



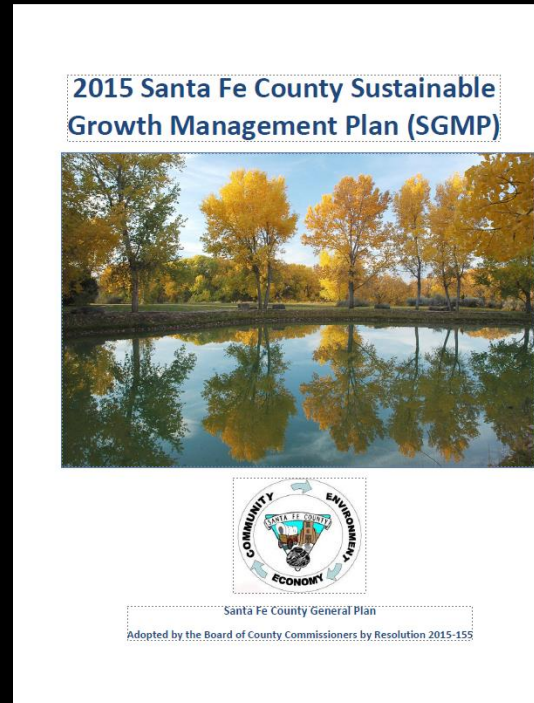
Sustainable Growth Management Plan

SGMP REVISION



WHAT?

Vision
Purposes
Principles
“Sustainable Communities”
Elements
Implementation
Official Maps



Land Use
Economic Development
Agriculture & Ranching
Resource Conservation
Open Space, Trails, Parks
Renewable Energy
Sustainable Design
Public Safety
Transportation
Water, Wastewater, Stormwater
Adequate Public Facilities
Housing
Governance



WHY?

- Preserve and protect natural and cultural resources
- Create livable communities
- Seek community-based solutions
- Set countywide priorities
- Be a resource to community leadership
- Build capacity in community and County
- Unify community goals with regulations

WHY NOW?

