

San Marcos Community District Overlay ***Proposed Amendments***

-

October 2023
Community Meetings



MEETING PURPOSE

- To inform the greater community of San Marcos about the proposed changes to the San Marcos Community District Overlay (i.e. zoning regulations)
- To answer questions about the proposed changes and receive specific comments
- To inform the community about the approval process and tentative public hearings schedule

AGENDA

- I. Welcome, Introductions, & Meeting Guidelines – *10 minutes***
- II. Doug Speer's Planning Process Explainer Video – *5 minutes***
- III. Planning Process Overview – *15 minutes***
 - a. 2019 San Marcos Community Plan
 - b. San Marcos Community District Overlay amendments
- IV. Q&A Review of Overlay Amendments-by-Topic– *60 minutes***
 - 1. Building & Development (including setbacks)
 - 2. The Arts & Home Occupations
 - 3. Water, Agriculture, & Commercial Cannabis
 - 4. Approval Process & Tentative Schedule
- V. Adjournment – 7:30pm**

MEETING GUIDELINES

- **Respect everyone's perspectives and opinions**
- **At the Q&A topic tables, please wait your turn to ask questions**
- **Do not speak over others**
- **Stay on topic**

DOUG SPEER'S EXPLAINER VIDEO

Welcome!

San Marcos
Planning Meeting

Santa Fe County San Marcos District Community Plan Adopted SLDC Zoning Map

Legend

San Marcos District Community Planning Area

City of Santa Fe

Not Under Santa Fe County Zoning Jurisdiction

Municipality

Municipal Association Area

Tribal Lands

Federal and State Lands

SLDC Zoning Map (2016)

Ag (Ranch, AR) (1 dwelling per 100 acres base density)
Rural, RUR (1 dwelling per 40 acres base density)
Rural Fringe, RUR-F (1 dwelling per 20 acres base density)
Rural Residential, RUR-R (1 dwelling per 10 acres base density)
Residential Fringe, RES-F (1 dwelling per 5 acres base density)
Residential Medium Density, RES-M (1 dwelling per 20 acres base density)
Residential Community, RES-C (1 dwelling per acre base density)
Traditional Community, TC (1 dwelling per 0.75 acres base density)
Commercial Neighborhood, CN
Commercial General, CG
Industrial Light, IL
Industrial General, IG
Public / Institutional, PI
Mixed Use, MU
Planned Development District, PD

Community Overlay Zoning Districts (CO)

Interim Trail Environmental and Resource Protection Overlay Zone (ITERO)

Rural Commercial Overlay Zone (RCO)

Airport Noise Overlay Zone (ANO)

100 ft ANO

200 ft ANO

300 ft ANO

Any land or property which is subject to Santa Fe County's zoning jurisdiction, but is not depicted on this map within a County zoning district, shall be construed by default to be located in the Ag / Ranch zoning district, unless otherwise specifically provided for in the Santa Fe County Land Development Code.

