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**SANTA FE COUNTY**  
**Ordinance No. 2002 - 9**

2155704

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**AN ORDINANCE AMENDING ARTICLE XIV, TRADITIONAL AND CONTEMPORARY COMMUNITY ZONING DISTRICTS, OF THE SANTA FE COUNTY LAND DEVELOPMENT CODE, ORDINANCE 1996-10, TO ADD A NEW SECTION 6, LA CIENEGA AND LA CIENEGUILLA TRADITIONAL COMMUNITY PLANNING AREA AND LA CIENEGA TRADITIONAL COMMUNITY ZONING DISTRICT**

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**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY THAT THE SANTA FE COUNTY LAND DEVELOPMENT CODE, ORDINANCE 1996-10, ARTICLE XIV, TRADITIONAL AND CONTEMPORARY COMMUNITY ZONING DISTRICTS, IS AMENDED TO ADD A NEW SECTION 6 AS FOLLOWS:**

**SECTION 6 - LA CIENEGA AND LA CIENEGUILLA TRADITIONAL COMMUNITY PLANNING AREA AND LA CIENEGA TRADITIONAL COMMUNITY ZONING DISTRICT**

**6.1 Applicability of Ordinances and the Land Development Code**

All regulations, policies and conditions established via the Santa Fe County Land Development Code (herein referred to as the "Code") shall be applicable to all property within the La Cienega and La Cieneguilla Traditional Community Planning Area and the La Cienega Traditional Community Zoning District except those specifically modified by this Ordinance.

**6.2 Location of Planning Area and Traditional Community Zoning District Boundaries**

The La Cienega and La Cieneguilla Traditional Community Planning Area and Traditional Community Zoning District consists of all property designated by County Resolution 2001-117, as amended. The following maps depicting these areas are hereby adopted and incorporated into this section.

- a.) La Cienega and La Cieneguilla Traditional Community Planning Area Map
  - i. Written description of La Cienega and La Cieneguilla Traditional Community Planning Area Boundary
- b.) La Cienega Traditional Community Zoning District Map (Recorded in Santa Fe County Plat Book 490, pages 46-47)

**6.3 Intent of La Cienega and La Cieneguilla Community Plan:**

The standards and regulations set forth for this Planning Area are intended to implement the purposes, intent, planned land use goals and strategies of the La Cienega and La Cieneguilla Community Plan, adopted and approved by the Board of County Commissioners on August 14<sup>th</sup>, 2001 via Resolution 2001-117, as amended, pursuant to the Community Planning Process set forth in Article XIII of the Code (Ordinance 1998-5, as amended). This Ordinance shall apply to all development occurring after the adoption of this Ordinance and development not legally in existence at the time of adoption of this Ordinance. Any development that does not have final

1 plan approval where such approval is required, at the time of adoption of this Ordinance, shall  
2 comply with this ordinance. This Ordinance and standards may be amended from time to time.

3  
4 **6.4 Zoning Density:**

5 **6.4.1 Traditional Community Zoning District:**

6 Maximum density is three quarters of an acre per one dwelling unit (.75 acre). Density  
7 adjustments must follow requirements as outlined in Article III, Section 10 and Article  
8 VII, Section 6 of the Code, as amended, along with all requirements outlined in this  
9 ordinance. The maximum density shall not be increased even when community water and  
10 sewer systems are provided except where density transfer is used to protect sensitive  
11 lands or preserve community assets as described in Section 6.6 and gross density is  
12 maintained. Note: the Traditional Community Zoning District is located within the  
13 Traditional Historic Community boundary but the .75 acre zoning density applies only in  
14 the Traditional Community Zoning District. See attached map b.), *La Cienega*  
15 *Traditional Community Zoning District.*

16 **6.4.2 Basin Zone:**

17 Maximum density in the Basin Zone shall be ten acres per one dwelling unit (10 acres).  
18 With proof of 100 year water supply through a geohydrologic reconnaissance report, and  
19 adoption of water use covenants (See Attachment 1), the maximum density may be  
20 increased to one dwelling unit per 2.5 acres. Density adjustments above one dwelling unit  
21 per 10 acres must follow requirements as outlined in Article III, Section 10 and Article  
22 VII, Section 6 of the Code, as amended, along with all requirements outlined in this  
23 ordinance. The maximum density shall not be increased even when community water and  
24 sewer systems are provided except where density transfer is used to protect sensitive  
25 lands or preserve community assets as described in Section 6.6 and gross density is  
26 maintained.

27 **6.4.3 Basin Fringe Zone:**

28 Maximum density in the Basin Fringe Zone shall be fifty acres per one dwelling unit (50  
29 acres). With proof of 100 year water supply through a geohydrologic reconnaissance  
30 report, and application of water use covenants (See Attachment 1), the maximum density  
31 may be increased to one dwelling unit per 12.5 acres. If an adequate 100 year supply of  
32 water, and no impairment to neighboring wells, is proven by an on-site geohydrological  
33 well test, land may be further divided to a maximum of 2.5 acres per dwelling unit.  
34 Density adjustments above one dwelling unit per 50 acres must follow requirements as  
35 outlined in Article III, Section 10 and Article VII, Section 6 of the Code, as amended,  
36 along with all requirements outlined in this ordinance. The maximum density shall not be  
37 increased even when community water and sewer systems are provided except where  
38 density transfer is used to protect sensitive lands or preserve community assets as  
39 described in Section 6.6 and gross density is maintained.

40 **6.4.4 Homestead Zone:**

41 Maximum density in the Homestead Zone shall be one hundred and sixty acres per one  
42 dwelling unit (160 acres). With proof of 100 year water supply through a geohydrologic  
43 reconnaissance report, and application of water use covenants (See Attachment 1), the  
44 maximum density may be increased to one dwelling unit per 40 acres. If an adequate 100  
45 year supply of water, and no impairment to neighboring wells, is proven by an on-site  
46 geohydrological well test, land may be further divided to a minimum of 2.5 acres per

1 dwelling unit. Density adjustments above one dwelling unit per 160 acres must follow  
 2 requirements as outlined in Article III, Section 10 and Article VII, Section 6 of the Code  
 3 as amended, along with all requirements outlined in this ordinance. The maximum  
 4 density shall not be increased when community water and sewer systems are provided  
 5 except where density transfer is used to protect sensitive lands or preserve community  
 6 assets as described in Section 6.6 and gross density is maintained.

7 **6.4.5 Density Requirements on Lots with Multiple Zoning Designations:**

8 If a single land parcel and/or subdivision lies within two separate hydrologic or zoning  
 9 districts, the density of dwelling units per acre shall reflect the exact proportion of each  
 10 district in which the parcels lies.

11 **6.4.6 Documentation of Wastewater System Compliance for Zoning and Land Division**  
 12 **Applications:**

13 When property in the Planning Area is divided, subject to a family transfer or re-zoned  
 14 the landowner must furnish complete and accurate documentation to the County which  
 15 demonstrates that all facilities on-site are in compliance with all applicable New Mexico  
 16 Environment Department regulations and that all necessary permits have been obtained  
 17 for any and all septic and waste disposal facilities on the property. This section shall not  
 18 be interpreted so as to exempt existing development from all applicable requirements.

19  
 20 **6.5 Density Transfers to Protect Community Assets:**

21 Density transfer(s) should be used to protect community assets including but not limited to  
 22 wetlands, open spaces, springs, watercourses, riparian areas, agricultural lands, acequias,  
 23 traditional community centers, archeological sites, historical and cultural sites and multi-  
 24 generational family housing compounds. When density transfers result in higher site densities,  
 25 such development shall be clustered and sited in a manner to fit the topography, and existing rural  
 26 character of La Cienega and La Cieneguilla, instead of in an urban grid pattern.

27  
 28 **6.6 Open Space Land Protection through Density Transfers or other types of Easements:**

29 Open spaces set aside for density transfer or other easements for the protection of community  
 30 assets, as described above, should interconnect to similar sites or potential sites on adjacent  
 31 properties whenever possible. Easements shall clearly delineate the open space areas and no build  
 32 areas as well as document any permitted uses in such areas.

33  
 34 **6.7 Acequia Protection**

35 **6.7.1 Acequia Setback Requirements:**

36 No new structures or permanent fences or walls that will impair or obstruct normal  
 37 operations of an acequia shall be permitted within six (6) feet of community acequia  
 38 associations registered with the Office of the State Engineer. This will not apply to  
 39 private acequia associations.

40 **6.7.2 Acequia Association Review of New Development:**

41 Prior to issuance of development permits for activities that may interfere with acequia  
 42 operations including fences, walls, grading, drainage and septic systems, applications for  
 43 development within twenty-five feet (25') of an acequia must be reviewed by the affected  
 44 acequia association. Such review will include a recommendation of approval or denial  
 45 and/or any suggested conditions for approval and will be non-binding. Applicants shall

1 submit a copy of the site plan, building elevations and survey plat to the County. The  
 2 County will require the applicant to mail submittals, via certified mail, to the appropriate  
 3 acequia association for review. The review period will be no longer than 14 days and if  
 4 no response is received from the acequia association by that time, the application shall be  
 5 processed under normal procedures.

6  
 7 **6.8 Ridgetop Protection**

8 Building on slopes greater than 15% and ridgetops will be subject to the existing Code  
 9 requirements such as setbacks, screening and buildable areas. Ridgetops in the La Cienega and La  
 10 Cieneguilla Community Planning Area will be defined as follows: 1) A ridge or ridgetop shall be  
 11 defined as a long, narrow land form with slope less than fifteen percent (15%) that includes the  
 12 prominently visible portion of a hill or mountain that sits above an area having an average slope  
 13 greater than twenty percent (20%) on one or more sides. Code standards to be applied include but  
 14 are not limited to Article III, Section 2.3.8 – *Architectural Appearance Standards* and Article III,  
 15 Section 2.3.10 b) – *Preservation and Revegetation of Native Vegetation* and Article III, Section  
 16 2.3.10 c) – *Buffering and Revegetation for Ridgetops with Development Sites with a Natural*  
 17 *Slope of 15% or greater.*

18  
 19 **6.9 Residential Uses:**

20 Residential uses shall be permitted in the entire Planning Area.

21 **6.9.1 Residential Lot Coverage:**

22 For residential uses, the total roofed area of principal and accessory structures shall be no  
 23 more than twenty percent (20%) of the total lot area.

24 **6.9.2 Residential Lot Coverage Calculations on Parcels with Perpetual Easements:**

25 Whenever density transfer is used to create open space which is protected in perpetuity  
 26 by easement or other legal means, lot coverage shall be calculated based on the total  
 27 acreage of the project rather than for each individual development lot and shall be  
 28 apportioned to the density transfer lots by means of building envelopes on the approved  
 29 final plat.

30 **6.9.3 Residential Water Use Restrictions:**

- 31 a.) All new residential land division and subdivisions using ground water from a domestic  
 32 well shall limit water consumption to .25 acre feet of water (approximately 81,450  
 33 gallons) per year per dwelling unit for domestic consumption. This will include all indoor  
 34 and outdoor household water use. This water consumption requirement applies only to  
 35 residential domestic water uses and does not apply to agricultural water rights or private  
 36 water rights.
- 37 b.) Applicants for new residential development using water from a domestic well may  
 38 request additional water consumption for domestic purposes of up to .50 acre feet of  
 39 water per year, not to exceed a total maximum of .75 acre feet of water per year per  
 40 dwelling unit. The request for additional water consumption must include a water budget  
 41 and proof of 100 year water supply as per Article VII Section 6 of the Code, as amended.  
 42 The request for additional water consumption shall be required only once and is not an  
 43 annual requirement.

