

9.5. TESUQUE COMMUNITY DISTRICT OVERLAY.

9.5.1. Purpose and Intent. The provisions of the Tesuque Community District (TCD) are intended to implement and be consistent with the land use goals, objectives, policies, and strategies of the Tesuque Community Plan and the Sustainable Growth Management Plan (SGMP). The TCD is designed to ensure compatibility among various land uses, encourage compact development, protect scenic features and environmentally sensitive areas, enhance rural development patterns, accommodate a variety of lifestyles, delineate historic community spaces and conserve water resources while accommodating the anticipated natural growth of the community. Provisions include standards and dimensions based on historic development patterns and incentives to facilitate compact development where appropriate in conjunction with conservation easements that preserve agricultural land and open space.

9.5.2. Sustainable Design Standards. The development standards of Chapter 7 of this Code shall be applicable to all development, except as otherwise specified herein.

9.5.2.1. Fences and Walls. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. Intent. In order to maintain and enhance the rural character of Bishops Lodge Road north of the Santa Fe City boundary to its intersection with Hwy 285, fencing and walls in this area shall be built to reflect historic design patterns. Fencing in this area has historically been short, open fencing for farming and grazing management which created the sense of a small rural agricultural community.

2. A permit is required for any new or replacement fences or yard walls within 25 feet of any property line fronting Bishops Lodge Road and Tesuque Village Road.

3. Location and Height. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

a. Any new or replacement fences or yard walls within 25 feet of any property line fronting Bishops Lodge Road and Tesuque Village Road shall not be opaque above 3 feet in height. Coyote fences are considered opaque.

b. Any new or replacement front yard fence or wall with any opaque sections facing Bishop's Lodge Road and Tesuque Village Road shall incorporate landscaping with permanent trees, shrubs or vines for a minimum of 40% of the wall length.

c. Any new or replacement front yard fence or wall beyond the 25 foot setback may be fully opaque to a maximum of 6 feet and shall be landscaped to the Bishops Lodge Road or Tesuque Village Road side with permanent trees, shrubs or vines for a minimum of 40% of the wall length. See Chapter 7 of this Code for landscape standards for planting requirements.

d. Fencing and walls shall not exceed 6 feet in height.

4. Fencing Materials and Design. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

- a. Fencing or walls above 3 feet but limited to 6 feet, must be constructed with materials that allow for safety for traffic by assuring clear visibility through the fencing.
- b. Fence materials to be utilized above the 3 foot limit may not include glass or similar plastic or polycarbonate type materials.
- c. Chain link fencing is prohibited.
- d. Fencing and walls visually accessible from Bishop's Lodge Road, and greater than 30 feet in length, shall incorporate architectural offsets at a minimum of 1 every 30 feet.
- e. All opaque portions of walls shall be colored in tones consistent with shades historically used in Tesuque, including earth tones, brown, tan, or white.

9.5.2.2. Signs. The standards for signs shall be as regulated by Chapter 7 of the Code with the following exception:

- 1. Pole mounted signs are prohibited.
- 2. Wall, fence, and pedestal signs with a maximum size of 6 square feet are allowed for non-residential uses.
- 3. Electronic and internally illuminated signs are prohibited.
- 4. Indirect sign illumination for way-finding purposes during the hours of operation is permitted, so long as it is shielded, with the light source concealed from view and directed downward.

9.5.2.3. Parking. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

- 1. Parking Lot Location.** Rear or side parking is required for all non-residential parking when the property is adjacent to a public road.
- 2. Parking Lot Setback.** Non-residential front parking shall be set back 10' from the roadway and the setback area shall be landscaped to provide screening.
- 3. Screened Parking.** Non-residential parking shall be screened from adjacent residential properties.
- 4. Parking Lot Design Standards.** All non-residential parking should be designed with base course except as required to meet accessibility standards.

9.5.2.4. Terrain Management. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. Steep Slopes and Ridges. These standards apply to all new structures and additions to existing structures located on development sites where any portion of the land has a natural slope prior to development of 15 % or greater, and on ridgetops.

a. Exterior walls, façades and roof shall be darker shades of the natural earth tones (such as tan, brown) of the soils on the building site. Tones of gray, green and white are prohibited for exterior building colors.

b. Roof colors and all wall and façade colors visible from adjacent properties or from US 84/285, CR 73 and CR 73A shall be muted and of non-reflective or non-glossy materials with a Light Reflective Value (LRV) of less than forty pursuant to manufacturer's specifications. When such data is unavailable, compliance will be determined by a comparison of samples for which data is available.

c. Windows and door glazing shall be limited to no more than 30% of a façade and shall be non-mirrored and the LRV shall be less than 20, except:

i. Glazing shall be limited to no more than 50% under portals of 8 feet or deeper. This subsection shall not apply to glazing on a south-facing façade where incorporated into a documented design solar heating application equivalent to one for which the annual "Solar Saving Fraction (SSF)" exceeds 60%.

2. Height on Steep Slopes and Ridges. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

a. Structure heights on slopes greater than 15%. Structure heights are limited to 18 feet. The distance between the highest point of the structure and the lowest point at the natural grade or finished cut shall not exceed 18 feet.

b. Structures on ridge tops. Pitched roofs are prohibited on ridge tops throughout the planning area.

3. Storm Drainage. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

a. In order to protect the Little Tesuque and Big Tesuque rivers from siltation and contaminants, drainage from all land uses which may discharge runoff containing high nitrogen content or other contaminants, such as stables or kennels, shall be retained in ponds which must be setback set back a minimum of 25 feet from the natural edge of the river or FEMA designated floodplain, whichever is closer. Retention ponds shall be cleaned regularly to maintain their planned capacity and shall be incorporated into the landscaping to maintain the integrity of aesthetics for the site.