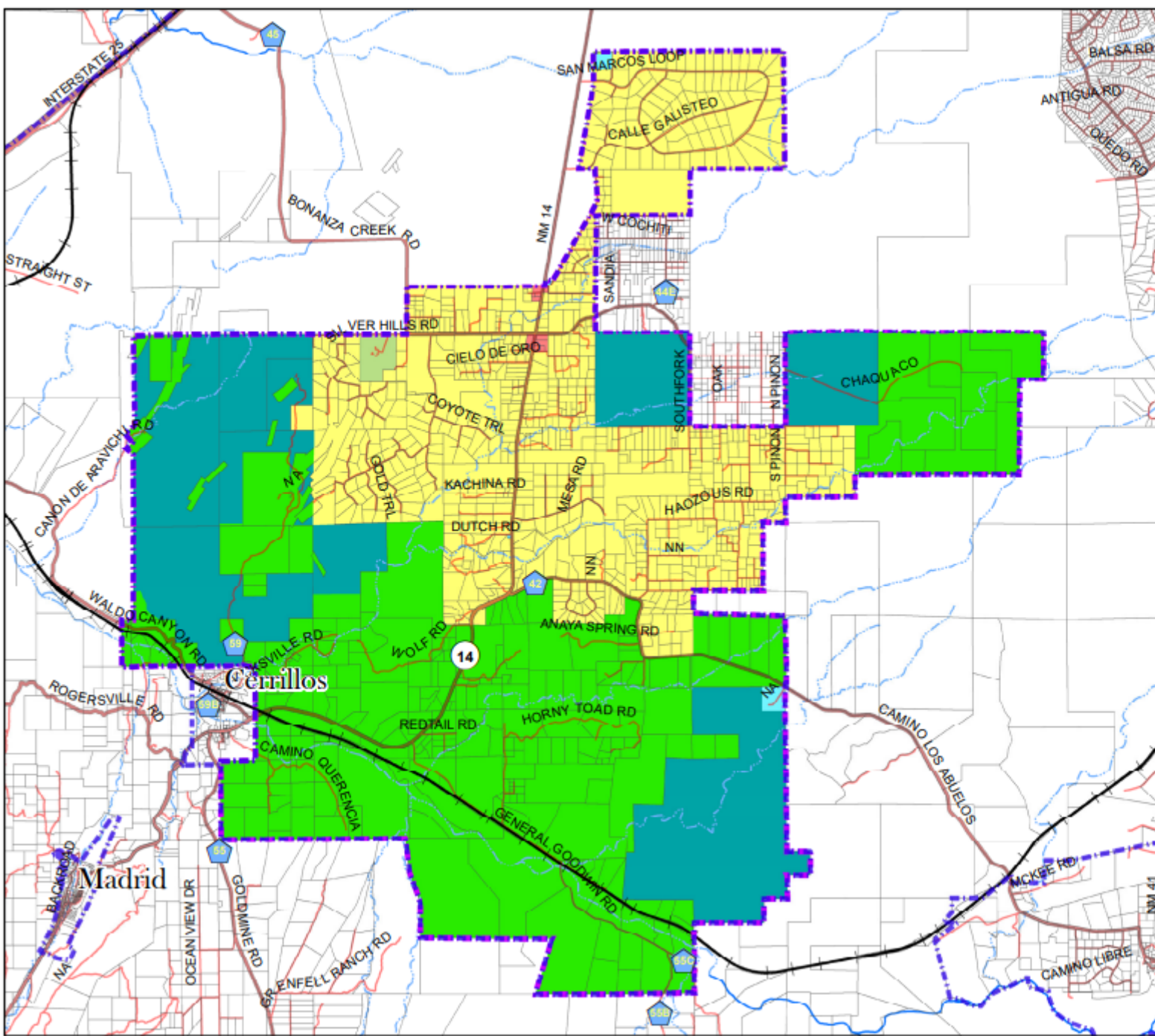
* Densities referred to on this map and in the text of the County's zoning regulations indicate the gross or overall density of development projects and subdivisions, and do not necessarily indicate the minimum area required for each individual lot.



This information is for reference only. Santa Fe County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary.



Santa Fe County
Growth Management
Department
Planning Division

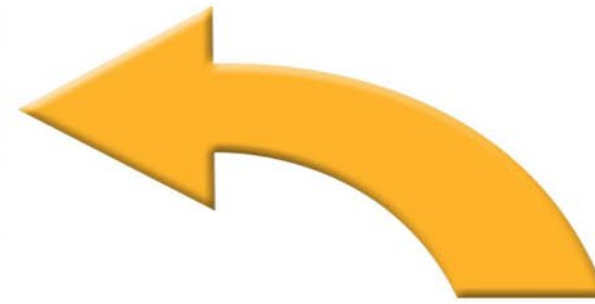
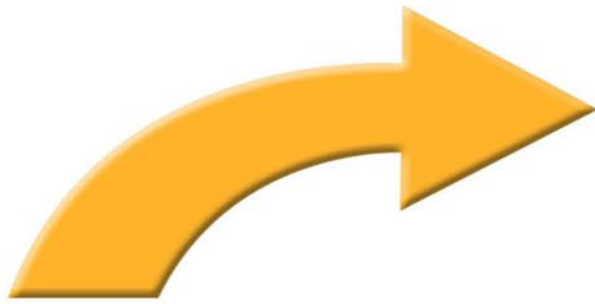