1       6.9.4 Residential Connection to Water Systems:

- 2       a.) All new lots created as part of residential land divisions and subdivisions shall be  
 3       required to connect to the Santa Fe County Water System when said system is extended  
 4       to within 200 feet of the property line of a lot, unless that lot has previously connected to  
 5       a community water system, provided that adequate capacity exists in the system and that  
 6       water taps are available. This requirement will be applied with the following conditions:
- 7       i. If the water system is already in place and capable of providing service or if the  
 8       County can provide an estimated time of completion of six (6) months or less,  
 9       connection to the system will be required immediately upon the time of service  
 10      capability within the system. The requirement for connection shall be duly noted on  
 11      the survey plat, and the property owner shall agree to bonding or financial guarantee  
 12      to ensure connection within six (6) months, prior to final approval.
- 13      ii. If the County cannot provide an estimated time for waterline completion and capacity  
 14      for service of six (6) months or less, the new land division will be granted a 5 year  
 15      grace period from the time the water line is actually installed and taps are available  
 16      before the agreement to connect to the system will be effective. The requirement for  
 17      connection shall be duly noted on the survey plat prior to final approval.
- 18      iii. If connection to a county or community water system is not possible at the time of  
 19      land division for new residential development of two or more lots of 2.5 acres or less,  
 20      all lots will be required to use shared wells where new lots are adjoining, providing  
 21      adequate water is available for both lots. The requirement to connect to the county or  
 22      community water system will still be in effect and the property owners will be  
 23      granted a 5 year grace period from the time the water line is actually installed and has  
 24      adequate capacity, before the connection to the system will be required. The  
 25      requirement for connection shall be duly noted on the survey plat prior to final  
 26      approval.

27  
 28       6.10 Commercial Uses:

29       6.10.1 Areas for Commercial Development and Requirements

30       Property that is zoned commercial at the time of adoption of this Ordinance shall be  
 31       permitted to continue as commercial areas along with planned commercial development  
 32       in areas as outlined in the Highway Corridor Plan. Such commercial development shall  
 33       be required to meet all requirements of the Code. No new commercial zoning shall be  
 34       allowed except as outlined in Section 6.11, Home Occupations, of this Ordinance.

35       6.10.2 Prohibited Commercial Development:

36       New developments that pose a risk of contaminating surface and groundwater systems  
 37       shall not be permitted within the Planning Area. Non-permitted uses will include but not  
 38       be limited to: gas stations, asphalt batch plants and asphalt production plants, large-scale  
 39       mining, any warehouse which stores or transfers chemicals, large-scale agricultural  
 40       operations which stockpile manure or have manure lagoons (e.g.: dairies, horse parks or  
 41       stables, chicken farms), waste oil recycling, septic tank pumping waste disposal, grease  
 42       trap waste disposal, large-scale chili processing plants, cheese processing plants, gasoline  
 43       storage facilities or transfer stations, auto repair facilities, car washes, sludge disposal  
 44       fields, mortuaries, municipal and/or hazardous landfill, and slaughter houses.

1           6.10.3 Commercial Connection to Water Systems and Water Use Restrictions:

2           All new commercial development shall be required to connect to the Santa Fe County  
3           Water System when said system is extended to within 200 feet of the property line, unless  
4           the development has previously connected to a community water system, provided that  
5           adequate capacity exists in the system and that water taps are available. Refer to section  
6           6.10.2 of this ordinance for description of permissible commercial uses and Section 6.11  
7           for description of Home Occupations.

8           a.) If connection to the County water system is not possible, the development must limit  
9           water consumption to .35 acre feet (approximately 114,030 gallons) of water per year  
10           per acre of the tract. This water consumption requirement applies only to use of water  
11           for commercial purposes from domestic wells as defined by the state and does not  
12           apply to any other water rights (irrigation or private).

13           i. If the water system is already in place and capable of providing service or if the  
14           County can provide an estimated time of completion of six (6) months or less,  
15           connection to the system will be required immediately upon the time of service  
16           capability within the system. The requirement for connection shall be duly noted  
17           on the survey plat and the property owner shall agree to bonding or financial  
18           guarantee to ensure connection within six (6) months prior to final approval.

19           ii. If the County cannot provide an estimated time for waterline completion and  
20           capacity for service of six (6) months or less, the new land division will be  
21           granted a 5 year grace period from the time the water line is actually installed and  
22           taps are available before connection to the system will be required. The  
23           requirement for connection shall be duly noted on the survey plat prior to final  
24           approval.

25           6.10.4 Commercial Water Resources Plan:

26           All new commercial establishments or expansions of existing commercial developments  
27           shall submit a water resources plan at the time of application. The water resources plan  
28           must demonstrate secured access to a 100 year supply of water as well as secured water  
29           rights, as required by state law and/or the Code to meet all current and projected demands  
30           for the business operation.

31           6.10.5 Non-residential Lot Coverage:

32           For non-residential uses, the total roofed area of principal structures and accessory  
33           structures, roadways, driveways, walkways and parking facilities shall be no more than  
34           sixty percent (60%) the total lot area.

35           6.10.6 Non-residential Lot Coverage Calculations on Parcels with Perpetual Easements:

36           Whenever density transfer is used to create open space which is protected in perpetuity  
37           by easement or other legal means, lot coverage shall be calculated based on the total  
38           acreage of the project rather than for each individual development lot and shall be  
39           apportioned to the density transfer lots by means of building envelopes on the approved  
40           final plat.

41  
42           6.11 Home Occupations

43           Mixed use development consisting of development that house both residential and non-residential  
44           uses on the same property and/or in the same structures shall be permitted as part of a home  
45           occupation. Home occupations are appropriate throughout the Planning Area. Any existing, legal

1 non-conforming home businesses and small commercial operations in the Planning Area at the  
2 time of the adoption of this ordinance shall be permitted.

3  
4 **6.11.1 New Home Occupation Businesses:**

5 New home occupations shall meet the standards of Article III, Section 3 of the Code, as  
6 amended, with the following changes:

- 7 a.) No more than four (4) persons, other than individuals residing on the premises, shall  
8 be regularly engaged in work at the site of the home occupation.
- 9 b.) All parking for the residence and home occupation, including all parking for the  
10 resident(s), employees and patrons, must be off the roadway and shoulders of the  
11 road and meet all code requirements.
- 12 c.) Home occupation businesses may not occupy more than fifty percent (50%) of the  
13 total square footage of the legally permitted residence. The area of a legally permitted  
14 accessory structure used for the home occupation may not be larger than fifty percent  
15 (50%) of the total square footage of the residence. A home occupation may be  
16 located in either the residence or an accessory structure.
- 17 d.) Small-scale retail establishments, such as arts and crafts stores, restaurants or  
18 galleries may be permitted as part of a home occupation. Small scale shall be defined  
19 by the number of vehicle visits per day with no more than thirty (30) vehicle visits  
20 per day and no more than ten (10) vehicle visits per hour. Refer to section 6.9.4 of  
21 this ordinance for description of commercial water use restrictions.
- 22 e.) Applications for Home Occupations shall be administratively reviewed.

23  
24 **6.12 Agricultural Sales and Roadside Stands:**

25 Agricultural sales and roadside stands are important ways of supporting local agricultural  
26 traditions and economies and shall be allowed in the Planning Area with a permit. Applications  
27 for agricultural sales and roadside stand permits will be provided by the Land Use Department  
28 and shall be administratively approved by the Land Use Administrator.

29  
30 **6.13 Other Development:**

31 Other development as defined by the County Code shall be permitted with the exception that all  
32 large outdoor recreation and landscaping areas such as ball fields or other large grass areas must  
33 use treated effluent rather than potable water for landscaping and turf. Any effluent used must be  
34 treated to meet all state and county regulations for water quality and for use with public facilities.

35  
36 **6.14 Family Transfers**

37 **6.14.1 Support for Family Transfers**

38 Because families are one of the great community resources of the La Cienega and La  
39 Cieneguilla Community Planning Area, lots created by inheritance or family transfer are  
40 allowed and shall meet the requirements of Article II, Section 4 of the Code, as amended.

1           6.14.2 Family Transfer Densities:

2           The maximum densities achieved by family transfer shall not be adjusted below those  
3           outlined in the Article II, Section 4 of the Code, as amended.

4           6.14.3 Five Year Holding Between Family Transfer Applications:

5           Any applicant for a family transfer or small lot family transfer must demonstrate a  
6           minimum of five (5) years direct ownership of the lot(s) since the last land division(s) or  
7           sale or transfer of the property.

8           6.14.4 Exemption for Five Year Holding Between Family Transfer Applications:

9           An exemption to the five-year holding period may be applied for and must clearly state  
10          how the additional family transfer lot division is needed in order to avoid an unnecessary  
11          hardship, that the request is a minimal easing of the Ordinance requirements, making  
12          possible the reasonable use of the land and that it will have no adverse impact to  
13          neighboring properties, the community or the environment. Such requests for exemption  
14          must be approved by the La Cienega and La Cieneguilla Development Review  
15          Committee.

16          6.14.5 Review of Family Transfer Applications:

17          All family transfer applications shall be administratively reviewed by the Land Use  
18          Administrator. A summary of all applications shall be forwarded by fax or email to the  
19          La Cienega and La Cieneguilla Development Review Committee (LCDRC) for review.  
20          LCDRC members shall have five (5) working days to review applications; no response  
21          from any LCDRC members shall constitute concurrence of the administrative decision.  
22          Applications may be reviewed by the LCDRC if a quorum of LCDRC members request,  
23          in writing, that the application be reviewed by the LCDRC. Such requests must clearly  
24          state how the application does not meet Code requirements for the family transfer under  
25          Article III, Section 2.4.2. Such cases shall be placed on the agenda of the LCDRC's next  
26          available meeting date. If a quorum of the LCDRC does not request review of the case,  
27          the Land Use Administrator will authorize the transfer application. Family transfer  
28          applications shall demonstrate that the parcel to be divided/transferred is suitable for  
29          subdivision, and follow County Land Development Code noticing requirements, and  
30          persons who write a letter of inquiry or comment regarding a Family Transfer application  
31          will be sent a letter stating the administrative decision no later than one day following the  
32          decision.

33          6.14.6 Notice of Family Transfer Applications:

34          All applications for family transfer must follow County Code requirements and notice of  
35          the application shall be posted at Community notice boards identified by the Land Use  
36          Department.

37  
38          **6.15 Water Use and Metering:**

39          6.15.1 Commercial and Residential Water Meters:

40          All new wells and buildings using groundwater drawn from wells located within the  
41          Planning Area as a partial or total water supply must install a water meter on their wells.  
42          All new development using shared wells or community water systems must install a  
43          water meter on every dwelling unit or primary structure/intake that uses the well water.



1           6.15.2 Water Meter Recording and Auditing:

2           All development in the Planning Area that is required to install a water meter shall  
3           monitor and record water meter readings on a monthly basis and submit an annual report  
4           of monthly readings to the County Hydrologist. As part of the application process for  
5           new development, applicants shall agree to allow for permission to read meters at  
6           mutually agreed upon dates and times.

7           6.15.3 Swimming Pools:

8           Any new pool must meet water conservation guidelines as outlined in this ordinance,  
9           water availability requirements and include a covering when not in use to minimize  
10          evaporation. Note: County Ordinance 1996-10, Article VII, prohibits the construction of  
11          new swimming pools on lots created after 1996.

