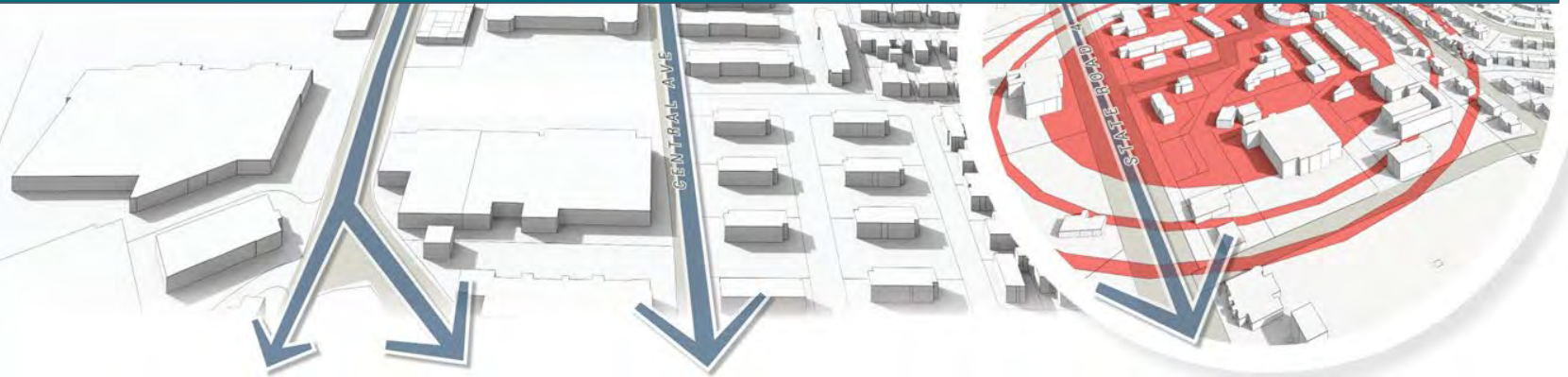




DEVELOPMENT CODE UPDATE

Module 2 Development Standards Public Open House 2.15.2022





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



Agenda

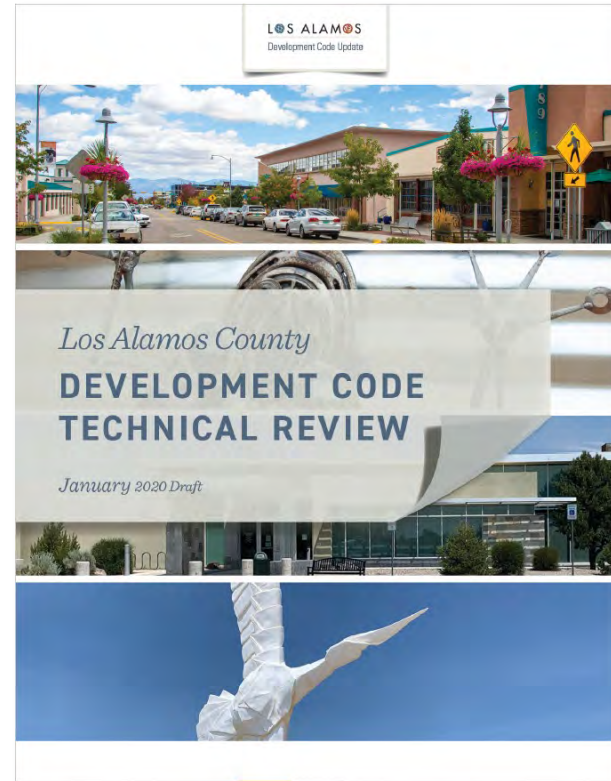
- Code review overview
- Overall update structure
- Changes from Module 1
- Overview of major changes
- Public input received
- Next steps

Timeline

- Module 1 released July 7, 2021
- Downtown Master Plans adopted October 19, 2021
- Module 2 released January 24, 2022
- Module 3 anticipated Summer 2022
- Council Adoption of Revised Chapter 16 anticipated Fall 2022

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

- Modules integrate findings from Diagnostic Report into municipal code
- Modules build off of each other
- Comments on each Module are addressed in subsequent Modules. Module 1 comments have been addressed in Module 2.



