

ARTICLE 6: NEIGHBORHOOD ZONE OVERLAYS

Section 6.6.X

Stagecoach Neighborhood Zone Overlay

REV. Oct 7, 2014

Establishment, Boundaries and Purpose of the Stagecoach Neighborhood Association

- A. Establishment.** This section, by ordinance, establishes and recognizes the Stagecoach Neighborhood and recognizes the Stagecoach Neighborhood Association (SNA) as the neighborhood representative for purposes of the Taos County Land Use Regulations.
- B. Boundaries.** This section establishes the Neighborhood Land Use Overlay and Regulations for the neighborhood of SNA. The boundaries of this neighborhood and the boundaries of zoning districts established therein are as described and shown on the Stagecoach Neighborhood Zoning Map in the Taos County Planning Department and as attached to this overlay. Also described as follows: Bordered on the south by Highway 64; on the east by the eastern edge of the Tune Tract extending from Highway 64 to the northern corner of the Tune Tract; on the north by the northern edge of the Tune Tract extending from its northeast corner to its northwest corner and from this point to the middle of the Manby Springs parking lot and the edge of the Rio Grande Gorge (Manby Springs parking lot is a shared interest with the Hondo Mesa Neighborhood Association); on the west by the edge of the Rio Grande Gorge extending from the Manby Springs parking lot south to the northern corner of the Taos Pueblo lands, then cutting diagonally back to Highway 64.
- C. Development Standards Advisory Board** The Planning Dept. encourages the use of the DSAB to meet with builders to review the SNA zoning overlay and the CCR's of the owner's property. See Section 6.1.3. The DSAB has no authority to deny the issuance of a building permit.

Stagecoach Neighborhood Zones:

To identify the existing subareas of the properties subject to the Stagecoach overlay, as well as to provide parameters for future development, the following five zones are designated. Restrictions within these zones shall be in accordance with this ordinance or existing CC&Rs, whichever is more restrictive.

“CE” – The Commercial Zone has a depth of 1,200 feet from the Highway 64 right of way. This zone governs development along Highway 64 that is intended for sale of goods and services and other commercial activities. CE Zone regulations are meant to encourage safe and orderly development while retaining architectural styles of Taos County and providing an appropriate mix of rural and other uses; to minimize noise impacts; and to maintain compatibility with other uses within the neighborhood.

“LC” – The Light Commercial Zone is a mixed-use zone. The zone's depth is from 1,200 feet to 2,075 feet from the Highway 64 right of way. The LC Zone is intended as a transitional zone, which buffers the CE zone from strictly residential zones and provides neighborhood-oriented, small-scale commercial uses, primarily to supply convenience goods and services to residents of the SNA.

“RR 2.5” – The Rural Residential 2.5 Zone (also known as Tune Tract) is intended for low-density, single-family residential development. Most of this zone currently has CC&Rs attached to landowners' deeds.

“RR .75” – The Rural Residential .75 (also known as Don Filiberto Martinez) Zone is intended for low-density, single-family residential development.

“A 2.5” – The Agricultural 2.5 (also known as Don Patricio Martinez) Zone is intended for agricultural, farming, and ranching activity.

A. Stagecoach Neighborhood Permitted Land Uses:

Pzc= Permitted & requires Zoning Clearance review. Pa= Permitted & requires Administrative review.

S= Special Use/Major Dev. Permit Required Blank= Not permitted SUB= Subdivision/Major Dev. approval required