12          6.15.4 Water Use for Restoration, Enhancement and/or New Construction of Riparian Areas or  
13          Wetlands:

14          The restoration and enhancement of riparian areas and wetlands in the Planning Area is  
15          recognized as a potentially valuable resource management practice, so long as such  
16          projects are designed and implemented to maximize benefits to ecosystem and water  
17          resources while avoiding harm to the health, safety and welfare of residents, including  
18          but not limited to loss of private property and public infrastructure. Therefore, all projects  
19          which propose restoration, enhancement and/or new construction of riparian areas or  
20          wetlands must demonstrate that the project will have a beneficial or neutral impact on  
21          existing water resources and meet the following conditions:

- 22          1. Notice of the project will be provided to the Community Planning Committee (see  
23          Section 6.28.1 of this Ordinance), with opportunity for community input to the  
24          project design. Such community input may be accomplished in community meetings,  
25          on-site workshops and/or other venues. Landowners whose property adjoins the  
26          proposed project shall be notified by certified mail.
- 27          2. Applicants shall submit a hydrologic report for review by the County Hydrologist  
28          that analyzes the effects of the project in terms of evapotranspiration, infiltration and  
29          recharge. Projects may also be subject to monitoring programs that examine the  
30          hydrologic impacts of the project. Monitoring programs shall be designed on a case-  
31          by-case basis between the project applicant and the County Hydrologist. If the  
32          monitoring data show a trend indicating net consumption of water resources by the  
33          riparian/wetland project or other negative impacts, the permit shall be reevaluated  
34          through the original permitting process described above and the project may be  
35          terminated if identified problems cannot be adequately addressed.
- 36          3. Projects on perennial streams or water sources shall demonstrate adequate water  
37          rights and/or source(s) of water to meet consumptive needs of the riparian area or  
38          wetlands, and that the project will not negatively impact prior beneficial uses or  
39          traditional uses of water resources. No project shall be permitted that would  
40          negatively impact prior beneficial uses or traditional uses of water resources.
- 41          4. Projects on ephemeral streams, water sources or arroyos shall provide estimates,  
42          based on the best available data, of how occasional flows will be managed to raise  
43          the water table and/or generate surface water resources to support the consumptive  
44          needs of the wetland or riparian area.
- 45          5. All such projects shall comply with all Code requirements including, without  
46          limitation, terrain management and floodway regulations, as well as all applicable

1 laws and regulations including but not limited to those enacted by the State  
2 Engineer's Office, the Army Corps of Engineers, the Federal Emergency  
3 Management Administration, and the Natural Resources Conservation Service.

4  
5 **6.16 Septic Tanks:**

6 All new septic tanks installed in the Planning Area shall meet or exceed existing New Mexico  
7 Environment Department (NMED) and County standards and be equipped with an above ground  
8 access port.

9  
10 **6.17 Roads**

11 6.17.1 All construction, widening and/or upgrading of roads into the Planning Area by public  
12 entities shall be planned and designed through consultation with the La Cienega and La  
13 Cieneguilla Community Plan Committee (see Section 6.29.2 of this Ordinance) and shall  
14 include design standards that meet all legal requirements and should maintain the rural  
15 character of the Planning Area.

16 6.17.2 Developments shall design narrow roads and driveways that follow the natural terrain  
17 without creating large cut and fill areas; roads shall be designed with more natural edges,  
18 using shoulders, ditches and grassy swales rather than curb and gutter. Roads and  
19 driveways must meet all Code requirements.

20  
21 **6.18 Parking Lots:**

22 All new parking lots must implement water runoff control measures to mitigate erosion and  
23 pollution.

24  
25 **6.19 Overhead Utility Lines**

26 All new and replacement utility lines and fixtures within the Planning Area must be installed  
27 underground or if the Land Use Administrator determines that this is not feasible due to terrain or  
28 physical conditions, lines and fixtures shall be installed in such a manner so as to mitigate the  
29 aesthetic impact on the rural character of the community and surrounding natural environment.  
30 Installation of all utilities shall meet all other requirements in this Code.

31  
32 **6.20 Community Facilities**

33 All proposed public community facilities that include improvements, such as a community center,  
34 public park or other public facilities shall, be designed through consultation with the La Cienega  
35 and La Cieneguilla Community Plan Committee (see Section 6.28.1 of this Ordinance) and shall  
36 include low water use design and maintenance.

37  
38 **6.21 Cell Towers and Antennas**

39 Communication towers and antennas shall meet all Code requirements.

40  
41 **6.22 Noise and Lighting**

42 All Code noise and lighting standards shall apply in the Planning Area. All outdoor lights shall be  
43 shielded pursuant to the standards of Article III, Section 4.4.4 of the Code, as amended.

1  
2 **6.23 Landscaping:**

3 Native vegetation shall be preserved, when possible, on development sites and local native plants  
4 shall be used for landscape buffers and screening. All trees and shrubs used for required  
5 landscaping buffers and screening must meet the following standards: trees shall have a caliper of  
6 one and one-half inch (1.5") or greater and shall be six feet (6') in height or taller. Shrubs shall be  
7 in five (5) gallon pots or greater.

8 **6.23.1 Water Conservation Requirements for Landscaping**

9 To the extent that it is practicable and not to exceed 1% of total construction costs, all  
10 new development shall incorporate water conservation and management practices that are  
11 compliant with state and Code regulations. Water collected by such systems shall be used  
12 for landscaping irrigation and/or other domestic uses in order to replace use of potable  
13 water supplies.

14 **6.23.2 Water Use for Landscaping:**

15 Xeriscaping and/or native plants will be encouraged for landscaping on all new  
16 landscaping. The area of landscaping to be irrigated will be based on County Hydrologist  
17 approved water budget estimates of rainwater collection and storage capacity per the  
18 individual development and may be supplemented by use of water collection systems  
19 including but not limited to, reuse of gray water, storm water recharge and rainwater  
20 collection systems such as, cisterns, gravel beds or other storage systems that are  
21 compliant with state and county regulations. This will not apply to agricultural uses of  
22 water.

23  
24 **6.24 Commercial and Residential Water Impact Summary Reports for Master Plans:**

25 As part of applications for commercial development and residential subdivision master plans,  
26 landowners must provide documentation supporting water availability and the impact on  
27 neighboring wells and make them available for public review at a centrally located spot in the  
28 community, such as the Community Center.

29  
30 **6.25 Development Review:**

31 **6.25.1 Protection of Community Assets:**

32 The protection and maintenance of community assets including, but not limited to  
33 wetlands, open spaces, springs, watercourses, riparian areas, agricultural lands, acequias,  
34 traditional community centers, established pedestrian and equestrian trails, archeological  
35 sites, historical and cultural sites and multi-generational family housing compounds  
36 should be interpreted as intrinsic community values that shall be considered as part of  
37 discretionary review process, when applicable, for land use and development  
38 applications.

39  
40 **6.25.2 Review of Applications Requesting Increased Zoning Density:**

41 When examining requests for increases in zoning density, all applicable review bodies  
42 shall consider the proposed development's impact on factors such as but not limited to  
43 traffic, schools, water, liquid waste, and infrastructure as part of the development review  
44 process. It is appropriate requests for increases in zoning density to be denied in the  
45 Planning Area if the reviewing body determines that there is a reasonable expectation,

1 based on the evidence presented, that the development would negatively impact the  
2 community and/or surrounding neighbors.

3 **6.25.3 Review of Non-Residential Development Applications:**

4 Applications for new non-residential development shall submit a statement of potential  
5 major impacts, including but not limited to traffic, water and environmental impacts, to  
6 the community, both positive and negative, as part of the master plan proposal.

7  
8 **6.26 Public Notice**

9 **6.26.1 Public Notice Requirements:**

10 All development requiring notice under the County Code shall follow noticing  
11 procedures therein with the following additional requirements:

- 12 a.) Notice signs shall be posted prominently on the property, building, or other structure  
13 subject to the application and be accessible from a public roadway.
- 14 b.) Notice signs shall be posted in such a way as to give reasonable notice to persons  
15 interested in the application.
- 16 c.) A laminated copy of the site plan showing existing and proposed development shall  
17 be firmly attached to the poster.
- 18 d.) The notice sign shall be removed no later than seven (7) days after a final decision  
19 has been made on the application.

20 **6.26.2 Summary of Water Availability Reports for All Land Divisions and Requests for**  
21 **Increased Zoning Density Requests:**

22 All land division, subdivision and requests for increased zoning density applications in  
23 the Planning Area shall be granted only if the applicant provides a site-specific  
24 geohydrological report that demonstrates a 100 year water supply, as per Article VII,  
25 Section 6 of the Code, as amended. These reports shall assess the impact of the new well  
26 on neighboring wells, acequias, streams, ponds and springs. A summary of the  
27 geohydrological reports must be mailed to all property owners adjacent to the property  
28 proposed for division or for increased zoning density as a part of the public noticing  
29 process to inform neighbors of potential water impacts to existing wells and surface  
30 water.

31  
32 **6.27 Community Pre-application Review of Non-residential Zoning and Large-scale**  
33 **Subdivision Applications**

34 **6.27.1** Applicants for any non-residential development and large scale subdivisions (24 units or  
35 more) shall hold a pre-application meeting in the community to present the development  
36 concept and gather public comments and concerns about the development.

37 **6.27.2** The applicant shall publish notice of the time, place and purpose of the meeting in the  
38 legal section of a newspaper of general circulation in the community 21 days before the  
39 meeting and shall mail notice to Santa Fe County, Planning Area community  
40 organizations, and to all property owners within one thousand (1000) feet (excluding  
41 rights-of-way) of the subject property. Notice of the meeting shall be posted at  
42 Community notice boards identified by the Land Use Department. The property shall be  
43 posted as set forth in this Ordinance.

1 6.27.3 The applicant shall record the meeting proceedings and submit a written summary of the  
 2 meeting proceedings and a list of attendees to the County along with the application for  
 3 development. The summary and list of attendees shall be posted at Community notice  
 4 boards identified by the Land Use Department.

5  
 6 **6.28 Community Plan Review and Revision**

7 **6.28.1 Formation of a Community Plan Committee to Implement and Monitor Plan.**

8 Upon adoption of this Ordinance, the County Planning Division will establish a  
 9 permanent La Cienega and La Cieneguilla Community Plan Committee to conduct  
 10 annual review of the Plan as well as to review proposals for amendments to the Plan and  
 11 this Ordinance. Santa Fe County Planning Division staff will provide support and help to  
 12 coordinate the committee formation process. This committee shall consist of three (3)  
 13 representatives each from La Cieneguilla, Upper La Cienega and Lower La Cienega for a  
 14 total number of nine (9) committee members. Representatives shall serve for two-year  
 15 terms and the terms shall be staggered to ensure continuity of the planning process.  
 16 Representatives shall be nominated by residents, property owners and business owners  
 17 from each respective area. Nominees must be a resident, business owner or property  
 18 owner in order to be eligible to serve as a representative on the committee. In the case  
 19 that more than three nominations are received for each area, three names shall be  
 20 randomly selected to serve on the committee. This committee shall follow the process  
 21 established for community planning under Ordinance 1998-5, as amended, including  
 22 consensual decision-making and open public meetings.

23 **6.28.2 Amendments to the Plan:**

24 All amendments to the Plan shall be developed and proposed through the La Cienega and  
 25 La Cieneguilla Community Plan Committee as described in 6.28.1 *Formation of*  
 26 *Community Plan Committee to Implement and Monitor Plan*. Amendments to the Plan  
 27 may be proposed at any time.

28 **6.28.3 Area Specific Planning**

29 The creation of area specific sub-plans within the Planning Area shall be conducted by  
 30 requesting an amendment to the Plan as per the process described in 6.28.2 *Amendments*  
 31 *to the Plan*. Additionally, it is possible for a community to request a separate community  
 32 plan that would alter the Planning Area boundary to create a new Planning Area. This  
 33 would require approval from the Board of County Commissioners and that the requesting  
 34 group follow all requirements of Ordinance 1998-5, as amended, and the Growth  
 35 Management Plan, as amended.

