

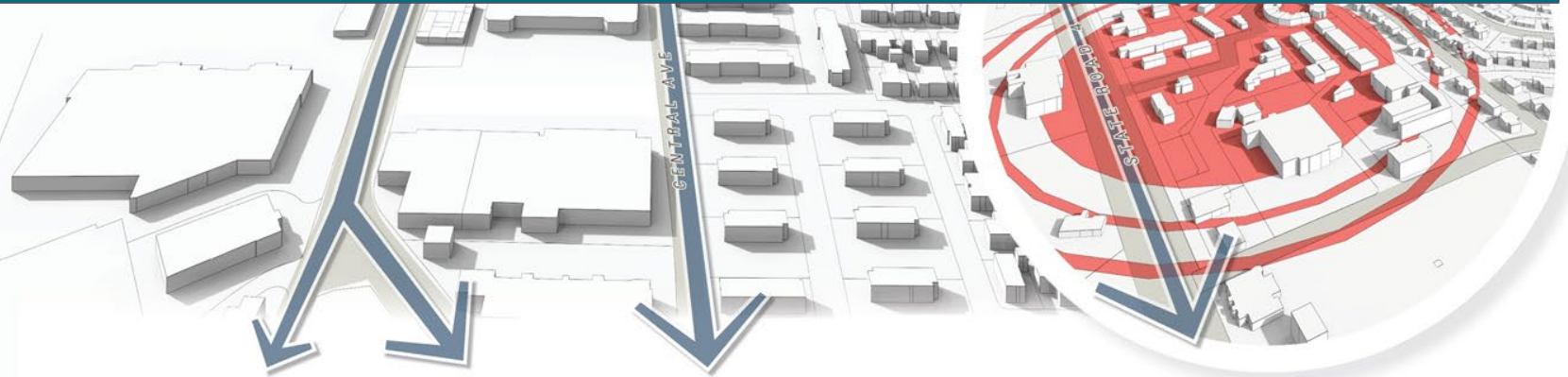
LOS ALAMOS

Chapter 16  
*Development Code Update*

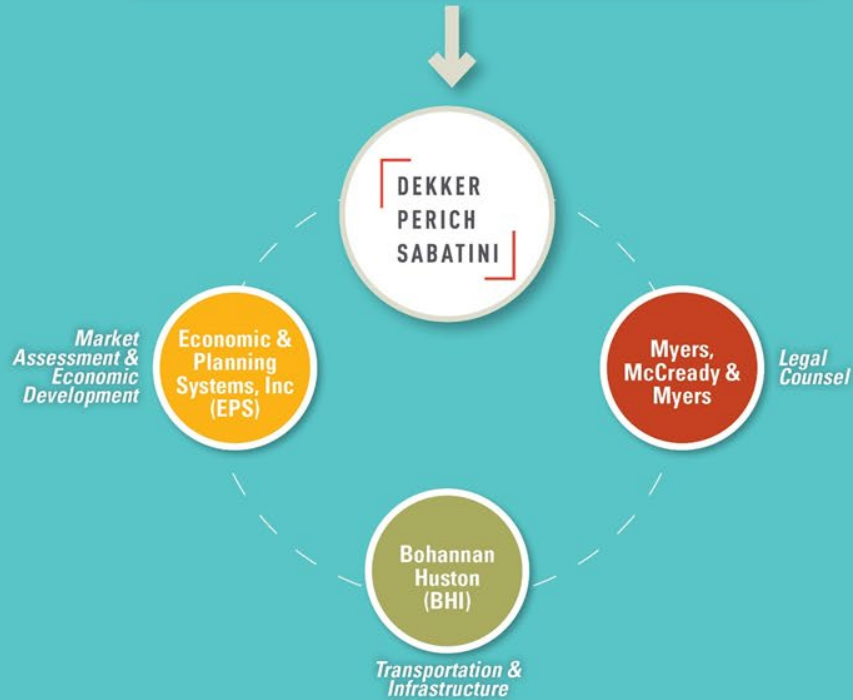
LOS ALAMOS

# DEVELOPMENT CODE UPDATE

Module 1 Use Regulations Public Open House 7.22.2021



# LOS ALAMOS



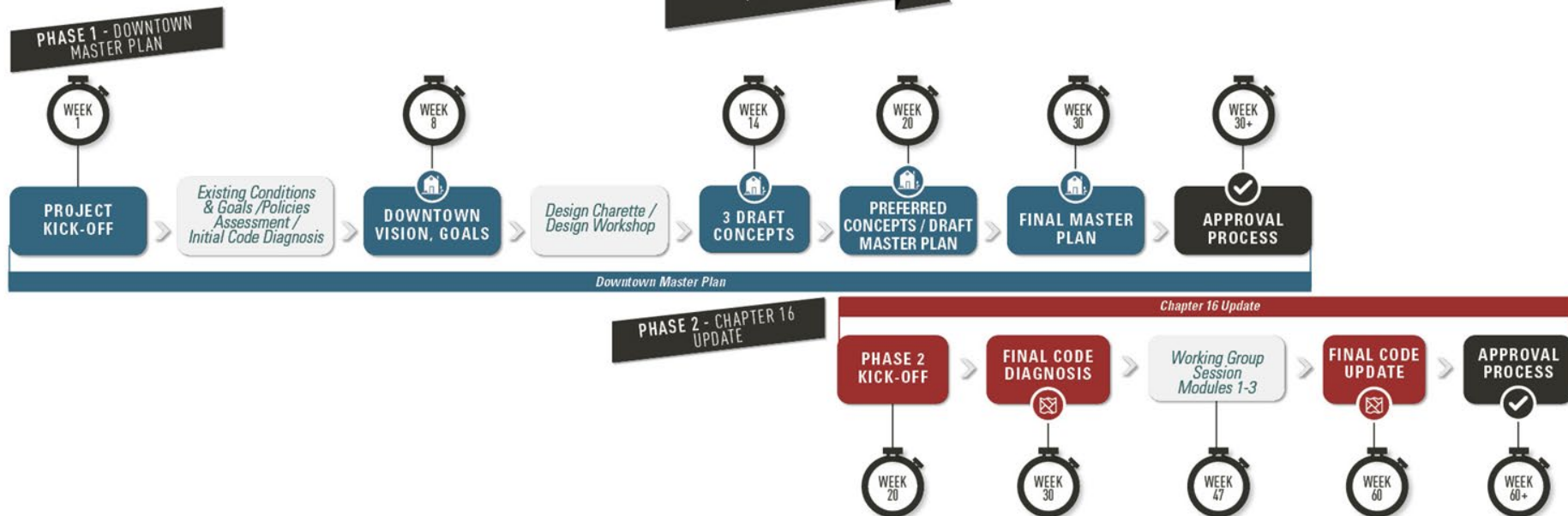


# 1. Introduction - Scope

LOS ALAMOS

Chapter 16  
Development Code Update

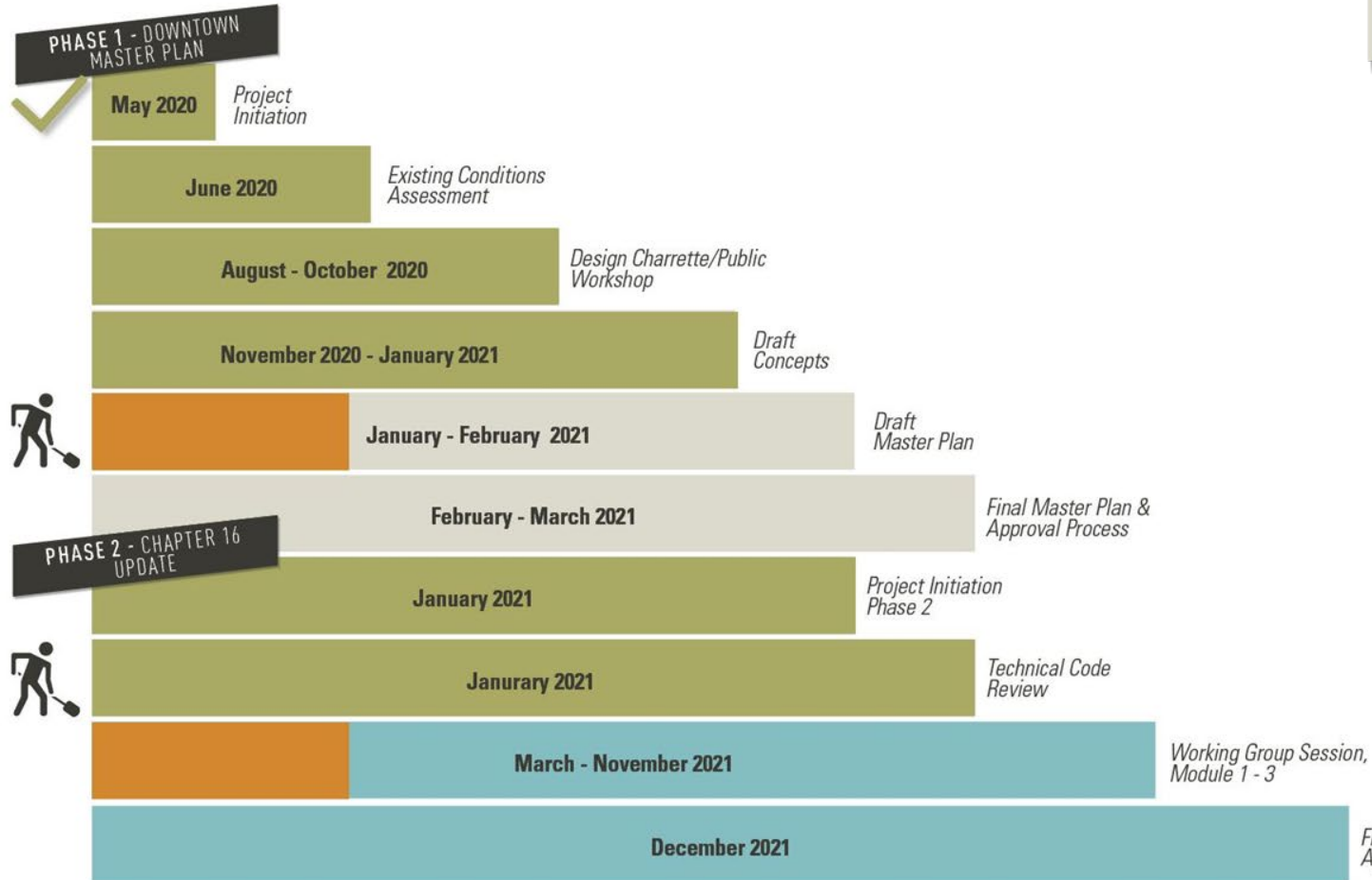
## PHASE 1 & 2 TIMELINE





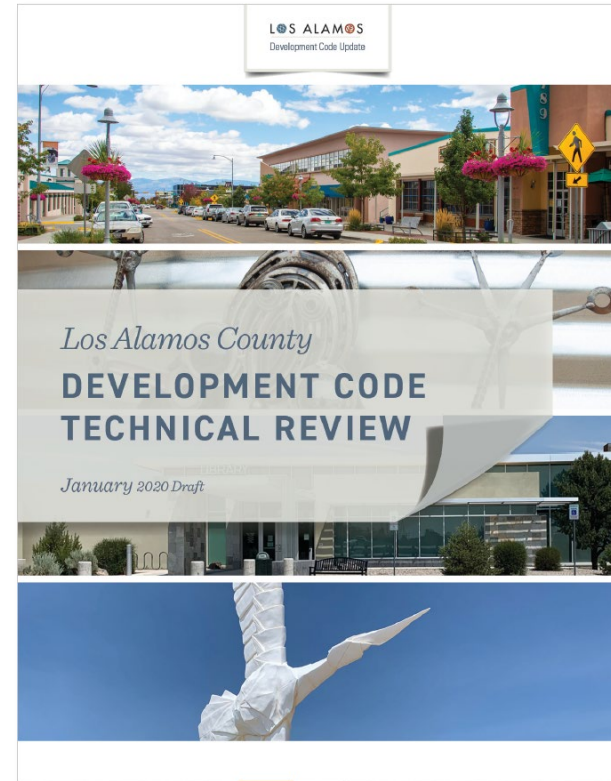
- You are muted during the presentation for the first part of the workshop
- If you have questions, use the Chat function





# Technical Code Report Overview

- Establishes goals and general action items for the Code Update
- Identifies area where County of Los Alamos could be updated to reflect best practices
- Outline proposed structure for Code Update