4. Landscaping. These standards apply to all new structures and additions to existing structures located on development sites where any portion of the land has a natural slope prior to development of 15 % or greater, and on ridgetops.

a. Indigenous evergreen trees at least 5 feet tall and approximating the original density and type existing on the site prior to disturbance shall be used for screening and buffering of structures and cuts and fills, where required, in order to maintain year round screening.

b. Cut slopes with a slope or retaining wall closer than 6 feet from the edge of a road or driveway, where the planting area for trees is limited, may be screened with a trellis supporting planted vegetation or some other similar means which creates a natural screened effect.

9.5.2.5. Special Protection of Riparian Areas. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. Native vegetation endemic to riparian areas are exempted from the xeriscape requirements set forth in Chapter 7 of this Code.

9.5.2.6. Special Protection of Wildlife Corridors. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. In all instances where wildlife corridors are identified, development shall be adjusted to avoid disturbance.

9.5.3. Establishment of Zoning Districts. The development standards of Chapter 8 of this Code shall be applicable to all development, except as otherwise specified herein.

9.5.3.1. Generally. The TCD modifies the underlying base zoning districts in order to address special siting, use, and compatibility issues requiring regulations that supplement or supplant those found in the base zoning districts of this Code. If an overlay zone regulation conflicts with any standard of the underlying zone, the standard of the overlay zone shall govern.

9.5.3.2. Base Zoning Districts. Base zoning districts approved for use in the TCD are listed in Table 9.5.1.

Table 9.5.1: Tesuque Base Zoning Districts.

| | |
|-------|-----------------------|
| RUR-R | Rural Residential |
| RES-F | Residential Fringe |
| RES-E | Residential Estate |
| RES-C | Residential Community |
| TC | Traditional Community |
| PI | Public/Institutional |

1. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on the TCD Use Table and below:

a. Research and development services:

i. Animal testing is prohibited.

b. Active leisure sports and related activities:

i. Shooting activities and archery are prohibited.

c. Commercial and crop production greenhouses:

i. Limited to 3,000 square feet.

d. Weather stations or transmitters:

i. Limited to 10 feet in height.

e. Accessory farm structures, sheds, and agricultural facilities:

i. In all zoning districts, farming related structures, sheds and other agricultural facilities are considered accessory to the primary use of crop production.

2. Lot coverage. The standards shall be regulated as identified in Chapter 8 of this Code with the following exceptions:

a. Residential Uses. The maximum lot coverage throughout the Tesuque Community Planning Area is 20%, calculated by the combined roofed area of principal and accessory structures.

b. Non-residential Uses. The maximum lot coverage throughout the Tesuque Community Planning Area is 20%, calculated by the combined roofed area of all structures, parking areas and driveways.

i. In the event that an existing non-conforming use is replaced with a similar use, the same or similar lot coverage of the previous use may be maintained.

c. Density Transfer. Whenever density transfers are used to create open space in perpetuity by easement or other legal means, and new lots are created, maximum lot coverage shall increase up to 50% and shall be calculated based on each individual new development lot.

3. TCD Rural Residential (TCD RUR-R); Purpose. The purpose of this district is to provide for the development of single family homes on large lots, either individually or as part of rural subdivisions; to preserve the scenic and rural character of the County; to provide consolidated open space and agricultural lands; and to recognize the desirability of carrying on compatible agricultural operations and home development in areas near the fringes of urban development while

avoiding unreasonable restrictions on farming or ranching operations. This designation applies to two areas encompassing approximately 420 acres that cover large residential lots located in the foothills which border Santa Fe National Forest. This zoning district is characterized by less level, buildable area and more sloping terrain. Most of the area has good tree cover, with piñon and juniper trees predominant in the landscape. Many of the residential lots that are less than 10 acres are associated with land set aside as conservation easements or permanent open space. Uses limited to single-family residential development, agricultural related uses and home occupations that are residential in scale.

a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on the TCD Use Table.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.5.2:

Table 9.5.2: Dimensional Standards TCD-RUR-R (Rural Residential).

| Zoning District | TCD RUR-R |
|--|-----------|
| Density (# of acres per dwelling unit) | 10 |
| Lot width (minimum, feet) | 100 |
| Lot width (maximum, feet) | n/a |
| Height (maximum, feet) | 20 |
| Height (maximum, feet), hay or animal barn, silo | 36 |

4. TCD Residential Fringe (TCD RES-F); Purpose. The purpose of this district is to designate areas associated primarily with contemporary residential subdivisions that were established off the valley floor in the surrounding piñon/juniper covered hills. The East Ridge District encompasses approximately 185 acres in the northeast portion of the plan area and abutting the Santa Fe National Forest. The West Ridge District encompasses approximately 1025 acres along the western boundary of the plan area abutting highway US 285. Uses are limited to single-family residential development, agricultural related uses and home occupations that are residential in scale.

a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on TCD Use Table.

i. Community Center:

(a) Conditional Use only allowed with access from Bishops Lodge or Tesuque Village Road.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of the Code except as prescribed in Table 9.5.3.

Table 9.5.3: Dimensional Standards TCD RES-F (Residential Fringe).

| Zoning District | TCD RES-F |
|--|-----------|
| Density (# of acres per dwelling unit) | 5 |
| Lot width (minimum, feet) | 100 |
| Lot width (maximum, feet) | n/a |
| Height (maximum, feet) | 20 |
| Height (maximum, feet), hay or animal barn, silo | 36 |

5. TCD Residential Estate (TCD RES-E); Purpose. The purpose of this district is to designate properties that are situated on a flat ridge above the valley floor adjacent to Bishop’s Lodge Hills Subdivision and accessed by either Mama Kay Way or Eccola Lane or Bauer Road. This area should continue to evolve as a primarily low-density single-family residential district with appropriate infrastructure and options for clustering in conjunction with contiguous common areas or conservation easements.

a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified below and on TCD Use Table.

i. Stables and other equine-related facilities- All personal and commercial up to 12 horses:

(a) Stables and other equine related facilities limited to 4 horses in this zoning district.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of the Code except as prescribed in Table 9.5.4.

