Valverde. The Pinos were also involved in the Territorial politics of the period. Facundo was president of the Legislative Council in 1861, while Miguel was President in the sessions of 1865 and 1866. Ralph Twitchell in his book Military Occupation of New Mexico (Chicago: 1909) describes Miguel as "the greatest statesman of his day in New Mexico."

Property Name: Fullerton Property

Location: 418 Montezuma

Present Use: Commercial

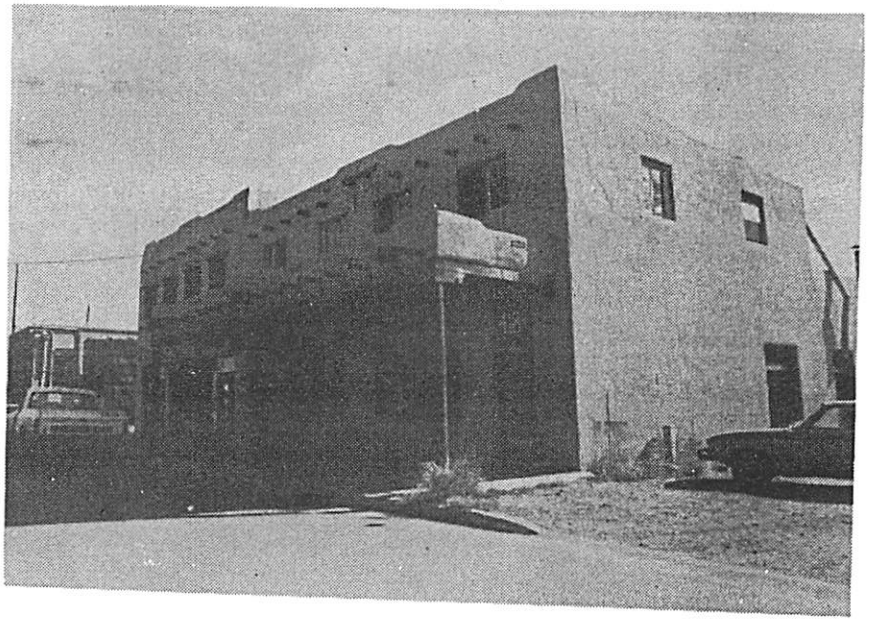
Physical Condition: Excellent

Ownership: Reese Fullerton - 418 Montezuma
Santa Fe, N.M. 87501

Thematic Classification: Architecture

Style: Spanish-Pueblo Revival

Year of Construction: c.1900



Physical Appearance: This is a two-story brick, Spanish-Pueblo design building. The roof is flat with projecting vigas. The front portal is supported by rounded logs and also has projecting vigas. The structure is connected to other buildings which were initially constructed as warehouses to store supplies coming off from the railroad. It was constructed in 1900, and appears on the 1912 King's Map.

Among the businesses located in the building is a theatre, two stores, a cafe, and a crating service.

Historical Importance: The structure is important to Santa Fe as it is one of the first structures built to accomodate the railroad. Supplies coming from the East Coast were unloaded and distributed here. It was also a bottling works plant and a motion picture studio.

Property Name: Montoya Residence

Location: 202 Closson

Resent Use: Private Residence

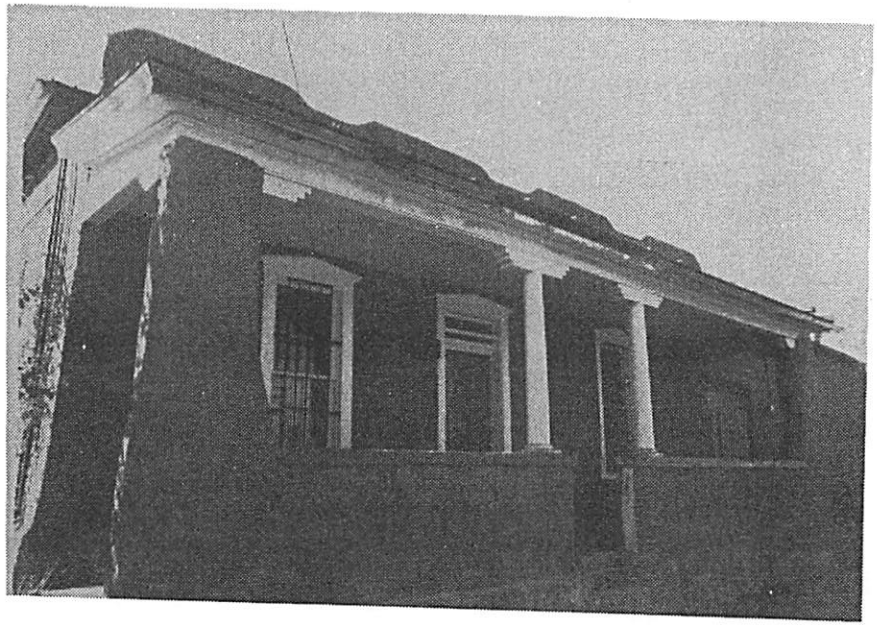
Physical Condition: Excellent

Ownership: Loui and Marge Montoya - 202 Closson
Santa Fe, N.M. 87501

Thematic Classification: Architecture

Style: Territorial

Year of Construction: 1877



Physical Appearance: Construction of this structure was in 1877. The design is Territorial and is characterized by the classical columns and corbels supporting the front portal. The flat roof is capped by an undulating parapet. The adobe walls are 3½ feet thick and surround an interior placita. The front windows and doorway are original and are trimmed with pedimented lintels. the front doorway also includes a transom.

Alterations that have taken place include replacement of the windows on the north-east portion with aluminum frame windows.

Historical Importance: The original residents of this structure were Jose D. Sena and Don Marcelino Garcia who were good friends. Both their families occupied the same house.

Jose D. Sena was born in Santa Fe in 1835. His educational training was in Santa Fe and Albuquerque. During the Civil War, Sena was appointed Captain and later Major of his regiment. He participated in the battles of Glorieta, Peralta and Valverde. In 1853 Sena became active in politics and accompanied Jose M. Gallegos as a delegate to Congress in Washington, D. C. and served as a private secretary and interpreter. In 1865 Sena served as sheriff in Santa Fe County for 22 years and was a successful attorney. He studied law in Alexandria, Virginia, and was later appointed Registrar of the Land Office. He was chief organizer of the San Francisco Society in Santa Fe.

Garcia was born in Santa Fe on April 25, 1855. He received his education at St. Michaels College. He began working as a clerk in a store in 1872 where he worked until 1874, when he was employed in the County Clerks office. In 1880 he served as interpreter for the Pueblo Indian Agency. He opened a general mercantile store in Rio Pudico and in 1885 accepted a position as Deputy Clerk of Santa Fe County. He also served as Deputy Sheriff and Tax Collector for the County. In 1892, when the City of Santa Fe was incorporated he was elected a member of City Council. In 1895 Governor Thornton appointed him auditor of the Treasury of the Territory.

Closson Street was originally Garcia Street but was changed during a political dispute between Mr. Closson and Marcelino Garcia. The house exists on the King's Map of 1912.