36 **6.28.4 Community Review of the Plan:**

37 An annual community review of the La Cienega and La Cieneguilla Community Plan  
 38 shall be conducted each year to assess community concerns and assist in monitoring  
 39 community conditions as well as implementation of Plan elements. The annual review  
 40 shall be coordinated by the Community Plan Committee and County Planning Division  
 41 staff.

42 **6.28.5 Biennial Review of the Plan by the Board of County Commissioners:**


43 The La Cienega and La Cieneguilla Community Plan Committee (see 6.29.1 *Formation*  
 44 *of Community Plan Committee to Implement and Monitor Plan*) shall present a biennial  
 45 (once every two years) review of La Cienega and La Cieneguilla Community Plan to the  
 46 Board of County Commissioners. Santa Fe County Planning Division staff shall assist in

the preparation of these reports. Such reviews will include an update on the Plan's implementation and, if necessary, request direction from the Board on planning issues and/or new planning initiatives.

Severability

If any part of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance and its application to other persons or circumstances shall not be affected thereby.

**PASSED, ADOPTED AND APPROVED** this 11<sup>th</sup> day of June, 2002, by the Santa Fe County Board of County Commissioners.

  
Paul Duran, Chairman

ATTEST:

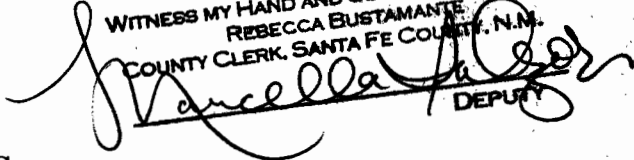
  
Rebecca Bustamante, County Clerk



APPROVED AS TO LEGAL FORM AND SUFFICIENCY:

  
Steven Kopelman, County Attorney

1212427 } ss  
COUNTY OF SANTA FE  
STATE OF NEW MEXICO  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED  
FOR RECORD ON THE 27 DAY OF June A.D.  
20 02 AT 6:07 O'CLOCK P M  
AND WAS DULY RECORDED IN BOOK 2155  
PAGE 704-724 OF THE RECORDS OF  
SANTA FE COUNTY

WITNESS MY HAND AND SEAL OF OFFICE  
REBECCA BUSTAMANTE  
COUNTY CLERK, SANTA FE COUNTY, N.M.  
  
DEPUTY

**CERTIFICATE OF FILING**

I, Rebecca Bustamante, County Clerk, do hereby certify that the foregoing ordinance, designated as Ordinance, No. 2002-9, was filed in my office on the 27 day of June, 2002, in book Number 2155 at Page 704-724.

SANTA FE COUNTY CLERK

  
REBECCA BUSTAMANTE



*Santa Fe County, NM  
Monday, May 20, 2024*

## Exhibit 150A. Sustainable Land Development Code

### CHAPTER 9. COMMUNITY DISTRICTS

#### § 9.8. LA CIENEGA AND LA CIENEGUILLA COMMUNITY DISTRICT OVERLAY.

9.8.1 Purpose and Intent. The provisions of the La Cienega and La Cieneguilla Community District Overlay (LCLCCD) are intended to implement and be consistent with the land use goals, objectives, policies, and strategies of the La Cienega and La Cieneguilla Community Plan and the Sustainable Growth Management Plan (SGMP). The LCLCCD is designed to ensure compatibility among various land uses, encourage compact development, protect scenic features and environmentally sensitive areas, enhance rural development patterns, accommodate a variety of lifestyles, delineate historic community spaces and conserve water resources while accommodating the anticipated natural growth of the community. The LCLCCD includes standards and dimensions based on historic development patterns and incentives to facilitate compact development where appropriate in conjunction with conservation easements that preserve agricultural land and open space.

9.8.2 Sustainable Design Standards. The development standards of Chapter 7 of this Code shall be applicable to all development, except as otherwise specified herein.

9.8.2.1 Water Supply, Wastewater and Water Conservation. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. Residential Connection to County Utility Water System.

- a. All new lots created as part of residential land divisions and subdivisions shall be required to connect to the Santa Fe County Water System when said system is extended to within 200 feet of the property line of a lot, unless that lot has previously connected to a community water system, provided that adequate capacity exists in the system and that water taps are available. This requirement will be applied with the following conditions:
  - i. If the water system is already in place and capable of providing service or if the County can provide an estimated time of completion of six (6) months or less, connection to the system will be required immediately upon the time of service capability within the system. The requirement for connection shall be duly noted on the survey plat, and the property owner shall agree to bonding or financial guarantee to ensure connection within six (6) months, prior to final approval.
  - ii. If the County cannot provide an estimated time for water line completion and capacity for service of six (6) months or less, the new land division will be granted a 2-year grace period from the time the water line is actually installed and taps

are available before the agreement to connect to the system will be effective. The requirement for connection shall be duly noted on the survey plat prior to final approval.

- iii. If connection to a county or community water system is not possible at the time of land division for new residential development of two or more lots of 2.5 acres or less, all lots will be required to use shared wells where new lots are adjoining, providing adequate water is available for both lots. The requirement to connect to the County or community water system will still be in effect and the property owners will be granted a 2-year grace period from the time the water line is actually installed and has adequate capacity, before the connection to the system will be required. The requirement for connection shall be duly noted on the survey plat prior to final approval.

## 2. Nonresidential Connection to County Utility Water System.

- a. All new nonresidential development shall be required to connect to the Santa Fe County Water System when said system is extended to within 200 feet of the property line, unless the development has previously connected to a community water system, provided that adequate capacity exists in the system and that water taps are available.
  - i. If connection to the County water system is not possible, the development must limit water consumption to .35 acre-feet per year.
    - (a) If the water system is already in place and capable of providing service or if the County can provide an estimated time of completion of six (6) months or less, connection to the system will be required immediately upon the time of service capability within the system. The requirement for connection shall be duly noted on the survey plat and the property owner shall agree to bonding or financial guarantee to ensure connection within six (6) months prior to final approval.
    - (b) If the County cannot provide an estimated time for water line completion and capacity for service of six (6) months or less, the new land division will be granted a 2-year grace period from the time the water line is actually installed and taps are available before connection to the system will be required. The requirement for connection shall be duly noted on the survey plat prior to final approval.

### 9.8.2.2 Terrain Management. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. Special Protection of Riparian Areas. Development Standards in Riparian Buffers. The standards and criteria of Chapter 7 of this Code shall apply to any portion of a development or, as appropriate, to any land disturbance within a riparian buffer with the following exceptions:
2. Intent. The restoration and enhancement of riparian areas and wetlands in the Planning Area is recognized as a potentially valuable resource management practice, so long as such projects are designed and implemented to maximize benefits to the ecosystem and water resources while avoiding harm to the health, safety and welfare of residents, including but not limited to loss of private property and public infrastructure. Therefore, all projects which propose restoration, enhancement and/or new construction of riparian areas or wetlands must demonstrate that the project will have a beneficial or neutral impact on existing water resources. No project shall be permitted that negatively impacts existing water rights.
3. Agriculture as defined in this Code is permitted within Riparian Corridors.

### **Figure 9-8-1: Riparian Corridors**



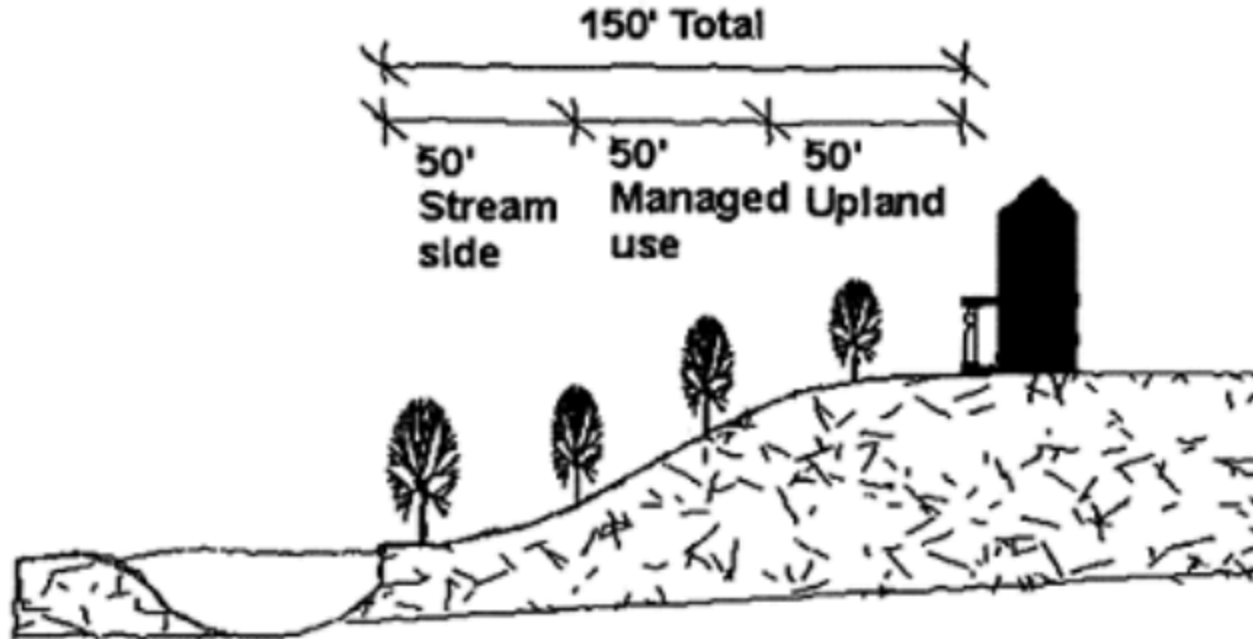


Table 9-8-1: Riparian Buffer Corridors

(A) Use	(B) Stream Side Zone	(C) Managed Use Zone	(D) Upland Zone
Trails, greenways, open space, parks or other similar public recreational uses and private recreational uses that do not require the use of fertilizers, pesticides, or extensive use of fences or walls.	P	P	P
Outdoor horticulture, forestry, wildlife sanctuary, and other similar agricultural and related uses not enumerated elsewhere in this table that do not require land-disturbing activities, or use of pesticides or extensive use of fences or walls.	C	C	C
Pastures or plant nurseries that do not require land-disturbing activities or use of pesticides, or extensive use of fences or walls.	C	C	C
Gardens, play areas, recreational uses and other similar uses that do not require the use of pesticides for routine maintenance	N	P	P
Lawns, golf course fairways, play fields, and other areas that may require the use of fertilizers or pesticides.	N	N	N
Sidewalks streets, bridges, and other similar transportation facilities.	C	C	C
Accessory land-disturbing activities ordinarily associated with a single- or two-family dwelling, such as utility service lines, and similar uses.	N	P	P

<b>(A) Use</b>	<b>(B) Stream Side Zone</b>	<b>(C) Managed Use Zone</b>	<b>(D) Upland Zone</b>
Public maintenance of streets, bridges, other similar transportation facilities and/or public utility and storm drainage facilities.	P	P	P
Detention/retention basin and associated infrastructure.	N	C	C
Lakes, ponds, and associated infrastructure, such as dams, spillways, riser pipes, and stilling basins, which are located outside of the regulatory floodplain.	C	C	C
Stream and riparian area restoration and maintenance.	P	P	P
New construction or enhancement of riparian area.	C	C	C

P = the activity is permitted as of right; N = the activity is prohibited; and C = the activity is permitted only upon approval of a conditional use permit or a subdivision application.

