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**CITY OF SANTA FE, NEW MEXICO**

**ORDINANCE NO. 2009-18**

**AN ORDINANCE**

**ESTABLISHING A RURAL RESIDENTIAL ZONING DISTRICT; AND MAKING SUCH  
OTHER RELATED CHANGES.**

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:**

**Section 1. Section 14-3.8(A)(1) SFCC 1987 (being Ord. #2001-38 §2 as  
amended) is amended to read:**

- (1) Notwithstanding any code provisions to the contrary, applicants for new construction of individual buildings or additions shall receive approval of a development plan prior to issuance of a building permit if the new construction meets any of the following criteria. Early neighborhood notification, notice and conduct of public hearings shall be provided pursuant to the general provisions of §§14-3.1(F), 14-3.1(H) and (I).
- (a) Has a gross floor area of 30,000 square feet or more and is located within any zoning district of the City; or
  - (b) Has a gross floor area of 10,000 square feet or more in a residential district or in the C-1, C-2, C-4, BCD, HZ, I-1, I-2, BIP, PRRC, RS, SC or MU district and is within 200 feet excluding public rights-of-way of RR, R-1 through R-6, R-7, R-7-I, R-8, R-9, RC-5, RC-8, RM, RAC, AC, PRC, PRRC, and MH districts.

1           **Section 2.     [NEW MATERIAL.] A new Section 14-4.2(H) SFCC 1987 is**  
2 **ordained to read:**

3           **(H)     Rural Residential District (RR)**

4                     Purpose and Intent

5                     The Rural Residential District is intended to respect the existing rural residential  
6                     character of the area and prevent urban densities.

7           **Section 3.     Table 14-6.1-1 SFCC 1987 “PERMITTED USES” (being Ord.**  
8 **#2001-38, §2 as amended) is amended as shown on the attached Exhibit A.**

9           **Section 4.     Section 14-6.2(C)(11) SFCC 1987 (being Ord. #2001-38, §2 as**  
10 **amended) is amended to read:**

11                    (11)    Veterinary Establishments

12                                Except in an RR district the following shall apply:

13                           (a)    The facilities shall provide treatment for animals of a non-  
14                                        agricultural, domestic household nature only, including but not  
15                                        limited to dogs, cats, caged birds, and other animals typically  
16                                        capable of being housed within a family dwelling unit.

17                           (b)    The facilities shall contain no external kennels or areas of  
18                                        boarding, training, breeding or exercising of animals.

19                           (c)    Overnight boarding of animals for medical purposes shall only  
20                                        be accommodated by soundproof rooms contained within the  
21                                        facility.

22                           (d)    Continuous and/or repetitious noise and/or odors discernable at  
23                                        the lot line shall be cause for investigation by the City Land Use  
24                                        Department, potentially leading to revocation of the occupancy  
25                                        permit.

1 (e) Any treatment facility for large or typically farm animals,  
2 including but not limited to horses, cows, sheep, chickens and  
3 pigs, shall be excluded from the list of permitted uses.

4 **Section 5. Section 14-6.2(E)(3)(x) SFCC 1987 (being Ord. #2001-38 §2 as**  
5 **amended) is amended to read:**

6 (x) Tower and Antenna Heights  
7 Heights shall be generally limited to the overlying or underlying  
8 zoning height limits, whichever are more restrictive. In RR, R-1  
9 through R-6, R-7, R-7I, R-8 and R-9 districts, heights of towers  
10 and antennas shall not exceed 24 feet unless located on a  
11 permitted or permissible nonresidential building where towers  
12 and antennas shall be limited to 35 feet. Except in C-2, I-1, and  
13 I-2 districts the underlying height limit shall be 100 feet.  
14 Overlying zoning limits shall still apply. Preexisting towers,  
15 preexisting antennas and preexisting tower alternatives, as well  
16 as new antennas co-sited upon preexisting towers and other  
17 preexisting structures, shall not be so restricted, so long as they  
18 don't exceed the height of the preexisting tower or structure.  
19 Any tower or antenna exceeding the height limit imposed by this  
20 general requirement shall require a special exception pursuant to  
21 §14-6.2(E)(6) and a demonstration before the appropriate  
22 reviewing body that compliance with this general requirement  
23 can not be achieved by use of alternative locations and without  
24 loss of telecommunications service coverage

25 **Section 6. [NEW MATERIAL.] A new Section 14-6.2(H) SFCC 1987 is**

1 **ordained to read:**

2 **(H) Agricultural Uses**

3 (1) Agricultural uses for noncommercial purposes which are accessory uses  
4 to a permitted principal use are permitted in all zoning districts but shall  
5 not create a public nuisance and shall meet all other applicable city  
6 codes.

7 (2) Agricultural uses for commercial purposes are restricted as set forth in  
8 Table 14-6.1-1; however, the following commercial agricultural uses are  
9 specifically prohibited:

10 (a) Mink and poultry production; and

11 (b) Feedlots.

12 **Section 7. Section 14-6.3(A)(1) SFCC 1987 (being Ord. #2001-38 §2 as**  
13 **amended) is amended to read:**

14 (1) RR, R1-R-6, R-7, R-7(I), R-8, R-9, RC-5, RC-8, RM, RAC, C-1, C-4,  
15 and HZ Districts

16 (a) The following accessory uses and structures are permitted in  
17 these districts:

18 (i) Home occupations, as provided for in §14-6.3(C)(2);

19 (ii) Noncommercial greenhouses and plant nurseries;

20 (iii) Private garages;

21 (iv) Utility sheds, located within the rear yard only;

22 (v) Children's play areas and play equipment;

23 (vi) Private barbeque pits, private swimming pools;

24 (vii) Private day-care nurseries, kindergartens as set out in  
25 §14-6.2(B)(5);

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- (viii) Except in the RR district, accessory dwelling units as regulated in §14-6.3(C)(1);
  - (ix) Other uses and structures customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures; and
  - (x) Accessory structures of a permanent, temporary, or portable nature such as coverings not constructed of solid building materials including but not limited to inflatable covers over swimming pools and tennis courts and such other accessory structures which exceed 30 inches in height from the average ground elevation.
- (b) All accessory uses and structures allowed under the preceding paragraph of this section shall:
- (i) Not involve the conduct of business on the premises, except home occupations;
  - (ii) Be located on the same lot as the permitted principal use or structure or on a contiguous lot in the same ownership;
  - (iii) Not be likely to attract visitors in larger numbers than would normally be expected in a single-family residential neighborhood;
  - (iv) Total lot coverage by all structures does not exceed the provisions set forth in Article 14-7;
  - (v) Not be less than five feet from a side or rear lot line for an accessory structure of a single story or less, except as

1 otherwise allowed in Article 14-7;

2 (vi) Not be less than ten feet from another building. This  
3 provision does not apply to accessory uses and structures  
4 which are not buildings; and

5 (vii) Not be less than 20 feet from the front lot line, except  
6 accessory dwelling units that shall meet the provisions  
7 set forth in Article 14-7.