Table 9.5.4: Dimensional Standards TCD RES-E (Residential Estate).

| Zoning District | TCD RES-E |
|--|-----------|
| Density (# of acres per dwelling unit) | 2.5 |
| Frontage (minimum, feet) | 100 |
| Lot width (minimum, feet) | 100 |
| Lot width (maximum, feet) | n/a |
| Height (maximum, feet) | 20 |
| Height (maximum, feet), hay or animal barn, silo | 36 |

6. TCD Residential Community (TCD RES-C); Purpose. The purpose of this district is to recognize the area along both the Big and Little Tesuque Rivers as the green heart of the plan area and the feature that differentiates Tesuque from other areas. It encompasses more than 850 acres and represents much of Tesuque’s historic and agricultural past, as well as the community’s hopes for continued agricultural use in the future. Preservation of this area as rural and open is tied to the need to keep the lands available and suitable for pastures, orchards and other agricultural uses; and for the preservation of the acequias. Uses are limited to single-family residential development, agricultural related uses, home occupations,

and small scale commercial uses centrally located near the intersection of Bishop’s Lodge Road and Tesuque Village Road. (See Tesuque Rural Commercial Overlay).

a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on TCD Use Table and as prescribed below:

i. Stables and other equine-related facilities- All personal and commercial up to 12 horses:

(a) Stables and other equine related facilities limited to 4 horses in this zoning district.

ii. Community Center:

(a) Conditional Use only allowed with access from Bishops Lodge or Tesuque Village Road.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.5.5.

Table 9.5.5: Dimensional Standards TCD RES-C (Residential Community).

| Zoning District | TCD RES-C |
|--|-----------|
| Density (# of acres per dwelling unit) | 1* |
| Frontage (minimum, feet) | 100 |
| Lot width (minimum, feet) | 100 |
| Lot width (maximum, feet) | n/a |
| Height (maximum, feet) | 20 |
| Height (maximum, feet), hay or animal barn, silo | 36 |

*Subject to Open Space Design Standards below.

i. Density. Density for the TCD RC is one dwelling unit per acre subject to the Open Space Design Standards identified below.

(a) Open Space Design Standards: A minimum of 75% of the gross area of the property must be identified on the plat or through a conservation easement as open space in order to meet planning objectives including preservation of visual open space, grazing, or other agricultural lands; trail easements; or the preservation of historic and cultural sites to meet the base density. Structures on the open space areas are prohibited. The open space conservation area shall include arable, irrigable land including grazing land and land associated with any acequia system if these conditions are present on the property.

(b) Solid walls are prohibited. Any fencing shall allow for unobstructed views of the property.

(c) If the property does not meet the open space design standards above, density shall be a minimum of one dwelling unit per 1.5 acres.

7. TCD Traditional Community (TCD TC); Purpose. The purpose of the TCD TC district is to continue to reflect the unique historic development patterns of the old village with a mixed pattern of lot sizes and shapes and housing types. This district is primarily single-family residential district consistent with historic options for compact residential development including clustered housing, family compounds, and secondary dwelling units. Community facilities, institutional uses, agricultural uses, and home occupations that are residential in scale are appropriate in the district. The TCD Traditional Community district accommodates traditional community patterns, preserves historic and cultural landscapes, and protects agricultural uses, including agricultural found in traditional communities with acequia systems, from encroachment by development.

a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on TCD Use Table and as prescribed below:

i. Stables and other equine-related facilities- All personal and commercial up to 12 horses:

(a) Stables and other equine related facilities limited to 4 horses in this zoning district.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.5.6.

Table 9.5.6: Dimensional Standards TCD TC (Traditional Community).

| Zoning District | TCD TC |
|--|---------------|
| Density (# of acres per dwelling unit) | .75* |
| Frontage (minimum, feet) | 50 |
| Lot width (minimum, feet) | 50 |
| Lot width (maximum, feet) | n/a |
| Height (maximum, feet) | 20 |
| Height (maximum, feet), hay or animal barn, silo | 36 |
| Maximum building size (commercial) | 2,500 sq. ft. |

*Base density may not be adjusted through Density Bonus.

i. Density. The minimum lot size for TCD Traditional Community is 1 dwelling unit/.75 acres.

ii. Setbacks. A minimum of 10 feet is required between neighboring dwelling units. Where zero lot lines are existing, new development on neighboring lots requires a 10 foot minimum set back between property line and structure.

8. TCD Public/Institutional (TCD PI); Purpose. The purpose of the TCD PI district is to accommodate governmental, educational, and non-profit or

institutional uses, including public or community parks and recreation facilities, and public, non-profit, and institutional residential uses, but excluding any such uses of an extensive heavy industrial character.

a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on the TCD Use Table.

b. Dimensional Standards. As identified in Chapter 8 of this Code except as prescribed in Table 9.5.7.

Table 9.5.7: Dimensional Standards TCD PI (Public/Institutional).

| Zoning District | TCD PI |
|--|--------|
| Density (# of acres per dwelling unit) | .75 |
| Frontage (minimum, feet) | 40 |
| Lot width (minimum, feet) | n/a |
| Lot width (maximum, feet) | n/a |
| Height (maximum, feet) | 20 |
| Lot coverage (maximum, percent) | 20 |

9. Existing Master Plans Identified as PDDs. In order to recognize existing approvals, PDDs identified on the initial zoning map may be built out in accordance with their approved master plans which were approved prior to the effective date of this SLDC.

a. Expansion of existing PDDs. Non-residential structures within an existing PDD may expand up to twenty-five (25%) under a conditional use permit.

9.5.4. TCD Overlay Zones.

9.5.4.1. Tesuque Rural Commercial Overlay (TCD O-RC); Purpose. The Rural Commercial Overlay is intended to support the needs of the community and to retain the predominantly residential character of the Village. Commercial uses that are small in scale are appropriate within this overlay zone in order to support the development of the village as a mix of residential and commercial. Commercial development should support local employment and provide local services which do not disrupt the quiet of the Village and promote self-sufficiency for the community.