9.8.3 Establishment of Zoning Districts. The zoning standards of Chapter 8 of this Code shall be applicable to all development, except as otherwise specified herein.

9.8.3.1 Generally. The LCLCCD modifies the underlying base zoning districts in order to address special siting, use, and compatibility issues requiring regulations that supplement or supplant those found in the base zoning districts of this Code. If an overlay zone regulation conflicts with any standard of the underlying zone, the standard of the overlay zone shall govern.

9.8.3.2 Density Requirements on Lots with Multiple Zoning Designations. If a single land parcel and/or subdivision lies within two separate zoning districts, the density of dwelling units per acre shall be calculated based upon the exact proportion of each district in which the parcel lies.

9.8.3.3 Density Bonus. Density Bonuses are not allowed in the LCLCCD boundary until further review is available.

9.8.3.4 Lot Coverage. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. Residential Uses. The maximum lot coverage for residential uses is 20%.
2. Nonresidential Uses.
  - a. The maximum lot coverage for nonresidential uses is 60%.
  - b. The maximum aggregate building size is 50,000 square feet.
  - c. The maximum individual establishment size is 15,000 square feet.

9.8.3.5 Shooting ranges are prohibited throughout the LCLCCD planning area.

9.8.3.6 Base Zoning Districts. Base zoning districts approved for use in the La Cienega and La Cieneguilla Community District are listed in Table 9-8-2.

<b>A/R</b>	<b>Agriculture/Ranching</b>
RUR-F	Rural Fringe
RUR-R	Rural Residential
RES-F	Residential Fringe
RES-E	Residential Estate
RES-C	Residential Community
TC	Traditional Community
CN	Commercial Neighborhood
PI	Public/Institutional
PDD	Planned Development

1. LCLCCD Agriculture/Ranching (LCLCCD A/R); Purpose. The purpose of this district is to designate areas suitable for agricultural, ranching and residential uses, and to prevent encroachment of incompatible uses and the premature conversion of agricultural and ranch lands to nonagricultural uses. Uses in the A/R district are limited to agricultural, ranch, residential and other compatible uses. This designation reflects areas whose present use is agricultural, such as grazing or dry land farming. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.
  - a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on LCLCCD Use Table [Table 9.8.15].
  - b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9-8-3.

<b>Zoning District</b>	<b>LCLCCD A/R</b>
Density (# of acres per dwelling unit)	160
Lot width (minimum, feet)	400
Lot width (maximum, feet)	n/a
Height (maximum, feet) hay or animal barn, silo	50
Height (maximum, feet) all other structures	36

- c. Setbacks. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:
  - i. The front of the building shall be set back a minimum of 25 feet from the property line.
  - ii. The rear and sides of the buildings shall be set back a minimum of 50 feet from the property line.

iii. In cases where setback requirements would prohibit development of a lot, the Administrator may approve setback requirements in accordance with Section 7.3 of this SLDC.

2. LCLCCD Rural Fringe (LCLCCD RUR-F); Purpose. The purpose of this district is to designate areas suitable for a combination of estate-type residential development, agricultural uses and other compatible uses. The RUR-F designation provides an intermediate step in development density between typical open space and agricultural/ranching lands and primarily residential (low density) parcels. This zone also serves to protect agricultural and environmental areas that are inappropriate for more intense development due to their sensitivity. The RUR-F zone accommodates primarily large lot residential, ecotourism, equestrian uses and renewable resource-based activities, seeking a balance between conservation, environmental protection and reasonable opportunity for development. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

- a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on LCLCCD Use Table [Table 9.8.15].
- b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9-8-4.

**Table 9-8-4: Dimensional Standards LCLCCD RUR-F (Rural Fringe)**

Zoning District	LCLCCD RUR-F
Density (# of acres per dwelling unit)	20
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet) hay or animal barn, silo	50
Height (maximum, feet) all other structures	36

- c. Setbacks. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:
  - i. The front of the building shall be set back 25 feet from the property line.
  - ii. The rear and sides of the building shall be set back a minimum of 50 feet from the property line.
  - iii. In cases where setback requirements would prohibit development of a lot, the Administrator may approve setback requirements in accordance with Section 7.3 of this SLDC.

3. LCLCCD Rural Residential (LCLCCD RUR-R); Purpose. The purpose of this district is to provide for the development of single-family homes on large lots, either individually or as part of rural subdivisions; to preserve the scenic and rural character of the County; to provide consolidated open space and agricultural lands; and to recognize the desirability of carrying on compatible agricultural operations and home developments in areas near the fringes of urban development while avoiding unreasonable restrictions on farming or ranching operations. Uses that support rural character of the broader area shall be allowed including agricultural production, small-scale renewable energy production, home-based businesses, bed and breakfasts, agro-tourism, equestrian and boarding facilities, farmers' markets and produce stands. Density transfers and clustered development shall be

allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

- a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on LCLCCD Use Table [Table 9.8.15].
- b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9-8-5.

**Table 9-8-5: Dimensional Standards LCLCCD RUR-R (Rural Residential)**

Zoning District	LCLCCD RUR-R
Density (# of acres per dwelling unit)	10
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24

- c. Setbacks. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:
  - i. The front of the building shall be set back a minimum of 25 feet from the property line.
  - ii. The rear and sides of the buildings shall be set back a minimum of 50 feet from the property line.
  - iii. In cases where setback requirements would prohibit development of a lot, the Administrator may approve setback requirements in accordance with Section 7.3 of this SLDC.

4. LCLCCD Residential Fringe (LCLCCD RES-F); Purpose. The purpose of this district is to designate areas suitable for a combination of estate-type residential development, smaller-scale agricultural uses, ranchettes and other compatible uses. The RES-F district provides an intermediate step in single-family residential development between open space and/or agricultural/ranching lands, and typically suburban residential densities. The RES-F district may be comprised of a variety of residential lot sizes, clustered housing and community open space and can include limited agricultural use accessory to residential uses. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

- a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on LCLCCD Use Table [Table 9.8.15].
- b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9-8-6.

**Table 9-8-6: Dimensional Standards LCLCCD RES-F (Residential Fringe)**

Zoning District	LCLCCD RES-F
Density (# of acres per dwelling unit)	5

**Table 9-8-6: Dimensional Standards LCLCCD RES-F (Residential Fringe)**

Zoning District	LCLCCD RES-F
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24

- c. Setbacks. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:
  - i. The front of the building shall be set back 25 feet from the property line.
  - ii. The rear and sides of the building shall be set back a minimum of 50 feet from the property line.
  - iii. In cases where setback requirements would prohibit development of a lot, the Administrator may approve setback requirements in accordance with Section 7.3 of this SLDC.

5. LCLCCD Residential Estate (LCLCCD RES-E); Purpose. The purpose of the Residential Estate (RES-E) district is to designate areas suitable for a combination of large-lot and suburban-type residential development, ranchettes and other compatible uses. The RES-E district supports single-family homes on medium sized lots consistent with contemporary community development. Generally this district applies to low to medium density residential development in established neighborhoods (lands that are already committed to residential uses and have been subdivided for a specific development) and undeveloped or underdeveloped areas with a moderate to high development suitability. This category may include limited agricultural use accessory to residential uses. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

- a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on LCLCCD Use Table [Table 9.8.15].
- b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9-8-7.

**Table 9-8-7: Dimensional Standards LCLCCD RES-E (Residential Estate)**

Zoning District	LCLCCD RES-E
Density (# of acres per dwelling unit)	2.5
Frontage (minimum, feet)	100
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24

- c. Setbacks. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:
  - i. The front of the building shall be set back 25 feet from the property line.

- ii. The rear and sides of the building shall be set back a minimum of 50 feet from the property line.
- iii. In cases where setback requirements would prohibit development of a lot, the Administrator may approve setback requirements in accordance with Section 7.3 of this SLDC.

6. LCLCCD Residential Community (LCLCCD RES-C); Purpose. Generally this district applies to existing medium to higher density residential development in established neighborhoods (lands that are already committed to residential uses and have been subdivided for a specific development). The Residential Community designation applies to only a contiguous residential area in La Cieneguilla that is almost completely built out on existing 1-acre lots created in the late 70's. No additional areas are proposed to have this zoning designation within the La Cienega and La Cieneguilla Planning Boundary.
- a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on LCLCCD Use Table [Table 9.8.15].
  - b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9-8-8.

**Table 9-8-8: Dimensional Standards LCLCCD RES-C (Residential Community)**

Zoning District	LCLCCD RES-C
Density (# of acres per dwelling unit)	1
Frontage (minimum, feet)	100
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24

7. LCLCCD Traditional Community (LCLCCD TC); Purpose. The purpose of this district is to designate areas suitable for residential, small-scale commercial and agricultural uses consistent with the existing development patterns of traditional communities. The TC district accommodates traditional community patterns, preserves historic and cultural landscapes, and protects agricultural uses, including agriculture found in traditional communities with acequia systems, from encroachment by development. Density bonuses and transfers of development rights may be utilized to achieve the purposes of the district. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.
- a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on LCLCCD Use Table [Table 9.8.15].
  - b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9-8-9.

**Table 9-8-9: Dimensional Standards LCLCCD TC (Traditional Community)**

Zoning District	LCLCCD TC
Density (# of acres per dwelling unit)	0.75
Frontage (minimum, feet)	50
Lot width (minimum, feet)	50
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24
Maximum building size (commercial)	2,500 sq. ft.

- c. Setbacks. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:
  - i. The front, sides and rear of the building shall be set back a minimum of 25 feet from the property line.
  - ii. In cases where setback requirements would prohibit development of a lot, the Administrator may approve setback requirements in accordance with Section 7.3 of this SLDC.
  
- 8. LCLCCD Commercial Neighborhood (LCLCCD CN); Purpose. The purpose of this district is to allow for low-intensity convenience retail and personal services, as well as office uses that are intended to serve and are in close proximity to individual residential neighborhoods.
  - a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on LCLCCD Use Table [Table 9.8.15].
  - b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9-8-10.

**Table 9-8-10: Dimensional Standards LCLCCD CN (Commercial Neighborhood)**

CN Zoning District	LCLCCD CN
Density	2.5
Frontage (minimum, feet)	50
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	28
Lot coverage (maximum, percent)	60
Maximum building size (aggregate)	50,000
Maximum size of individual establishments (sq. ft.)	15,000*

\*Establishment size may be increased up to 30,000 square feet with the issuance of a conditional use permit.



- c. Setbacks. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:
  - i. The front of the building shall be set back 25 feet from the property line.
  - ii. The rear and sides of the building shall be set back a minimum of 50 feet from the property line.
  - iii. In cases where setback requirements would prohibit development of a lot, the Administrator may approve setback requirements in accordance with Section 7.3 of this SLDC.
  
- 9. LCLCCD Public Institutional (LCLCCD PI); Purpose. The purpose of this district is to accommodate governmental, educational, and nonprofit or institutional uses, including public or community parks and recreation facilities, and public, market shops, offices, animal production, livestock, poultry, nonprofit, and institutional residential uses, but excluding any such uses of an extensive heavy industrial character.
  - a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on LCLCCD Use Table [Table 9.8.15].
    - i. Where the purpose of the use is primarily that of a museum, temporary accessory uses shall be permitted, which shall include the erection of temporary structures and tents for shelter, the holding or [of] retreats, the offering of restaurants with or without incidental consumption of alcoholic beverages, the offering of a stand-alone store or shop.
  - b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9-8-11.