Content removed as a result of public comments are indicating in this document via text that is struck through (e.g. ~~content removed~~), while new content added as a result of public comments is underlined (e.g. new content), with the exception of cross-references.

Steering Committee

Role of Committee

- Advise Code Update recommendations
- Meets every other week

Composition of Committee

- Neighborhood representatives
- Business owners
- Development community representatives
- County staff – community development, public works,
- County legal

Module 2 Table of Contents

District Standards

Standards that only apply within a certain district are contained in Section 16-2-3, within the district standards for that specific zone district or overlay.

- Residential
- Non-Residential
- Mixed-use

2-3(A)(II) RESIDENTIAL ESTATE ZONE DISTRICT (RE)

The Residential Estate (RE) zone district is intended to accommodate semi-rural residential uses characterized by low-density single-family dwellings on large lots.

TABLE 3: RE DIMENSIONAL STANDARDS

Lot Standards	
Lot area, min	2 acres
A Lot width, min	65'
Setbacks	
B Front, min	40'
C Interior side, min	25'
D Street side, min	15'
E Rear, min	25'
Heights	
F Primary Building Height, max	35'
G Accessory Building Height, max	20'
Density	
Lot coverage, max	10%



2-3(A)(II)(1) RE ZONE DISTRICT STANDARDS

HERE

1. A maximum of 5 Accessory Structures including any carports or garages shall be permitted per lot provided they comply with the following standards:
 - A. Except as allowed otherwise below, any Accessory Structures shall comply with the standards of [Section 3-2\(D\)\(II\)](#).
 - B. Accessory Structures within the RE zone district are permitted to be a maximum of 20 feet in height.
2. Fences, walls, and gates shall comply with [Section 16-4-7](#) with the exception that the structural support members of any gate shall not exceed 20 feet in height in any yard.

Module 2 Table of Contents

Development Standards

Universal standards that apply across all districts are contained within Part 16-4

Development Standards

- Dimensional Standards
- Access & Connectivity
- Off-Street Parking & Loading
- Landscaping, Screening & Buffering
- Wall, Fences & Gates
- Outdoor Lighting
- Signage