2019

San Marcos Community District Plan





2015 Santa Fe County Sustainable Growth Management Plan (SGMP)



Santa Fe County General Plan

Adopted by the Board of County Commissioners by Resolution 2015-155



Santa Fe County

Sustainable Land Development Code

Adopted by Ordinance 2016-9
December 13, 2016



This is a reproduction of the Santa Fe County Sustainable Land Development Code (SLDC), enacted by Ordinance No. 2016-9, the original copy of which was recorded with the County Clerk as instrument number # 1812913. While efforts have been made to ensure its accuracy, this more legible reproduction is provided as a convenience to the public and does not trump the recorded SLDC. In the event of an inconsistency between this reproduction and the SLDC recorded with the County Clerk, the recorded SLDC is the controlling and official document.

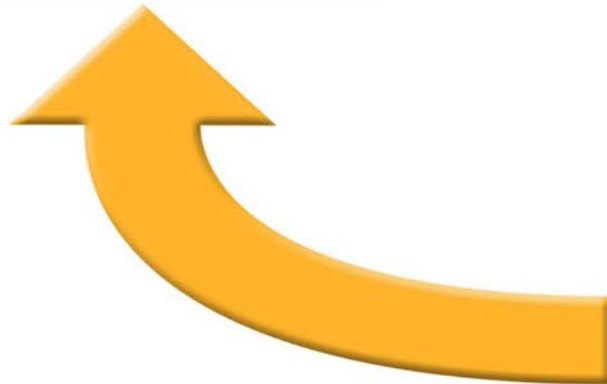
San Marcos District Overlay



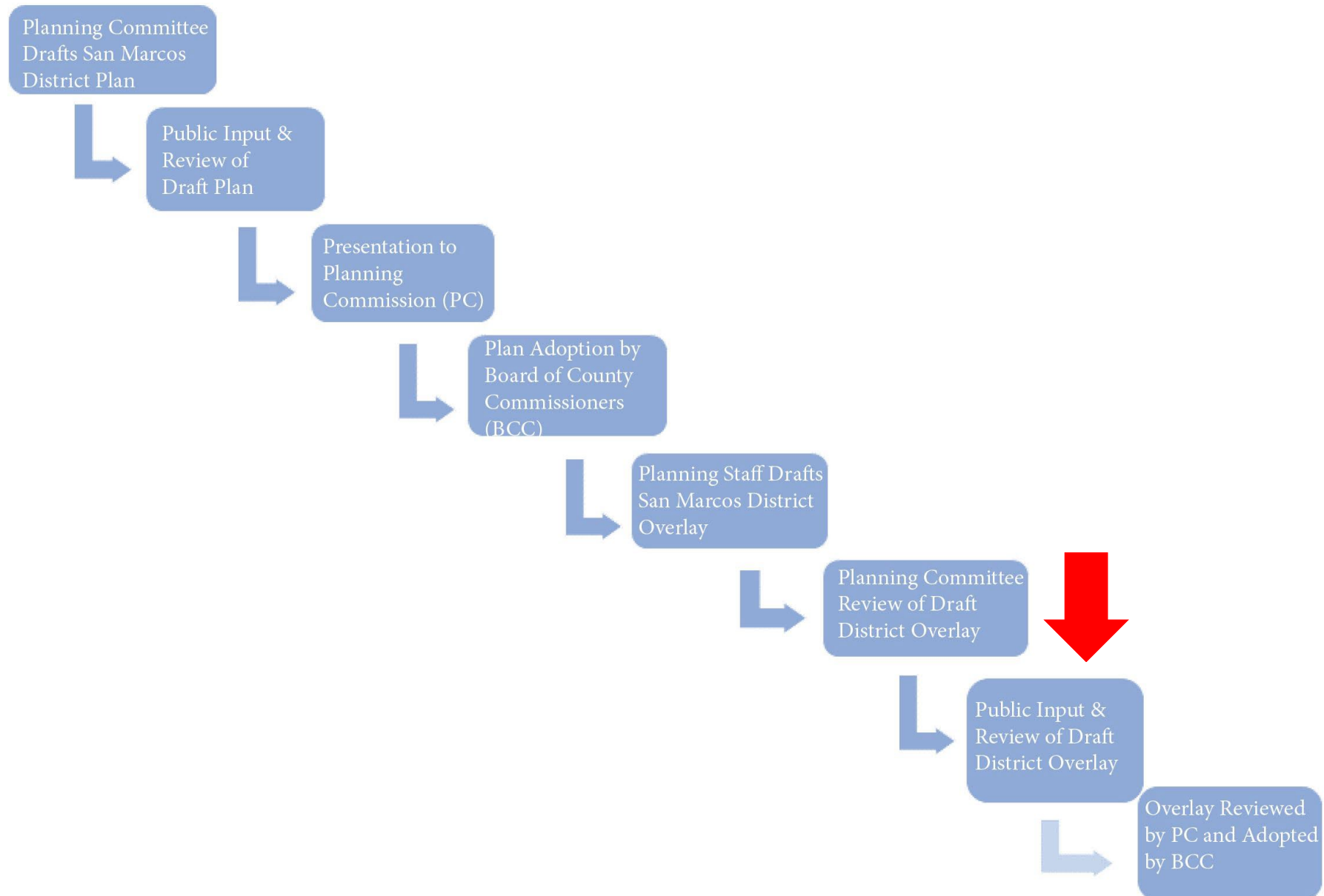
2019



San Marcos District Plan



Implementation Process



CONSISTENCY + OVERLAY PROCESS

SLDC Section 1.4 Purpose and Intent

- 1.4.1 The SLDC, including all amendments to the SLDC, are intended to implement and be consistent with the goals, objectives, policies, and strategies of the Sustainable Growth Management Plan (SGMP)

SLDC Section 2.1.4 Community Plans.

- 2.1.7 Implementation. Following approval of an area, community or district plan, County staff shall develop the appropriate overlay district(s) to implement the community plan.

Community Plan process vs. Overlay amendment process

- Consensus decision-making vs. Plan implementation

SLDC AND SGMP CONSISTENCY

SLDC Section 1.4 Purpose and Intent

- 1.4.1 The SLDC, including all amendments to the SLDC, are intended to implement and be consistent with the goals, objectives, policies, and strategies of the Sustainable Growth Management Plan (SGMP)

SLDC Section 2.1.4 Community Plans.

- 2.1.4.1 A community plan provides specific planning, design and implementation for a traditional,
- 2.1.6 Status of Area, Community or District Plans. After approval by the Board, an area, community or district plan shall constitute an amendment to the SGMP.
- 2.1.7 Implementation. Following approval of an area, community or district plan, County staff shall develop the appropriate overlay district(s) to implement the community plan.
- 2.1.10 Consistency. The SLDC and all amendments thereto shall be consistent with the SGMP and applicable area, community or district plans, the CIP and the Official Map.