8 **Section 8. Section 14-6.4(A) SFCC 1987 (being Ord. #2001-38 §2 as amended)**

9 **is amended to read:**

10 (A) **RR, R-1 through R-6, R-7, R-7(I), R-8, R-9, RC-5, RC-8, RM, RAC, C-1, C-**  
11 **4, and HZ Districts**

12 The following temporary uses and structures are permitted in these districts:

13 Temporary structures and operations in connection with and on the site of  
14 buildings or land development, including grading, paving, installation of utilities,  
15 erection of field offices, erection of structures for storage of equipment and  
16 building materials and the like; provided that no such permit shall be for a period  
17 of more than 12 months, renewable for periods of not more than six months. In  
18 addition the area occupied by the temporary structures and operations shall be  
19 screened against fumes, noise and unsightliness.

20 **Section 9. Table 14-7.1-1 SFCC 1987 "Table of Dimensional Standards for**  
21 **Residential Districts" (being Ord. #2001-38, §2 as amended) is amended as shown in the**  
22 **attached Exhibit B.**

23 **Section 10. Section 14-7.1(B)(1) SFCC 1987 (being Ord. #2001-38 §2as amended)**  
24 **is amended to read:**

25 (1) RR, R1-R6 Districts

1 (a) Calculation of Allowable Dwelling Units

2 (i) Land Not Within Mountainous or Difficult Terrain

3 The procedure outlined below shall be used to calculate  
4 the allowable dwelling units for the site for land not  
5 within the mountainous or difficult terrain category as  
6 defined in paragraph (B)(1)(a)(iii) of this section:

- 7 A. Determine the total number of acres in the site to  
8 two decimal places. The total number of acres  
9 in the site is that certified by a land surveyor or  
10 engineer licensed in this State;
- 11 B. Determine the total floodway acres in the site.  
12 Floodway is defined by Article 14-12. The  
13 floodway acres shall remain undisturbed.
- 14 C. Subtract the sum of the floodway acres  
15 calculated in paragraph B above from the total  
16 number of acres of the site calculated in  
17 paragraph A; and
- 18 D. Multiply the remaining acres by the applicable  
19 gross density factor of the districts as shown in  
20 Table 14-7.1-1. If the result is other than a whole  
21 number, the number shall be rounded down to  
22 the nearest whole number except as set forth in  
23 § 14-7.1(B)(1)(a)(i)E. or F. below. This is the  
24 allowable number of dwelling units for the site.
- 25 E. If the calculation is for a family transfer

1 subdivision as set forth in §14-3.7(E)(2)(b) and  
2 the result in paragraph D. above is other than a  
3 whole number, the number shall be rounded  
4 down if less than five-tenths (0.5), and rounded  
5 up if five-tenths (0.5) or more.

6 F. If the result in paragraph D. above is other than a  
7 whole number, the number may be rounded up if  
8 five-tenths (0.5) or more provided that the  
9 applicant agrees that the additional unit resulting  
10 from the rounding up is an additional Santa Fe  
11 Homes Program Unit meeting the requirements  
12 set forth in Section 26-1 SFCC 1987 or if the  
13 additional unit resulting from the rounding up is  
14 a low priced dwelling unit meeting the  
15 requirements set forth in subsection 26-2.3  
16 SFCC 1987.

17 (ii) Land Within Mountainous or Difficult Terrain

18 The procedure outlined below shall be used to calculate  
19 the allowable dwelling units for the site for land in the  
20 mountainous or difficult terrain category as defined in  
21 paragraph (B)(1)(a)(iii) of this section:

22 A. Determine the total number of acres in the site to  
23 two decimal places. The total number of acres  
24 in the site is that certified by a land surveyor or  
25 engineer licensed in this State; and



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- B. Multiply the total number of acres in the site calculated in paragraph A by the gross density factor of the district as shown in Table 14-7.1-1; and
- C. Multiply the result calculated in paragraph (ii)B by 0.75. If the result is other than a whole number, the number shall be rounded down to the nearest whole number except as set forth in § 14-7. 1 (B)(1)(a)(ii)E. or F. below. This is the allowable number of dwelling units for the site; and
- D. Land in the area of mountainous or difficult terrain with a slope greater than 30 percent shall be undisturbed.
- E. If the calculation is for a family transfer subdivision as set forth in § 14-3.7(E)(2)(b) and the result in paragraph C. above is other than a whole number, the number shall be rounded down if less than five-tenths (0.5), and rounded up if five-tenths (0.5) or more.
- F. If the result in paragraph C. above is other than a whole number, the number may be rounded up if five-tenths (0.5) or more provided that the applicant agrees that the additional unit resulting from the rounding up is an additional Santa Fe

1 Homes Program Unit meeting the requirements  
2 set forth in Section 26-1 SFCC 1987 or if the  
3 additional unit resulting from the rounding up is  
4 a low priced dwelling unit meeting the  
5 requirements set forth in subsection 26-2.3  
6 SFCC 1987.

7 (iii) Definition of "Mountainous or Difficult Terrain"

8 A. For purposes of this section, "mountainous or  
9 difficult terrain" means any parcel, any portion  
10 of which lies in the area labeled as mountainous  
11 and difficult terrain on Exhibit "I" following this  
12 chapter and where over 25 percent of the square  
13 footage of the parcel has an existing slope of  
14 over 20 percent.

15 B. Areas within the potential area of mountainous  
16 or difficult terrain as shown on the map  
17 following this chapter shall be included in the  
18 area of mountainous and difficult terrain as they  
19 are annexed.

20 (b) Notice of Maximum Number of Dwelling Units

21 Prior to subdivision (including lot split) or other development  
22 approval of the site by the City, the maximum number of  
23 allowable dwelling units shall be calculated for the site as a  
24 whole. The allowable number of dwelling units shall not be  
25 exceeded for the site as a whole, regardless of subdivisions or lot

1 splits. In the event of subdivision (including lot split), the  
2 permitted number of dwelling units shall be allocated among all  
3 resulting parcels so that no parcel exceeds the allowable number  
4 of units for that parcel calculated separately, and the total  
5 number of units on all parcels shall not exceed that of the  
6 original site as a whole. A note shall be placed on the plat or  
7 development plan prior to recording the first and each  
8 subsequent subdivision or lot split which prohibits a further  
9 increase in the number of dwelling units for each portion of the  
10 site unless approved by the Governing Body as a rezoning action  
11 or other action authorized by this chapter.