Property Name: David Baca Home

Location: 738 Agua Fria

Present Use: Private Residence

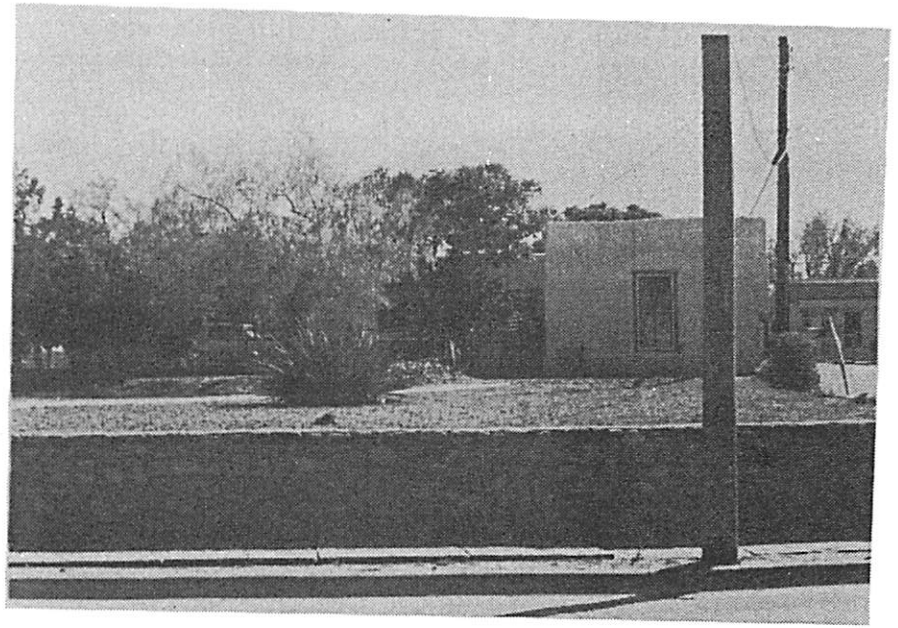
Physical Condition: Excellent

Ownership: David Baca - 738 Agua Fria
Santa Fe, N.M. 87501

Thematic Classification: Architecture

Style: Spanish-Pueblo

Year of Construction: 1883



Physical Appearance: This structure was constructed in the early 1800's according to the owner. However, the earliest recorded date of the residence is a deed dated June 6, 1883. The architecture of the structure is Spanish-Pueblo, with limited features, but nevertheless, characteristic of this style. The basic materials of the structure consist of a stone foundation, with adobe walls, and log beams supporting a flat roof, with rounded parapet. The low relief wood frame double hung windows are original, as well as the Territorial wood trim.

Alterations to the residence include room additions to the rear, which were expanded as the family grew. However, these additions occured before 1912, as the King's Map from that year indicates the same plan.

As it appears on the aerial for 1978, the additions separated the home into four family residences. Other alterations include stucco over the mud plaster, reinforcement of stone foundation with concrete, replacement of wood canales with metal gutters, and replacement of dirt covered roofs with plywood. All these alterations have been to preserve the home.

Historical Importance: The importance of this property serves as an example of the typical early Hispanic family lifestyle. The original owners of the home were Marcos and Nicolasa Gutierrez, grandparents of the present owner. As the children of the original owners grew the house was expanded and divided to accommodate the grandchildren and their families. The four dwellings share common walls. This represents the solidarity of the extended Hispanic family.

The architecture of the residence also characterized the early Hispanic family. The construction material comes directly from the immediate environment, including stone, adobe and vigas. These materials warranted special cleaning habits. The dirt floors were cleaned by sprinkling with water and then sweeping with straw brooms. The ceilings were covered with cloth or "cielos de manta" to catch the dirt falling from the two foot thick dirt covered roofs. These mantas were taken down, shaken out, washed, and then tacked back up, a very difficult and strenuous practice.

The house is situated on Agua Fria, which was the famous Camino Real, the trail from Santa Fe to El Paso. The present driveway of this home was originally an entrance for horses and wagons in the early 1800's.

Property Name: Williams House

Location: 425 W. San Francisco

Present Use: Private Residence

Ownership: Mrs. Flora Williams 425 W. San Francisco Santa Fe, N.M. 87501

Thematic Classification: Architecture

Style: Territorial

Year of Construction: c. 1780



Physical Appearance: According to the owner, the age of this house is over 200 years old. It was first assessed by the County in 1880 which makes it at least 100 years old. It is a one story adobe structure. It is an example of early New Mexico indigenous Pueblo architecture. The brick coping was added at a later date and is characteristic of Territorial design. The double hung wood frame windows are not original.

The plan of the house, as it exists today is simple, following the early plan which consists of three rooms in a line without a central hallway. Additions were made on the structure, and at one time, the house was expanded and divided into four residences with common walls. The plan of the house in 1912 was "L" shaped and was the residence of Alberto B. Martinez, Genaro Archuleta, Isaac Harrison, and Trinidad Chaves. All but one part of the house has been demolished and there is evidence on the west side of the house which no longer exists.

Historical Importance: This is a fine example of early Spanish-Pueblo style architecture which has survived modern development in Santa Fe. The age of the structure can be documented to the 1880 County Assessors records and also appears on the 1882 Stoner Map, the 1886 Hartman Map, and the 1912 King's Map.

The structure is in desperate need of repairs if it is to be preserved as an example of early Santa Fe indigenous architecture.

Property Name: Jefferson Place

Location: 110 Guadalupe

Present Use: Commercial

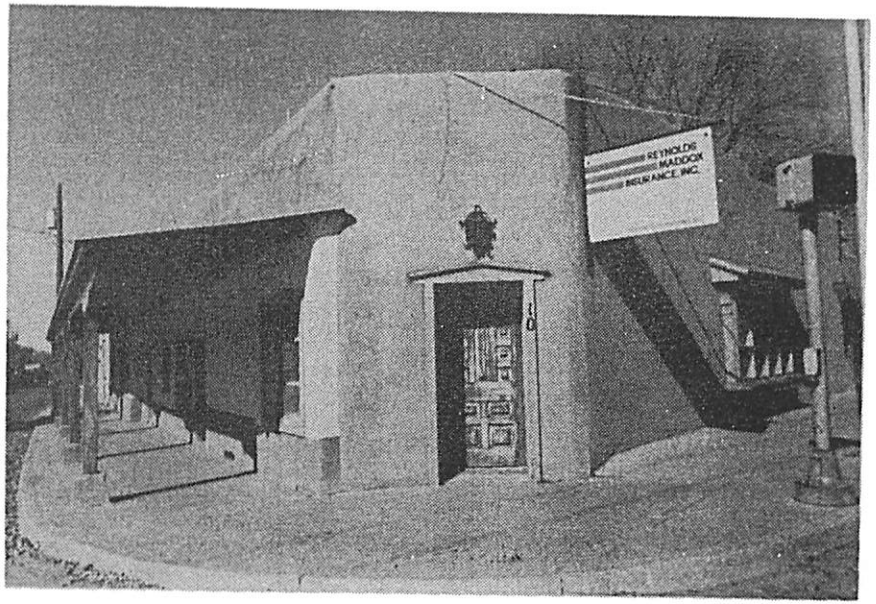
Physical Condition: Excellent

Ownership: Baing Enterprises - P.O. Box 1796
Santa Fe, N.M. 87501

Thematic Classification: Architecture

Style: Spanish-Pueblo Revival

Year of Construction: 1900



Physical Appearance: This structure, at the corner of Guadalupe Street and San Francisco, has been altered since its original construction. When it was first built, about 1900, the structure was a simple Spanish style placita with thick adobe walls and a flat roof. It was later remodeled into the Territorial style with elaborate pedimented lintels over the twin double hung windows. Brick coping trimmed the parapet. The structure was built around a patio, but the east part of the structure was demolished to make way for the widening of Guadalupe Street.