**Table 9-8-11: Dimensional Standards LCLCCD PI (Public/Institutional)**

PI Zoning District	LCLCCD PI
Frontage (minimum, feet)	40
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	48
Lot coverage (maximum, percent)	60

- i. Density. The density for the PI zoning district is dependent on the surrounding zoning districts. For the Las Golondrinas property the section of the property that was surveyed as part of the Traditional Community will have one dwelling unit per 0.75 acre density and the remaining portion of the parcel and southern parcel will have a one dwelling unit per 2.5 acre density.

10. LCLCCD PDD (Planned Development District); Purpose. PDDs identified on the initial zoning map may be built out in accordance with their approved master plans including density and uses.

9.8.3.7 Density Transfers.

- 1. Density transfers should be used to protect community assets including but not limited to wetlands, open spaces, springs, watercourses, riparian areas, agricultural land, acequias, traditional community centers, archaeological sites, historical and

cultural sites, and multigenerational family compounds. When density transfers result in higher site densities, such development shall be clustered and sited in a manner to fit the topography, and existing rural character of La Cienega and La Cieneguilla, instead of in an urban grid pattern. A land density transfer program allows the transfer of all or part of the permitted density on a parcel to another parcel or other locations on the same parcel. This may include concepts such as family compounds or density transfers to protect agricultural, open space or other land protection or preferred development patterns.

- a. Open Space Land Protection through Density Transfers or other types of Easements. Open spaces set aside for density transfer or other easements for the protection of community assets, as described above, should interconnect to similar sites or potential sites on adjacent properties whenever possible. Easements shall clearly delineate the open space areas and no build areas as well as document any permitted uses in such areas.
- b. Lot Coverage Calculations on Density Transfers or other types of Perpetual Easements. Whenever density transfer is used to create open space which is protected in perpetuity by easement or other legal means, and new lots are created, lot coverage shall be calculated based on the total acreage of the project rather than for each individual development lot and shall be apportioned to the density transfer lots by means of building envelopes on the approved final plat.

9.8.4 Supplemental Zoning Standards. Standards shall be regulated as identified in Chapter **10** of this Code with the following exceptions:

9.8.4.1 Home Occupations. The purpose of the Home Occupations in the LCLCCD is to support economic development opportunities that are not disruptive to the residential character of the area or significantly interfere with the use of adjacent residential properties. Home Occupations shall be as regulated in Chapter **10** of this Code except as prescribed in Table 9-8-12.

	No Impact	Low Impact	Medium Impact
Permit type	Business Registration	Development Permit	Conditional Use Permit
Non-resident employees (max)	1	3	4
Area used for business (maximum)	25% of heated square footage	35% of heated square footage	50% of heated square footage
Accessory building storage	100 SF	600 SF	1,500 SF
Appointments/patron visits (max/day)	0	4	12*
Business traffic	none	see Section <b>10.6.5</b>	see Section <b>10.6.5</b>
Signage	not permitted	see Section 7.9.4.3 [sic]	see Section 7.9.4.3 [sic]
Parking and access	Resident and employee only	see Section <b>10.6.5</b>	see Section <b>10.6.5</b>
Heavy Equipment	None	Up to 2	3-6

\*Small-scale retail establishments, such as arts and crafts stores, restaurants or galleries may be permitted to have 30 vehicle visits per day and no more than 10 vehicle visits per hour.

9.8.4.2 Accessory Structures. Standards shall be regulated as identified in Chapter **10** of this Code with the following exceptions:

- 1. Accessory Structures over 2000 square feet are required to obtain a Conditional Use permit.

9.8.5 LCLCCD Transfer of Development Rights Overlay District (LCLCCD-TDROD).

9.8.5.1 Purpose. The purpose of the LCLCCD-TDROD is for the conservation of natural, scenic, and/or agricultural qualities of open land, areas of special character or specific historic, cultural or aesthetic interest or value, or environmental protection such as watershed, steep slopes, floodplains, etc. TDRs as described in Chapter 12 of this Code are voluntary. Below is a list of the initial sending and receiving areas as identified in the La Cienega and La Cieneguilla 2015 Plan Update, this list is not exhaustive and other properties are eligible to become sending or receiving areas if the requirements listed in Chapter 12 are met.

9.8.5.2 Transfer of Development Rights Standards. The Transfer of Development Rights standards of Chapter 12 of this Code shall be applicable to all development, except as otherwise specified herein.

1. Applicability. An individual parcel and parcels zoned as a PDD cannot be both a sending and receiving area. An area can be identified as either a sending or receiving area, but can only choose one TDR designation.
2. Increased Units Allowed per TDR in LCLCCD. In LCLCCD there is an added incentive in buying and using TDRs in the Planning Boundary. Table 9.8.13 [9-8-13] outlines the increased units allowed by using a TDR throughout the County and in LCLCCD.
  - a. In the LCLCCD TDRs can have additional units if the TDR is purchased and used within the LCLCCD Planning Boundary.
  - b. TDRs purchased outside of the LCLCCD and used within the LCLCCD will have the general County additional unit increase.
  - c. TDRs purchased within the LCLCCD and used outside of the LCLCCD will have the general County additional unit increase.

**Table 9-8-13: Increased Units Allowed per TDR in the County and LCLCCD**

Use	Additional Unit per TDR in the County	Additional Unit per TDR in LCLCCD
Residential	3	4
Nonresidential	5,000 sf	6,000 sf

9.8.6 LCLCCD-TDROD Areas.

9.8.6.1 Sending Areas. Sending areas may consist of areas including agricultural land, wetlands, wildlife preservation areas, conservation areas, areas of cultural significance, and open space.

1. LCLCCD-TDROD Sending Area 1.
  - a. Location. LCLCCD-TDROD Sending Area 1 is identified on Map 9.5.1 [9.8.1] and is located at the southern terminus of Capilla Vieja Road and includes approximately 117 acres of the property commonly known as the Tres Rios Ranch.
2. LCLCCD-TDROD Sending Area 2.
  - a. Location. LCLCCD-TDROD Sending Area 2 is identified on Map 9.5.1 [9.8.1] and is located south of County Road 54 (Camino La Entrada) and includes approximately 483 acres of the property commonly known as the La Bajada Ranch.
3. LCLCCD-TDROD Sending Area 3.

- a. Location. LCLCCD-TDROD Sending Area 3 is identified on Map 9.5.1 [9.8.1] and is located at the east of the intersection of County Road 54 and County Road 56 and includes approximately 102 acres of the property commonly known as the Las Golondrinas Living History Museum.

9.8.6.2 Receiving Areas. Receiving areas shall be MU (Mixed Use districts), PD (Planned Development Districts), I (Industrial), CG (Commercial General) or a district rezoned to a higher density.

1. LCLCCD-TDROD Receiving Area 1.

- a. Location. LCLCCD-TDROD Receiving Area 1 is identified on Map 9.5.1 [9.8.1] and is located south of the intersection of County Road 54 and Interstate 25 West Frontage Road and includes approximately 431 acres of the property commonly known as the Downs at Santa Fe.

2. LCLCCD-TDROD Receiving Area 2.

- a. Location. LCLCCD-TDROD Receiving Area 2 is identified on Map 9.5.1 [9.8.1] and is located south of County Road 54 (Camino La Entrada) and includes approximately 483 acres of the property commonly known as the La Bajada Ranch.

**Map 9.8.1: La Cienega and La Cieneguilla Transfer of Development Rights Sending and Receiving Areas<sup>[1]</sup>**

[1] *Editor’s note—Map 9.8.1 is included as an attachment to this exhibit.*

9.8.7 Use Table. Uses permitted in the base zones and planned development zoning districts are shown in the LCLCCD Use Table 9-8-15. All uses are designated as permitted, accessory, or conditional, as further explained in Table 9-8-14. Accessory uses may be subject to specific regulations as provided in Chapter 9, 10, and conditional uses are subject to the conditional use permit standards provided in Chapter 4. In addition, uses may be subject to modification by the overlay zoning regulations included in this chapter.

Table 9-8-14: Use Table Labels	
P	Permitted Use: The letter “P” indicates that the listed use is permitted by right within the zoning district. Permitted uses are subject to all other applicable standards of the SLDC.
A	Accessory Use: The letter “A” indicates that the listed use is permitted only where it is accessory to a use that is permitted or conditionally approved for that district. Accessory uses shall be clearly incidental and subordinate to the principal use and located on the same tract or lot as the principal use.
C	Conditional Use: The letter “C” indicates that the listed use is permitted within the zoning district only after review and approval of a Conditional Use Permit in accordance with Chapter 4.
DCI	Development of Countywide Impact: The letters “DCI” indicate that the listed use is permitted within the zoning district only after review and approval as a Development of Countywide Impact.
X	Prohibited Use: The letter “X” indicates that the use is not permitted within the district.

The Use Matrix also includes Function, Activity and Structure Codes in accordance with the Land Based Classification System.

Uses not specifically enumerated. When a proposed use is not specifically listed in the use matrix, the Administrator may determine that the use is materially similar to a listed use if:

The proposed use is listed as within the same structure or function classification as the use specifically enumerated in the use matrix as determined by the Land-Based Classification Standards (LBCS) of the American Planning Association (APA).; or

If the use cannot be located within one of the LBCS classifications, the Administrator shall refer to the most recent manual of the North American Industry Classification System (NAICS). The proposed use shall be considered materially similar if it falls within the same industry classification of the NAICS manual. A proposed use shall be treated in the same manner as the listed use to which it is materially similar. For example, if the proposed use is materially similar to a permitted use, this proposed use shall also be a permitted use.

Table 9.8.15: LCLCCD Use Table

Uses	Function	Structure	Activity	LCL CCD A/R	LCL CCD RUR-F	LCL CCD RUR- R	LCL CCD RES-F	LCL CCD RES-E	LCL CCD RES-C	LCL CCD TC	LCL CCD CN	LCL CCD PI	Special Conditions
<b>Residential</b>													
Single-family		1110		P	P	P	P	P	P	P	P	A	
Accessory dwelling units		1130		A	A	A	A	A	A	A	A	A	Ch. 10
Townhouses				P	P	P	P	P	P	P	P	A	
Multifamily dwellings		1202-99		C	C	C	C	C	C	C	P	A	
Retirement housing	1210			P	P	P	P	P	P	P	P	P	
Assisted living facility	1230			P	P	C	C	C	C	C	P	P	
Life care or continuing care facilities	1240			P	P	C	C	C	C	C	P	P	
Nursing facilities	1250			P	P	C	C	C	C	C	P	P	
Community home, NAICS 623210				P	P	P	P	P	P	P	P	P	
Barracks		1310		A	A	X	X	X	X	X	X	P	
Dormitories		1320		A	A	X	X	X	X	X	C	P	
Temporary structures, tents etc. for shelter		1350		P	P	A	A	A	A	A	C	A	Ch. 9
<b>Hotels, motels, or other accommodation services</b>													
Bed and breakfast inn	1310			P	P	P	C	C	C	P	P	X	Ch. 10
Rooming and boarding housing	1320			C	C	C	C	C	C	C	P	C	
Resorts				C	C	X	X	X	X	C	C	X	
Retreats				P	P	C	C	C	C	C	P	A	Ch. 9