- SGMP adopted in 2015
- Understand emerging issues
- Evaluate 2015 SGMP



HOW

SGMP

Area Plans

District Plans

Sustainable Development Areas

Community Plans

Traditional Community

Contemporary Community

Subdivision Standards

Zoning Districts

Overlay Zones



REVISION

Community Plans

Neighborhood Plans

Zoning Districts

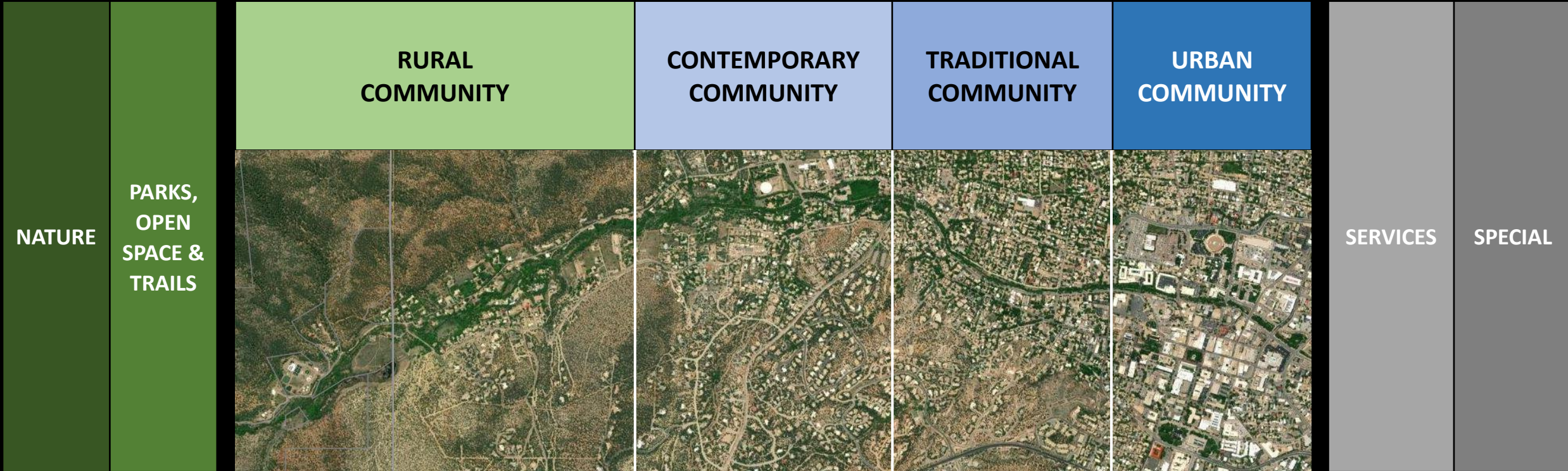
Overlay Zones

Subdivision Standards

Zoning Districts

Overlay Zones

COMMUNITY PLANS



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DEFINITIONS

NATURAL	PARKS, OPEN SPACE & TRAILS	RURAL COMMUNITY	CONTEMPORARY COMMUNITY	TRADITIONAL COMMUNITY	URBAN COMMUNITY	SERVICES	SPECIAL
<p>Land that is or should be legally protected from development because it provides environmental services to sustain water, air, and soil and provides wildlife habitat, carbon sequestration. Includes County Passive Open Space, forests, habitat corridors, lakes, ponds, floodplains, arroyos, wetlands, natural hazard areas, greenways, streams, conservation easements, and other lands to be acquired, dedicated or protected. May be configured as a single parcel or a corridor. Includes TDR Sending Area.</p>	<p>Land that provides recreation and green infrastructure to single or multiple Communities. Includes County Developed Open Space and land to be acquired through dedication or acquisition as Open Space.</p> <p>Parks can be embedded within Communities as a single parcel or multiple adjacent parcels provided they are appropriate to the scale and character of the Community Type; some are configured as a corridor for natural storm drainage, trails or to protect riparian habitat and to connect Communities. Includes TDR Sending Area.</p>	<p>The land is predominantly undeveloped due to proximity to infrastructure and to protect natural and cultural resources. Includes farmlands, pasture, lands with suitable soil for agriculture or grazing and access to water resources. Also includes low-density residential uses of farmhouses and family compounds. May include limited industrial or commercial uses that support agriculture and grazing. Includes TDR Sending Areas.</p>	<p>“Settlement areas of the County located in loose clusters that are formed as a result either of large subdivisions or many adjacent small land divisions. Some are located in traditional settlement areas, but the dominant development pattern has been determined by subdivision or land division plat needs, not the social and functional needs of a community of residents.”</p> <p>-SGMP Appendix C</p> <p>Land that is dominated by low- and medium-density residential development but can accommodate limited development due to existing development patterns, restrictive covenants, and limited infrastructure capacity. Includes single-family residential subdivisions, gated communities and some commercial and government uses. Configured as single-use subdivisions connected by arterial roads and dispersed commercial development. TDR Sending and Receiving Areas may be limited due to restrictive covenants and zoning.</p>	<p>“Lands that include a mixture of residential and commercial uses that are typically located in the geographic center of the community or along a roadway corridor; they have an identifiable edge and open space buffers from urbanized areas but may be surrounded by other community types.”</p> <p>-SGMP Appendix C</p> <p>Land that retains the development pattern of a Community that maintains their livelihoods, culture, and institutions in continuity with their unique history. Development is limited due to infrastructure capacity and/or to protect natural and cultural resources. Includes low- to medium-density residential with some irrigated agriculture and subsistence gardening. Single-family subdivisions and family transfers often obscure traditional patterns. Configured in traditional patterns with narrow, mixed-use lots surrounding a plaza and nearby residential uses mixed with and irrigated agriculture, grazing and local commerce. May include Sending Area or Receiving Area.</p>	<p>Land that is predominantly developed and can accommodate further development due to infill and re-development opportunities and proximity to existing and planned infrastructure. Includes medium- and high-density residential, multi-family residential, light industrial, mixed commercial uses and government services. May include limited single-family residential uses. May be configured a single Community or multiple adjacent Communities or as a corridor that separates or combines Communities. Includes TDR Receiving Areas.</p>	<p>Lands that provide public services and facilities to single or multiple Communities. Includes offices, storage, government buildings, and other uses that support the type of service, but does not include retail or commercial uses. They are embedded within Communities as a single parcel or multiple adjacent parcels provided they are appropriate to the scale and character of the Community. TDR Receiving Areas.</p>	<p>Land that does not or should not conform to one of the Community Types due to its size, use or configuration.</p> <p>Includes Development of Countywide Impact and public services that meet regional needs. May be configured as a single parcel or multiple adjacent parcels. May include TDR Receiving Areas.</p>