# Code Update Modules

- Integrate findings from Diagnostic Report into municipal code
- Modules build off each other
- Comments on each Module will be addressed in subsequent Modules

**Module 1**  
Use  
Regulations



**Module 2**  
Development  
Standards



**Module 3**  
Administration  
& Procedures

# Module 1 Table of Contents

## Zone Districts

- Establishment and Conversion of Districts
- Zone District Summaries

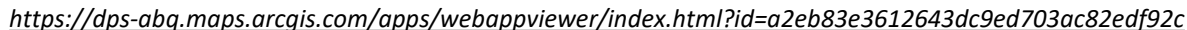
## Use Regulations

- Use Table
- Use Specific Regulations

# Key Findings from Code Review- related to zone districts

| ISSUE   | RECOMMENDATION  |
|---|---|
| The Code contains a total of 39 base and overlay districts – an excessive amount for a community of this size | Consolidate the lineup of zoning districts into fewer, more flexible districts. Streamlined districts reduce the potential for contradicting regulations & misinterpretations.<br><br>If districts are consolidated, zones would be converted to the closest match to the proposed zone, in terms of allowable uses and intended densities/intensities. |
| Many of these districts are very similar in terms of their permissive uses and dimensional standards          |   |
| Proliferation of zone districts can create unnecessary complexity within the Code                             |   |
| The current division between base zones and overlay districts within the current structure is unclear.        | Provide clearer distinctions between base and overlay districts; in some cases, overlay districts may need to be moved into the base district lineup or vice versa  |
|   | Regulate through Use Specific Standards rather than unique zone districts   |