12 (c) Common Open Space

13 (i) Single-Family Attached or Detached Dwellings

14 A. It is intended that the common open space  
15 required in single-family subdivisions, where the  
16 lot size has been reduced from that of a  
17 conventional subdivision, be a compensation to  
18 occupants for reduced lot size. It is further  
19 intended that common open space be usable and  
20 be provided for occupants outside of the lot, but  
21 within the subdivision.

22 B. Where the lot size is between 2,000 and 4,000  
23 square feet, common open space is required in  
24 an amount such that the sum of the square  
25 footage of the lots in the development plus the

1 sum of the square footage for common open  
2 space, all divided by the number of single family  
3 lots, equal no less than 4,000 square feet.

4 C. Common open space shall comply with §14-  
5 8.4(H).

6 (ii) Multiple-Family Dwellings

7 A. For all multiple-family dwelling units in R-1  
8 through R-6 districts common open space is  
9 required equal to 250 square feet per unit.

10 B. Common open space shall comply with §14-  
11 8.4(H).

12 C. Required on-site ponding, whether retention or  
13 detention ponding, may be coincident with  
14 required open space subject to §14-8.4(H) and  
15 any further restrictions set forth in this chapter.

16 D. Development plans are required for all multiple-  
17 family projects as defined in §14-3.8(A)(6).

18 Development plans for projects in R-1 through  
19 R-6 districts with six units or more shall be  
20 approved by the Planning Commission. A  
21 signed, original mylar of the development plan  
22 shall be filed with the City Land Use  
23 Department. Development plans for projects in  
24 RR districts and for projects in R-1 through R-6  
25 districts with less than six units shall be

1 approved by staff.

2 (iii) Non-Residential Open Space Requirements

3 For all permitted non-residential uses in RR  
4 districts and R-1 through R-6 districts open  
5 space meeting the requirements of §14-8.4(H)  
6 shall be provided at a minimum amount of 25  
7 percent of the total lot area.

8 (d) Increase in Maximum Lot Coverage if Private Open Space is  
9 Provided

10 The maximum lot coverage may be increased to 50 percent  
11 provided that private open space is provided on the lot as  
12 follows:

13 (i) The amount of private open space that shall be provided  
14 for each dwelling unit shall be equal in area to not less  
15 than one-half the total heated floor area of each dwelling  
16 unit

17 (ii) Balconies or roofed areas such as porches or portales  
18 may be included as 25 percent of the required private  
19 open space;

20 (iii) Private open space shall not include parking areas,  
21 driveways, or related access for automobiles or storm  
22 water ponding areas;

23 (iv) The minimum dimension for required private open space  
24 shall not be less than 12 feet;

25 (v) Private open space shall adjoin the dwelling unit and

1 shall have one or more points of direct access to the  
2 dwelling unit;

3 (vi) Finished grade for required private open space shall have  
4 a slope no greater than one vertical foot in ten horizontal  
5 feet; and

6 (vii) Accessory dwelling units shall also be required to meet  
7 the private open space criteria above. However, private  
8 open space for the accessory dwelling unit does not have  
9 to be physically separated from the private open space  
10 for the dwelling unit, and up to 50 percent of the private  
11 open space required for the accessory dwelling unit may  
12 be the same private open space provided for the dwelling  
13 unit.

14 (e) *Increase in Maximum Gross Density in RR Districts if Common  
15 Open Space is Provided*

16 *In the RR district if public sewer and water are provided, the  
17 maximum gross density may be increased to three dwelling units  
18 per acre if 40% of the site remains undeveloped and is dedicated  
19 to a homeowners association or other private entity as common  
20 open space accessible to the residents of the development. The  
21 land to remain undeveloped is also intended to serve as a buffer  
22 to adjoining property and to protect natural features and may be  
23 counted toward the common open space requirements set forth in  
24 §14-7.1(B)(1)(c)(i) or (ii) as applicable. As an alternative and  
25 upon approval of the City as to its suitability, all or part of the*

1 designated open space may be dedicated to the City as park or  
2 open space accessible to the public. Land dedicated to the City  
3 may be counted toward the park and open space requirements set  
4 forth in §14-8.15.

5 (f) Homeowners' Association

6 For all land designated for ownership in undivided interest, or  
7 where private roads are proposed, an article of incorporation and  
8 bylaws for a homeowners' association along with a declaration of  
9 restrictions and covenants shall be submitted for review and  
10 approval by the city attorney.

11 **Section 11. Table 14-8.7-1 SFCC 1987 "Architectural Design Points Required**  
12 **by Zoning District" (being Ord. #2001-38 §2 as amended) is amended to read as shown in**  
13 **the attached Exhibit C.**

14 **Section 12. The following definition in Article 14-12 SFCC 1987 (being Ord.**  
15 **#2001-38, §2 as amended) is amended to read:**

16 **RESIDENTIALLY ZONED PROPERTY**

17 Those zones within the City that primarily permit accommodation of residential housing  
18 including: RR, R-1 through R-6, R-7, R-8, R-9, R-7I, RC-5, RC-8, RM and RAC districts.

19 **Section 13. [NEW MATERIAL.] The following definitions in Article 14-12**  
20 **SFCC 1987 (being Ord. #2001-38, §2 as amended) are added:**

21 **ANIMAL PRODUCTION**

22 An area which is used for the raising of animals except as limited in 14-6.2(H).

23 **COMMERCIAL STABLE**

24 A facility for the business of boarding houses or renting horses to the public.

25 **CROP PRODUCTION**

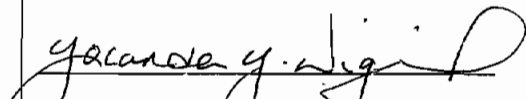
1 An area used for the raising or harvesting of agricultural crops intended to provide food or fiber.