Q&A REVIEW OF OVERLAY AMENDMENTS-BY-TOPIC

1. Building & Development (including setbacks)
2. The Arts & Home Occupations
3. Water, Agriculture, & Commercial Cannabis
4. Approval Process & Tentative Schedule

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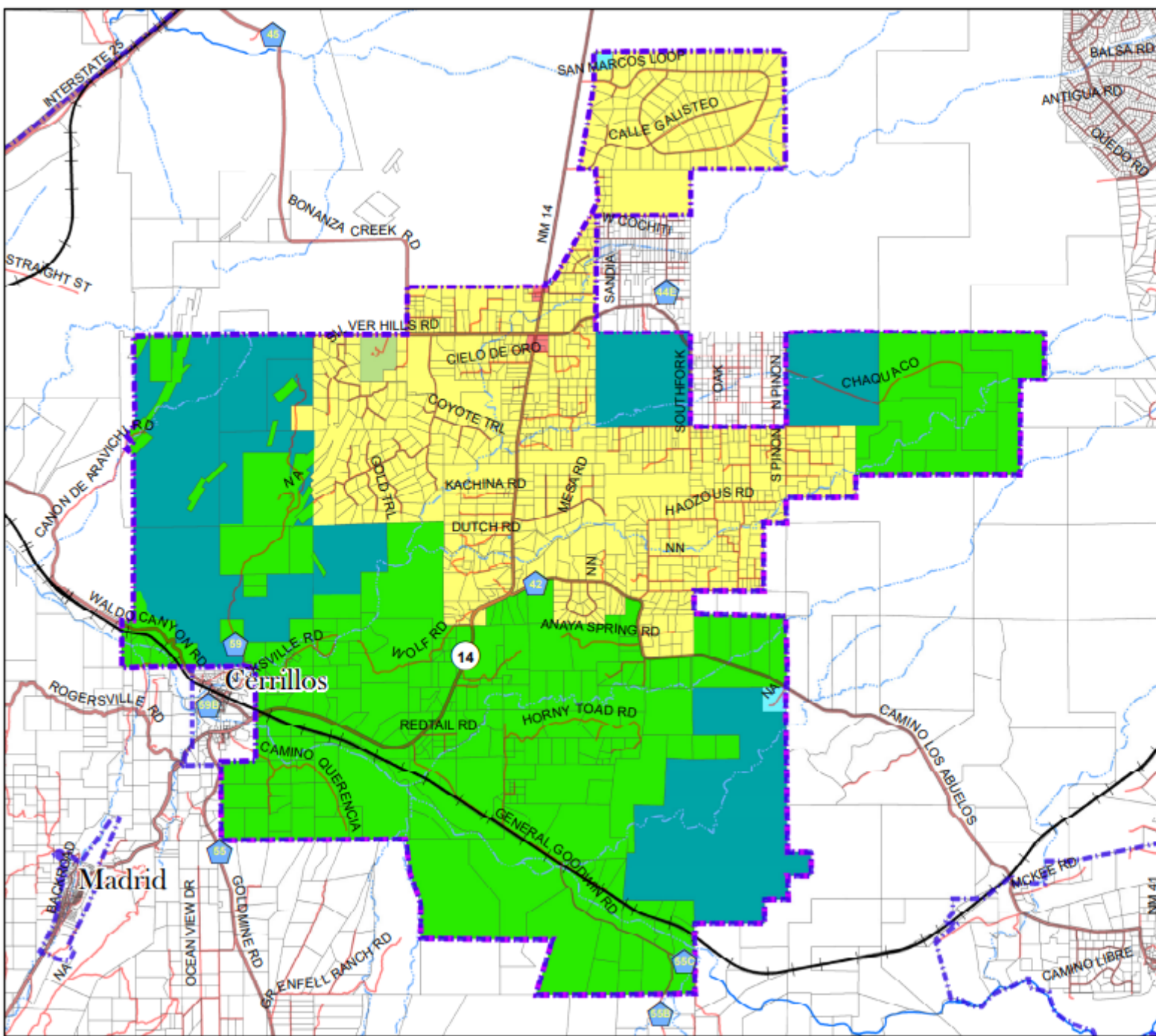
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Santa Fe County
Growth Management
Department
Planning Division