1. Location. The Tesuque Rural Commercial Overlay district is identified on the Official Zoning Map. The TCD Rural Commercial Overlay includes two subdistricts: Area A and Area B:

2. TCD O-RC Area A. Area A is centrally located within the village core and covers lots or portions of lots with established historic commercial land uses. Area A Subdistrict has frontage on Bishop’s Lodge Road and/or Tesuque Village Road. The area is envisioned to continue as mixed-use village area supporting neighborhood scale retail and commercial uses, community facilities and open space.

a. Uses permitted, conditional, accessory and prohibited as regulated in the base zoning districts, with exceptions identified below:

i. Conditional Uses. The following uses may be allowed in TCD O-RC Area A upon the issuance of a conditional use permit, provided the maximum floor area for each establishment shall not exceed five thousand (5,000) square feet:

(a) Community Services, such as retirement housing, assisted living facilities, life care or continuing care facilities, skilled nursing facilities, library, museum, postal services, bus stop shelters, and community center (only with access from Bishops Lodge Road); and

(b) Small scale lodging, such as bed and breakfast inns (up to 7 units), rooming and boarding housing (up to 7 units), and retreats (up to 6 events per year, no more than 3 days per week, and no more than 10 participants at a time); and

(c) Retail services market shops and open markets, convenience stores, offices/stores with residence on top; and

(d) Entertainment facilities such as fitness, recreational sports, gyms, and athletic clubs (archery is prohibited), exhibitions and art galleries, performing arts and supporting establishments, bars, taverns, and nightclubs.

(i) Bars, taverns and nightclubs may replace existing facilities only.

ii. Dimensional Standards. See Base Zoning Districts: TCD-TC and TCD-RUR.

2. TCD O-RC Area B. Area B is located along Tesuque Village Road just east of the interchange with US 285 on approximately 9 acres of vacant land that abuts public right-of-way on three sides; Tesuque Village Road on the south and east and Highway US 285 on the west. Area B Subdistrict functions as a gateway to Tesuque. The area is envisioned to be appropriate for neighborhood-scaled and neighborhood-oriented mixed uses, including commercial offices, live work units, studios, restaurants, retail of primarily locally produced goods, community services, recreation amenities. Area B Subdistrict is not appropriate for travel services, highway oriented development or retail where the majority of goods are not produced locally.

a. Uses permitted, conditional, accessory and prohibited as regulated in the base zoning districts, with exceptions identified below:

i. Conditional Uses. The following uses may be allowed in TCD O-RC Area B Subdistrict upon the issuance of a conditional use

permit, provided the maximum floor area for each establishment shall not exceed five thousand (5,000) square feet:

(a) Community Services, such as retirement housing, assisted living facilities, life care or continuing care facilities, skilled nursing facilities, medical clinics, social/charitable services, services for the disabled, public safety, police, fire and emergency facilities, library, museum, postal services, bus stop shelters, and community center (only with access from Bishops Lodge Road); and

(b) Small scale lodging, such as bed and breakfast inns (up to 7 units), rooming and boarding housing (up to 7 units), and retreats (up to 6 events per year, no more than 3 days per week, and no more than 10 participants at a time); and

(c) Retail services market shops and open markets, convenience stores, offices/stores with residence on top; and

(d) Entertainment facilities such as fitness, recreational sports, gyms, and athletic clubs (archery is prohibited), exhibitions and art galleries, performing arts and supporting establishments, theater, dance, or music establishments, and permanent outdoor stage/bandstand; and

(e) Research and development services including scientific, medical and technological. Animal testing is prohibited.

ii. Dimension Standards. See Base Zoning Districts: TCD-TC and TCD-RUR.

9.5.5. Supplemental Zoning Standards. Standards shall be regulated as identified in Chapter 10 of this Code with the following exceptions:

9.5.5.1. Accessory Dwelling Units.

1. Accessory Dwelling Units are allowed as a conditional use throughout the zoning district.

2. At the time of application, it is required that the primary dwelling unit is owner-occupied.

9.5.5.2. Home Occupations; Purpose. Home Occupations are small-scale uses that are conducted from one's home and are clearly incidental and secondary to primary use of a residence. All Home Occupations shall meet the criteria established in this Overlay and as regulated in Chapter 10 of this Code with the following exceptions as identified in Table 9.5.8.

1. Medium Impact Home Occupations are prohibited throughout the TCD.

Table 9.5.8: TCD Home Occupations Standards:

| | No Impact | Low Impact | Medium Impact |
|---|------------------------------|------------------------------|----------------------|
| Permit type | Business Registration | Development Permit | n/a |
| Non-resident employees (max) | 1 | 2 | n/a |
| Area used for business (maximum) | 25% of heated square footage | 35% of heated square footage | n/a |
| Accessory building storage | 100 SF | 600 SF | n/a |
| Appointments/patron visits (max/day) | 0 | 6 | n/a |
| Business traffic | none | see §10.6.5 | n/a |
| Signage | not permitted | see §7.9.4.3 | n/a |
| Parking and access | Resident and employee only | see §10.6.5 | n/a |
| Heavy Equipment | None | Up to 2 | n/a |

9.5.6. Use Table. Uses permitted in the base zones and planned development zoning districts are shown in the TCD Use Table 9.5.10. All uses are designated as permitted, accessory, or conditional, as further explained in Table 9.5.9. Accessory uses may be subject to specific regulations as provided in Chapter 10, and conditional uses are subject to the conditional use permit standards provided in Chapter 14. In addition, uses may be subject to modification by the overlay zoning regulations included in this chapter.