2 PASSED, APPROVED, and ADOPTED this 13<sup>th</sup> day of May, 2009.

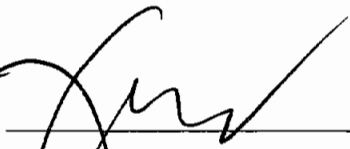
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5 DAVID COSS, MAYOR

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7 ATTEST:

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10 YOLANDA Y. VIGIL, CITY CLERK

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12 APPROVED AS TO FORM:

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15 FRANK D. KATZ, CITY ATTORNEY

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**TABLE 14-6.1-1 PERMITTED USES**

CATEGORY	SPECIFIC USE	RR	R 1 - R 6	R 7- R 9	R 7 (I)	R C	R M	R A C	M H P	C 1	C 2	C 4	H Z	B C D	I 1	I 2	B I P	S C 1	S C 2	S C 3	MU	USE-SPECIFIC REGS (SEE SECTION 14-6.2)
<b>RESIDENTIAL</b>																						
Group Living	Continuing care community												S									(A)(1)
	Group home, 8 or less residents	P	P	P	P	P	P	P		P		P	P	P							P	(A)(2)
	Group home, more than 8 residents	S	S	S		S	S	S		S		S	S								S	(A)(2)
	Group housing development						P	P		P		P		P							S	
Household Living	Dwelling, multiple-family	P <sup>1</sup>	P	P		P	P	P		P	P	P	P	P							P	(A)(6)
	Dwelling, single-family	P	P	P	P	P	P	P		P	P	P	P	P							P	(A)(6)
	Dwelling, single-family attached and detached	P	P	P	P	P	P	P		P	P	P	P	P							P	(A)(6)
	Dwelling, two-family						P	P		P	P	P		P							P	(A)(6)
	Mobile home, permanent installation	S	S	S	S	S	S	S				S	S									(A)(4)
	Mobile home, temporary placement	S	S	S	S	S	S	S				S	S									See 14-6.4(B)
	Mobile home park								P													(A)(5)
	Short Term Rental Unit	See R1	Prohibited except as set forth in §14-6.2(A)(6)(a)								P	P	P	P	P						P	(A)(6)
<b>PUBLIC, INSTITUTIONAL, AND CIVIC</b>																						
Day Care, Nursery, or Kindergarten	Small	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(B)(5)
	Medium	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(B)(5)
	Large	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	(B)(5)
	Very Large	S	S	S	S	S	S	S	S	P	P	S	S	S	S	S	P	S	S	S	S	(B)(5)
	Designated by Planning Commission (small to large)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(B)(5)
	Designated by Planning	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	(B)(5)

<sup>1</sup> Additional Regulations: In the RR district multiple family dwellings are limited to four per lot.

**EXHIBIT A**

TABLE 14-6.1-1 PERMITTED USES

CATEGORY	SPECIFIC USE	RR	R 1 - R 6	R 7- R 9	R 7 (I)	R C	R M	R A C	M H P	C 1	C 2	C 4	H Z	B C D	I 1	I 2	B I P	S C 1	S C 2	S C 3	MU	USE-SPECIFIC REGS (SEE SECTION 14-6.2)
	Commission (very large)																					
Distribution (electrical) Facilities (Ord. No. 2008-54 §5)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(F), (G) and (H)
Educational	Arts and crafts school							P						P							P	
	Business and vocational school not involving operations of an industrial character									P				P	P						P	
	Colleges and universities	S	S	S		S	S	S		S	S	S	S								S	(B)(2)
	Nonprofit religious, educational and eleemosynary institutions, but not penal institutions						S	S		P		S		P							S	
	Private schools	S	S	S		S	S	S		S	S	S	S								S	(B)(6)
	Public schools	P	P	P		P	P	P		P	S	P	P	P							P	(B)(6)
	Vocational schools or trade schools involving operation of light industrial nature													P	P		P					
Electric Facilities (Ord. No. 2008-54 §5)	Substation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(F)
	Switching Stations	P	P							P	P	P		P	P	P	P	P	P	P	P	(F)
	Transmission Lines	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(F)
Government Services	Governmentally owned or operated buildings and uses other than elementary or high									P				P	P		P				P	

EXHIBIT A

**TABLE 14-6.1-1 PERMITTED USES**

CATEGORY	SPECIFIC USE	RR	R 1 - R 6	R 7- R 9	R 7 (I)	R C	R M	R A C	M H P	C 1	C 2	C 4	H Z	B C D	I 1	I 2	B I P	S C 1	S C 2	S C 3	MU	USE-SPECIFIC REGS (SEE SECTION 14-6.2)
	schools																					
	Neighborhood community and municipal or other public buildings and uses in keeping with the character and requirements of the district	P	P	P		P	P	P		P		P	P	P								P
Hospitals	Hospitals and extended care facilities	S	S	S		S	S	S		S	S	S	S <sup>1</sup> / P <sup>2</sup>				S					(B)(3)
	Hospitals and extended care facilities that were in existence prior to September 14, 1988 and were then permitted principal uses and structures									P				P								(B)(3)
	Hospital Heliport											P <sup>3</sup>										(B)(3)
Human Services	Extended care and adult day care facilities																P				P	
	Foster homes, licensed by the appropriate state agencies	P	P	P			P	P		P		P	P	P	P							P
	Human service establishments									P				P	P			P	P	P	P	(B)(4)
	Sheltered	S	S	S		S	S	S		S		S	S								S	(B)(7)

<sup>1</sup> In the Christus St. Vincent Hospital Zone District hospitals and extended care facilities are a special exception.

<sup>2</sup> In the Las Soleras Hospital Zone District hospitals and extended care facilities are a permitted use.

<sup>3</sup> In the Las Soleras Hospital Zone District a heliport serving a hospital is a permitted use.

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TABLE 14-6.1-1 PERMITTED USES

CATEGORY	SPECIFIC USE	RR	R 1 - R 6	R 7 - R 9	R 7 (I)	R C	R M	R A C	M H P	C 1	C 2	C 4	H Z	B C D	I 1	I 2	B I P	S C 1	S C 2	S C 3	MU	USE-SPECIFIC REGS (SEE SECTION 14-6.2)	
	care facilities																						
Parks & Open Space	Cemeteries, mausoleums and columbariums	S	S	S						S	S		S										(B)(1)
	Public parks, playgrounds, playfields in keeping with the character and requirements of the district	P	P	P		P	P	P		P		P	P	P								P	
Religious Assembly	All	P	P	P		P	P	P		P	P	P	P	P	P			P	P	P	P		
Utilities	All	S	S	S		S	S	S		S	P	S	S	P	P							S	(B)(8)
<b>COMMERCIAL</b>																							
Animal Sales & Service	Veterinary establishments	S								P	P	P		P	P		P						(C)(11)
Arts Activities	Arts and crafts studios, galleries and shops							P		P	P			P	P							P*	
	Dance studios							P			P			P	P								P*
	Nonprofit theaters for production of live shows							P			P			P	P								P*
	Photographers' studios							P			P			P	P								P*
Assembly	Private clubs and lodges	S	S	S		S	S	S		S	P	S	S	P	P							S*	(C)(7)
Financial Services	All									S	P			P	P		P	P	P	P		S*	
Food & Beverages	Eating and drinking establishments							S			P			P	P		P	P	P	P		P*	(C)(3)
Medical	Administrative offices and organizations which in whole or part provide medically related										P		P	P	P							P*	