June 10, 2019
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BUILDING & DEVELOPMENT

- **9.14.2.1. NM 14 Setbacks**
 - From 200 ft. in Rural-Residential Zoning District to County Standard of 100 ft.
- **Dimensional Standards: Lot Coverage**
 - Lot Coverage maximum removed to match County standards
- **Dimensional Standards: Setbacks from front, rear and side property lines**
 - From 100 ft. to County standards

DIMENSIONAL STANDARDS:

PROPERTY LINE SETBACKS

- From 100 feet for Front, Rear, and Side Setbacks to the County standard:

| Table 7-A: Setback Table (see SLDC Section 7.3.3.7) | | | | |
|--|-----------------------------------|-----------------------------------|----------------------------------|----------------------------------|
| Zoning District | Front Setback (Min) ft | Front Setback (Max) ft | Side Setback (Min) ft | Rear Setback (Min) ft |
| Rural (RUR) | 25 | n/a | 25 | 25 |
| Rural Fringe (RUR-F) | 25 | n/a | 25 | 25 |
| Rural Residential (RUR-R) | 20 | n/a | 25 | 25 |
| Commercial Neighborhood (CN) | 5 | 25 | 0 | 30 |

THE ARTS & HOME OCCUPATIONS

- 2019 Plan: support artistic and home-based businesses
- Amendments to **Table 9-14-6 SMCD Home Occupations**
- **New Use:** “Independent artist, writer, or performer studio”
 - Proposed Zoning: Permitted in all Zoning Districts

WATER, AGRICULTURE, & COMMERCIAL CANNABIS

c. Composting facility

- i. This use shall be limited to a maximum of 5,000 square feet.

d. Commercial and crop production greenhouses

- i. These uses shall be limited to a maximum of 5,000 square feet.
- ii. This use must have valid water rights with the New Mexico Office of the State Engineer. Domestic well permits do not allow water to be used in growing any commercial crops.

e. Crop production outdoor

- i. This use must have valid water rights with the New Mexico Office of the State Engineer. Domestic well permits do not allow water to be used in growing any commercial crops.

COMMERCIAL CANNABIS

9.14.4.2. Cannabis Uses. The purpose of the Cannabis in the SMCD is to support economic development and agricultural opportunities that are not disruptive to the residential character of the area or significantly interfere with the use of adjacent properties. Cannabis Uses shall be as regulated in Chapter 10 of this Code except as prescribed in this section.

1. Use Regulations

a. Cannabis Commercial greenhouses

- i. This is a conditional use in the Rural Fringe Zoning District and Commercial Neighborhood Zoning District.

b. Cannabis Outdoor cannabis production

- i. This is a conditional use in the Rural Zoning District and Rural Fringe Zoning District.
- ii. This is a prohibited use in the Rural Residential Zoning District.

c. Cannabis Store or shop without drive through facility

- i. This is a conditional use in the Commercial Neighborhood Zoning District.

d. Cannabis Testing facilities (Research and development services)

- i. This is a conditional use in the Commercial Neighborhood Zoning District.

APPROVAL PROCESS & TENTATIVE SCHEDULE

1. SLDC Hearing Officer – *early-November*
2. Planning Commission – *mid-December*
3. Board of County Commissioners – *early-January*

COMMENTS SUBMISSION

1. Name
2. Date
3. Page Number / Section
4. Comment
5. Email: Nate Crail, Community Planner
ncrail@santafecountynm.gov

| Commenter | Date | Page Number / Section | Comment |
|-----------|------|-----------------------|---------|
| | | | |
| | | | |
| | | | |

THANK YOU FOR ATTENDING

Please send Questions and Comments to:

Nate Crail, Community Planner
ncrail@santafecountynm.gov