

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 2018-21

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4
5 AN ORDINANCE

6 RELATING TO THE LAND DEVELOPMENT CODE, CHAPTER 14 SFCC 1987;
7 AMENDING SUBSECTION 14-5.5(C)(3) TO ADD APPLICABILITY TO SINGLE-
8 FAMILY DWELLINGS AND DETACHED MULTIPLE-FAMILY DWELLINGS;
9 AMENDING SUBSECTION 14-5.5(C)(5) TO PROVIDE A SETBACK FROM THE
10 AIRPORT ROAD RIGHT-OF-WAY AND SCREEN WALL REQUIREMENTS FOR
11 SINGLE-FAMILY DWELLINGS AND DETACHED MULTIPLE-FAMILY
12 DWELLINGS; AMENDING SUBSECTION 14-5.5(C)(7) TO ADD LANDSCAPING
13 REQUIREMENTS FOR SINGLE-FAMILY DWELLINGS AND DETACHED
14 MULTIPLE-FAMILY DWELLINGS ADJACENT TO THE AIRPORT ROAD RIGHT-
15 OF-WAY; AND MAKING SUCH OTHER CHANGES THAT ARE NECESSARY TO
16 CARRY OUT THE PURPOSE OF THIS ORDINANCE.

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

19 Section 1. Subsection 14-5.5(C)(3) SFCC 1987 (being Ord. No. 2013-1 § 2) is
20 amended to read:

21 (3) Applicability

22 (a) The provisions of this subsection do not apply to single family dwellings and
23 detached multiple-family dwellings except as provided in Subsections 14-
24 5.5(C)(5)(k) and 14-5.5(C)(7)(e).

25 (b) Additions to or *remodeling* of existing *buildings* shall comply with the provisions

1 of this subsection to the extent practical or feasible as determined by the land use
2 director.

3 **Section 2. Subsection 14-5.5(C)(5) SFCC 1987 (being Ord. No. 2013-1 § 2, as**
4 **amended) is amended to read:**

5 (5) Site Design, Circulation and Parking

- 6 (a) New *buildings* or additions to existing *buildings* shall be oriented so that their
7 primary *façades* face Airport Road or to integral courtyards that shall face
8 Airport Road.
- 9 (b) No more than one single-loaded row of parking is permitted adjacent to Airport
10 Road.
- 11 (c) Perimeter *screening* of parking lots shall be in accordance with Section 14-
12 8.4(I)(2) except that *screening walls*, hedges or berms shall not exceed four (4)
13 feet at maturity and shall be provided with openings adjacent to the Airport Road
14 *right-of-way* to allow multiple points of pedestrian access to Airport Road.
- 15 (d) Sidewalks adjacent to Airport Road shall be provided in accordance with Section
16 14-9.2.
- 17 (e) Direct vehicular access to Airport Road shall be prohibited where feasible as
18 determined by the *land use director* in consultation with the public works
19 director.
- 20 (f) New *buildings* shall have accessible pedestrian connections to Airport Road.
- 21 (g) Loading docks shall be located at the side or rear of *buildings* and shall be fully
22 screened so that the loading dock is not visible from Airport Road. The *screening*
23 shall be integrated with the *building* architecture, materials and construction.
- 24 (h) Vehicular access between and among adjacent *lots* shall be provided where
25 feasible as determined by the *land use director*.

1 (i) Electrical transformers and water system backflow preventer cabinets shall be
2 screened from view of public roadways and sidewalks by *walled* enclosures or
3 landscape *screening*. Water system backflow preventer cabinets and *wall-*
4 *mounted* utility boxes shall be painted the same color as the closest *building* on
5 site.

6 (j) New *development* of the following categories of use, as defined in Table 14-6.1-
7 1, shall be set back a minimum of one hundred (100) feet from the Airport Road
8 *right-of-way* and shall be separated from the Airport Road *right-of-way* by
9 *development* not containing these uses:

10 (i) Electrical substations or switching substations

11 (ii) *Sexually Oriented Businesses*

12 (iii) Storage

13 (iv) Telecommunications *towers*, but not *tower alternatives*

14 (v) Vehicles and Equipment

15 (vi) Industrial

16 (vii) *Outdoor Storage*

17 (viii) *Warehouse* and Freight Movement

18 (k) The following provisions shall apply to new *development* of *single family*
19 *dwellings* and detached *multiple-family dwellings* on *lots* adjacent to the Airport
20 Road *right-of-way*:

21 (i) *Buildings* shall be set back a minimum of twenty (20) feet from the
22 Airport Road *right-of-way*.

23 (ii) A six (6) foot high, color-coated, masonry *wall* shall be constructed
24 along the entire length of the common property line at the Airport Road
25 *right-of-way*.

1 **Section 3. Subsection 14-5.5(C)(7) SFCC 1987 (being Ord. No. 2013-1 § 2) is**
2 **amended to read:**

3 (7) Landscaping Standards

4 In addition to requirements found in Section 14-8.4 SFCC 1987, Landscape and Site
5 Design, the following provisions shall apply:

6 (a) On-site storm water *detention* or *retention* facilities:

7 (i) shall be integrated with the required landscaping on the site;

8 (ii) when located adjacent to the Airport Road *right-of-way* , shall not be
9 wider than ten (10) feet measured perpendicular to the Airport Road
10 *right-of-way*; and

11 (iii) shall not create a physical barrier to pedestrian access from the Airport
12 Road *right-of-way* to the site.

13 (b) *Street trees* shall be planted at a minimum of twenty (20) feet on-center adjacent
14 to the Airport Road property line. *Street trees* shall be two and one half (2 1/2)
15 inches minimum *caliper* at time of planting and a minimum mature height of
16 thirty (30) feet. The location and minimum mature height of *street trees* may be
17 adjusted where conflicts with overhead utility lines exist.

18 (c) A minimum of thirty percent of required plant material shall be evergreen.

19 (d) The area between the Airport Road curb and the Airport Road sidewalk adjacent
20 to the *development* site shall be landscaped as part of the required *landscaping* of
21 the *development* site.

22 (e) The following provisions shall apply to new *development* of *single-family*
23 *dwellings* and detached *multiple-family dwellings* on *lots* adjacent to the Airport
24 Road *right-of-way*:

25 (i) The twenty (20) foot *setback* area between *buildings* and the Airport

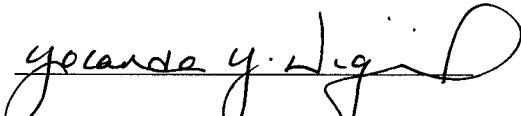
1 Road *right-of-way* shall be planted with trees in accordance with
2 Subsection 14-5.5(C)(7)(b). Trees shall be maintained and replaced
3 when necessary by the *property owner*.

4 PASSED APPROVED and ADOPTED this 29th day of August, 2018.


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8 ALAN M. WEBBER, MAYOR

9 ATTEST:

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11 
12 YOLANDA Y. VIGIL, CITY CLERK

13 APPROVED AS TO FORM:

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15
16 ERIN McSHERRY CITY ATTORNEY