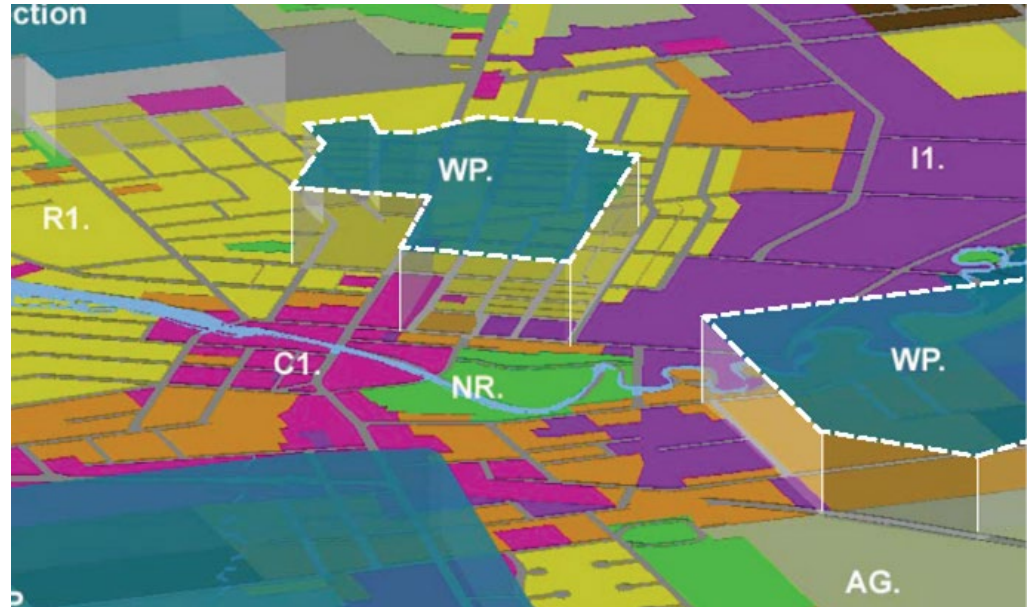
Zoning Districts are established in order to classify and regulate the uses of land and create development regulations.



# Types of Zone Districts

**Based Zone Districts** establish the primary type and intensity of land use for the parcel, along with development regulations

**Overlay Zone Districts** supplement the base zone standards when special provisions are needed to protect unique site features or implement location-specific provisions



# Existing Zone Districts

- The code contain a large number of districts, many of which are very similar in nature.
- Zone districts have been evaluated to determine whether they can be streamlined, either by eliminating or consolidating existing similar districts, or to introduce new ones.

| #     | Zone District   | Abbreviation                                     | Acreage  |
|-------|---|--|----------|
| 1     | Residential Agricultural District                         | R-A  | 949.6    |
| 2     | Residential Estate District                               | R-E  | 25.8     |
| 3-6   | Single-family Residential Districts                       | R-1-5, R-1-8, R-1-10, R-1-12                     | 1,006.9  |
| 7     | Residential Mixed District                                | R-M  | 266.9    |
| 8     | Multiple-family Residential (Low Density) District        | R-3-L  | 33.2     |
| 9     | Multiple-family Residential (High Density) District       | R-3-H  | 1,507.1  |
| 10    | Multiple-family Residential (Very High Density) District  | R-3-H-40   | 11.3     |
| 11    | Mobile Home Subdivision District                          | R-4  | 36.5     |
| 12    | Mobile Home Park District                                 | R-5  | 25       |
| 13    | Mobile Home Development District                          | R-6  | 13.2     |
| 14    | Residential Mixed—North Community District                | R-M-NC   | 143.7    |
| 15    | Multiple-family Residential (Low Density)—North Community | R-3-L-NC   | 136.5    |
| 16-21 | Planned development residential districts                 | PD-2.0, PD-3.5, PD-5.0, PD-7.0, PD-12.0, PD-20.0 | 369.9    |
| 22    | Professional Office District                              | P-O  | 2.9      |
| 23    | Research and Development District                         | R&D  | 111.4    |
| 24    | Light Commercial and Professional Business District       | C-1  | 16.5     |
| 25    | Civic Center Business and Professional District           | C-2  | 25.8     |
| 26    | Heavy Commercial District                                 | C-3  | 54.3     |
| 27    | Light Industrial District                                 | M-1  | 82.9     |
| 28    | Heavy Industrial District                                 | M-2  | 15.6     |
| 29    | Mixed-use District  | MU   | 80.3     |
| 30    | Public Land District                                      | P-L  | 6,284.1  |
| 31    | Scenic Open Lands District                                | W-1  | 0        |
| 32    | Recreation Wilderness District                            | W-2  | 503.9    |
| 33    | Federal Lands District                                    | F-L  | 60,775.9 |
| 34    | Historic Overlay District                                 |  | 0        |
| 35-38 | Downtown Districts  | DT-NG, DT-NCO, DT-TCO, DT-CPO                    | 226.5    |
| 39    | Special Plan District                                     | SP   | 64.7     |

# Zone District Conversions - District Consolidation

- If districts were consolidated, zones were converted to the closest match to the proposed zone, in terms of allowable uses and intended densities/intensities.