In its present state, the structure is remodeled back to the Spanish-Pueblo style. The plan is now "L" shaped with portals lining the interior courtyards as well as the part facing San Francisco Street. The portals are supported by squared columns with corbels.

The original windows have been replaced with contemporary storefront paned windows. The brick coping has been replaced with a curved parapet. Projecting vigas extend from the interior portal. The structure has been converted to office space.

Historical Importance: The importance of this structure lies with its age, which can be dated back to 1900, according to County Assessors records. The architecture of the building serves as an example of the traditional Spanish design. The original courtyard served not only as protection for the residents but also protected the owners livestock during the harsh winter months.

The architecture of the structure is in keeping with the continuous portals which extend along San Francisco Street. Although the structure has been remodeled, the original character has been maintained

Property Name: Larragoite Residence

Location: 803 Agua Fria Street

Present Use: Private Residence

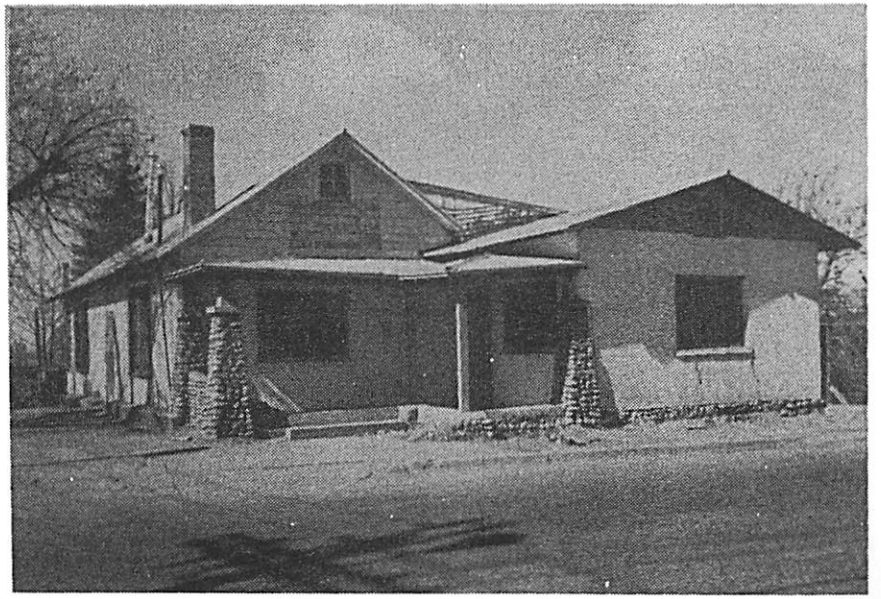
Physical Condition: Good

Ownership: Patricio Larragoite - 803 Agua Fria
Santa Fe, New Mexico 87501

Thematic Classification: Architecture

Style: Santa Fe Venacular

Year of Construction: 1860



Physical Appearance: This structure is an example of a style known as Santa Fe Vernacular, which is a mixture of styles made possible by building materials that came in with the railroad. The basic construction is adobe with a gabled roof covered with terne plate metal. The side gables are covered with woood shingles. There is a porch along the side of the structure supported by river rock columns. The double hung windows are not original.

The original part of the house consisted of three front rooms. This part is catalouged in a warranty deed dated August 2, 1866. It is described as a house consisting of thirty-six beams. Presently, this part of the house still exists. It is therefore believed that the house was constructed in 1860. It was first assessed by the County in 1900.

Historical Importance: This property, located on the historic Camino Real, has remained in the Larrogoite Family since its construction in 1860. It has not only served as the private residence for this family, but has been used as a family business. Among its uses include a grocery store, a meat market, and a liquor store. It has provided the community with a meaningful service by meeting the needs of residents, and also enriching the relationships among those who met here while conducting their daily business.

The original owner of the property, Armando Larragoite, was not only interested in community affairs, but also was very active in local politics. Originally from Velarde, New Mexico, and the son of an attorney from Spain, Armando made his permanent home in Santa Fe where he served as Police Chief, member of the City Council, and later was President of the School Board. His biggest contribution to Santa Fe was during his tenure as President of the School Board . In this capacity, Armando strove for equality and fairness in education. He represented the Spanish-speaking people of Santa Fe and encouraged their participation in education.

Armando Larragoite showed a deep interest in the events of Santa Fe, and indeed, played an important part in its development. He is honored with an elementary school and a public park named after him. Preservation of his home should also honor him.

Property Name: Mama Lola's Restaurant

Location: 548 Agua Fria

Present Use: Italian Restaurant

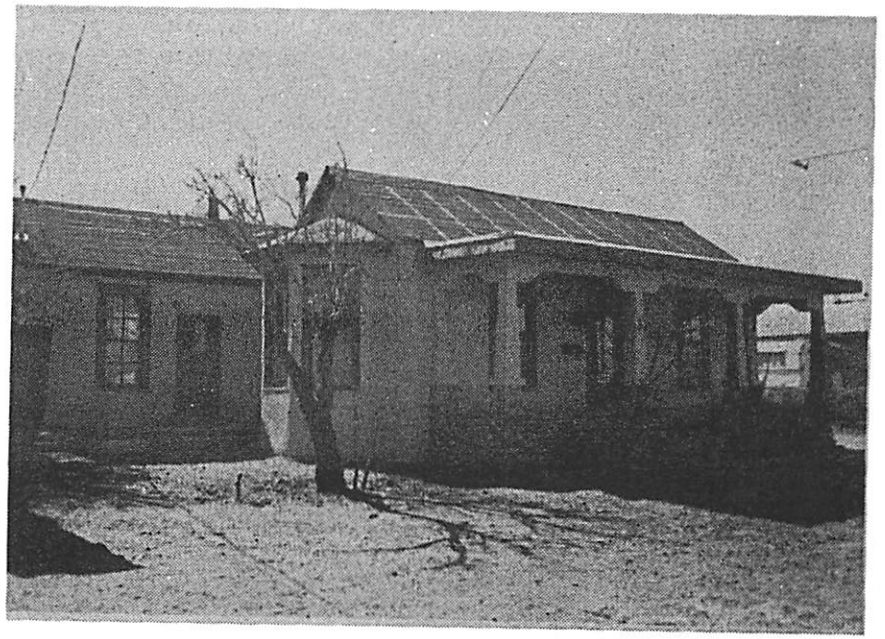
Physical Condition: Excellent

Ownership: Siva Buar - c/o 548 Agua Fria
Santa Fe, N.M. 87501

Thematic Classification: Architecture

Style: Santa Fe Vernacular/Bungalow

Year of Construction: 1880



Physical Appearance: This structure appears on the 1912 King's Map and is first recorded on County Assessors records in 1915. Therefore, it is believed construction was at the turn of the century. The architecture is very unique and characterizes the Bungalow style. Historically, structures along Agua Fria Street were usually constructed of adobe during this particular time period. This is one of the first frame constructed structures along Agua Fria Street.

