

SECTION 5.15
Stagecoach Neighborhood Zone Overlay

Section 5.15.1 Establishment, Boundaries and Purpose of the Stagecoach Neighborhood Zone Overlay

- A. **Establishment.** This section, by ordinance, establishes and recognizes the Stagecoach neighborhood zone overlay and recognizes the Stagecoach Neighborhood Association as the neighborhood representative for purposes of these Regulations.
- B. **Boundaries.** This section establishes the neighborhood zone overlay for the neighborhood of Stagecoach. The boundaries of this neighborhood zone overlay and the boundaries of zoning districts established therein are as described and shown on the Stagecoach neighborhood zone overlay map in the Taos County Planning Department. 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 Pueblo Lands, then cutting diagonally back to Highway 64.
- C. **Purposes.** The intent of the neighborhood overlay is to assist the Stagecoach Neighborhood in achieving the following objectives with regards to the consideration of future development.
1. Encourage safe and orderly development in a manner that retains the architectural styles of the Taos valley and to retain an appropriate mix of traditional rural uses.
 2. Improve pedestrian, animal and vehicle safety within the neighborhood by restricting or reducing the number of highway entrances and exits along Highway 64, as a high speed intrastate highway.
 3. To encourage or preserve small scale, neighborhood-oriented commercial activities that supply goods and services to the neighborhood residents and their activities.
 4. Encourage and preserve low density, single family residential development with appropriate property sizes that reflect the historical, cultural and rural character of the neighborhood.
 5. Protect and preserve the quality and availability of the neighborhood and area surface and underground water supply for existing and necessary human, ranching and agricultural uses.
 6. Protect and promote the existing and traditional agricultural and ranching uses of the neighborhood and its lands.
 7. Protect and preserve the view sheds of the neighborhood and adjacent parcels through development guidelines regarding structure height and placement, including orientation, roof designs, clustering, use of the natural topography and other performance criteria and design standards.
- D. **Neighborhood Constraints.**

The neighborhood is served almost exclusively by Highway 64; a regional high speed highway. For both public safety and in order to preserve the character of this predominantly ranching community from undesirable commercial strip growth, existing highway accesses should be utilized where possible and secondary feeder roads or parallel service roads should be developed to accommodate any additional growth.

Water is also a limited resource in a delicately balanced ecosystem reflected in the neighborhood, and the impact of any growth needs to be balanced with its impact on the existing agrarian, ranching, traditional human habitation and wildlife of the neighborhood.

Section 5.15.2. Stagecoach Neighborhood Land Uses

A. Stagecoach Neighborhood Permitted Land Uses

P = Permitted S= Special Use/Major Dev. Permit Required Blank = Not permitted SUB = Subdivision Approval Required

Residential Uses	RR-.75	RR-2.5	A-10	LC	CE	Comments
Bed and Breakfast Large	S*	S*			P*	*Not more than five (5) rooms are available for guest lodging. The manager resides in and occupies the bed and breakfast
Bed and Breakfast Small	S*	S*		P*		*Not more than two (2) rooms per acre and a maximum of three (3) rooms are available for guest lodging, The manager resides in and occupies the bed and breakfast
Day Care-Residential	P	P	P	S	S	
Duplex				P	S	
Green House - Residential	P	P	P	P	P	Residential use only, less than 1500 sq ft
Guest House	P*	P*	P*			*Habitable accessory structure will be less than the square footage of principal residence
Home Occupations	P	P	P	P	P	
Manufactured Homes	P		P			
Mobile Home Parks				SUB		
Modular homes	P	P	P		P	
Multiple Family				P	S	
Outdoor Storage	P*	P*	P*			*Outside storage of items which are not normal to a family residence is not allowed.
Single-Family	P*	P*	P*		P*	*All surplus building materials and construction equipment shall be promptly removed from the premises, stored in an appropriate storage room or adequately screened from view of neighbors and roadways within 30 days of completion of construction.
Temporary Farm and Ranch labor housing			P*			*All surplus building materials and construction equipment shall be promptly removed from the premises, stored in an appropriate storage room or adequately screened from view of neighbors and roadways within 30 days of completion of construction
Non Residential Uses	RR-.75	RR-2.5	A-10	LC	CE	Comments
Adobe Brick Making					P	
Agriculture (Excluding Livestock Raising)			P*	P*	P*	*Agriculture shall be permitted for the benefit of the family residing on the premises; however, barns, sheds, gardens, greenhouses and compost piles shall be kept clean and shall not be permitted to become injurious to the health, safety or comfort of others.
Alcoholic Beverage Sales				S*	S	*On-site consumption only
Automotive-Service, Gas Stations, Repairs					P	
Batching Plants						Including but are not limited to asphalt, cement, and screening plants
Business/Professional Services	S	S		P	P	
Car wash , Automotive Sales and Parts sales					P	
Churches						
Day Care-Commercial				P*	P*	*Not be operated out of a residence.
Department Store-Supermarkets					P	
Dry Cleaning					P	
Family Amusement and Recreation Parks				S	S	
Feed or Farming Store			S		P	