**Table 16-1-1-1: Proposed Zone District Consolidation**

|                       | Existing Zone Districts                            | Proposed Zone Districts           |
|-----------------------|--|-----------------------------------|
| Residential Districts | Planned Development Residential District (PD-2.0)  | Single-Family Residential (SFR-1) |
|                       | Single-Family Residential District (R-1-12)        | Single-Family Residential (SFR-2) |
|                       | Planned Development Residential District (PD-3.5)  |                                   |
|                       | Single-family Residential District (R-1-10)        | Single-Family Residential (SFR-3) |
|                       | Single-family Residential District (R-1-8)         | Single-Family Residential (SFR-4) |
|                       | Planned Development Residential District (PD-5.0)  |                                   |
|                       | Single-family Residential District (R-1-5)         | Single-Family Residential (SFR-5) |
|                       | Planned Development Residential District (PD-7.0)  |                                   |
|                       | Planned Development Residential District (PD-12.0) | Single-Family Residential (SFR-6) |
|                       | Planned Development Residential District (PD-20)   | Eliminated <sup>1</sup>           |

# Zone District Conversions – Residential

Major changes:

- PD consolidation to closest residential base district
- Consolidated mobile home area into 1 district

*Table 16-1-1-1: Proposed Zone District Consolidation*

|                       | Existing Zone Districts  | Proposed Zone Districts  |
|-----------------------|--|--|
| Residential Districts | Planned Development Residential District (PD-2.0)                    | Single-Family Residential (SFR-1)  |
|                       | Single-Family Residential District (R-1-12)                          | Single-Family Residential (SFR-2)  |
|                       | Planned Development Residential District (PD-3.5)                    |  |
|                       | Single-family Residential District (R-1-10)                          | Single-Family Residential (SFR-3)  |
|                       | Single-family Residential District (R-1-8)                           | Single-Family Residential (SFR-4)  |
|                       | Planned Development Residential District (PD-5.0)                    |  |
|                       | Single-family Residential District (R-1-5)                           | Single-Family Residential (SFR-5)  |
|                       | Planned Development Residential District (PD-7.0)                    |  |
|                       | Planned Development Residential District (PD-12.0)                   | Single-Family Residential (SFR-6)  |
|                       | Planned Development Residential District (PD-20)                     | Eliminated <sup>2</sup>  |
|                       | Residential Mixed (R-M)  | Residential Mixed (RM) – REMAINS   |
|                       | Residential Mixed—North Community (R-M-NC)                           | Residential Mixed—North Community (RM-NC)                                      |
|                       | Multiple-family Residential (Low Density) (R-3-L)                    | Multi-Family Low-residential (MFR-L)   |
|                       | Multiple-family Residential (Low Density)—North Community (R-3-L-NC) | Multiple-family Residential (Low Density)—North Community (MFR-L-NC) - Remains |
|                       | Multiple-family Residential (High Density) R-3-H                     | Multi-Family Medium-residential (MFR-M)  |
|                       | Multiple-family Residential (Very High Density) R-3-H-40             | Multi-Family High-residential (MFR-H)  |
|                       | Mobile Home <u>Subdivision</u> (R-4)                                 | Manufactured Home Community (MHC)  |
|                       | Mobile Home Park (R-5)   |  |
|                       | Mobile Home Development (R-6)  |  |

# Zone District Conversions – Mixed-use

Major changes:

- Consolidate Downtown LA into 1 district
- New downtown district for WRTC

***Table 16-1-1-1: Proposed Zone District Consolidation***

| Mixed-Use Districts | Existing Zone Districts                           | Proposed Zone Districts             |
|---------------------|---|-------------------------------------|
|                     | Mixed-use (MU)                                    | Mixed-Use District (MU) – REMAINS   |
|                     | Downtown Overlays (DT-NG, DT-NCO, DT-TCO, DT-CPO) | Downtown Los <u>Alamos</u> (DTLA)   |
|                     |   | White Rock Town Center (WRTC) – NEW |

NEW

# Zone District Conversions – Non-Residential

Major changes:

- Created broader office, commercial and industrial districts
- Eliminated federal lands

***Table 16-1-1-1: Proposed Zone District Consolidation***

|                           | Existing Zone Districts                          | Proposed Zone Districts     |
|---------------------------|--|-----------------------------|
| Non-Residential Districts | Professional Office (P-O)                        | Professional Office (PO)    |
|                           | Research and Development (R&D)                   |                             |
|                           | Light Commercial and Professional Business (C-1) | General Commercial (GC)     |
|                           | Civic Center Business and Professional (C-2)     |                             |
|                           | Heavy Commercial (C-3)                           |                             |
|                           | Light Industrial (M-1)                           | Industrial (IND)            |
|                           | Heavy Industrial (M-2)                           |                             |
|                           | Public Land (P-L)                                | Public Land (P-L) – Remains |
|                           | Federal Lands (F-L)                              | Eliminated <sup>2</sup>     |

# Zone District Conversions – Overlays

Major changes:

- Wilderness overlays consolidated into 1
- PDs with undeveloped lots carried over in Planned Residential Development Overlay