HERE

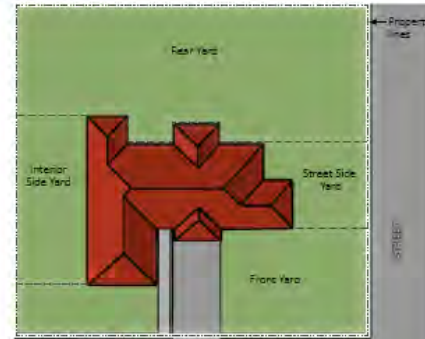
PART 16-4. DEVELOPMENT STANDARDS

SECTION 16-4-1 DIMENSIONAL STANDARDS

4-1(A) YARD REQUIREMENTS

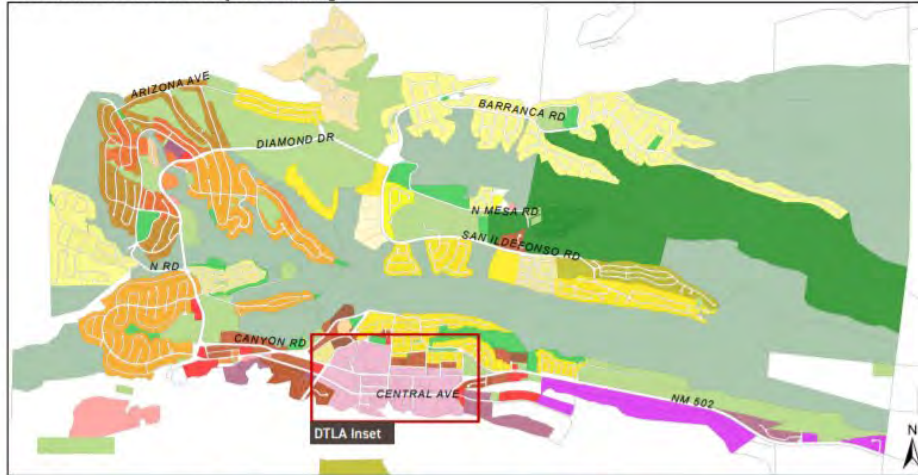
1. A yard is the open space between the lot line and a building line.
 - A. Front Yard refers to the part of a lot from the front lot line to any front façade of the primary building, extended to both side lot lines. If there is no primary building on the lot, the front yard refers to the part of a lot within the minimum setback in the zone district on the side of the lot where the property will be addressed.
 - B. Interior Side Yard refers to the part of a lot from an interior side lot line to the side façade of the primary building.
 - C. Street Side Yard refers to the part of a lot from a street side lot line the side façade of the primary building.
 - D. Rear Yard refers to the part of a lot from the rear lot line to any rear façade of the primary building, extended to both side lot lines.

FIGURE 21: Yards

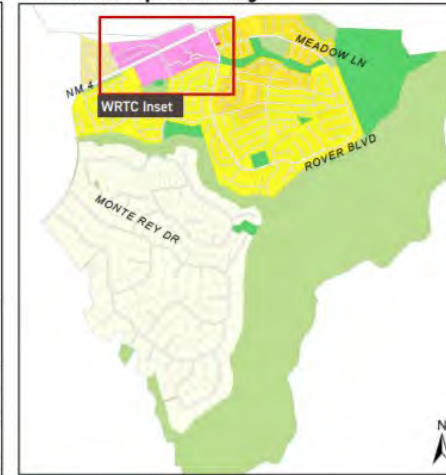


Zone Districts

Los Alamos Townsite Proposed Zoning



White Rock Proposed Zoning



LEGEND

OS-PP Open Space Public Parks	RA Residential Agricultural	SFR-3 Single-Family Residential	RM Mixed Residential	MFR-M Multi-Family Med-Residential	DTLA Downtown Los Alamos
OS-P Open Space Passive	RE Residential Estate	SFR-4 Single-Family Residential	RM-NC Residential Mixed - North Community	MFR-H Multi-Family High-Residential	WRTC Downtown White Rock
OS-A Open Space Active	SFR-1 Single-Family Residential	SFR-5 Single-Family Residential	MFR-L Multi-Family Low-Residential	MHC Manufactured Home Community	PO Professional Office
P-L Public Land	SFR-2 Single-Family Residential	SFR-6 Single-Family Residential	MFR-L-NC Multi-Family Low-Residential North Community	MU Mixed-Use District	GC General Commercial
					IND Industrial

Zone Districts Summaries & Standards

2-3(A)(II) RESIDENTIAL ESTATE ZONE DISTRICT (RE)

The Residential Estate (RE) zone district is intended to accommodate semi-rural residential uses characterized by low-density single-family dwellings on large lots.

Intent Statement

TABLE 3: RE DIMENSIONAL STANDARDS

Lot Standards	
Lot area, min	2 acres
A Lot width, min	65'
Setbacks	
B Front, min	40'
C Interior side, min	25'
D Street side, min	15'
E Rear, min	25'
Heights	
F Primary Building Height, max	35'
G Accessory Building Height, max	20'
Density	
Lot coverage, max	10%

Dimensional Standards



2-3(A)(II)(1) RE ZONE DISTRICT STANDARDS

District Specific Standards

1. A maximum of 5 Accessory Structures including any carports or garages shall be permitted per lot provided they comply with the following standards:
 - A. Except as allowed otherwise below, any Accessory Structures shall comply with the standards of Section 3-2(D)(II).
 - B. Accessory Structures within the RE zone district are permitted to be a maximum of 20 feet in height.
2. Fences, walls, and gates shall comply with Section 16-4-7 with the exception that the structural support members of any gate shall not exceed 20 feet in height in any yard.