Table 9.8.15: LCLCCD Use Table

Uses	Function	Structure	Activity	LCL CCD A/R	LCL CCD RUR-F	LCL CCD RUR- R	LCL CCD RES-F	LCL CCD RES-E	LCL CCD RES-C	LCL CCD TC	LCL CCD CN	LCL CCD PI	Special Conditions
Hotels, motels, and tourist courts	1330			C	C	X	X	X	X	X	X	X	
<b>Commercial</b>													
Shop or store with drive-through facility		2210		X	X	X	X	X	X	X	C	X	
Restaurant, with incidental consumption of alcoholic beverages		2220		X	X	X	X	X	X	C	P	A	Ch. 9
Restaurant, with no consumption of alcoholic beverages permitted		2220		X	X	X	X	X	X	C	P	A	Ch. 9
Store or shop without drive through facility		2230		X	X	X	X	X	X	C	P	A	Ch. 9
Department store		2240		X	X	X	X	X	X	X	X	X	
Warehouse discount store/superstore	2124	2250		X	X	X	X	X	X	X	X	X	
Market shops, including open markets		2260		A	A	X	X	X	X	C	P	A	
Gasoline station		2270		C	C	X	X	X	X	C	X	X	
Automobile repair and service		2280		C	C	X	X	X	X	C	X	X	
Car dealer	2111			C	C	X	X	X	X	X	X	X	
Bus, truck, mobile home, or large vehicle dealers	2112			C	C	X	X	X	X	X	X	X	
Bicycle, motorcycle, all-terrain vehicle dealers	2113			C	C	X	X	X	X	X	X	X	
Boat or marine craft dealer	2114			C	C	X	X	X	X	X	X	X	
Automotive parts, accessories, or tires	2115			C	C	X	X	X	X	C	P	X	
Gasoline service	2116			C	C	X	X	X	X	C	X	X	

Table 9.8.15: LCLCCD Use Table

Uses	Function	Structure	Activity	LCL CCD A/R	LCL CCD RUR-F	LCL CCD RUR- R	LCL CCD RES-F	LCL CCD RES-E	LCL CCD RES-C	LCL CCD TC	LCL CCD CN	LCL CCD PI	Special Conditions
Lumberyard and materials	2126			C	C	X	X	X	X	C	X	X	
Outdoor resale business	2145			C	X	X	X	X	X	X	X	X	
Pawnshops	NAICS 522298			X	X	X	X	X	X	C	P	X	
Beer, wine, and liquor store (off-premises consumption of alcohol)	2155			C	C	X	X	X	X	C	P	X	
Shopping center	2510-2580			X	X	X	X	X	P	X			
Convenience stores or centers		2591		X	X	X	X	X	X	P	P	X	
Car care center		2593		X	X	X	X	X	X	C	P	X	
Carwashes	NAICS 811192			X	X	X	X	X	X	X			
Office or bank (without drive-through facility)		2100		A	A	X	X	X	X	C	P	A	
Office (with drive-through facility)		2110		X	X	X	X	X	X	X	C	A	
Office or store with residence on top		2300		X	X	X	X	X	X	C	P	A	
Office - over storefront structure		2400		X	X	X	X	X	X	C	P	A	
Research and development services (scientific, medical, and technology)	2416			C	C	X	X	X	X	C	P	X	
Car rental and leasing	2331			C	C	X	X	X	X	C	P	X	
Leasing trucks, trailers, recreational vehicles, etc.	2332			C	C	X	X	X	X	X	C	X	
Services including pest control, janitorial, landscaping, carpet[,] upholstery, cleaning and other services	2450			C	C	X	X	X	X	C	P	X	
Bars, taverns and				X	X	X	X	X	X	C	C	X	

Table 9.8.15: LCLCCD Use Table

Uses	Function	Structure	Activity	LCL CCD A/R	LCL CCD RUR-F	LCL CCD RUR- R	LCL CCD RES-F	LCL CCD RES-E	LCL CCD RES-C	LCL CCD TC	LCL CCD CN	LCL CCD PI	Special Conditions
nightclubs													
Sexually oriented business				X	X	X	X	X	X	X	X	X	Sec. 10.20
Tattoo parlors				X	X	X	X	X	X	C	P	X	
<b>Industrial, manufacturing and wholesale trade</b>													
Light industrial structures and facilities (not enumer- ated in Codes 2611-2615, below)		2610		C	C	X	X	X	X	X	X	X	
Loft		2611		C	X	X	X	X	X	X	X	X	
Mill-type factory structures		2612		C	X	X	X	X	X	X	X	X	
Manufacturing plants		2613		X	X	X	X	X	X	X	X	X	
Industrial parks		2614		X	X	X	X	X	X	X	X	X	
Laboratory or specialized industrial facility		2615		X	X	X	X	X	X	X	X	X	
Assembly and construc- tion-type plants	3000	2621		X	X	X	X	X	X	X	X	X	
Process plants (metals, chemicals[,] asphalt, con- crete, etc.)	3000	2622		X	X	X	X	X	X	X	X	X	
Construction-related businesses	7000			C	C	X	X	X	X	C	X	X	
Heavy construction	7400			X	X	X	X	X	X	X	X	X	
Machinery related	7200			X	X	X	X	X	X	X	X	X	
Trade contractor, plumb- ing, electrical, roofing, painting, landscaping	7300			C	C	X	X	X	X	X	X	X	
Automotive paint and body				X	X	X	X	X	X	X	C	X	Sec. 10 [10.23]
Automotive wrecking and graveyards, salvage				DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	



Table 9.8.15: LCLCCD Use Table

Uses	Function	Structure	Activity	LCL CCD A/R	LCL CCD RUR-F	LCL CCD RUR- R	LCL CCD RES-F	LCL CCD RES-E	LCL CCD RES-C	LCL CCD TC	LCL CCD CN	LCL CCD PI	Special Conditions
yards, and junkyards													
Vehicle storage for towing or related business				X	X	X	X	X	X	X	X	C	
Demolition, building and structure business				C	X	X	X	X	X	X	X	X	
Warehouse or storage facility structure		2700		C	C	X	X	X	X	X	X	X	
Mini-warehouse, mini-storage units		2710		C	C	X	X	X	X	X	C	X	
High-rise mini-warehouse		2720		X	X	X	X	X	X	X	X	X	
Warehouse structure		2730		C	C	X	X	X	X	X	X	X	
Produce warehouse		2740		P	P	X	X	X	X	X	X	X	
Refrigerated warehouse or cold storage		2750		P	P	X	X	X	X	X	X	X	
Large area distribution or transit warehouse		2760		C	X	X	X	X	X	X	X	X	
Wholesale trade - durable goods	3510			X	X	X	X	X	X	X	C	X	
Wholesale trade non-durable goods	3520			X	X	X	X	X	X	X	C	X	
Food, textiles, and related products				C	C	X	X	X	X	X	C	X	
Wood, paper, and printing products				C	C	X	X	X	X	X	C	X	
Tank farms		2780		C	C	X	X	X	X	X	X	X	
<b>Public assembly structures</b>													
Performance theater			3110	C	X	X	X	C	C	C	P	P	
Movie theater			3120	X	X	X	X	X	X	X	P	P	
Amphitheater			3130	C	C	X	X	X	X	X	X	P	
Drive-in theaters			3140	C	X	X	X	X	X	X	X	X	

Table 9.8.15: LCLCCD Use Table

Uses	Function	Structure	Activity	LCL CCD A/R	LCL CCD RUR-F	LCL CCD RUR- R	LCL CCD RES-F	LCL CCD RES-E	LCL CCD RES-C	LCL CCD TC	LCL CCD CN	LCL CCD PI	Special Conditions
Indoor games facility		3200		X	X	X	X	X	X	X	C	P	
Amusement, sports, or recreation establishment not specifically enumerated	5300			C	X	X	X	X	X	X	X	C	
Amusement or theme park	5310			C	X	X	X	X	X	X	X	X	
Arcade	5320			X	X	X	X	X	X	X	X	X	
Miniature golf establishment	5340			C	C	X	X	X	X	C	X	X	
Fitness, recreational sports, gym, or athletic club	5370			P	P	C	C	C	C	C	P	P	
Bowling, billiards, pool, etc.	5380			X	X	X	X	X	X	C	P	C	
Skating rinks	5390			P	P	X	X	X	X	C	X	P	
Sports stadium or arena		3300		C	X	X	X	X	X	X	X	C	
Racetrack or raceway	5130			C	X	X	X	X	X	X	X	X	
Exhibition, convention or conference structure		3400		A	A	X	X	X	X	X	X	P	
Religious facilities		3500		P	P	P	P	P	P	P	P	P	*
Covered or partially covered atriums and public enclosure		3700		A	A	X	X	X	X	X	C	P	
Passenger terminal, mixed mode		3810		P	P	P	P	P	P	P	X	P	*
Active open space/athletic fields/golf courses	6340			P	P	C	C	C	C	C	X	P	*
Passive open space	6340			P	P	P	P	P	P	P	P	P	
<b>Arts, entertainment, and recreation</b>													

Table 9.8.15: LCLCCD Use Table

Uses	Function	Structure	Activity	LCL CCD A/R	LCL CCD RUR-F	LCL CCD RUR- R	LCL CCD RES-F	LCL CCD RES-E	LCL CCD RES-C	LCL CCD TC	LCL CCD CN	LCL CCD PI	Special Conditions
Active leisure sports and related activities			7100	P	P	C	C	C	C	C	C	P	
Movie ranch				P	P	P	P	C	C	C	P	P	
Camps, camping, and related establishments	5400			P	P	C	C	C	C	C	P	P	
Exhibitions and art galleries		4410		X	X	X	X	X	X	P	P	P	
Performing arts or supporting establishment	5100			C	C	X	X	X	X	P	P	P	
Theater, dance, or music establishment	5101			C	C	X	X	X	X	P	P	P	
<b>Institutional or community facilities</b>													
Community center		2200		P	P	C	C	C	C	C	P	P	
Hospitals		4110		X	X	X	X	X	X	X	X	P	
Medical clinics		4120		P	P	P	P	P	P	P	P	P	
Social assistance, welfare, and charitable services (not otherwise enumerated)	6560			P	P	P	P	P	P	P	P	P	
Child and youth services	6561			P	P	P	P	P	P	P	P	P	
Child care institution	6562			P	P	P	P	P	P	P	P	P	
Day care center	6562			P	P	P	P	P	P	P	P	P	
Community food services	6563			P	P	P	P	P	P	P	P	P	
Emergency and relief services	6564			P	P	P	P	P	P	P	P	P	
Other family services	6565			P	P	P	P	P	P	P	P	P	
Services for elderly and disabled	6566			P	P	P	P	P	P	P	P	P	
Animal hospitals	6730			P	P	P	C	C	C	P	C	P	
School or university (pri-		4200		P	P	C	C	C	C	P	C	P	

Table 9.8.15: LCLCCD Use Table

Uses	Function	Structure	Activity	LCL CCD A/R	LCL CCD RUR-F	LCL CCD RUR- R	LCL CCD RES-F	LCL CCD RES-E	LCL CCD RES-C	LCL CCD TC	LCL CCD CN	LCL CCD PI	Special Conditions
vately owned)													
Grade school (privately owned)		4210		P	P	P	P	P	P	P	P	P	
College or university facility (privately owned)		4220		P	P	C	C	C	C	C	C	P	
Technical, trade, and other specialty schools	6140	4230		P	P	C	C	C	C	C	C	P	
Library		4300		P	P	P	P	P	P	P	P	P	
Museum, exhibition, or similar facility	5200	4400		P	P	C	C	C	C	P	P	P	
Planetarium		4420		P	C	X	X	X	X	P	C	P	
Aquarium		4430		P	C	X	X	X	X	C	C	P	
Zoological parks		4450		P	P	X	X	X	X	X	X	P	
Public safety related facility			4500	P	P	P	P	P	P	P	P	P	
Fire and rescue station			4510	P	P	P	P	P	P	P	P	P	
Police station			4520	P	P	P	P	P	P	P	P	P	
Emergency operation center			4530	P	P	P	P	P	P	P	P	P	*
Correctional or rehabilitation facility			4600	C	C	X	X	X	X	X	X	P	*
Cemetery, monument, tombstone, or mausoleum			4700	P	P	C	C	C	C	C	X	A	
Funeral homes			4800	P	P	X	X	X	X	C	C	C	
Cremation facilities			4800	P	P	X	X	X	X	X	X	P	
Public administration		6200		P	P	X	X	X	X	P	P	P	
Post offices		6310		P	P	P	P	P	P	P	P	P	
Space research and technology		6330		P	P	X	X	X	X	C	P	P	*
Clubs or lodges				C	C	C	C	C	C	C	C	C	