The architectural features include the low peak gable roof with asphalt roll, covering the original terne plate material. The roof extends over the front porch which is supported by masonry columns, with corbels, resting on pedimented river rock bases. Openings include rectangular double hung wooden windows and a unique front door with twin arched windows. A polygonal bay window extends from the eastern portion of the structure. The exterior is a blue stucco finish with woodwork painted a darker shade of blue. The structure, which was originally a residence, has been recently converted to a restaurant.

Historical Importance: According to the 1912 King's Map, the structure and property was owned by Charles William Dudrow, a prominent and successful Santa Fe businessman. According to An Illustrated History of New Mexico, Dudrow was born in Frederick County, Maryland on November 5, 1849. Dudrow came to New Mexico on the first passenger train into Santa Fe in 1880 where he initially opened a freight transfer business. In 1888, Dudrow added a lumber and builder supply business on five acres of land on what is now Dudrow Street. Dudrow served as Commissioner of Santa Fe for eight years. He also served as Chairman of the Board of the Commission. Charles Dudrow died in March of 1911.

Property Name: New Mexico Warehouse

Location: 500 Montezuma

Present Use: Industrial

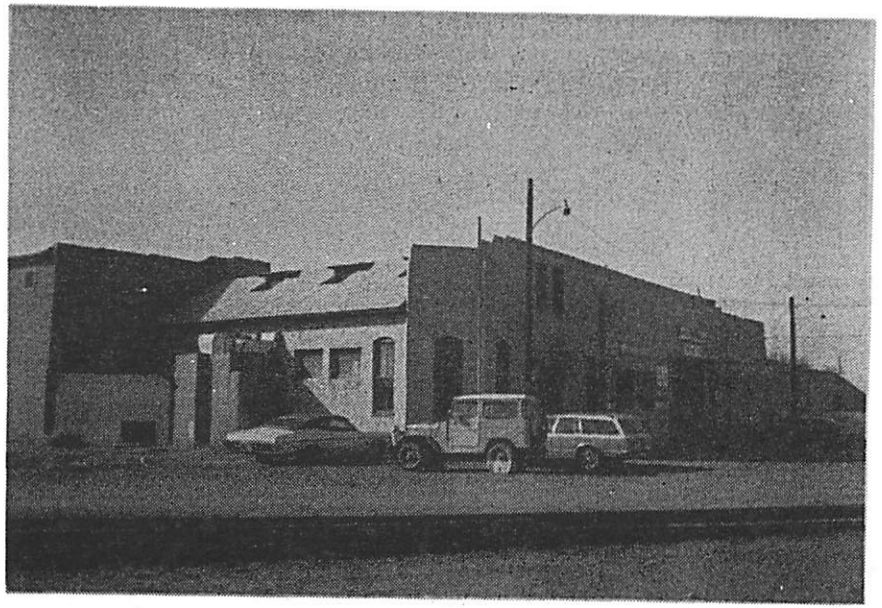
Physical Condition: Excellent

Ownership: Sanbusco - 500 Montezuma
Santa Fe, N.M. 87501

Thematic Classification: Commerce and Trade

Style: Railroad Commercial

Year of Construction: 1880



Physical Appearance: This structure was built in conjunction with the coming of the railroad. The railroad brought in not only people, but also supplies to Santa Fe. One product in demand was milled lumber used in building construction. The structure served as a warehouse where the lumber was unloaded and then distributed.

The structure appears on the Stoner Map of 1882 and was constructed in 1800. It is built in the Railroad Commercial style. It is a one and a half story brick structure with a pitched roof and false front. The rectangular double hung windows are set in segmental arches. The building adjoins the railroad trucks and is connected to a series of other buildings. It also appears on the King's Map of 1912.

Historical Importance: The owner of this property was C. W. Dudrow. Mr. Dudrow was a well known lumber dealer in the City of Santa Fe. Dudrow originally came from Frederick, Maryland. He was elected twice as Sheriff of Santa Fe County but declined the position both times. However he served as County Commissioner for two terms and was also a member of the City Council.

Property Name: Perry House

Location: 518 Agua Fria

Present Use: Private Residence

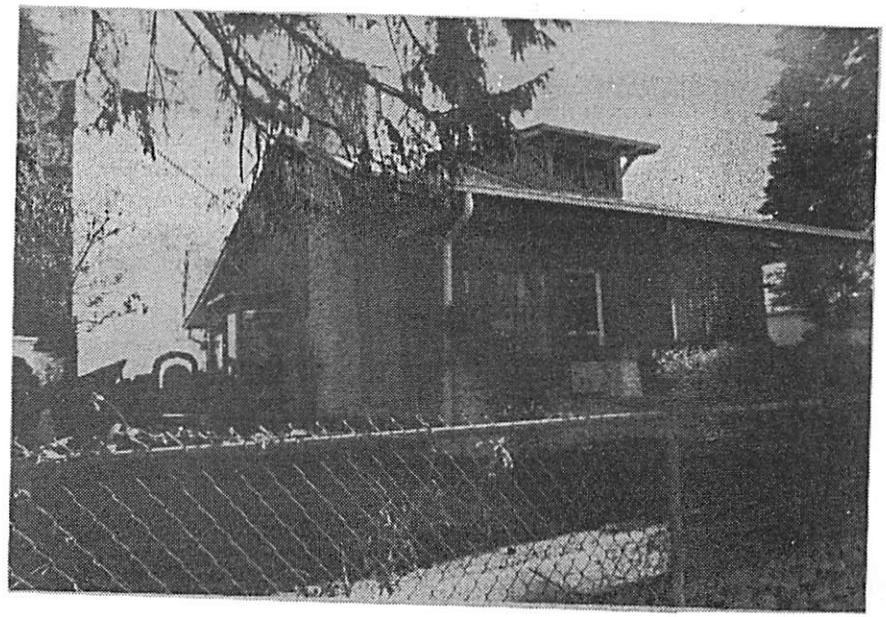
Physical Condition: Excellent

Ownership: Tom Perry - 518 Agua Fria
Santa Fe, N.M. 87501

Thematic Classification: Architecture

Style: Craftsman

Year of Construction: 1880



Physical Appearance: This structure, constructed between 1880 and 1900 is Craftsman Style, very unique to the area. The characteristics of this home are the medium pitch gable roof with exposed roof rafters and brackets, front porch with extended porch beams, and shed dormer window over the front porch. The original porch columns set on stone pedestals, have been replaced by wrought iron supports. Other than this minor alteration, the house is in original condition. The bay window on the east wall is original. Stone facing and large picture windows form the facade.

Historical Importance: This structure represents a style made possible by use of new building materials and architectural designs which came into New Mexico by railroad. The interesting concept is that local building materials, such as adobe and stone, were combined with other building materials and styles. Milled lumber used on this structure made possible the pitch roof, polygonal bay window, and the large picture windows. The style is more refined and precise than the native Pueblo Style.

This house was also built at the turn of the century according to County Assessors records, and is on the 1912 King's Map. It is built on historic Agua Fria Street, which was once the original Camino Real.