Downtown Districts

Review/Approval Procedures

Multi-family, mixed-use, or non-residential development projects under 50,000 square feet or that contain 50 or less dwelling units that meet the development standards outlined in Section 2-3(B)(II)(4) may be reviewed/approved by the administrative site plan approval pursuant to Section X.

District Standards

- Maximum building height = 54', 4 story equivalent
 - 35' when adjacent to low-density residential
- 15' Maximum front setback along Bonnie View Dr
- 100' Maximum front setback along SR 4, to accommodate 1 bay of parking

TABLE 17: WRTC DIMENSIONAL STANDARDS

Lot Standards		
Lot area, min		-
Lot width, min		-
Setbacks		
A Front, min		0'
B Front, max	Fronting State Route 4 Fronting Bonnie View	100' 15'
C Side, min		0'
D Side, max	Interior Street-side	0' 100'
E Rear, min		0'
Heights		
F Primary Building Height, max		54'
Adjacent to Residential		See Section 16-4-5
Density		
Lot coverage, max		100%



Building Heights



Downtown Districts

Review/Approval Procedures

Multi-family, mixed-use, or non-residential development projects under 50,000 square feet or that contain 50 or less dwelling units that meet the development standards outlined in Section 2-3(B)(II)(4) may be reviewed/approved by the administrative site plan approval pursuant to Section X.

District Standards

- Maximum building height = 86', 7 story equivalent
 - 35' when adjacent to low-density residential
- 15' Maximum front setback
- 100' Maximum front setback along Trinity Dr, to accommodate 1 bay of parking

TABLE 18: DTLA DIMENSIONAL STANDARDS

Lot Standards		
Lot area, min		-
Lot width, min		-
Setbacks		
A Front, min		0'
B Front, max		15'
	Fronting Trinity	100'
C Side, min		0'
D Side, max	Interior	-
	Street-side	15'
E Rear, min		0'
Heights		
F Primary Building Height, max		86'
Adjacent to Residential		See Section 16-4-5
Density		
Lot coverage, max		100%



Open Space Districts

- 3 New Parks and Open Space Sub-Zones
 - POS-P: Public Park Sub-Zone
 - POS-AO: Active Open Space Sub-Zone (formerly W-2)
 - POS-PO: Passive Open Space Sub-Zone (formerly W-1)
- District Standards
 - Caretaker unit and accessory dwelling unit restrictions
 - Motor vehicle use restrictions



Low-Density Residential

Zone Districts

Standard Type

TABLE 24: LOW-DENSITY RESIDENTIAL DISTRICT DIMENSIONAL STANDARDS

Proposed Zone Districts	RA	RE	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	SFR-6
Existing Zone Districts	R-A	R-E	PD-2	R-1-12	R-1-10	R-1-8	R-1-5	PD-12
Lot area, min	2 ac.	2 ac.	13,000 sq. ft.	12,000 sq. ft.	10,000 sq. ft.	8,000 sq. ft.	5,000 sq. ft.	3,500 sq. ft.
Lot width, min	65'	65'	65'	65'	65'	65'	50'	50'
Front setback, min	40'	40'	20'	15'	25'	10'	10'	10'
Interior side setback, min	25'	25'	7.5'	10'	10'	5'	5'	5'
Street side setback, min	15'	15'	15'	15'	15'	15'	15'	15'
Rear setback, min	25'	25'	15'	15'	20'	20'	15'	15'
Building Height, max	35'	35'	35'	35'	35'	35'	35'	35'
Lot coverage, max	10%	10%	30%	30%	35%	40%	45%	45%

Major changes:

- Clarified setbacks
- Reduced DU/acre limits

Supports County policies to provide more choices in housing

Medium- to High-Residential

TABLE 25: MEDIUM- TO HIGH-DENSITY RESIDENTIAL DISTRICT DIMENSIONAL STANDARDS

Proposed Zone Districts	MHC	MFR-L	MFR-L-NC	MFR-M	MFR-H
Existing Zone Districts	R4-6	R-3-L	R-3-L-NC	R-3-H	R-3-H-40
Lot area, min	3 acres	SF:8,000 DPX/TH:10,000 MF:12,000	SF:6,500 DPX/TH:10,000 MF:12,000	MF: 24,000 (2,000 sq. ft./ DU)	2 acres (1,000 sq. ft./ DU)
Lot width, min	-	65'	SF:40' DPX/TH:20' MF:40'	65'	65'
Front setback, min	15'	20'	15'	20'	20'
Interior side setback, min	5'	5'	7.5'	5'	5'
Street side setback, min	10'	15'	15'	15'	15'
Rear setback, min	20'	20'	15'	15'	60'
Abutting Residential	-	-	-	See Section 16-4-5 Neighborhood Protection Standards	
Building Height, max	35'	35'	35'	40'	60'
Lot coverage, max	40%	40%	40%	50%	50%

Zone Districts

Standard Type

Major changes:

- Consolidated MHC
- Increased heights in MFR-M & MFR-H
- Included Neighborhood Protection Standards
- Removed DU/acre limits

Neighborhood Protection Standards

Supports County policies to provide more choices in housing

Non-Residential

TABLE 26: NON-RESIDENTIAL DISTRICT DIMENSIONAL STANDARDS

Proposed Zone Districts	POS-P, POS-A0, POS-P0	PL	GC	P0	IND
Existing Zone Districts	W1, W2, P-L	P-L	C1-3	P-O, R-D	M1-2
Lot area, min	-	-	-	-	-
Lot width, min	-	50'	50'	50'	50'
Front setback, min	20'	0'	0'	0'	25'
Side setback, min	10'	0'	0'	0'	25'
Rear setback, min	20'	0'	0'	0'	10'
Abutting Residential	-	See Section 16-4-5 Neighborhood Protection Standards			
Building Height, max	35'	50'	50'	50'	50'
Lot coverage, max	20%	70%	70%	70%	70%

Zone Districts

Standard Type

Major changes:

- Standards for PL
- Revised OS setbacks
- Includes Neighborhood Protection Standards

Neighborhood Protection Standards

Yard Standards

- Defined yards
- Defined setbacks
- Regulations for permissive projections into required setback areas

FIGURE 25: Covered & Structural Projections

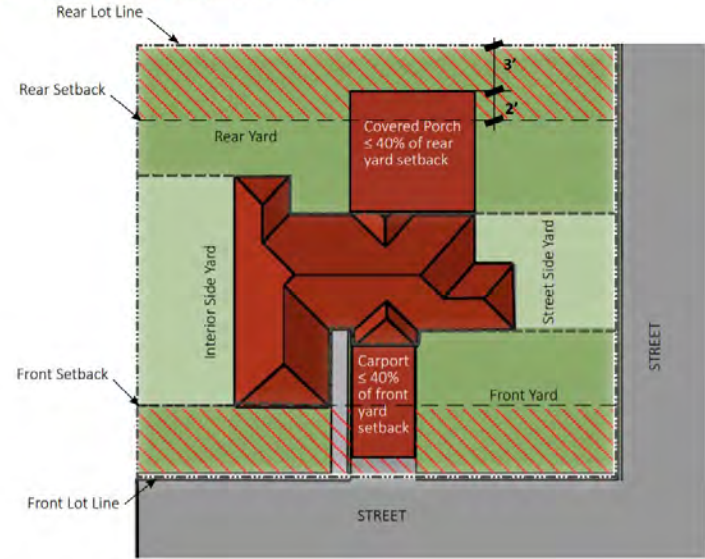
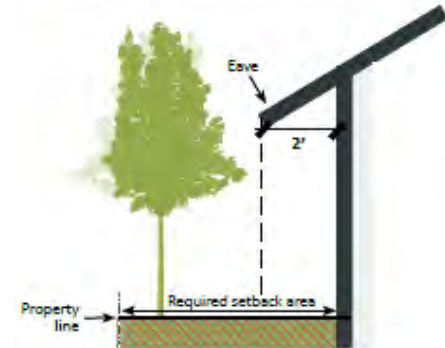