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PUBLIC SERVICES

NATURAL	PARKS, OPEN SPACE & TRAILS	RURAL COMMUNITY	CONTEMPORARY COMMUNITY	TRADITIONAL COMMUNITY	URBAN COMMUNITY	COMMUNITY SERVICES	SPECIAL
<p>Camping, hiking, visitor’s center, research center, search and rescue, tourism, ecological restoration. Includes land conservation, ecological restoration, and stewardship activities and improvements. May include structures that support the specific use, such as restrooms, recreation facilities, parking lots, or other accessory buildings.</p>	<p>Organized team sports, picnicking, walking, passive recreation, . May include structures that support the specific use, such as restrooms, recreation facilities, parking lots, or other accessory buildings.</p>	<p>Post office, pre-school, elementary school, health care, public safety, places of worship, library, transit, public safety, and other government services may be available on a restricted basis due to dispersed population density and service areas.</p>	<p>Public services are limited to the permitted uses in subdivision covenants and/or a master plan.</p>	<p>Post office, pre-school, elementary school, health care, public safety, places of worship, library, transit, public safety, and other government services may be available.</p>	<p>Post office, elementary, middle school, high school, college campus. Transit and other public services are more accessible due to higher population density and adjacency of mixed land uses.</p>	<p>Public transit, community solar, community centers, libraries, government offices & public services, post office, fire and police stations, hospitals, and schools.</p>	<p>Utility scale renewable energy production, solid waste treatment, airports, landfills, junk yards, concentrated animal feeding lots, and mining.</p>



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ZONING DISTRICTS

NATURAL	PARKS, OPEN SPACE & TRAILS	RURAL COMMUNITY	CONTEMPORARY COMMUNITY	TRADITIONAL COMMUNITY	URBAN COMMUNITY	SERVICES	SPECIAL
Agriculture / Ranching	Public / Institutional	Agriculture / Ranching Rural Rural Fringe Rural Residential Residential Fringe Residential Estate	Residential Fringe Residential Estate Residential Community Commercial Neighborhood	Traditional Community	Commercial General Commercial Neighborhood Mixed Use	Public / Institutional	Public / Institutional Industrial Light Industrial General



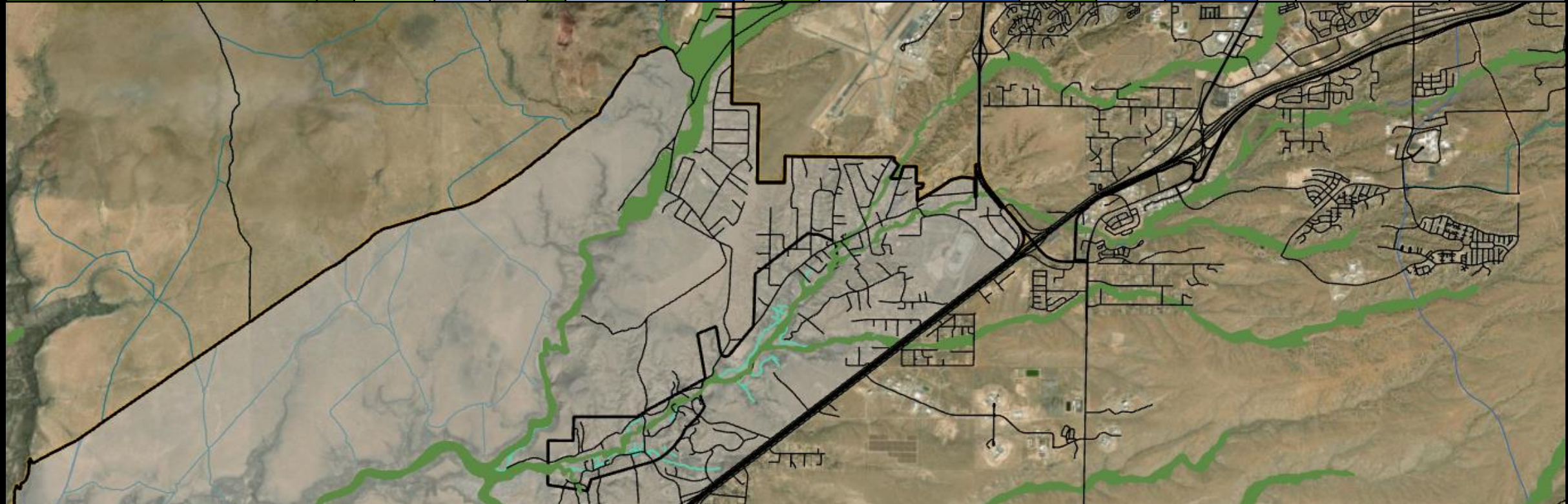
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DESIGN GUIDELINES