The structure is important as it is the only true Craftsman encountered in the survey area. The style is similar to the Bungalow style but has minor differences which set it apart. There are very few examples of Craftsman architecture, if any, in Santa Fe and therefore should be protected.

Property Name: Supreme Body Shop

Location: 326 Guadalupe Street

Present Use: Commercial

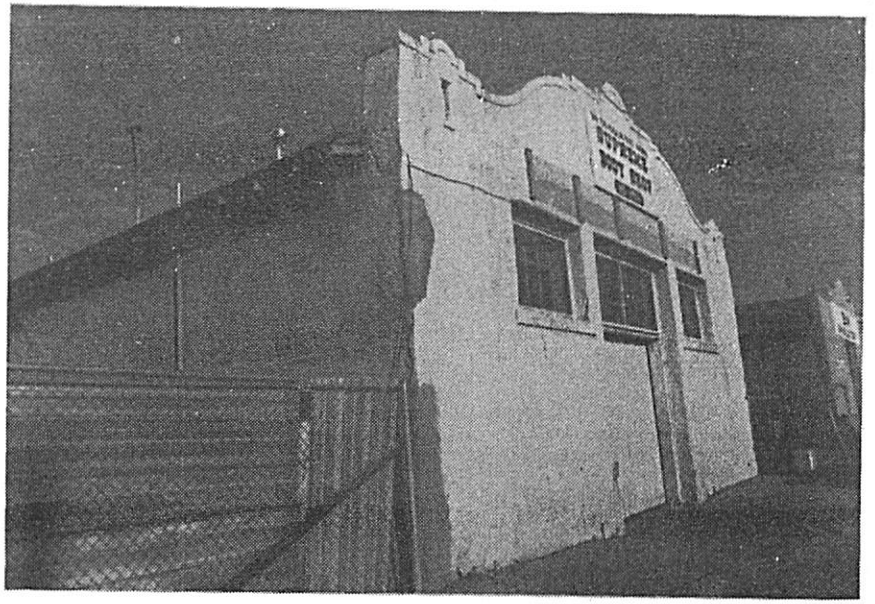
Physical Condition: Good

Ownership: BYB Enterprises c/o 326
Guadalupe Santa Fe, N.M. 87501

Thematic Classification: Architecture

Style: California Mission (remodeled c. 1920)

Year of Construction: 1880



Physical Appearance: According to County assessment records, the building was constructed in 1867. The structure appears on the Stoner Map of 1882, the Hartman Map of 1886, and the 1912 King's Map.

The rectangular plan structure is faced with a California Mission style facade, the only architecturally significant element of the building. Constructed of red brick and originally stuccoed pink, the curvilinear parapet wall hides the metal pitched roof. Small rectangular niches adorn either ends of the top of the facade, below a molding crowning the top of the facade. Three large fixed rectangular windows and wooden garage door complete the composition of the front elevation.

Historical Importance: The main significance of this building is the architecture which represents one of the few examples of California Mission style in Santa Fe. It is the only structure of this style near the Atchison, Topeka, and Santa Fe Train depot, which adopted the California Mission style for all its depots in the west.

The building was once owned and occupied by the H. B. Cartwright & Brother Company, prominent citizens of Santa Fe in the late 19th and early 20th centuries. The family was well known for its grocery and hardware stores, continuing into the present day. H. B. Cartwright was organizer and president of the Santa Fe Telephone Company, president of the New Mexico Telephone Company, and County Treasurer of Santa Fe County.

PHOTOGRAPHIC ILLUSTRATIONS

Photo Collections, Museum of New Mexico - Page 2

Photo Collections, Museum of New Mexico - Page 3

Photo Collections, Museum of New Mexico - Page 4 Left

Photo Collections, Museum of New Mexico - Page 4 Right

Photo Collections, Museum of New Mexico - Page 5

Photo Collections, Museum of New Mexico - Page 6 Left

Photo Collections, Museum of New Mexico - Page 6 Right

Photo Collections, Museum of New Mexico - Page 7 Left

Photo Collections, Museum of New Mexico - Page 7 Right

City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB

Date: September 25, 2024

To: Building Permit Division

From: Paul Duran

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 527 AGUA FRIA ST 1, Santa Fe, NM 87501

Case Number: 2024-009160--ADMIN

Contact Name: Luis Ibarra

Phone Number: 505-780-8602 **Email:** highpinesrandr@gmail.com

Approved Scope of Work: *1) Re-roof structure as submitted, (3,012 sq. ft.).*
2) There shall be no publicly visible rooftop appurtenances, no roofing material shall be on the top of the parapets and shall be flashed on interior of parapets.
3) Not approved to replace canales or skylights.
4) There shall be no changes to existing mechanical, line sets, or other rooftop appurtenances at this time.

Conditions of Approval: *1) No other work approved at this time.*

FURTHER ACTIONS REQUIRED: **PERMIT or PERMIT REVISION**

FINAL HISTORIC INSPECTION

[Type here]

High Pines R&R, LLC
1261 Calle de Comercio
Santa Fe, NM 87507
505-780-8602

Roof Plan

September 12, 2024

Client:

Brandon Gabel

527 Agua Fria St

Santa Fe, NM 8750

Square Ft: 2770

Re-Roof Plan

Metal Tile Roof (2512 sf)

- **Tear off down to wood deck**
- **Remove and replace rotten wood**
- **Install Ice and Water Shield**
- **Install Peel and Stick Underlayment**
- **Install 26 Gauge Metal Panels**
- **S Tile Roof Type to match existing and match color.**
- **All Metal Valley, Drip Edge and Ridge Cap Included**

Shingle Roof (500 sf)

- **Tear off down to original sheathing deck.**
- **Remove and replace Rotten Wood Deck**
- **Install Ice and Water Shield**
- **Install Peel and Stick Underlayment.**
- **Install 30 Year Owens Corning Duration Shingles to match existing and match color.**
- **All Metal Valleys, Drip Edge and Ridge Cap Included.**

High Pines R&R, LLC
1261 Calle de Comercio
Santa Fe, NM 87507
505-780-8602

Metal Tile Roof



Shingle Roof



High Pines R&R, LLC
1261 Calle de Comercio
Santa Fe, NM 87507
505-780-8602

High Pines R And R LLC

1261 Calle de Comercio
Santa Fe, NM 87507 US
+1 5057808602
highpinesrandr@gmail.com
www.highpinesrandr.com

Estimate

ADDRESS	SHIP TO		
Brandon Gabel 527 Agua Fria St Santa Fe, NM 87501	Brandon Gabel 527 Agua Fria St Santa Fe, NM 87501	ESTIMATE DATE	3822 07/30/2024

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Metal Tile Roof (2512 sf)			
Metal Roofing	Tear off down to wood deck Remove and replace rotten wood Install Ice and Water Shield Install Peel and Stick Underlayment Install 26 Gauge Metal Panels S Tile Roof Type to match existing and match color. All Metal Valley, Drip Edge and Ridge Cap Included **12 Year Labor Warranty- It is the homeowner's responsibility to call High Pines R&R to schedule maintenance time every three (3) years. Note: Warranty only applies to exterior of roof and workmanship mentioned above. Permit fee is not included on the estimated price. **Tear off/Debre roof to be Hauled by High Pines **Cleanup everyday after End of Day	2,512	26.25	65,940.00T
Shingles Re-roof	Tear off down to original sheathing deck. Remove and replace Rotten Wood Deck Install Ice and Water Shield Install Peel and Stick Underlayment. Install 30 Year Owens Corning Duration Shingles to match existing and match color. All Metal Valleys, Drip Edge and Ridge Cap Included. **5 Year Labor Warranty- It is the homeowner's responsibility to call High Pines R&R to schedule maintenance time every three (3) years. Note: Warranty only applies to exterior of roof and workmanship mentioned above. Permit fee is not included on the estimated price. **Tear off/Debre roof to be Hauled by High Pines **Cleanup everyday after End of Day	500	16.75	8,375.00T

By signing above, client agrees to pay a 2.9% fee to process credit or debit card payments.