***Table 16-1-1-1: Proposed Zone District Consolidation***

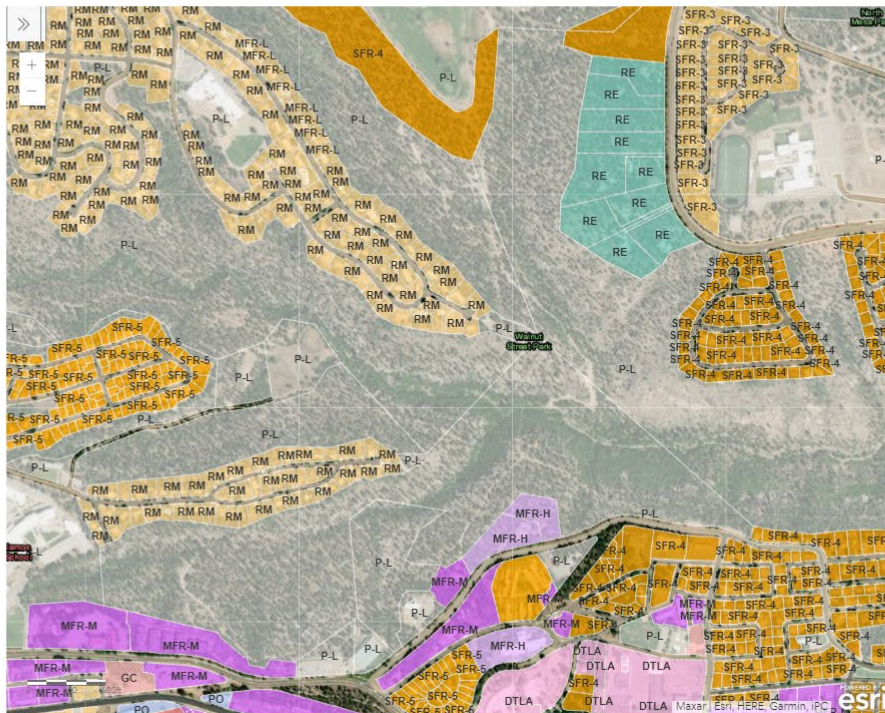
|                   | Existing Zone Districts  | Proposed Zone Districts                         |
|-------------------|--|---|
| Overlay Districts | Historic Overlay   | Historic Overlay (H-O)                          |
|                   | Scenic Open Lands (W-1)  | Recreational Wilderness Overlay (RW-O)          |
|                   | Recreation Wilderness (W-2)  |   |
|                   | Any Residential PD districts with undeveloped parcels, including North Community areas | Planned Residential Development Overlay (PRD-O) |
|                   | Special Plan (SP)  | Planned Development Overlay (PD-O)              |

# Zone District Conversions

← → ↺ ⌂ losalamosconnect.org/2021/06/29/7-8-2021-development-code-update-module-1-release/ 🔍 ☆ ⚙️ J ⓘ

Online Public Engagement Platform Customize 21 3 + New Edit Post Edit with Elementor

The map below shows the proposed zoning and the existing zoning. The proposed zoning conversions may be found by clicking on a specific property on the map.



<https://losalamosconnect.org/2021/06/29/7-8-2021-development-code-update-module-1-release/>

# Base Zone District Summaries

## 1-3(A) RESIDENTIAL DISTRICTS

### 1-3(A)(1) Residential Agricultural District (RA)

The Residential Agricultural (RA) district is intended to accommodate and preserve rural residential and agricultural land uses that are characterized by low-density single-family residential uses on large lots where agricultural, horticultural, and animal husbandry activities may be pursued by the residents for personal use.

| Table 1-3-1: RA Dimensional Standards |                              |  |
|---------------------------------------|------------------------------|--|
| Lot Standards                         |                              |  |
|                                       | Lot area, min                |  |
| A                                     | Lot width, min               |  |
| Setbacks                              |                              |  |
| B                                     | Front, min                   |  |
| C                                     | Interior side, min           |  |
| D                                     | Street side, min             |  |
| E                                     | Rear, min                    |  |
| Heights                               |                              |  |
| F                                     | Primary Building Height, max |  |
| Density                               |                              |  |
|                                       | Lot coverage, max            |  |
|                                       | Density, max (DU/acre)       |  |

1-3(A)(1)(i) RA District Standards

>> District standards to be provided in Module 2: Development Standards

# Use Updates –

- The uses were updated to include contemporary uses currently demanded by the market
- Uses were consolidated into fewer, broader categories.
- Uses tied to more general characteristics and impact rather than a very specific use.
- Outdated uses were deleted.