NATURAL	PARKS, OPEN SPACE & TRAILS	RURAL COMMUNITY	CONTEMPORARY COMMUNITY	TRADITIONAL COMMUNITY	URBAN COMMUNITY	COMMUNITY SERVICES	SPECIAL
Variable Lot Size	Variable Lot Size	Irregular Large Lots	Uniform Medium Lots	Irregular Smaller Lots	Small Lots	Variable Lots	Variable Lots
Variable Block Size	Variable Roads Variable Trails	Large Blocks	Smaller Blocks	Irregular Smaller Blocks	Small Blocks	Variable Blocks	Variable Blocks
Gravel Roads and Trails	Variable Drainage	Gravel & Asphalt Roads	Asphalt & Gravel Roads	Asphalt & Gravel Roads	Asphalt & Concrete Streets	Variable Roads & Streets	Variable Roads & Streets
Natural Drainage	Variable Parking	Natural Drainage - Swales	Natural & Hardscape Drainage	Natural Drainage - Swales	Storm Drainage Systems	Variable Drainage	Variable Roads & Streets
Opportunistic Parking	Variable Vegetation	Opportunistic Parking	Dedicated Parking + Garages	Opportunistic Parking	Dedicated Parking & Parking Structures	Variable Parking	Variable Drainage
Natural Vegetation		Natural & Opportunistic Landscaping	Opportunistic and Formal Landscaping	Natural & Opportunistic Landscaping	Formal Streetscape	Variable Landscaping	Variable Parking
							Variable Landscaping

MIXED LAND USES

NATURAL	PARKS, OPEN SPACE & TRAILS	RURAL COMMUNITY			CONTEMPORARY COMMUNITY			TRADITIONAL COMMUNITY			URBAN COMMUNITY			COMMUNITY SERVICES	SPECIAL				
		Var	50% Min	30% Max	Var	Var	50% Min	30% Max	Var	Var	30% Max	50% Min	Var						
N/A	N/A	Var	50% Min	30% Max	Var	Var	50% Min	30% Max	Var	Var	50% Min	30% Max	Var	Var	30% Max	50% Min	Var	N/A	N/A





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COUNTY POLICY

NATURAL	PARKS, OPEN SPACE & TRAILS	RURAL COMMUNITY	CONTEMPORARY COMMUNITY	TRADITIONAL COMMUNITY	URBAN COMMUNITY	COMMUNITY SERVICES	SPECIAL
Public Participation Open Space Dedications Environmental Justice Gentrification Impact Fees							



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NEIGHBORHOOD PLANS

NATURAL	PARKS, OPEN SPACE & TRAILS	RURAL COMMUNITY			CONTEMPORARY COMMUNITY			TRADITIONAL COMMUNITY			URBAN COMMUNITY			COMMUNITY SERVICES	SPECIAL				
Unlimited	Variable	Unlimited			40 – 640 acres			120 – 320 acres			80 - 320			Variable	Variable				
N/A	N/A	Var	50% Min	30% Max	Var	Var	50% Min	30% Max	Var	Var	50% Min	30% Max	Var	Var	30% Max	50% Min	Var	N/A	N/A

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DEVELOPMENT STANDARDS

ZONING STANDARDS

DISTRICT	A/R	P/I	A/R	RUR	RUR F	RUR R	RES F	RES-F	RES-E	RES-C	CN	TC	CN	CG	MU	P/I	IL	I
Residential	X	X	P	P	P	P	P	P	P	P	C	P	C	X	X	C	X	X
Multi-family	X	X	C	C	C	C	C	C	C	P	P	P	P	P	P	C	C	X
Retail	X	X	X	X	X	C	C	C	C	P	P	P	P	P	C	P	C	X
Office																		
Lodging																		
Mixed-use																		
Industrial																		
Community Services																		
Farmhouse																		
Single Cottage																		
Side yard House																		
Townhouse																		
Hacienda																		
Live/Work																		
Apartment																		
Commercial																		