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TABLE 14-6.1-1 PERMITTED USES																							
CATEGORY	SPECIFIC USE	RR	R 1 - R 6	R 7 - R 9	R 7 (I)	R C	R M	R A C	M H P	C 1	C 2	C 4	H Z	B C D	I 1	I 2	B I P	S C 1	S C 2	S C 3	MU	USE-SPECIFIC REGS (SEE SECTION 14-6.2)	
	services																						
	Apothecary shops or pharmacies									P	P		P	P	P							P*	(C)(2)
	Medical and dental offices or clinics providing care and treatment for the health and welfare of human patients									P	P		P	P	P			P	P	P	P	P*	
	Offices for those licensed by the state to practice the healing art or any branch thereof pertaining to human beings, provided that offices and accessory buildings specified shall not be considered as "service establishments"						S	S			P	S		P	P			P				P*	(C)(5)
Offices, Business & Professional	All							S		P	P	P	P	P	P			P	P	P	P	P*	
Public Accommodation	Bed and breakfast houses and inns									P	P			P	P								
	Conference and extended stay lodging facilities										P			P	P			P					
	Hotels, motels, residential suite hotels and motels and bed and breakfast										P			P	P						P		14-5.8

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TABLE 14-6.1-1 PERMITTED USES

CATEGORY	SPECIFIC USE	RR	R 1 - R 6	R 7 - R 9	R 7 (I)	R C	R M	R A C	M H P	C 1	C 2	C 4	H Z	B C D	I 1	I 2	B I P	S C 1	S C 2	S C 3	MU	USE-SPECIFIC REGS (SEE SECTION 14-6.2)
	houses and inns																					
	Expansion of existing residential suite hotels and motels						S	S			P							P	P			(C)(8)
	Vacation time share projects										P			P	P							14- 6.2(C)(10)
Public Transportation	Transit transfer facilities																S				S	
Recreation & Entertainment	Commercial recreational uses and structures: theaters, bowling alleys, pool-rooms, driving ranges, etc.										P			P	P			P	P	P	S*	
	Exercise, spas or gym facilities										P						P				P*	
Retail Sales & Services	Antique store							P			P			P	P						P*	
	Art supply stores, retail							P			P			P	P						P*	
	Arts and crafts, studio workshops, with retail goods manufactured on-site									P	P	P		P	P						P*	
	Bookshops							P			P			P	P			P	P	P	P*	
	Custom cabinet shops							P						P	P							
	Custom tailors and dress-makers							P			P			P	P						P*	
	Department Stores										P			P	P				P	P	P*	
	Discount Stores										P			P	P				P	P	P*	
	Establishments for the sale and									P	P			P	P						P*	

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TABLE 14-6.1-1 PERMITTED USES

CATEGORY	SPECIFIC USE	RR	R 1 - R 6	R 7 - R 9	R 7 (I)	R C	R M	R A C	M H P	C 1	C 2	C 4	H Z	B C D	I 1	I 2	B I P	S C 1	S C 2	S C 3	MU	USE-SPECIFIC REGS (SEE SECTION 14-6.2)
	service of office equipment and sale of office supplies at retail																					
	Flea markets										P			P	P							(C)(4)
	Florist shops							P			P			P	P			P	P	P	P*	
	Funeral homes or mortuaries									P	P			P	P							
	Furniture stores										P			P	P				P	P	P*	
	Gift shops							P			P			P	P			P	P	P	P*	
	Green-houses and plant nurseries	S									P			P	P						S*	
	Neighborhood grocery stores and laundromats catering to local pedestrian trade	S	S	S		S	S	S		S	P	S	S								P*	(C)(6)
	Retail Establishments										P			P	P			P	P	P	P*	
	Retail and service uses that are intended to serve the primary uses and that do not exceed 5,000 square feet per establishment													P	P		P					P*
	Retail sales accessory to any permitted use, provided that such commercial uses shall not occupy more than ten percent of the total																A				S*	(C)(10)

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TABLE 14-6.1-1 PERMITTED USES

CATEGORY	SPECIFIC USE	RR	R 1 - R 6	R 7 - R 9	R 7 (I)	R C	R M	R A C	M H P	C 1	C 2	C 4	H Z	B C D	I 1	I 2	B I P	S C 1	S C 2	S C 3	MU	USE-SPECIFIC REGS (SEE SECTION 14-6.2)	
	floor area of all buildings occupied by the principal use																						
	Sign painting shops										P	P		P								P*	
Service Establishment	Barber shops and beauty salons									P	P	P		P								P*	
	Personal care facilities for the elderly									P				P								P*	(C)(9)
	Personal service establishments										P			P	P			P	P			P*	
Sexually Oriented Businesses	All															P		P	P	P		(C)(1)	
Storage	Individual storage areas within a completely enclosed building										S			P	P	P	P					(D)(2)	
	Mini-storage units										S			P	P	P		P	P	P		(D)(3)	
Telecommunications	Telecommunication facilities		S	S	S	S	S	S		P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	S	S	S		(E)(1-12)	
Vehicles & Equipment	Commercial parking lots and garages		S	S		S	S	S			P			P	P		A					See 14-8.6(B)(6)	
	Service and repair establishments including filling stations and repair garages										P			P	P				S	S			
	Tire recapping or retreading										P			P	P								
<b>INDUSTRIAL</b>																							
Industrial Service	Automobile salvage and wrecking yards, junk yards or															P							

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TABLE 14-6.1-1 PERMITTED USES