Table 9.5.9: Use Table Labels.

| | |
|------------|---|
| P | Permitted Use: The letter “P” indicates that the listed use is permitted by right within the zoning district. Permitted uses are subject to all other applicable standards of the SLDC. |
| A | Accessory Use: The letter “A” indicates that the listed use is permitted only where it is accessory to a use that is permitted or conditionally approved for that district. Accessory uses shall be clearly incidental and subordinate to the principal use and located on the same tract or lot as the principal use. |
| C | Conditional Use: The letter “C” indicates that the listed use is permitted within the zoning district only after review and approval of a Conditional Use Permit in accordance with Chapter 14. |
| DCI | Development of Countywide Impact: The letters “DCI” indicate that the listed use is permitted within the zoning district only after review and approval as a Development of Countywide Impact. |
| X | Prohibited Use: The letter “X” indicates that the use is not permitted within the |

Table 9.5.10: Tesuque Community District Use Table

| Use | Function | Structure | Activity | TCD RUR-R | TCD RES-F | TCD RES-E | TCD RES-C | TCD TC | TCD PI | Special Conditions |
|--|----------|-----------|----------|-----------|-----------|-----------|-----------|--------|--------|--------------------|
| Residential | | | | | | | | | | |
| Single family | | 1110 | | P | P | P | P | P | A | |
| Accessory dwelling units | | 1130 | | C | C | C | C | C | A | Ch.10 |
| Townhouses | | | | X | X | X | X | P | A | |
| Multifamily dwellings | | 1202-99 | | X | X | X | X | P | A | |
| Retirement Housing | 1210 | | | X | X | X | X | X | C | |
| Assisted living facility | 1230 | | | X | X | X | X | X | C | |
| Life care or continuing care facilities | 1240 | | | X | X | X | X | X | C | |
| Nursing facilities | 1250 | | | X | X | X | X | X | C | |
| Community Home, NAICS 623210 | | | | P | P | P | P | P | P | |
| Barracks | | 1310 | | X | X | X | X | X | X | |
| Dormitories | | 1320 | | X | X | X | X | X | X | |
| Temporary structures, tents etc. for shelter | | 1350 | | C | C | C | C | C | C | |
| Hotels, motels, or other accommodation services | | | | | | | | | | |
| Bed and Breakfast inn | 1310 | | | X | X | X | X | X | X | Ch.10 |
| Rooming and boarding housing | 1320 | | | X | X | X | X | X | X | |
| Resorts | | | | X | X | X | X | X | X | |
| Retreats | | | | C | X | X | X | X | C | |
| Hotels, motels, and tourist courts | 1330 | | | X | X | X | X | X | X | |
| Commercial | | | | | | | | | | |
| Shop or store with drive-through facility | | 2210 | | X | X | X | X | X | X | |
| Restaurant, with incidental consumption of alcoholic beverages | | 2220 | | X | C | X | C | C | X | |
| Restaurant, with no consumption of alcoholic beverages permitted | | 2220 | | X | C | X | C | C | X | |
| Stand-alone store or shop | | 2230 | | X | C | X | C | C | X | |
| Department store | | 2240 | | X | X | X | X | X | X | |
| Warehouse discount store/superstore | 2124 | 2250 | | X | X | X | X | X | X | |
| Market shops, including open markets | | 2260 | | X | X | X | X | X | X | |
| Gasoline station | | 2270 | | X | X | X | X | X | X | |
| Automobile repair and service | | 2280 | | X | X | X | X | X | X | |
| Car dealer | 2111 | | | X | X | X | X | X | X | |
| Bus, truck, mobile home, or large vehicle dealers | 2112 | | | X | X | X | X | X | X | |

| Use | Function | Structure | Activity | TCD RUR-R | TCD RES-F | TCD RES-E | TCD RES-C | TCD TC | TCD PI | Special Conditions |
|--|----------|--------------|----------|-----------|-----------|-----------|-----------|--------|--------|--------------------|
| Bicycle, motorcycle, all terrain vehicle dealers | 2113 | | | X | X | X | X | X | X | |
| Boat or marine craft dealer | 2114 | | | X | X | X | X | X | X | |
| Automotive Parts, accessories, or tires | 2115 | | | X | X | X | X | X | X | |
| Gasoline service | 2116 | | | X | X | X | X | X | X | |
| Lumberyard and materials | 2126 | | | X | X | X | X | X | X | |
| Outdoor resale business | 2145 | | | X | C | X | C | C | X | |
| Pawnshops | | NAICS 522298 | | X | X | X | X | X | X | |
| Beer, wine, and liquor store (off-premises consumption of alcohol) | 2155 | | | X | C | X | C | C | X | |
| Shopping center | | 2510-2580 | | X | X | X | X | X | X | |
| Convenience stores or centers | | 2591 | | X | X | X | X | X | X | |
| Car care center | | 2593 | | X | X | X | X | X | X | |
| Car washes | | NAICS 811192 | | X | X | X | X | X | X | |
| Office or bank (without drive-through facility) | | 2100 | | X | C | X | X | X | X | |
| Office (with drive-through facility) | | 2110 | | X | X | X | X | X | X | |
| Office or store with residence on top | | 2300 | | X | X | X | X | X | X | |
| Office-over storefront structure | | 2400 | | X | X | X | X | X | X | |
| Research and development services (scientific, medical, and technology) | 2416 | | | X | X | X | X | X | X | Ch. 9 |
| Car rental and leasing | 2331 | | | X | X | X | X | X | X | |
| Leasing trucks, trailers, recreational vehicles, etc. | 2332 | | | X | X | X | X | X | X | |
| Services including pest control, janitorial, landscaping, carpet upholstery, cleaning and other services | 2450 | | | X | X | X | X | X | X | |
| Bars, taverns and nightclubs | | | | X | X | X | X | X | X | |
| Sexually oriented business | | | | X | X | X | X | X | X | Sec. 10.20 |
| Tattoo parlors | | | | X | X | X | X | X | X | |
| Industrial , manufacturing and wholesale trade | | | | | | | | | | |
| Light industrial structures and facilities (not enumerated in Codes 2611-2615, below) | | 2610 | | X | X | X | X | X | X | |
| Loft | | 2611 | | X | X | X | X | X | X | |
| Mill-type factory structures | | 2612 | | X | X | X | X | X | X | |