SUBDIVISION & ROADWAY STANDARDS - COMMUNITY TYPE

SUBDIVISION STANDARDS	ROADWAY STANDARDS	NATURE	PARKS, OPEN SPACE & TRAILS	RURAL	CONTEMPORARY	TRADITIONAL	URBAN	COMMUNITY	SPECIAL

OVERLAY STANDARDS - ZONING DISTRICT - COMMUNITY NAME

DISTRICT	A/R	X	A/R	RUR	RUR F	RUR R	RES F	RES-F	RES-E	RES-C	CN	TC	CN	CG	MU	P/I	IL	I
Residential	N/A	N/A	P	P	P	P	P	P	P	P	C	P	C	X	X	C	X	X
Multi-family	N/A	N/A	C	C	C	C	C	C	C	P	P	P	P	P	P	C	C	X
Retail	N/A	N/A	X	X	X	C	C	C	C	P	P	P	P	P	P	C	P	X
Office	N/A	N/A	X	X	X	X	X	C	C	P	P	P	P	P	P	C	P	X
Lodging	N/A	N/A	C	C	C	C	C	C	C	P	P	P	P	P	P	C	C	X
Mixed-use	N/A	N/A	C	C	C	C	C	C	C	P	P	P	P	P	P	C	C	X
Industrial	N/A	N/A	X	X	X	X	X	X	X	C	C	C	C	C	C	C	P	X
Community Services	C	N/A	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	X
Farmhouse	N/A	N/A	P	P	P	C	C	C	C	X	X	C	X	X	X	C	X	X
Single Cottage	N/A	N/A	P	P	P	P	P	P	P	P	P	P	P	P	P	C	X	X
Cottage	N/A	N/A	P	P	P	P	P	P	P	P	P	P	P	P	P	C	X	X
Side yard House	N/A	N/A	C	P	P	P	P	P	P	P	P	P	P	P	P	C	X	X
Townhouse	N/A	N/A	X	X	X	X	X	X	X	P	P	P	P	P	P	C	X	X
Hacienda	N/A	N/A	P	P	P	P	P	P	P	P	P	P	P	P	P	C	X	X
Live/Work	N/A	N/A	C	C	C	C	C	C	C	P	P	P	P	P	P	C	P	X
Apartment	N/A	N/A	X	X	X	X	X	X	C	P	P	P	P	P	P	C	C	X
Commercial	N/A	N/A	X	X	X	X	X	X	C	C	P	P	P	P	P	C	P	X
RESIDENTIAL DENSITY	N/A	N/A	80	60	40	20	10	10	5	1	.25	.75	.25	.25	.1	C	X	X
LOT COVERAGE	20	20	20	20	25	25	35	35	40	60	60	60	60	80	80	C	80	X
SETBACKS (F/R/S)	20	20	20	20	20	20	20	10	10	10	5	5	5	5	0	C	10	X
	20	20	20	20	20	20	20	10	10	10	10	10	10	10	5	C	20	X
	20	20	20	20	20	20	20	10	10	10	10	10	10	10	5	C	20	X
BUILDING HEIGHT	24	24	24	24	24	24	24	24	24	36	36	36	36	36	36	C	24	X
OFF-STREET PARKING	2	2	2	2	2	2	2	2	2	1.5	1.5	2	1.5	1/2000sf	1/2000sf	C	1/2000sf	X
ACCESSORY BUILDING																		
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	X
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	X
20	20	20	20	20	20	10	10	10	10	10	10	10	5	5	0	C	20	X
20	20	20	20	20	20	10	10	10	10	10	10	10	5	5	0	C	20	X
24	24	24	24	24	24	24	24	24	24	36	36	36	36	36	36	C	24	X
1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	C	1	X

SPECIAL STUDIES

Demographic Analysis

(underserved populations & community needs)

Market Study

(housing preferences & development capacity)

Financial Impacts

(development costs & revenues)



NEXT STEPS

Inventory
Presentations
Participation Plan
Plan Outline
Community Outreach

“A journey of a thousand miles begins with a single step.”
- Tao Te Ching





Sustainable Growth Management Plan REVISION

QUESTIONS

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