CATEGORY	SPECIFIC USE	RR	R 1 - R 6	R 7- R 9	R 7 (I)	R C	R M	R A C	M H P	C 1	C 2	C 4	H Z	B C D	I 1	I 2	B I P	S C 1	S C 2	S C 3	MU	USE-SPECIFIC REGS (SEE SECTION 14-6.2)
	yards used in whole or in part for scrap or salvage operations or for processing, storage, display or sales of any scrap, salvage or building materials, junk automobiles or second hand automobile parts																					
	Research, experimental and testing laboratories									P				P	P		P					(D)(4)
Manu- facturing & Production	Light assembly and manufacturing									P				P	P		P					
	Incidental manufacturing of goods for sale only at retail on the premises									A												
	All other													P	P		P					
Storage	Individual storage areas within a completely enclosed building									S												(D)(2)
	Mini-storage													P	P			P	P	P		(D)(3)
	Outdoor storage lots and yards, except wrecking yards, junk-yards or yards used in whole or in part for scrap or salvage operations or for pro-													P	P		A					

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TABLE 14-6.1-1 PERMITTED USES

CATEGORY	SPECIFIC USE	RR	R 1 - R 6	R 7 - R 9	R 7 (I)	R C	R M	R A C	M H P	C 1	C 2	C 4	H Z	B C D	I 1	I 2	B I P	S C 1	S C 2	S C 3	MU	USE-SPECIFIC REGS (SEE SECTION 14-6.2)
	cessing, storage, display, or sales of any scrap, salvage or secondhand building materials, junk automobiles or second hand automobile parts																					
Storage	Ware-houses and storage buildings																A					
Warehouse & Freight Movement	Wholesaling and distribution operations not involving over 3,000 square feet for storage of wares to be whole-saled or distributed									P				P								
<b>AGRICULTURAL USES</b>																						
Agricultural Uses	Animal Production	S																				14-6.2(H)
	Crop Production	S																				14-6.2(H)
	Commercial Stable	S																				14-6.2(H)
<b>ACCESSORY</b>																						
	Accessory structures of a permanent, temporary or portable nature such as coverings not constructed of solid building materials including but not limited to inflatable covers over swimming pools and	A	A	A	A	A	A	A		A		A	A									14-6.3

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TABLE 14-6.1-1 PERMITTED USES

CATEGORY	SPECIFIC USE	RR	R 1 - R 6	R 7- R 9	R 7 (I)	R C	R M	R A C	M H P	C 1	C 2	C 4	H Z	B C D	I 1	I 2	B I P	S C 1	S C 2	S C 3	MU	USE-SPECIFIC REGS (SEE SECTION 14-6.2)	
	tennis courts and such other accessory structures which exceed 30 inches in height from the average ground elevation																						
	Children's play areas and play equipment	A	A	A	A	A	A	A		A		A	A									A	
	Accessory dwelling units		A	A	A	A	A	A		A		A	A									A	14-6.3(C)(1)
	Home occupations	A	A	A	A	A	A	A		A		A	A									A	14-6.3(C)(2)
	Noncommercial greenhouses and plant nurseries	A	A	A	A	A	A	A		A		A	A									A	
	Other uses and structures customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures	A	A	A	A	A	A	A		A	A	A	A		A								
	Private barbeque pits, private swimming pools	A	A	A	A	A	A	A		A		A	A									A	
	Private day-care nurseries and kindergartens	A	A	A	A	A	A	A		A		A	A									A	(B)(5)
	Private garages	A	A	A	A	A	A	A		A		A	A									A	
	Residential use ancillary										A				A		A						14-6.3 (A)(4) and

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**TABLE 14-6.1-1 PERMITTED USES**

CATEGORY	SPECIFIC USE	RR	R 1 - R 6	R 7- R 9	R 7 (I)	R C	R M	R A C	M H P	C 1	C 2	C 4	H Z	B C D	I 1	I 2	B I P	S C 1	S C 2	S C 3	MU	USE-SPECIFIC REGS (SEE SECTION 14-6.2)
	to an approved use																					14-6.3(A)(7)
	Utility sheds, located within the rear yard only	A	A	A	A	A	A	A		A		A	A								A	
	Any use which is lawful and which conforms to performance standards as set forth in Section 14-37															A						

\*An asterisk symbol next to a permissive use indicates restricted hours that the permissive use shall be open, 7:00 a.m. to 10:00 p.m. Uses with the asterisk next to them shall be closed from 10:00 p.m. to 7:00 a.m.

**TABLE 14-7.1-1: Table of Dimensional Standards for Residential Districts**

DISTRICT	Max. Gross Density (dwelling units per acre) Unless an increase in number of dwelling units is agreed to in carrying out the Inclusionary Zoning Ordinance	Minimum Lot Size (Number of lots created and number of dwellings per lot cannot exceed max. gross density)	Maximum Height of Structures Outside Historic Districts (feet) (Inside Historic Districts, see § 14-5.2)	Minimum Setback Requirements (feet) (All nonresidential uses: 15-foot landscaped buffer required if adjacent to residential; see § 14-7.4(D)(4)(e))	Max. Lot Coverage (%)	Minimum Distance Between Buildings (feet)
RR	1 if public sewer or water is available  2 if both public sewer and water are available  3 if both public sewer and water are available and common open space is provided as set forth in §14-7.1(B)(1)(e)  otherwise: 0.4	Area: 1 acre if public sewer or water is available  As per R1 if both public sewer and water are available  otherwise: 2.5 acres	Residential structures: 24  Nonresidential structures: 35, so long as the part of any building exceeding 24 feet is set back from each yard line at least 1 foot for each foot of additional height	As per R1 if both public sewer and water are available  Otherwise: Front: 25  Side: Single-story structure: 5 Note 3 Second stories: 10  Rear: 15, or 20% of the average depth dimension of lot, whichever is less, to minimum of 5 feet. Second stories shall be set back a minimum of 10 feet from rear yard property line. Note 4	As per R1 if both public sewer and water are available  Otherwise: 40	10, except where a provision is made for a common building wall
R1 R2	R1:1  R2:2	Area: Single-family dwellings: 4,000 sq. ft. minimum; 2,000 sq. ft. if common	Residential structures: 24  Nonresidential structures:	Front: 7 (20 for garage doors) Note 2 See illustration 14-7.1.1	40; 50 if private open space is provided	10, except where a provision is made for a common

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**TABLE 14-7.1-1: Table of Dimensional Standards for Residential Districts**