| Use | Function | Structure | Activity | TCD RUR-R | TCD RES-F | TCD RES-E | TCD RES-C | TCD TC | TCD PI | Special Conditions |
|--|----------|-----------|----------|-----------|-----------|-----------|-----------|--------|--------|--------------------|
| Manufacturing plants | | 2613 | | X | X | X | X | X | X | |
| Industrial parks | | 2614 | | X | X | X | X | X | X | |
| Laboratory or specialized industrial facility | | 2615 | | X | X | X | X | X | X | |
| Assembly and construction-type plants | 3000 | 2621 | | X | X | X | X | X | X | |
| Process plants (metals, chemicals asphalt, concrete, etc.) | 3000 | 2622 | | X | X | X | X | X | X | |
| Construction-related businesses | 7000 | | | X | X | X | X | X | X | |
| Heavy construction | 7400 | | | X | X | X | X | X | X | |
| Machinery related | 7200 | | | X | X | X | X | X | X | |
| Special trade contractor | 7300 | | | X | X | X | X | X | X | |
| Automotive paint and body | | | | X | X | X | X | X | X | Section 10 |
| Automotive wrecking and graveyards, salvage yards, and junkyards | | | | X | X | X | X | X | X | |
| Vehicle storage for towing or related business | | | | X | X | X | X | X | X | |
| Demolition, building and structure business | | | | X | X | X | X | X | X | |
| Warehouse or storage facility Structure | | 2700 | | X | X | X | X | X | X | |
| Mini-warehouse, mini-storage units | | 2710 | | X | X | X | X | X | X | |
| High-rise mini-warehouse | | 2720 | | X | X | X | X | X | X | |
| Warehouse structure | | 2730 | | X | X | X | X | X | X | |
| Produce warehouse | | 2740 | | X | X | X | X | X | X | |
| Refrigerated warehouse or cold storage | | 2750 | | X | X | X | X | X | X | |
| Large area distribution or transit warehouse | | 2760 | | X | X | X | X | X | X | |
| Wholesale trade— durable goods | 3510 | | | X | X | X | X | X | X | |
| Wholesale trade nondurable goods | 3520 | | | X | X | X | X | X | X | |
| Food, textiles, and related products | | | | X | X | X | X | X | X | |
| Wood, paper, and printing products | | | | X | X | X | X | X | X | |
| Tank farms | | 2780 | | X | X | X | X | X | X | |
| Public assembly structures | | | | | | | | | | |
| Performance theater | | | 3110 | X | X | X | X | X | X | |
| Movie theater | | | 3120 | X | X | X | X | X | X | |
| Amphitheater | | | 3130 | X | X | X | X | X | X | |
| Drive-in theaters | | | 3140 | X | X | X | X | X | X | |
| Indoor games facility | | 3200 | | X | X | X | X | X | X | |

| Use | Function | Structure | Activity | TCD RUR-R | TCD RES-F | TCD RES-E | TCD RES-C | TCD TC | TCD PI | Special Conditions |
|--|----------|-----------|----------|-----------|-----------|-----------|-----------|--------|--------|--------------------|
| Amusement, sports, or recreation establishment not specifically enumerated | 5300 | | | X | X | X | X | X | X | |
| Amusement or theme park | 5310 | | | X | X | X | X | X | X | |
| Arcade | 5320 | | | X | X | X | X | X | X | |
| Miniature golf establishment | 5340 | | | X | X | X | X | X | X | |
| Fitness, recreational sports, gym, or athletic club | 5370 | | | X | X | X | X | X | C | |
| Bowling, billiards, pool, etc. | 5380 | | | X | X | X | X | X | X | |
| Skating rinks | 5390 | | | X | X | X | X | X | X | |
| Sports stadium or arena | | 3300 | | X | X | X | X | X | X | |
| Racetrack or raceway | 5130 | | | X | X | X | X | X | X | |
| Exhibition, convention or conference structure | | 3400 | | X | X | X | X | X | X | |
| Churches, temples, synagogues, mosques, and other religious facilities | | 3500 | | P | P | P | P | P | P | |
| Covered or partially covered atriums and public enclosure | | 3700 | | X | X | X | X | X | C | |
| Passenger terminal, mixed mode | | 3810 | | X | X | X | X | X | X | * |
| Active open space/ athletic fields/golf courses | 6340 | | | C | C | C | C | C | C | * |
| Passive open space | 6340 | | | P | P | P | P | P | P | |
| Arts, entertainment, and recreation | | | | | | | | | | |
| Active leisure sports and related activities | | | 7100 | C | C | C | C | C | C | Ch. 9 |
| Movie Ranch | | | | X | X | X | X | X | X | |
| Camps, camping, and related establishments | 5400 | | | X | X | X | X | X | X | |
| Exhibitions and art galleries | | 4410 | | X | X | X | X | X | C | |
| Performing arts or supporting establishment | 5100 | | | X | X | X | X | X | C | |
| Theater, dance, or music establishment | 5101 | | | X | X | X | X | X | C | |
| Institutional or community facilities | | | | | | | | | | |
| Community center | | 2200 | | X | C | X | C | X | P | Ch. 9 |
| Hospitals | | 4110 | | X | X | X | X | X | X | |
| Medical clinics | | 4120 | | X | X | X | X | X | C | |
| Social assistance, welfare, and charitable services (not otherwise enumerated) | 6560 | | | X | C | X | C | X | C | |
| Child and youth services | 6561 | | | X | C | X | C | X | C | |