Residential Uses	RR .75	RR 2.5	A 2.5	LC 1	CE 1	Comments
Bed and Breakfast Large	Pzc*	Pzc*			Pa**	The manager resides in and occupies bed and breakfast. * Not more than two rooms are available for guest lodging. ** Not more than six rooms are available for guest lodging.
Day Care - Residential	S Pa	S Pa		S Pa		
Greenhouse: Residential Use	Pzc*	Pzc*	Pzc**	Pzc*	Pzc*	* Residential use only, less than 1,500 sq. ft. ** Square footage of greenhouse not to exceed the main residence square footage by more than 150%.
Guesthouse	Pzc*	Pzc	Pzc**			*One guesthouse per one acre or larger single-family residential lot. Guesthouses are not permitted on lots of less than one acre. ** A guesthouse shall have at least 800 square feet of heated living space.
Home Occupations	Pzc	Pzc	Pzc	Pzc	Pzc	See Section 4.4.2 of this ordinance.
Manufactured/Mobile Home	Pzc		S?			See Taos County Ordinance 2007-7 as amended.
Temporary Mobile / Manufactured Home, or RV during construction of main residence.	Pzc	Pzc	S?			Temporary mobile/manufactured home or other temporary pre-fabricated dwelling used as residence during construction of a permanent residence, provided that the temporary residential use shall not exceed the period of construction of a new home. Rental or lease is prohibited.
Manufactured/Mobile Home Parks				SUB		See Taos County Ordinance 2005-8, Subdivision Regulations as amended.
Modular homes	Pzc	Pzc	Pzc		Pzc	See Definitions in this ordinance.
Duplex				S	S	See Definitions in this ordinance.
Multiple Family				S	S	See Section 4.9 of this ordinance.
Outdoor Storage	Pzc*	Pzc**	Pzc***			Upon completion of construction, all construction equipment shall be stored in an appropriate storage room or adequately screened from view of neighbors and roadways within 30 days of completion of construction. Storage of no more than two licensed recreational vehicles, mobile homes, sports trailers, trailers, boats, horse trailers and campers provided that such units: Are located within the setback requirements of this zone; are parked on the side or rear of the lot and not on any public street, thoroughfare, right of way, or front of lot; are screened from view of the roadway and all adjacent neighbors; are not permanently connected to any public or private utility system such as water, gas or electricity; are operational and currently legally licensed and registered. *, **, *** Outside storage of items, which are not normal to a family residence, is not allowed. * Any trailers or equipment used in family's business must be operational and used on a frequent basis in the business away from the residence. RVs: * Must not be used for human habitation, while parked, for more than one month in a calendar year. ** Must not be used for human habitation, while parked, for more than 11 weeks in a calendar year. *** Must not be used for human habitation for more than one month in a calendar year while parked; and must be stored in a garage or carport if on the property for longer than one month.
Single Family	Pzc	Pzc*	S Pzc**		Pzc	Are for residential use only. On lots over 2 ½ acres, only one-third of the lot may be cleared for the house, guesthouse, yards, corral, barn and other improvements. *Only one primary single-family residential dwelling, one guesthouse, and one non-residential unit (if conditionally or specially permitted) shall be permitted on each lot. In addition, each lot may contain appropriate garages, storage buildings, corrals, greenhouses, and other structures typical of a rural residential neighborhood, along with a functioning private well and septic system approved by the State of New Mexico.

						** A maximum of one single-family residence and one guesthouse per residential lot, together with appropriate garages, storage buildings, barns, corrals, greenhouses, and other structures normally used in a rural residential neighborhood, shall be permitted on each lot. The primary residence shall have at least 1,200 square feet of heated living space.
Temporary Farm and Ranch Labor Housing			S			Occupancy may not exceed five persons.
Non-Residential Uses	RR .75	RR 2.5	A 2.5	LC 1	CE 1	Comments
Adobe Brick-making					Pa	
Agricultural Grazing TBD	P*	P*	P			* Raising animals for sale is prohibited.
Agro-industrial						
Package Liquor Sales					S	
Personal service retail establishments. Motor vehicle storage, dismantling, parts and auto recycling, service and repair establishments, truck and car wash and fuel sales, including filling stations and repair garages, and retail sale of vehicle fuels for consumption but not for resale.					Pa	If any tube or tire repairing, battery charging or the like, vehicle lubricating, or washing is done outside a building, a solid wall or fence or a compact evergreen hedge six feet high shall be maintained between such activity and any abutting or contiguous residential zone, and such activity shall be located at least 100 feet from a residential zone.
Batching Plants, Garbage Pits & Gravel Pits						Includes but not limited to asphalt, cement, crushing and screening plants.
Professional Office or Service	S	S		Pzc*	Pzc*	*Veterinary establishments are allowed, provided that all animals are kept inside buildings, except large animals such as horses, which may be boarded in outdoor stalls/corrals.
Automobile, Pleasure Craft dealership, large equipment sale and rental, machine shop.					Pa	
Day Care Center				S	Pa	May not be operated out of a residence.
Department and Discount Stores and Food and Beverage Sales					Pa	
Dry Cleaning					Pa	Dry cleaning establishments are restricted to pick-up and delivery only. No actual dry cleaning or dry cleaning chemicals are permitted on-site.
Family Amusement and Recreation Parks				S	S*	Includes go carts, carnival and thrill rides. *Provided that each such amusement facility is located on property which is not less than 1,000 feet from the property of any school, church, nursery or day care facility, public park, recreational facility, residential zone district, and/or liquor establishment. Measurement shall be from: (1) The closest point on the property line of the property on which the amusement facility is located; (2) The closest point on the property line of the property from which the amusement facility must be separated.
Feed or Farm Supply Store			S?			Not to exceed the main residence square footage by 150%.
Golf Course/Driving Range			S	S	Pa	May not be irrigated from a well.
Open-air Flea Market, Farmer's Market					Pa	
Livestock Raising	P	P	P			No more than five large animals (horses, cows, goats, etc.) and no more than 25 small animals (chickens, ducks, rabbits, etc.) shall be permitted on any lot. Pigs are not permitted. All animals (excluding pets) shall be confined to appropriate pens, corrals, and barns.