# Key Findings from Code Review- related to uses

| ISSUE  | RECOMMENDATION   |
|--|--|
| Use Index Table does not include all zone districts and doesn't link to use specific standards | Reorganize use to more clearly delineate residential, non-residential and mixed use districts and provide cross-references to any use specific standards |
| Use themselves are outdated and too specific   | Update uses to include contemporary uses currently demanded by the market and will be simplified into fewer, broader categories                          |

# Use Updates – Use Table

2-1(D) PERMITTED USE TABLE

LOS ALAMOS

Chapter 16  
Development Code Update

P

= Permissive

S

= Requires Special  
Use Permit

A

= Accessory use

T

= Temporary use

Red = Indicates new or  
changed entitlements

Table 2-1-1 Permitted Use Table

| Proposed Zone Districts                      |   | RA  | RE  | SFR | MHC   | MR    | MR-L  | MR-L-NC | MR-L-NC | MR-M  | MR-H  | MU    | DTLA  | PL    | PO    | GC    | IND   | Use Specific Standards |
|--|---|-----|-----|-----|-------|-------|-------|---------|---------|-------|-------|-------|-------|-------|-------|-------|-------|------------------------|
| Existing Zone Districts                      |   | R-A | R-E | R-1 | R-1.5 | R-1.5 | R-1.5 | R-1.5   | R-1.5   | R-1.5 | R-1.5 | R-1.5 | R-1.5 | R-1.5 | R-1.5 | R-1.5 | R-1.5 |                        |
| <b>RESIDENTIAL USES</b>                      |   |     |     |     |       |       |       |         |         |       |       |       |       |       |       |       |       |                        |
| Household Living                             | Dwellings, single-family                        | P   | P   | P   | P     | P     | P     | P       | P       | P     | P     |       |       |       |       |       |       |                        |
|  | Dwelling, mobile home                           |     |     |     | P     |       |       |         |         |       |       |       |       |       |       |       |       |                        |
|  | Dwelling, co-housing development <sup>32</sup>  |     |     |     |       | P     | P     | P       | P       | P     | P     |       |       |       |       |       |       | 2-2(A)(1)              |
|  | Dwelling, cottage development <sup>33</sup>     | P   | P   | P   |       | P     | P     | P       | P       | P     | P     |       |       |       |       |       |       | 2-2(A)(2)              |
|  | Dwelling, duplex                                |     |     |     |       | P     | P     | P       | P       | P     | P     | P     |       |       |       |       |       |                        |
|  | Dwelling, triplex                               |     |     |     |       | P     | P     | P       | P       | P     | P     | P     |       |       |       |       |       |                        |
|  | Dwelling, fourplex                              |     |     |     |       | P     | P     | P       | P       | P     | P     | P     |       |       |       |       |       |                        |
|  | Dwelling, townhouse                             |     |     |     |       | P     | P     | P       | P       | P     | P     | P     | P     |       |       |       |       |                        |
|  | Dwelling, live/work                             |     |     |     |       | S     | S     | S       | S       | P     | P     | P     | P     |       |       |       |       | 2-2(A)(3)              |
|  | Dwelling, multiple-family                       |     |     |     |       |       |       | P       | P       | P     | P     | P     | P     |       |       |       |       |                        |
| Congregate Living                            | Assisted care facility <sup>34</sup>            |     |     |     |       |       |       | S       | S       | S     | P     | P     | P     |       |       |       | S     | 2-2(A)(6)              |
|  | Dormitory                                       |     |     |     |       |       |       | S       | S       | P     | P     | P     | P     | S     |       |       | S     |                        |
|  | Group Care Facility <sup>35</sup>               | P   | P   | P   | P     | P     | P     | P       | P       | P     | P     | P     | P     |       |       |       |       | 2-2(A)(5)              |
|  | Group Residential Facility                      | P   | P   | P   | P     | P     | P     | P       | P       | P     | P     | P     | P     |       |       |       |       | 2-2(A)(4)              |
| <b>PUBLIC, INSTITUTIONAL, AND CIVIC USES</b> |   |     |     |     |       |       |       |         |         |       |       |       |       |       |       |       |       |                        |
| Public, Institutional, and Civic Uses        | Art gallery, museum, or library                 |     |     |     |       |       |       |         |         |       |       | P     | P     | P     | P     | P     | P     |                        |
|  | Cemetery  |     |     |     |       |       |       |         |         |       |       |       |       | P     |       | P     |       |                        |
|  | Funeral home or mortuary                        |     |     |     |       |       |       |         |         |       |       | P     | P     | P     |       | P     | S     |                        |
|  | Institutional and civic buildings <sup>36</sup> |     |     |     |       |       |       |         |         |       |       | P     | P     | P     | P     | P     |       |                        |
|  | Hospital  |     |     |     |       |       |       |         |         |       |       |       | P     | P     | P     | S     | S     |                        |
|  | Medical or dental clinic <sup>37</sup>          |     |     |     |       |       |       |         |         |       |       | P     | P     | P     | P     | P     |       |                        |
|  | Private club or lodge                           |     |     |     |       |       |       |         |         |       |       | P     | P     | P     | S     | P     | S     |                        |
|  | Religious Institution <sup>38</sup>             | P   | P   | P   | P     | P     | P     | P       | P       | P     | P     | P     | P     | P     | P     | P     |       |                        |
|  | Schools, private                                | S   | S   | S   | S     | S     | S     | S       | S       | S     | S     | P     | P     | P     | P     | P     | A     |                        |
|  | Schools, public                                 | P   | P   | P   | P     | P     | P     | P       | P       | P     | P     | P     | P     | P     | P     | P     | A     |                        |
|  |   |     |     |     |       |       |       |         |         |       |       |       |       |       |       |       |       |                        |
|  |   |     |     |     |       |       |       |         |         |       |       |       |       |       |       |       |       |                        |
|  |   |     |     |     |       |       |       |         |         |       |       |       |       |       |       |       |       |                        |
| <b>COMMERCIAL</b>                            |   |     |     |     |       |       |       |         |         |       |       |       |       |       |       |       |       |                        |