| Use | Function | Structure | Activity | TCD RUR-R | TCD RES-F | TCD RES-E | TCD RES-C | TCD TC | TCD PI | Special Conditions |
|--|----------|-----------|----------|-----------|-----------|-----------|-----------|--------|--------|--------------------|
| Child care institution (basic) | 6562 | | | P | P | P | P | P | P | |
| Child care institution (specialized) | 6562 | | | P | P | P | P | P | P | |
| Day care center | 6562 | | | P | P | P | P | P | P | |
| Community food services | 6563 | | | X | X | X | X | X | C | |
| Emergency and relief services | 6564 | | | X | X | X | X | X | C | |
| Other family services | 6565 | | | X | X | X | X | X | C | |
| Services for elderly and disabled | 6566 | | | X | X | X | X | X | C | |
| Animal hospitals | 6730 | | | X | X | X | X | X | C | |
| School or university (privately owned) | | 4200 | | P | P | P | P | P | P | |
| Grade school (privately owned) | | 4210 | | P | P | P | P | P | P | |
| College or university facility (privately owned) | | 4220 | | X | X | X | X | X | X | |
| Technical, trade, and other specialty schools | 6140 | 4230 | | X | X | X | X | X | X | |
| Library | | 4300 | | X | X | X | X | X | C | |
| Museum, exhibition, or similar facility | 5200 | 4400 | | X | X | X | X | X | C | |
| Planetarium | | 4420 | | X | X | X | X | X | C | |
| Aquarium | | 4430 | | X | X | X | X | X | X | |
| Zoological parks | | 4450 | | X | X | X | X | X | X | |
| Public safety related facility | | | 4500 | X | X | X | X | X | C | |
| Fire and rescue station | | | 4510 | X | X | X | X | X | C | |
| Police station | | | 4520 | X | X | X | X | X | C | |
| Emergency operation center | | | 4530 | X | X | X | X | X | C | |
| Correctional or rehabilitation facility | | | 4600 | X | X | X | X | X | X | * |
| Cemetery, monument, tombstone, or mausoleum | | | 4700 | X | X | X | X | X | C | |
| Funeral homes | | | 4800 | X | X | X | X | X | X | |
| Cremation facilities | | | 4800 | X | X | X | X | X | X | |
| Public administration | | 6200 | | X | X | X | X | X | C | |
| Post offices | | 6310 | | X | X | X | X | X | P | |
| Space research and technology | | 6330 | | X | X | X | X | X | C | * |
| Clubs or lodges | | | | X | X | X | X | X | X | |
| Transportation-related facilities | | | | | | | | | | |
| Commercial automobile parking lots | | 5200 | | X | X | X | X | X | X | |
| Commercial automobile parking garages | | | | X | X | X | X | X | X | |
| Surface parking, open | | 5210 | | X | X | X | X | X | A | |
| Surface parking, covered | | 5220 | | X | X | X | X | X | A | |

| Use | Function | Structure | Activity | TCD RUR-R | TCD RES-F | TCD RES-E | TCD RES-C | TCD TC | TCD PI | Special Conditions |
|--|----------|-----------|----------|-----------|-----------|-----------|-----------|--------|--------|--------------------|
| Underground parking structure with ramps | | 5240 | | X | X | X | X | X | X | |
| Rooftop parking facility | | 5250 | | X | X | X | X | X | X | |
| Bus terminal | | 3830 | | X | X | X | X | X | X | |
| Bus stop shelter | | 5300 | | X | X | X | X | X | P | |
| Truck storage and maintenance facilities | | 5400 | | X | X | X | X | X | X | |
| Truck freight transportation facilities | 4140 | | | X | X | X | X | X | X | |
| Light rail transit lines and stops | 4151 | | | X | X | X | X | X | C | |
| Local rail transit storage and maintenance facilities | 4153 | | | X | X | X | X | X | X | |
| Taxi and limousine service maintenance and storage facilities | 4155 | | | X | X | X | X | X | X | |
| Taxi and limousine service dispatch facilities | | | | X | X | X | X | X | X | |
| Bus transportation storage and maintenance facilities | 4156 | | | X | X | X | X | X | X | |
| Towing and other road service facilities, excluding automobile salvage, wrecking, or permanent vehicle storage | 4157 | | | X | X | X | X | X | X | |
| Long-distance or bulk pipelines for petroleum products, natural gas, or mineral slurry | 4170 | | | X | X | X | X | X | X | |
| Courier and messenger service facilities | 4190 | | | X | X | X | X | X | X | |
| Commercial airports | | 5600 | | X | X | X | X | X | X | |
| Private airplane runways and landing strips | | 5610 | | X | X | X | X | X | X | |
| Airport maintenance and hangar facilities | | 5620 | | X | X | X | X | X | X | |
| Heliport facility | | 5640 | | X | X | X | X | X | X | |
| Helistops | | | | X | X | X | X | X | X | |
| Glide port, stolport, ultralight airplane, or balloon port facility | | 5650 | | X | X | X | X | X | X | |
| Railroad tracks, spurs, and sidings | | | | X | X | X | X | X | X | |
| Railroad switching, maintenance, and storage facility | | 5700 | | X | X | X | X | X | X | |
| Railroad passenger station | | 5701 | | X | X | X | X | X | X | |
| Railroad freight facility | | 5702 | | X | X | X | X | X | X | |
| Utility | | | | | | | | | | |
| Local distribution facilities for water, natural gas, and electric power | | 6100 | | P | P | P | P | P | P | |
| Telecommunications lines | | | | P | p | P | P | P | P | |