Non-Residential Uses	RR .75	RR 2.5	A 2.5	LC 1	CE 1	Comments
Lodging Establishments, including hotels, motels, and cabins.					Pa	
Manufactured Home Sales					S	
Night Club, Bar or Lounge					S	
Open Sewage Lagoons						
Pawn Shop						
Nursery or Green House: Commercial			S*	<u>S</u>	<u>S</u>	*Square footage not to exceed the main residence square footage by 150%.
Photographic Studio				S Pa	Pa	
Restaurants				Pa	Pa	
General Merchandise Retail				Pa*	Pa**	* With an area of no more than 2,000 square feet. ** National chain stores larger than 2,000 sq. ft. not allowed.
Specialty Retail				S*	Pa*	* With an area of no more than 2,000 square feet. * National chain stores larger than 2,000 sq. ft. not allowed.
Riding Stables or Equestrian Facility			P		<u>P</u>	
RV Park					Pa	Not to include sites for permanent residences.
Solar or Wind Farms					S	
Storage - Personal				S	Pzc	
Theater					Pa	
Unattached Trailers				**	*	*Unattached Trailers shall be screened with buildings, walls, berms, vegetation, and/or existing terrain. The screening for loading areas and outdoor storage areas shall be a minimum of 6 feet in height and a maximum of 8 feet in height. Trailers that are unattended abandoned and not attached to a vehicle, and metal storage units or containers (on or off wheels) shall not be located within 100 feet of the highway right of way and shall be partially screened with a minimum of a 6-foot fence from view of neighbors and the highway. If located on the property more than 6 months they shall be painted an earth tone color. **Trailers that are unattended and not attached to a vehicle shall not be located within the LC Zone.
Well Drilling Business & ancillary functions					Pa	
Non-domestic Animals			P			
Wholesale or Distribution Operation					Pa	

(FOR DISCUSSION - Possible changes to Performance Standards and the Permitted Uses Table)

Change number of multiple family dwelling units from 8/lot to 12/acre or more?

In the LC zone, should single-family dwellings be allowed or limited to only multiple family structures?

Section 5.15.3. Stagecoach Neighborhood Development Standards

A. Lot Size

	RR .75	RR 2.5	A 2.5	LC 1	CE 1	Comments
Lot Area: minimum	.75 acres	2.5 acres	10 acres	1 acre	1 acre	
Lot Width: minimum	75 ft.	100 ft.	100 ft.	70 ft.	70 ft.	

B. Density

	RR .75	RR 2.5	A 2.5	LC 1	CE 1	Comments
Single-family residences per lot	1	1	1		1	
Multi-family units per acre.				*	*	* No more than a maximum of 12 dwelling units per acre.

C. Height

	RR .75	RR 2.5	A 2.5	LC 1	CE 1	Comments
Principal Building Max.	27 ft.	27 ft.	27 ft.	27 ft.	27 ft.	

D. Setback

Minimum	RR .75	RR 2.5	A 2.5	LC 1	CE 1	Comments
Front Setback	10 ft. * or 20 ft. **	50 ft.	50 ft.	20 ft.	10 ft. ***	* Lots of less than one acre or lots with a width of less than 80 feet. ** All other lots. *** With the front eight feet of the lot landscaped.
Side Setback	10 ft.	30 ft.	30 ft.	7 ft.	15 ft. commercial and 10 ft. residential *	* If the side yard of a commercial use abuts a residential zone, an additional setback is required and shall be landscaped to screen the residential zone from commercial activity. This additional setback shall be five feet or 20% of the width of the commercial lot, whichever is less, measured from side property lines.
Rear Setback	10 ft.	30 ft.	30 ft.	15 ft.	20 ft. *	* If the rear yard of a commercial use abuts a residential zone, an additional setback is required and shall be landscaped to screen the residential zone from commercial activity. This additional setback shall be five feet or 20% of the depth of the commercial lot, whichever is less, measured from the front to the rear property lines.

E. Lot Coverage

	RR .75	RR 2.5	A 2.5	LC 1	CE 1	Comments
Maximum of all improvements, including buildings, parking, roadways, driveways, patios, courtyards, etc.	For all lots smaller than two acres, structures occupy no more than 30% of lot. For all lots over two acres, structures occupy no more than	20%	12%	40%*	60% **	* Buildings occupy maximum of 40% of parcel. ** Buildings occupy maximum of 60% of parcel.

	20% of lot.					
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F.
Fences/Screening

	RR .75	RR 2.5	A 2.5	LC 1	CE 1	Comments
Fences	Pzc	*	Pzc	Pzc	Pzc	Corrals and pastures are allowed. * Boundary line fences are not allowed.
Screening				*	*	* Service areas, loading areas, outdoor storage areas, and trash receptacles for other than single-family houses shall be screened with buildings, walls, berms, vegetation, and/or existing terrain. The screening for loading areas and outdoor storage areas shall be at least six feet and no more than eight feet in height. All screening should provide protection of the enclosed area from animals and wind. Parking areas shall be screened from adjacent residences by walls, berms, or a combination thereof that are at least three feet high and no more than six feet high.

G. **Signage**

	RR .75	RR 2.5	A 2.5	LC 1	CE 1	Comments
				*	*	* Billboard signs are not allowed.
				**	***	** Neon signs are prohibited.
						*** Neon signs must be installed inside the building and any larger than 8 square feet are prohibited.

Other uses that meet the intent of these permitted uses may be considered for inclusion. If a proposed use meets the intent of the Stagecoach Overlay and its proposed zone, it may be deemed "permitted" with the concurrence of the Taos County Director of Planning and the SNA Board of Directors.