Contact High Pines R And R LLC to pay.

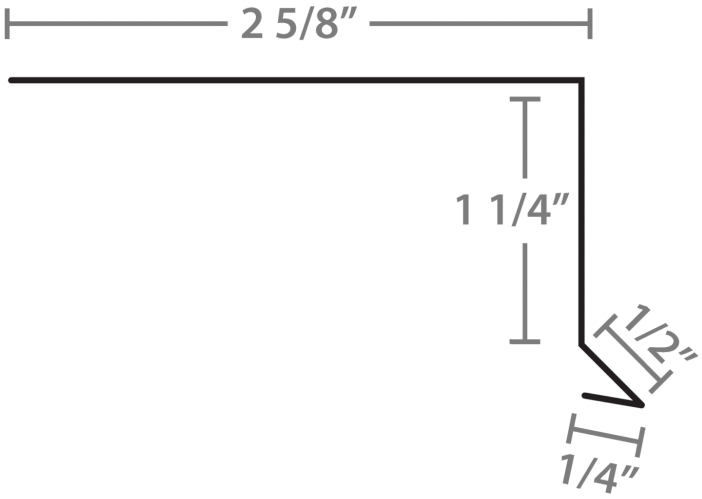
SUBTOTAL	74,315.00
TAX	6,084.54
TOTAL	**$80,399.54**

Accepted By

Accepted Date 08/01/2024

By signing above, client agrees to pay a 2.9% fee to process credit or debit card payments.

Metal Drip Edge



TruDefinition®

DURATION®

Shingles with Patented SureNail® Technology

Tejas con tecnología patentada SureNail®



STREAKGUARD ALGAE PROTECTION

DEEP DIMENSION
OUTSTANDING PERFORMANCE

Duration® Shingles offer:

- The high-performance of SureNail® Technology
- A TruDefinition® Color Platform
- A Limited Lifetime Warranty*/‡ for as long as you own your home
- The protection of a 130-MPH* wind warranty
- StreakGuard® Protection with a 25-year Algae Resistance Limited Warranty3/§

UNA NUEVA DIMENSIÓN
DESEMPEÑO SOBRESALIENTE

Las tejas Duration® ofrecen:

- El gran desempeño de la tecnología SureNail®
- La gama de colores TruDefinition®
- Una garantía limitada de por vida*/‡ mientras sea propietario de la vivienda
- La protección de una garantía contra vientos de hasta 210 km/h (130 mph)*
- Protección StreakGuard® con una garantía limitada de 25 años de resistencia a las algas 3/§

STREAKGUARD
ALGAE PROTECTION

Don't let black streaks lower the value or curb appeal of your home.

Owens Corning blends specialized copper-lined granules, developed by 3M, a leading producer of roofing granules, into our colorful shingles. This helps resist blue-green algae growth.*

No deje que las manchas de algas afecten al valor o aspecto de su vivienda.

En sus coloridas tejas, Owens Corning añade gránulos especiales con recubrimiento de cobre, desarrollados por 3M, un productor líder de gránulos para techos. Esto ayuda a prevenir la proliferación de algas azul-verdosas.*



THE FINISHING TOUCH

OWENS CORNING® HIP & RIDGE SHINGLES

Owens Corning® Hip & Ridge Shingles are uniquely color matched to TruDefinition® Duration® Shingles. The multiple color blends are only available from Owens Corning® Roofing and offer a finished look for the roof.

EL TOQUE FINAL

TEJAS DE LIMATESA Y CUMBRERA DE OWENS CORNING®

Las tejas de limatesa y cumbrera de Owens Corning® se ofrecen en una exclusiva gama de colores para combinar con las tejas Duration® TruDefinition®. Esta gran variedad de combinaciones de colores es una exclusividad de Owens Corning® Roofing para lograr techos con un acabado único.

TruDefinition®

DURATION®

Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®

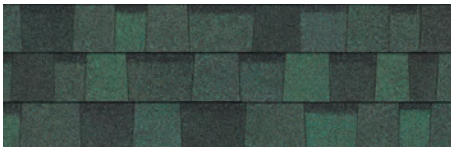


Amber[1]

Not available in Service Area 8 | No se puede obtener en el área de distribución 8



Brownwood[1]



Chateau Green[1]



Colonial Slate[1]



Desert Rose[1]



Driftwood[1]



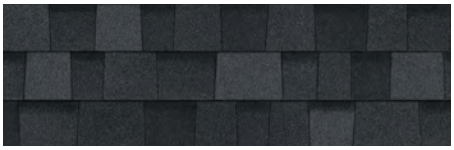
Estate Gray[1]



Harbor Blue[1]



Midnight Plum[1/5]



Onyx Black[1]



Peppercorn[1]



Shasta White[1]

Not available in Service Area 8 | No se puede obtener en el área de distribución 8



Sierra Gray[1]



Teak[1]



Terra Cotta[1]



Williamsburg Gray[1]

COLOR AVAILABILITY MAP

Disponibilidad de colores por zonas/región



COLOR DISCLAIMER

As color experts, we know getting the shingle color right is a big part of any roofing purchase. Due to printing color variations, in addition to viewing shingle literature, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's exterior elements in various natural lighting conditions. Lastly, we recommend you verify your color choice by seeing it installed on an actual home; your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.

DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES

En tanto que especialistas en color, sabemos que obtener el color de teja perfecto es una parte importante en toda compra de techos. Debido a las variaciones en los colores impresos, además de mirar folletos de tejas, le sugerimos que solicite una muestra de la teja para ver como se verá en su hogar y con los elementos externos de la vivienda bajo distintas condiciones de luz natural. Finalmente, le recomendamos que para verificar su elección de colores, vea cómo lucen las tejas ya instaladas en una vivienda; su contratista de techos o su proveedor le pueden dar una muestra e incluso indicarle dónde ver un techo ya instalado.

THERE'S A LINE BETWEEN A GOOD SHINGLE AND A GREAT SHINGLE.®

It's the nailing line on your shingles. The difference between a good shingle and a great shingle is having Patented SureNail® Technology, only from Owens Corning.