FIGURE 23: Non-structural Projections



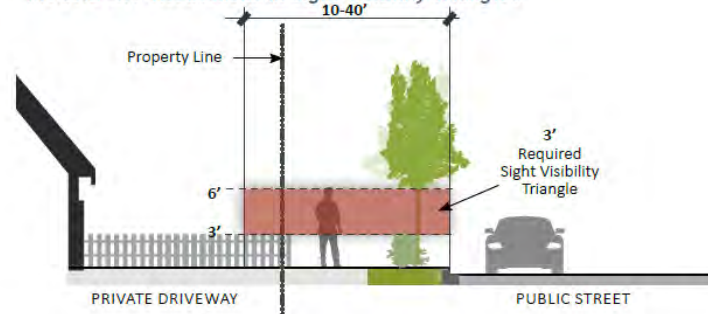
Access and Connectivity Updates

- New requirements for on-site walkways, cross-access between adjacent uses, and pedestrian and bicycle circulation
- Clarifies sight visibility triangles
- Carries over existing driveway standards

FIGURE 29: *Required On-site Pedestrian Walkways*



FIGURE 27: *Restrictions in Sight Visibility Triangles*



Off-Street Parking and Loading Updates

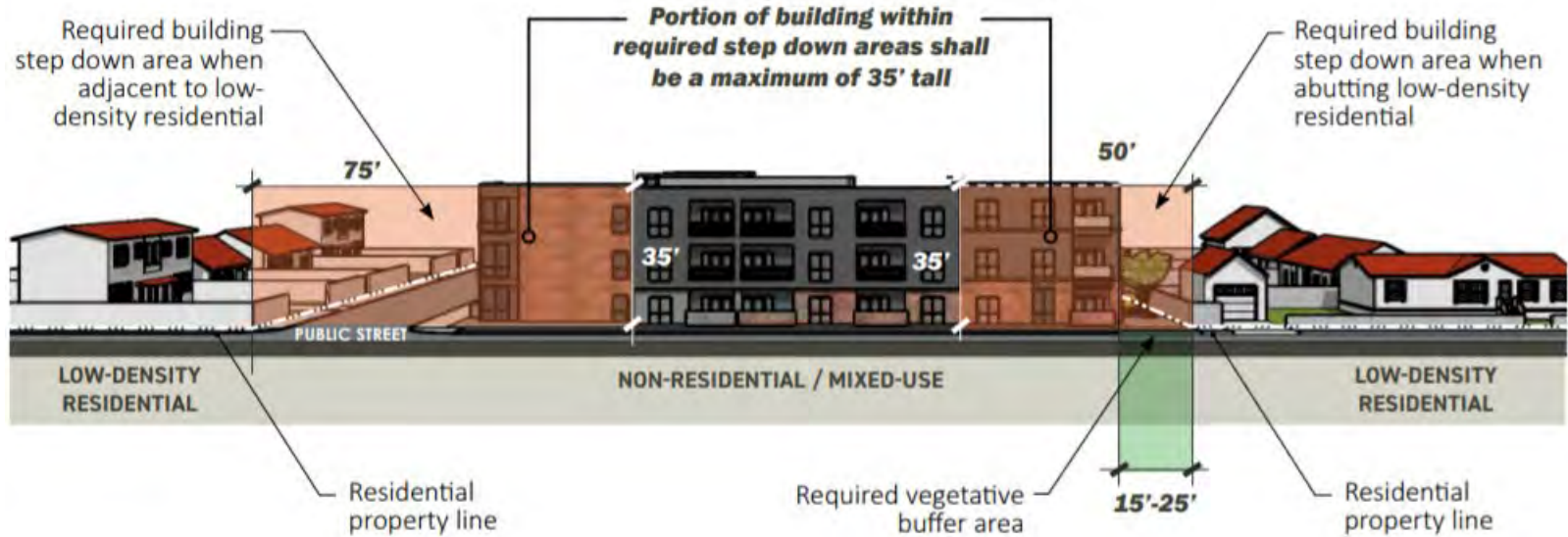
- Revises number of parking spaces required for uses based on national best practices
- Adds parking dimension standards
- Clarifies shared parking reductions
- Adds parking reductions for on-street parking, proximity to transit, bicycle amenities, electrical vehicle charging stations, and solar parking canopies
- Adds loading and vehicle stacking standards