NEW

READ

<sup>32</sup> New use

<sup>33</sup> New use

<sup>34</sup> Includes Assisted Living, Nursing Homes and Continuum Care facilities

<sup>35</sup> Formerly "Group Home"

# Use Updates – Use Consolidation

| New Category  | Existing Category             |
|---|-------------------------------|
| <b>Retail Sales</b><br>Uses involving the sale, lease, or rent of new or used goods directly to the final consumer for direct use but not for the purpose of resale; including but not limited to the sale of general merchandise, clothing and other apparel, building materials, hardware and similar consumer goods, or other retail sales not listed as a separate use in the Use Matrix. | Building materials, retail    |
|   | Building materials, wholesale |
|   | Retail businesses             |
|   | Gift and souvenir shops       |
|   | Hardware store                |

# Use Updates – Use Consolidation

| New Category   | Existing Category                              |
|--|--|
| <b>Light Manufacturing</b><br>Industrial operations relying on the assembly, fabricating, processing, repairing, servicing, storing, or wholesaling of goods or products, using parts previously developed from raw material <b><u>primarily conducted within an enclosed building....</u></b>           | Assembly, miscellaneous                        |
|  | Metallurgical labs                             |
|  | Dry cleaning plants                            |
|  | Cabinet and carpenter shops                    |
| <b>Heavy Manufacturing</b><br>Industrial operations relying on the assembly, fabrication, or processing of goods and materials using processes that may include outdoor activities and ordinarily have <b><u>greater impacts on the environment on the use and enjoyment of adjacent property...</u></b> | Brick, tile cement or block, products and mfg. |
|  | Asphalt and concrete batch plants              |
|  | Acid mfg. and storage                          |
|  | Machine shops                                  |

# Use Updates – Use Specific Standards

Uses that generally created “nuisances”, i.e. have direct impacts on surrounding properties, are regulated through use specific standards.

Examples include:

- Certain Research and Development facilities
- Heavy Vehicle and Equipment Sales, Rental, and Repair
- Outdoor Storage
- Heavy Manufacturing

# Use Updates – Use Specific Standards

Uses that generally created “nuisances”, i.e. have direct impacts on surrounding properties, are regulated through use specific standards.

Examples include:

- Certain Research and Development facilities
- Heavy Vehicle and Equipment Sales, Rental, and Repair
- Outdoor Storage
- Heavy Manufacturing

# Use Updates – Use Specific Standards

Types of standards being implemented:

- Require additional buffering, Special Use approvals, or prohibiting the use entirely when within 300-500 of a residential zone district
- Prohibit accessory uses such as outdoor storage in certain areas
- Require additional design standards, e.g. required parking, screening of outdoor storage, additional façade articulation etc.

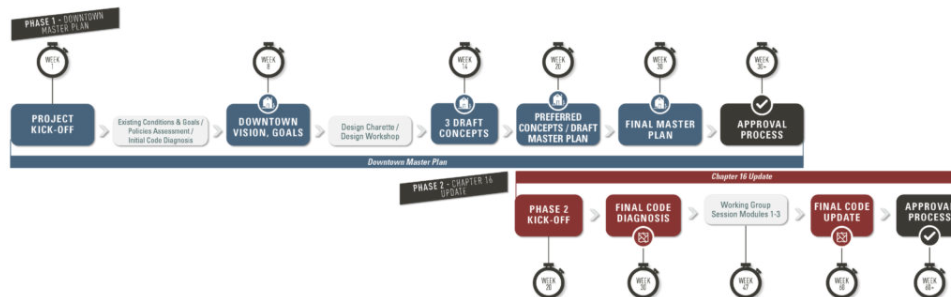
# Discussion



## DOWNTOWN MASTER PLANS & CODE UPDATE

The 'Downtown Master Plans and Development Code Update' is a two-year project initiated by Los Alamos County, starting in June 2020. The project encompasses two phases: Phase 1 will create Downtown Master Plans for both the Los Alamos and White Rock downtown areas; Phase 2 will update the County's Chapter 16 Development Code, the County's zoning. Both phases recognize the unique challenges that Los Alamos County faces. The project team will develop strategies to address the economic and population growth projected for the County.

### PHASE 1 & 2 PROJECT TASKS



**PROVIDE INPUT**

[Provide input on Module 1 of the Development Code update](#)