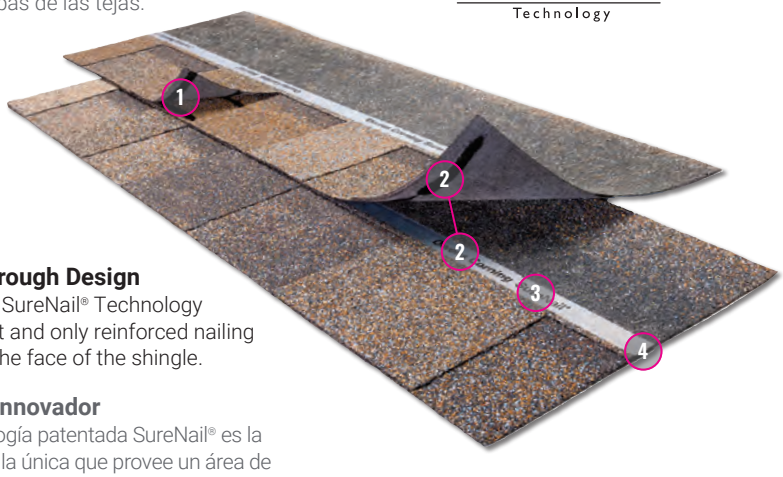
HAY UNA GRAN DIFERENCIA ENTRE UNA BUENA TEJA Y UNA TEJA EXCELENTE™

Es la línea de clavado en su tejas. La diferencia entre una buena teja y una teja excelente es la tecnología patentada SureNail,® una exclusividad de Owens Corning.

1

Excellent Adhesive Power
Helps keep the shingle layers laminated.

Excelente poder adhesivo
Ayuda a conservar el laminado de las capas de las tejas.



2

Breakthrough Design
Patented SureNail® Technology is the first and only reinforced nailing zone on the face of the shingle.

Diseño innovador
La tecnología patentada SureNail® es la primera y la única que provee un área de clavado reforzada en la cara de la teja.

"No Guess" Wide Nailing Zone
This tough, engineered woven-fabric strip is embedded in the shingle to create an easy-to-see, strong, durable fastener zone.

Área de clavado ancha, sin cálculos "a ojo"
Esta banda resistente de tela mecánica tejida está incrustada en la teja para proveer un área de sujeción resistente, duradera y fácil de detectar.

3

Outstanding Grip
The SureNail® strip enhances the already amazing grip of our proprietary Tru-Bond®** sealant for exceptional wind resistance of a 130-MPH wind warranty.

Agarre excepcional
La banda SureNail® mejora el excelente agarre de nuestro sellador patentado Tru-Bond®** con una garantía de resistencia al viento excepcional de 210 km/h (130 mph).

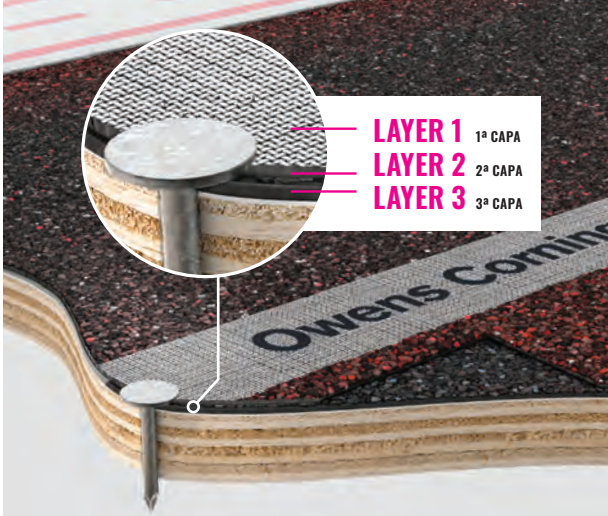
4

Triple Layer Protection®+
A unique "triple layer" of reinforcement occurs when the fabric overlays the two shingle layers, providing increased protection against "nail pull" from the wind.

Triple Layer Protection®+
Cuando la tela cubre las dos capas de la teja, se forma una "triple capa" de refuerzo excepcional que ofrece una mayor protección ante el "arranque de clavos" debido al viento.

Double the Common Bond
SureNail® features up to a 200% wider bond between the shingle layers in the nailing zone over standard shingles.

Duplica la adherencia común
En comparación con las tejas comunes, SureNail® ofrece un área de unión hasta un 200 % más ancha entre las capas de la teja en el área de clavado.



THE PROOF IS IN THE PERFORMANCE

LA PRUEBA ESTÁ EN EL DESEMPEÑO



Up to **2.5X BETTER** NAIL PULL-THROUGH RESISTANCE

Hasta **2.5 VECES MEJOR** RESISTENCIA A LA TRACCIÓN DE LOS CLAVOS



Up to **9X BETTER** NAIL BLOW-THROUGH RESISTANCE

Hasta **9 VECES MEJOR** RESISTENCIA AL DESPRENDIMIENTO DE LOS CLAVOS



Up to **2X BETTER** DELAMINATION RESISTANCE

Hasta **2 VECES MEJOR** RESISTENCIA A LA DELAMINACIÓN

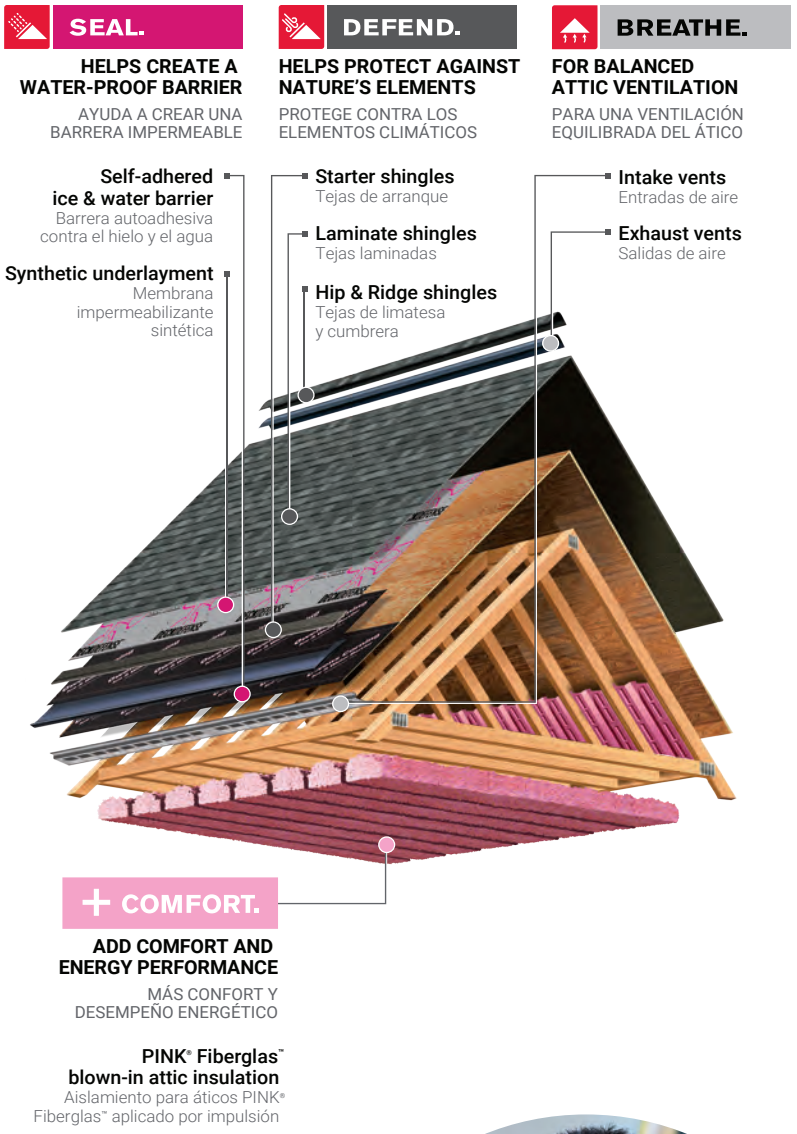
TOTAL PROTECTION ROOFING SYSTEM^

TOTAL PROTECTION SIMPLIFIED®

It takes more than just shingles to protect a home. It takes an integrated system of components and layers designed to perform in three critical areas. The Owens Corning® Total Protection Roofing System®^ gives you the assurance that all of your Owens Corning® roofing components are working together to help increase the performance of your roof.