Landscaping, Screening, and Buffering Updates

- Strengthens landscape buffers for areas adjacent to residential zone districts
- Encourages use of native and drought-tolerant plants
- Provides streetscape, front setback area, and parking lot landscaping standards
- Provides screening standards for outdoor vehicle storage, refuse containers, and mechanical equipment



New Neighborhood Protection Standards



Outdoor Lighting Updates

- Reflects national best practices from the Illuminating Engineering Society and the International Dark Sky Association while providing options for sufficient lighting to promote safety and security.
- Revises site lighting, specialized lighting, and right-of-way standards to use current light measurement units.
- Requires lighting plans

Walls, Fences, and Gate Updates

- Revises maximum heights based on location and zone districts

TABLE 42: MAXIMUM HEIGHT OF WALLS AND FENCES

LOCATION OF FENCE/ WALL	MAXIMUM HEIGHT BY ZONE DISTRICT				
	RA, RE	SFR, RM, MHC	MFR, MU, WRTC, DTLA	GC, PO	IND
Within required front or street facing side yards	5'	3' solid 4' view	3' solid 6' view	6'	6'
≤ 10 feet from property line		6'	6'	10'	10'
> 10 feet from property line					
Within required interior side and rear yards	7'	7'	8'	10'	10'
Within the sight visibility triangle at the intersections of streets, alleys, and driveways	3', see <i>Section 4-2(C)(IV) Sight Visibility Triangles</i>				

Signage Updates

- Updated standards to be content neutral
- Provides details on sign measurement
- Provides table of allowable signage by zone district

TABLE 43: AUTHORIZED SIGNAGE

SIGN TYPE	TOPIC	POS-P, POS-AO, POS-PO	RA, RE, SFR, RM, RM-NC	MFR-L, MFRL-NC, MFR-M, MFR-H	MU, WRTC, DTLA	IND, PO, GC	IND
Permanent Signs	Sign area	4 sq.ft.	4 sq.ft.	2 sq.ft. per MF unit; 8 sq. ft. max	10 sq.ft. per LF building frontage; 100 sq. ft. max	10 sq.ft. per LF building frontage; 200 sq. ft. max	20 sq.ft. per LF building frontage; 100 sq. ft. max.
	Sign height	4 ft.	4 ft.	25 ft.			
	Sign illumination	Prohibited		Permitted pursuant to <u>Section 4-8(F) Sign Standards</u>			
Temporary Signs	Sign area	8 sq.ft.	10 sq.ft.	5 sq.ft. per MF unit; 20 sq.ft. max	30 sq.ft. per LF building frontage; 100 sq. ft. max.	30 sq.ft. per LF building frontage; 100 sq. ft. max.	10 sq.ft. per LF building frontage; 100 sq. ft.
	Sign height	4 ft.	4 ft.	8 ft.			
	Sign illumination	Prohibited					

LF= Linear Feet of the building frontage.

Building Design Updates

- Clarifies building height measurements

FIGURE 54: *Building Height Measurement on Sloped Sites*

Excluded from
height measurement



Next Steps

- **Public comment on Module 2 will be accepted through March 15, 2022.** Email comments to Jessica Lawlis at jessical@dpsdesign.org or Bryce Ternet at Bryce.ternet@lacnm.us
- **Presentation to Planning and Zoning Commission February 23th, 2022, not the 28th as stated**
- Presentation to County Council March 15th, 2022

Questions?

LOS ALAMOS

Chapter 16

Development Code Update