Table 9.8.15: LCLCCD Use Table

Uses	Function	Structure	Activity	LCL CCD A/R	LCL CCD RUR-F	LCL CCD RUR-R	LCL CCD RES-F	LCL CCD RES-E	LCL CCD RES-C	LCL CCD TC	LCL CCD CN	LCL CCD PI	Special Conditions
<b>Transportation-related facilities</b>													
Commercial automobile parking lots		5200		X	X	X	X	X	X	C	X	X	
Commercial automobile parking garages				X	X	X	X	X	X	C	X	X	
Surface parking, open		5210		A	A	A	A	A	A	A	A	A	
Surface parking, covered		5220		A	A	A	A	A	A	A	A	A	
Underground parking structure with ramps		5240		X	X	X	X	X	X	P	X	A	
Rooftop parking facility		5250		X	X	X	X	X	X	C	X	A	
Bus terminal		3830		X	X	X	X	X	X	C	X	P	
Bus stop shelter		5300		P	P	P	P	P	P	P	P	P	
Truck storage and maintenance facilities		5400		X	X	X	X	X	X	C	X	X	
Truck freight transportation facilities	4140			X	X	X	X	X	X	X	X	X	
Light rail transit lines and stops	4151			P	P	P	P	P	P	P	X	P	
Local rail transit storage and maintenance facilities	4153			X	X	X	X	X	X	X	X	X	
Taxi and limousine service maintained [maintenance] and storage facilities	4155			X	X	X	X	X	X	C	X	X	
Taxi and limousine service dispatch facilities				X	X	X	X	X	X	C	C	X	
Bus transportation storage and maintenance facilities	4156			X	X	X	X	X	X	C	X	C	
Towing and other road service facilities, excluding automobile salvage,	4157			X	X	X	X	X	X	X	C	C	

Table 9.8.15: LCLCCD Use Table

Uses	Function	Structure	Activity	LCL CCD A/R	LCL CCD RUR-F	LCL CCD RUR- R	LCL CCD RES-F	LCL CCD RES-E	LCL CCD RES-C	LCL CCD TC	LCL CCD CN	LCL CCD PI	Special Conditions
wrecking, or permanent vehicle storage													
Long-distance or bulk pipelines for petroleum products, natural gas, or mineral slurry	4170			C	C	C	C	C	C	C	X	X	
Courier and messenger service facilities	4190			X	X	X	X	X	X	C	X	X	
Commercial airports		5600		C	C	X	X	X	X	X	X	C	
Private airplane runways and landing strips		5610		C	C	C	C	C	X	C	X	X	
Airport maintenance and hangar facilities		5620		C	C	X	X	X	X	X	X	C	
Heliport facility		5640		C	C	X	X	X	X	X	X	C	
Helistops				C	C	X	X	X	X	C	X	C	
Glideport, stolport, ultra-light airplane, or balloon port facility		5650		C	C	X	X	X	X	X	X	C	
Railroad tracks, spurs, and sidings				P	P	P	P	P	P	P	X	P	
Railroad switching, maintenance, and storage facility		5700		C	X	X	X	X	X	X	X	C	
Railroad passenger station		5701		P	P	P	P	P	P	P	X	P	
Railroad freight facility		5702		C	X	X	X	X	X	X	X	X	
<b>Utility</b>													
Local distribution facilities for water, natural gas, and electric power		6100		P	P	P	P	P	P	P	A	P	
Telecommunications lines				P	P	P	P	P	P	P	P	P	

Table 9.8.15: LCLCCD Use Table

Uses	Function	Structure	Activity	LCL CCD A/R	LCL CCD RUR-F	LCL CCD RUR- R	LCL CCD RES-F	LCL CCD RES-E	LCL CCD RES-C	LCL CCD TC	LCL CCD CN	LCL CCD PI	Special Conditions
Electric power substations				C	C	C	C	C	C	C	C	C	
High-voltage electric power transmission lines				C	C	C	C	C	C	C	C	C	
Dam		6220		C	C	C	C	C	C	C	X	C	
Livestock watering tank or impoundment				P	P	P	P	P	P	P	A	P	
Levee		6230		C	C	C	C	C	C	C	A	C	
Water tank (elevated, at grade, or underground)		6250		P	P	P	P	P	P	P	P	P	
Water wells, well fields, and bulk water transmission pipelines		6260		P	P	P	P	P	P	P	A	P	
Water treatment and purification facility		6270		P	P	P	P	P	P	P	X	P	
Water reservoir		6280		C	C	C	C	C	C	C	X	P	
Irrigation facilities, including impoundments for on-site irrigation or acequia system irrigation		6290		P	P	P	P	P	P	P	A	P	
Wastewater storage or pumping station facility, lift stations, and collection lines		6310		P	P	P	P	P	P	P	A	P	
Solid waste landfill facility	4345	6320		C	C	X	X	X	X	X	X	C	
Composting facility		6330		P	P	C	C	C	C	C	P	X	
Recycling transfer center		6331		P	P	C	C	C	C	C	X	P	
Solid waste collection transfer station (governmental)	4343		3210	P	P	C	C	C	C	P	X	P	
Solid waste collection transfer station (private)	4343		3210	C	C	C	C	C	C	C	X	C	

Table 9.8.15: LCLCCD Use Table

Uses	Function	Structure	Activity	LCL CCD A/R	LCL CCD RUR-F	LCL CCD RUR- R	LCL CCD RES-F	LCL CCD RES-E	LCL CCD RES-C	LCL CCD TC	LCL CCD CN	LCL CCD PI	Special Conditions
Solid waste combustor or incinerator	4344			C	C	X	X	X	X	X	X	X	
Septic tank service, repair, and installation business	4346			X	X	X	X	X	X	C	X	X	
Household hazardous waste collection facility				C	C	X	X	X	X	C	X	X	
Hazardous waste storage facility		6340		C	X	X	X	X	X	X	X	X	
Hazardous waste treatment and disposal facility				C	X	X	X	X	X	X	X	X	
Sewage treatment plant and disposal facilities		6350		C	C	C	C	C	C	C	X	C	
Gas or electric power generation facility		6400		C	X	X	X	X	X	X	X	DCI	
New wireless communication facilities/Modification of existing wireless communication facility with substantial changes		6500		C	C	C	X	X	X	X	X	C	
Modification of existing wireless communication facility with no substantial changes/Collocation		6500		P	P	P	P	P	P	P	P	P	
Roof-mounted/surface-mounted/stealth		6500		P	P	P	C	C	C	C	P	P	
Amateur radio antenna		6510		P	C	X	X	X	X	C	A	P	
Weather stations		6520		P	P	C	X	X	X	C	A	P	
Environmental monitoring station (air, soil, etc.)		6600		P	P	P	P	P	P	P	A	P	
Commercial solar energy production facility				C	C	C	X	X	X	C	C	C	



Table 9.8.15: LCLCCD Use Table

Uses	Function	Structure	Activity	LCL CCD A/R	LCL CCD RUR-F	LCL CCD RUR-R	LCL CCD RES-F	LCL CCD RES-E	LCL CCD RES-C	LCL CCD TC	LCL CCD CN	LCL CCD PI	Special Conditions
Geothermal production facility		6450		C	C	X	X	X	X	X	X	C	
Large-scale wind facility				C	C	C	X	X	X	X	X	X	Sec. 10.16
Highway rest stops and welcome centers		6930		P	P	P	P	P	P	P	X	P	
Fountain, sculpture, or other similar decorative structures		6950		P	P	P	P	P	P	P	P	P	
Permanent outdoor stage, bandstand, or similar structure		6960		X	X	X	X	X	X	C	P	P	
<b>Agriculture, forestry, and conservation/open space</b>													
Grain silos and other storage structure for grains and agricultural products		8100		P	P	A	A	A	A	P	X	C	
Animal production that includes slaughter	9300			C	C	X	X	X	X	X	X	A	
Livestock pens or hog houses		8200		P	C	X	X	X	X	C	X	A	
Commercial greenhouses		8500		P	P	C	C	C	C	C	P	C	
Nurseries and other growing of ornamental plants				P	P	P	P	P	P	P	P	P	
Stables and other equine-related facilities - Personal use				P	P	P	P	P	P	P	P	P	
Stables and other equine-related facilities - Commercial up to 12 horses		8240		P	P	P	P	P	P	P	P	P	
Stables and other equine-related facilities -				P	P	P	C	C	C	C	C	C	

Table 9.8.15: LCLCCD Use Table

Uses	Function	Structure	Activity	LCL CCD A/R	LCL CCD RUR-F	LCL CCD RUR- R	LCL CCD RES-F	LCL CCD RES-E	LCL CCD RES-C	LCL CCD TC	LCL CCD CN	LCL CCD PI	Special Conditions
Commercial over 12 horses													
Kennels and commercial dog breeding facilities		8700		C	C	C	C	X	X	C	C	P	
Apiary and other related structures		8700		P	P	P	P	P	P	P	P	P	
Crop production outdoor	9100			P	P	P	P	P	P	P	P	P	
Crop production greenhouse		8500		P	P	P	P	P	P	P	P	P	
Display or sale of agricultural products raised on the same premises				P	P	P	P	P	P	P	P	P	
Forestry and logging operations	9300			P	P	P	P	P	P	P	X	P	
Game preserves and retreats	9400			P	P	C	C	C	C	C	X	P	
Support business and operations for agriculture and forestry				P	P	A	A	A	A	C	P	P	
Parks, open space areas, conservation areas, and preservation areas				P	P	P	P	P	P	P	P	P	
Public or community outdoor recreation facilities				P	P	P	P	P	P	P	P	P	
Concentrated animal feeding operation		8310		DCI	DCI	X	X	X	X	X	X	X	Ch. 11
Grazing and ranching of livestock		8230		P	P	P	P	P	P	P	P	P	Sec. 10.3
Dairy farms		8210		P	C	X	X	X	X	X	X	X	
Other farm and farming-related structures		8900		P	P	P	P	P	P	P	P	P	

Table 9.8.15: LCLCCD Use Table

Uses	Function	Structure	Activity	LCL CCD A/R	LCL CCD RUR-F	LCL CCD RUR- R	LCL CCD RES-F	LCL CCD RES-E	LCL CCD RES-C	LCL CCD TC	LCL CCD CN	LCL CCD PI	Special Conditions
Poultry farms and poultry production facilities		8220		P	C	X	X	X	X	X	X	A	
Sheds, or other agricultural facilities		8000		P	P	P	P	P	P	P	P	P	
Animal waste lagoons		8420		DCI	DCI	X	X	X	X	X	X	X	Ch. 11
<b>Mining and extraction establishments</b>													
Oil and natural gas exploration or extraction	8100			DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	Ch. 11
Hard rock mining	8200			DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	Ch. 11
Small scale sand and gravel extraction				C	C	C	C	X	X	X	X	X	
Sand and gravel extraction (as specified in Section 11.10)				DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	Ch. 11

**Notes:**

\*Subject to inclusion in approved list of uses that is part of the site plan for the Mixed Use and Planned Development District.

(Ordinance 2016-9 adopted 12/13/16; Ordinance 2021-03 adopted 7/30/21)