PROTECCIÓN TOTAL SIMPLIFICADA®

Se necesita más que simplemente tejas para proteger su vivienda. Se necesita un sistema integral de componentes y capas diseñadas para desempeñarse en tres áreas críticas. El Total Protection Roofing System® de Owens Corning® le garantiza que todos sus componentes para cubiertas de Owens Corning® funcionan en conjunto para mejorar el desempeño de su techo.



REGISTER YOUR WARRANTY

Registering your Owens Corning® warranty ensures it's easily referenced should you ever need to access it. The process is easy—just have your installation date, shingle type, shingle color and number of squares ready. Then go online to www.owenscorning.com/roofingstandardwarranty or call 1-800-ROOFING (1-800-766-3464) to finish the process.



SCAN TO REGISTER YOUR WARRANTY

Escanee para registrar su garantía

REGISTRE SU GARANTÍA

Al registrar su garantía de Owens Corning® la podrá consultar rápidamente si fuera necesario acceder a ella. El proceso es simple: tenga a mano la fecha de instalación, el tipo y color de tejas y la cantidad de cuadrados. Luego, visite www.owenscorning.com/roofingstandardwarranty o llame al 1-800-ROOFING (1-800-766-3464) para completar el proceso.

Product Attributes

Warranty Length*/‡

Limited Lifetime
(for as long as you own your home)

Wind Resistance Limited Warranty*

130-MPH

Algae Resistance Limited Warranty*/§

25 Years

TRU PROtection® Non-Prorated Limited Warranty* Period

10 Years

TruDefinition® Duration® Shingles Product Specifications

Size	13¼" x 39⅜"
Application Exposure	5⅝"
Shingles per Bundle	Not less than 20
Average Shingle Count per 3 Bundles	64
Average Coverage per 3 Bundles	98.4 sq. ft.

Applicable Standards and Codes

- ASTM D3462
- ASTM D228
- ASTM D3018 (Type 1)
- ICC-ES AC438#
- ASTM D3161 (Class F Wind Resistance)
- ASTM D7158 (Class H Wind Resistance)
- ASTM E108/UL 790 (Class A Fire Resistance)
- PRI ER 1378E01
- Florida Product Approval
- Miami-Dade County Product Approval[2]

Características del producto

Período de garantía*/‡

Garantía limitada de por vida
(mientras sea propietario de la vivienda)

Garantía limitada de resistencia al viento*

210 km/h (130 mph)

Garantía limitada de resistencia a las algas*/§

25 años

Período no prorrateado de garantía limitada TRU PROtection®

10 años

Especificaciones de las tejas Duration® TruDefinition®

Tamaño	33.65 × 100 cm (13¼ × 39⅜ pulg)
Exposición de aplicación	14.3 cm (5⅝ pulg)
Tejas por paquete	20 como mínimo
Cantidad promedio de tejas por 3 paquetes	64
Cobertura promedio por 3 paquetes	9.14 m² (98.4 pies²)

Normas y códigos pertinentes

- ASTM D3462
- ASTM D228
- ASTM D3018 (Tipo 1)
- ICC-ES AC438#
- ASTM D3161 (Resistencia al viento, Clase F)
- ASTM D7158 (Resistencia al viento Clase H)
- ASTM E108/UL 790 (Resistencia al fuego Clase A)
- PRI ER 1378E01
- Aprobación del producto en el estado de Florida
- Producto aprobado por el condado de Miami-Dade[2]

* See actual warranty for complete details, limitations and requirements.

‡ 40-Year Limited Warranty on commercial projects.

† Owens Corning testing against competing products with wide, single-layer nailing zones when following manufacturers' installation instructions and nailing in the middle of the allowable nailing zone.

** Tru-Bond® is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing® and Asphalt, LLC.

+ The amount of Triple Layer Protection® may vary on shingle-to-shingle basis.

International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

^ Excludes non-Owens Corning® roofing products such as flashing, fasteners, pipe boots and wood decking.

1 See Color Disclaimer information on page 3 for additional details.

2 Applies to all areas that recognize Miami-Dade Notice of Acceptance (NOA).

3 Shingles are algae resistant to control the growth of algae and discoloration.

§ This coverage is effective 1/1/2023; Installation must include use of an Owens Corning® Hip & Ridge product. See actual warranty for details.

For Patent information, please visit owenscorning.com/patents.

SureNail® Technology is not a guarantee of performance in all weather conditions.

5 Owens Corning® Midnight Plum shingle includes a patent pending design.

OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OH 43659 USA

1-800-GET-PINK® | 1-800-438-7465
www.owenscorning.com

Pub. No. 10024195-A. Printed in U.S.A. April 2023.
THE PINK PANTHER™ & © 1964–2023 Metro-Goldwyn-Mayer Studios Inc.
All Rights Reserved. The color PINK is a registered trademark of Owens Corning.
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(Irving, Memphis)

* Consulte la garantía para obtener una lista completa de detalles, limitaciones y requisitos.

‡ Garantía limitada de 40 años para proyectos comerciales.

† Ensayos comparativos de Owens Corning con productos de la competencia con zonas de clavado ancho de una sola capa cuando se siguen las instrucciones de instalación del fabricante y se clava en el medio de la zona de clavado permitida.

** Tru-Bond® es un sellador asfáltico patentado de calidad premium formulado por Owens Corning Roofing® and Asphalt, LLC.

+ La cantidad de Triple Layer Protection® puede variar entre una teja y otra.

Criterios de aceptación de los servicios de evaluación del Consejo Internacional de Códigos para tejas asfálticas alternativas.

^ Se excluyen productos para techos no fabricados por Owens Corning®, como tapajuntas, sujetadores, bases de tubos y estructuras de soporte de madera.

1 Para obtener más información, consulte el Descargo de responsabilidad sobre los colores, en la página 3.

2 Aplicable a todas las zonas que reconocen el Aviso de aceptación (NOA, Notice of Acceptance) del condado de Miami Dade.

3 Las tejas son resistentes a las algas para controlar su desarrollo y la decoloración.

§ Esta cobertura entra en vigor el 1 de enero de 2023; la instalación debe incluir el uso de un producto para limatesa y cumbrera de Owens Corning®.

Para información sobre la patente, visite www.owenscorning.com/patents.

La tecnología SureNail® no es una garantía de desempeño en todos los tipos de condiciones climáticas.

5 La teja Owens Corning® Midnight Plum incluye un diseño con patente pendiente.

Pub. N.º 10024195-A. Impreso en EE.UU. Abril de 2023.
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