DISTRICT	Max. Gross Density (dwelling units per acre) Unless an increase in number of dwelling units is agreed to in carrying out the Inclusionary Zoning Ordinance	Minimum Lot Size (Number of lots created and number of dwellings per lot cannot exceed max. gross density)	Maximum Height of Structures Outside Historic Districts (feet)  (Inside Historic Districts, see § 14-5.2)	Minimum Setback Requirements (feet)  (All nonresidential uses: 15-foot landscaped buffer required if adjacent to residential; see § 14-7.4(D)(4)(e))	Max. Lot Coverage (%)	Minimum Distance Between Buildings (feet)
R3 R4 R5 R-6	R3:3 R4:4 R5:5 R6:6  Also see § 14-7.1(B)(1)(a): "Calculation of Allowable Dwelling Units"  See § 14-7.1(B)(1)(b): "Notice of Maximum Number of Dwelling Units"	open space is provided Note 1  Multiple-family dwellings: 4,000 sq. ft. per dwelling unit  Also see § 14-7.1(B)(1)(c): "Common Open Space"	35, so long as the part of any building exceeding 24 feet is set back from each yard line at least 1 foot for each foot of additional height	Side: Single-story structure: 5 Note 3 Second stories: 10  Rear 15, or 20% of the average depth dimension of lot, whichever is less, to minimum of 5 feet. Second stories shall be set back a minimum of 10 feet from year yard property line. Note 4	See §14-7.1(B)(1)(d): "Increase in Maximum Lot Coverage if Private Open Space is Provided"	building wall
R-7 R-8 R-9	See § 14-7.1(B)(2)(a): "Calculation of Allowable Dwelling Units"	Area: 4,000 sq. ft. per unit; 3,000 sq. ft. if common open space is provided Note 5  Width: No minimum,	Same as R1-R6 Districts	Generally, setbacks shall be established by a development plan approved by the Planning Commission. Note	40; 55 if private open space provided	10, except where a provision is made for a common

**EXHIBIT B**

**TABLE 14-7.1-1: Table of Dimensional Standards for Residential Districts**

DISTRICT	Max. Gross Density (dwelling units per acre) Unless an increase in number of dwelling units is agreed to in carrying out the Inclusionary Zoning Ordinance	Minimum Lot Size (Number of lots created and number of dwellings per lot cannot exceed max. gross density)	Maximum Height of Structures Outside Historic Districts (feet)  (Inside Historic Districts, see § 14-5.2)	Minimum Setback Requirements (feet)  (All nonresidential uses: 15-foot landscaped buffer required if adjacent to residential; see § 14-7.4(D)(4)(e))	Max. Lot Coverage (%)	Minimum Distance Between Buildings (feet)
	Dwelling units may be clustered, as defined in this Article 14-12, as long as the density requirements are met	except to meet other Chapter requirements  Also see § 14-7.1(B)(2)(b): "Common Open Space"		6	See §14-7.1 (B)(2)(c): "Increase in Maximum Lot Coverage if Private Open Space is Provided"	building wall
R7(I)	See § 14-7.1(B)(3)(a): "Calculation of Allowable Dwelling Units" See § 14-7.1(B)(3)(b): "Notice of Maximum Number of Dwelling Units"	Area: 4,000 sq. ft.  Width: 30 ft.	All structures: 24	Same as R1-R6 districts	Same as R-1 to R-6 districts	10, except where a provision is made for a common building wall
R C	Gross Density Factor. Note 7  RC-5: 5 dwelling units  RC-8: 8 dwelling	Area: 4,000 sq. ft.  Also see § 14-7.1(B)(4)(a): "Minimum Open Space Requirements"	All structures: 24  - Gross floor area of all stories shall not exceed 50 percent of the	Front: None required if wall between 6 and 8 feet in height is built between building and street; otherwise, 15-foot	Without "compound" dwelling units: 40	Between buildings that are not abutting: 10

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**TABLE 14-7.1-1: Table of Dimensional Standards for Residential Districts**

DISTRICT	Max. Gross Density (dwelling units per acre) Unless an increase in number of dwelling units is agreed to in carrying out the Inclusionary Zoning Ordinance	Minimum Lot Size (Number of lots created and number of dwellings per lot cannot exceed max. gross density)	Maximum Height of Structures Outside Historic Districts (feet) (Inside Historic Districts, see § 14-5.2)	Minimum Setback Requirements (feet) (All nonresidential uses: 15-foot landscaped buffer required if adjacent to residential; see § 14-7.4(D)(4)(e))	Max. Lot Coverage (%)	Minimum Distance Between Buildings (feet)
R C Cont	units		ground  floor area; provided that in calculating the allowable second floor area of attached buildings the total gross heated area of the attached buildings shall be used regardless of ownership status.	setback required.  Side and Rear: None required, if adjacent  building is built to lot line, if adjacent lot is vacant, or if adjacent lot provides side yard setbacks of 10 feet or more and owner thereof agrees by deed restriction with enforcement running to the City at the time of building permit application.  Otherwise:	With "compound" dwelling units: See § 14-7.1(B)(4)(a):  Space Requirements	Between a  and a wall higher than six feet: 5

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**TABLE 14-7.1-1: Table of Dimensional Standards for Residential Districts**

DISTRICT	Max. Gross Density (dwelling units per acre) Unless an increase in number of dwelling units is agreed to in carrying out the Inclusionary Zoning Ordinance	Minimum Lot Size (Number of lots created and number of dwellings per lot cannot exceed max. gross density)	Maximum Height of Structures Outside Historic Districts (feet) (Inside Historic Districts, see § 14-5.2)	Minimum Setback Requirements (feet) (All nonresidential uses: 15-foot landscaped buffer required if adjacent to residential; see § 14-7.4(D)(4)(e))	Max. Lot Coverage (%)	Minimum Distance Between Buildings (feet)
				<p>-Side: 5-foot side setback required.</p> <p>-Rear: If wall between 6 and 8 feet in height is built, 5-foot rear setback required, and if no wall, 15-foot setback required</p> <p>No portion of any story above ground-level story shall be closer than 10 feet from property line.</p>		
RM	<p>RM-1: 21</p> <p>RM-2: 29</p> <p>RM-10: 10</p> <p>RM-LD: 12</p> <p>Also see § 14-7.1(B)(5)(b): "Calculation of Allowable</p>	<p>Area:</p> <p>-Single-family: 3000 sq. ft. (may be reduced to 2000 sq. ft. if common open space is provided)</p> <p>-Multi-family: See § 14-7.1(B)(5)(a): "Minimum Lot Area for Multi-Family Dwellings"</p>	<p>Outside Historic Districts: RM-1 and RM-2: 24; see 14-7.1(B)(5)(h)</p> <p>RM-10 and RM-LD: 24</p> <p>In the Westside-Guadalupe Historic District:</p>	<p>See § 14-7.1(B)(5)(g): "Minimum Building Setback and Separation Requirements."</p>	<p>Multi-family of 6 or more units: 40</p> <p>Single-family, two-family, or multi-family of less than 6 units: 40; 70 if private open space is provided</p>	None