Golf Course/Driving Range			S	S	P	
Hospitals & Clinics				S	S	

Non Residential Uses	RR-.75	RR-2.5	A-10	LC	CE	Comments
Livestock Raising	P*	P*	P	P*	P*	*No more than five (5) large animals (horses, cows, goats, etc.) And no more than twenty-five (25) small animals (chickens, ducks, rabbits, etc.) shall be permitted on any lot. All animals (excluding pets) shall be confined to appropriate pens, corrals and barns, and property owners shall make diligent efforts to limit the noise, odors and insect populations in the animal yards. No animal shall be permitted to cause an annoyance or a nuisance.
Lodging					P	
Manufactured Home Sales					S	
Night Club Bar or Lounge					S	
Motor Vehicle storage Dismantling, Recycling					P	
Open Sewage Lagoons						
Pawn shop						
Plant Nursery/Green House - Commercial			S	S	S	Square footage not to exceed the main residence square footage by 150%;
Photographic Studio				S	P	
Restaurants				P	P	
Retail Establishments				P*	P	*With a square footage of no larger than 2,000 square feet
Riding Stables-Equestrian Facility			P			
RV Park					P	
Schools-Private/Public						
Solar or Wind Farms					S	
Storage Facility-Personal / Mini				S	P	
Theater					P	
Unattached Trailers					p*	*Must have proper screening
Well Drilling Business					P	
Wildlife/Non Domestic Animals			S			
Whole sale or Distribution Operation					P	

Section 5.15.3. Stagecoach Neighborhood Development Standards

A. Lot Size

	RR-.75	RR-2.5	A-10	LC	CE	Comments
Lot Area - Minimum	.75 acres	2.5 acres	10* acres	1 acre	1 acre	*1.5 acre maximum buildable area
Lot Widths - Minimum	75 ft	100 ft	70 ft	70 ft	70 ft	

B. Density

	RR-.75	RR-2.5	A-10	LC	CE	Comments
Single-family residences per lot	1	1	1		1	

Multi-family units per lot				*	*	*Per Section 4.8
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C. Height

	RR .75	RR-2.5	A-10	LC	CE	Comments
Principal Building Max	27ft	27ft	27ft	27ft	27ft	

D. Setback

Minimum	RR-.75	RR-2.5	A-10	LC	CE	Comments
Front Setback	*20'	50'	30'	20'	10ft	* Lots of less than one (1) acre or lots with a width of less than eighty (80) feet – 10' ** Front eight (8) feet of the lot shall be landscaped.
Side Setback	10'	30'	30'	10'	*15ft commercial & *10 ft residential	* If the rear or side yard abuts a residential zone, an additional setback is required. This additional setback shall be five (5) feet or twenty percent (20%) of the depth of the lot measured from the front to the rear property lines for a rear yard setback, or measured from the side property lines for a side yard setback, whichever is less. The additional setback shall be used to screen the residential zone from commercial activity through the use of landscaping.
Rear Setback	10'	30ft	30ft	15ft	20ft*	* If the rear or side yard abuts a residential zone, an additional setback is required. This additional setback shall be five (5) feet or twenty percent (20%) of the depth of the lot measured from the front to the rear property lines for a rear yard setback, or measured from the side property lines for a side yard setback, whichever is less. The additional setback shall be used to screen the residential zone from commercial activity through the use of landscaping.

E. Lot Coverage

	RR-.75	RR 2.5	A-10	LC	CE	Comments
Maximum of all improvements, including buildings, parking, roadways, driveways, patios, courtyards, etc.	30% for lots less than 2 acres and 20% for all lots 2 acres or larger.	20%	12%	* 40%	60%	*For multi-family uses, unimproved land used for parking, driveways, landscaping, and general open space is not included in coverage.
Lot Widths- Minimum	75ft	100ft	100ft	70ft	100ft	

F. Signage

	RR .75	RR-2.5	A 10	LC	CE	Comments
Principal Building Max				*	*	* Signage is restricted to signs up to a maximum of 7% of the face of the building or 100 square feet, whichever is less per business. This figure includes all exterior signs whether attached or free standing. Neon signs must be installed inside the building and any larger than 8 square feet are prohibited.

G.Fences/Screen

	RR .75	RR- 2.5	A-10	LC	CE	Comments
Fences		*	P	P	P	* Boundary Line Fences Not allowed. Corrals and Pasture are 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 a minimum of 6 feet in height and a maximum of 8 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 a minimum of 3 feet in height and a maximum of 5 feet in height.