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**TABLE 14-7.1-1: Table of Dimensional Standards for Residential Districts**

<b>D I S T R I C T</b>	<b>Max. Gross Density (dwelling units per acre) Unless an increase in number of dwelling units is agreed to in carrying out the Inclusionary Zoning Ordinance</b>	<b>Minimum Lot Size (Number of lots created and number of dwellings per lot cannot exceed max. gross density)</b>	<b>Maximum Height of Structures Outside Historic Districts (feet) (Inside Historic Districts, see § 14-5.2)</b>	<b>Minimum Setback Requirements (feet) (All nonresidential uses: 15-foot landscaped buffer required if adjacent to residential; see § 14-7.4(D)(4)(e))</b>	<b>Max. Lot Coverage (%)</b>	<b>Minimum Distance Between Buildings (feet)</b>
RM- Cont	Dwelling Units"	Also see § 14-7.1(B)(5)(d): "Minimum Open Space Requirements"  Also see § 14-7.1(B)(5)(e): "Park Dedication."	24  Inside Other Historic Districts: See § 14-5.2		See §14-7.1 (B)(5)(f): "Increase in Maximum Lot Coverage if Private Open Space is Provided"	
R A C		Same as RM districts.	Outside Historic Districts: All structures: 24	Same as for RM districts.	40  Also see §14-7.1 (B)(6)(a): "Maximum Building Area Requirements"	None
MHP	See §14-6.2(A)(5).					

**NOTES:**

<sup>1</sup>*Additional Regulations:* The purpose of a minimum lot size in a residential district is to establish a minimum area to accommodate a dwelling unit and customary accessory buildings within the minimum setbacks and provide private open space for the residents of the lot. The intention of allowing the same minimum lot size in R-1 through R-6 district is to encourage a wide variety of lot sizes in each district.

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Further, it is the intention of allowing a reduction in the minimum lot size in clustered subdivisions to encourage common open space for the benefit of all residents of the development. Smaller lots provide environmental benefits that include reducing water consumption and limiting sprawl. The minimum lot size shall be as established in this section; however, the number of dwelling units shall not exceed that set forth in Table 14-7.1-1. The minimum lot size requirement for single-family structures is 4,000 square feet. However the lot size may be reduced to a minimum of 2,000 square feet provided common open space, meeting the criteria set forth in § 14-7.1(B)(1)(c), is provided such that the sum of the square footage of the lots for a development plus the sum of the square footage for common open space, all divided by the number of single family lots, equal no less than 4,000 square feet. In no case shall the lot include parking areas intended for use by residents of more than one lot.

*<sup>2</sup>Additional Regulations:* The off-street parking requirements set forth in § 14-8.6 shall be met. Where the dwelling unit has an attached garage door facing the street then the distance between the garage door and the front lot line shall be a minimum of 20 feet.

*<sup>3</sup>Additional Regulations:* Zero building setbacks from the side yards are allowed for permitted and accessory structures with the concurrence of adjoining property owners as shown on a notarized affidavit signed by the applicant and the adjoining property owner, and in compliance with the building code as set forth in § 7-1.

*<sup>4</sup>Additional Regulations:* Zero building setbacks from the rear yard property line are allowed for permitted and accessory structures with the concurrence of adjoining property owners as shown on a notarized affidavit signed by the applicant and the adjoining property owner, and in compliance with the building code as set forth in § 7-1.

*<sup>5</sup>Additional Regulations:* The minimum lot size requirement for single-family structures is 4,000 square feet. However the lot size may be reduced to a minimum of 3,000 square feet if common open space, meeting the criteria set forth in § 14-7.1(B)(2)(c), is provided such that the sum of the square footage of the lots for a development plus the sum of the area of common open space, divided by the number of lots, equals no less than 4,000 square feet. In no case shall the lot include parking areas intended for use by residents of more than one lot.

*<sup>6</sup>Additional Regulations:* In the absence of an approved development plan, setbacks shall comply with the R-1 through R-6 districts. If a development plan is approved by the Planning Commission, the following applies: (a) Setbacks shall be based upon their relationship to the overall development and its purpose, amount of open space necessary for the development and its residents, and their impact upon surrounding properties. (b) The minimum distance between buildings on one lot or adjacent lots shall be no less than ten feet, except where a provision is made for a common building wall. (c) There shall be no more than five attached dwellings in any one series. There shall be a distance of 15 feet between each series of attached dwellings, where no structure or appurtenance is permitted.

*<sup>7</sup>Additional Regulations:* If the maximum density calculated is other than a whole number, the number shall be rounded down to the nearest whole number except: (a) If the calculation is for a family transfer subdivision as set forth in § 14-3.7(E)(2)(b) and the result is other than a whole number, the number shall be rounded down if less than five-tenths (0.5), and rounded up if five-tenths (0.5) or more; or (b) If the result is other than a whole number, the number may be rounded up if five-tenths (0.5) or more provided that the applicant agrees that the additional unit resulting from the rounding up is an additional Santa Fe Homes Program Unit meeting the requirements set forth in Section 26-1 SFCC 1987

## **EXHIBIT B**

or if the additional unit resulting from the rounding up is a low priced dwelling unit meeting the requirements set forth in subsection 26-2.3 SFCC 1987. The resulting whole number is the maximum allowable number of dwelling units for the site unless approved by the Governing Body as a rezoning action or other action authorized by this chapter. Prior to subdivision (including lot split) or other development approval of the site by the City, the maximum number of allowable dwelling units shall be calculated for the site as a whole. The allowable number of dwelling units shall not be exceeded for the site as a whole, regardless of subdivisions or lot splits. In the event of subdivision (including lot split), the permitted number of dwelling units shall be allocated among all resulting parcels so that no parcel exceeds the allowable number of units for that parcel calculated separately, and the total number of units on all parcels shall not exceed that of the original site as a whole. A note shall be placed on the plat or development plan prior to recording the first and each subsequent subdivision or lot split which prohibits a further increase in the number of dwelling units for each portion of the site unless approved by the Governing Body as a rezoning action or other action authorized by this chapter. (Ord. No. 2008-15 § 1)

## **EXHIBIT B**

**TABLE 14-8.7-1: Point Requirements by Zoning District**

Zoning District	Points Required	
	Architectural Design	Site Planning
C-1, C-2, C-4, BCD, PRRC, SC, HZ, MU	225	100
RR, R-1 - R-6, R-7, R-8, R-9, RC-5, RC-8, PRC, RM, RAC, AC	200	75
I-1, I-2, BIP	175	50