| Use | Function | Structure | Activity | TCD RUR-R | TCD RES-F | TCD RES-E | TCD RES-C | TCD TC | TCD PI | Special Conditions |
|---|----------|-----------|----------|-----------|-----------|-----------|-----------|--------|--------|--------------------|
| Electric power substations | | | | X | X | X | X | X | X | |
| High-voltage electric power transmission lines | | | | X | X | X | X | X | X | |
| Dam | | 6220 | | X | X | X | X | X | X | |
| Livestock watering tank or impoundment | | | | P | P | P | P | P | P | |
| Levee | | 6230 | | X | X | X | X | X | X | |
| Water tank (elevated, at grade, or underground) | | 6250 | | C | C | C | C | C | C | |
| Water wells, well fields, and bulk water transmission pipelines | | 6260 | | C | C | C | C | C | C | |
| Water treatment and purification facility | | 6270 | | C | C | C | C | C | C | |
| Water reservoir | | 6280 | | C | C | C | C | C | C | |
| Irrigation facilities, including impoundments for on-site irrigation or acequia system irrigation | | 6290 | | P | P | P | P | P | P | |
| Wastewater storage or pumping station facility, lift stations, and collection lines | | 6310 | | C | C | C | C | C | C | |
| Solid waste landfill facility | 4345 | 6320 | | X | X | X | X | X | X | |
| Composting facility | | 6330 | | C | C | C | C | X | C | |
| Recycling transfer center | | 6331 | | X | X | X | X | X | X | |
| Solid waste collection transfer station (Governmental) | 4343 | | 3210 | X | X | X | X | X | X | |
| Solid waste collection transfer station (Private) | 4343 | | 3210 | X | X | X | X | X | X | |
| Solid waste combustor or incinerator | 4344 | | | X | X | X | X | X | X | |
| Septic tank service, repair, and installation business | 4346 | | | X | X | X | X | X | X | |
| Household hazardous waste collection facility | | | | X | X | X | X | X | X | |
| Hazardous waste storage facility | | 6340 | | X | X | X | X | X | X | |
| Hazardous waste treatment and disposal facility | | | | X | X | X | X | X | X | |
| Sewage treatment plant and disposal facilities | | 6350 | | C | C | C | X | X | C | |
| Gas or electric power generation facility | | 6400 | | X | X | X | X | X | X | |
| New Wireless Communication Facilities/Modification of existing wireless communication facility with substantial changes | | 6500 | | C | X | X | X | X | C | |

| Use | Function | Structure | Activity | TCD RUR-R | TCD RES-F | TCD RES-E | TCD RES-C | TCD TC | TCD PI | Special Conditions |
|--|----------|-----------|----------|-----------|-----------|-----------|-----------|--------|--------|--------------------|
| Modification of existing wireless communication facility with no substantial changes/Collocation | | 6500 | | P | P | P | P | P | P | |
| Roof Mounted/Surface Mounted/Stealth | | 6500 | | P | C | C | C | C | P | |
| Amateur radio antenna | | 6510 | | X | X | X | X | X | X | |
| Weather stations | | 6520 | | C | X | X | X | C | C | Ch. 9 |
| Environmental monitoring station (air, soil, etc.) | | 6600 | | P | P | P | P | P | P | |
| Commercial solar energy production facility | | | | X | X | X | X | X | X | |
| Geothermal production facility | | 6450 | | X | X | X | X | X | X | |
| Large scale wind facility | | | | X | X | X | X | X | X | Sec. 10.16 |
| Highway rest stops and welcome centers | | 6930 | | X | X | X | X | X | X | |
| Fountain, sculpture, or other similar decorative structures | | 6950 | | P | P | P | P | P | P | |
| Permanent outdoor stage, bandstand, or similar structure | | 6960 | | X | X | X | X | X | X | |
| Agriculture, forestry, and conservation/open space | | | | | | | | | | |
| Grain silos and other storage structure for grains and agricultural products | | 8100 | | A | A | A | A | A | A | |
| Animal production that includes slaughter | 9300 | | | X | X | X | X | X | X | |
| Livestock pens or hog houses | | 8200 | | X | X | X | X | X | X | |
| Commercial greenhouses | | 8500 | | C | C | C | C | C | C | Ch. 9 |
| Nurseries and other growing of ornamental plants | | | | P | P | P | P | P | P | |
| Stables and other equine-related facilities - All personal use and commercial up to 12 horses. | | 8240 | | P | P | P | P | P | P | Ch. 9 |
| Stables and other equine-related facilities - Commercial over 12 horses | | | | X | X | X | X | X | X | |
| Kennels and commercial dog breeding facilities | | 8700 | | X | X | X | X | X | X | |
| Apiary and other related structures | | 8700 | | P | P | P | P | P | P | |
| Crop production outdoor | 9100 | | | P | P | P | P | P | P | |
| Crop production greenhouse | | 8500 | | P | P | P | P | P | P | Ch. 9 |
| Display or sale of agricultural products raised on the same premises | | | | X | X | X | C | C | C | |

| Use | Function | Structure | Activity | TCD RUR-R | TCD RES-F | TCD RES-E | TCD RES-C | TCD TC | TCD PI | Special Conditions |
|---|----------|-----------|----------|-----------|-----------|-----------|-----------|--------|--------|--------------------|
| Forestry and logging operations | 9300 | | | X | X | X | X | X | X | |
| Game preserves and retreats | 9400 | | | X | X | X | X | X | X | |
| Support business and operations for agriculture and forestry | | | | X | X | X | X | X | X | |
| Parks, open space areas, conservation areas, and preservation areas | | | | P | P | P | P | P | P | |
| Public or community outdoor recreation facilities | | | | C | C | C | C | C | C | |
| Concentrated animal feeding operation | | 8310 | | X | X | X | X | X | X | Ch. 11 |
| Cattle ranching, and the grazing or cattle or other livestock | | 8230 | | P | P | P | P | P | P | |
| Dairy farms | | 8210 | | X | X | X | X | X | X | |
| Other farm and farming-related structures | | 8900 | | A | A | A | A | A | A | Ch. 9 |
| Poultry farms and poultry production facilities | | 8220 | | X | X | X | X | X | X | |
| Sheds, or other agricultural facilities | | 8000 | | A | A | A | A | A | A | Ch. 9 |
| Animal waste lagoons | | 8420 | | X | X | X | X | X | X | Ch. 11 |
| Mining and extraction establishments | | | | | | | | | | |
| Oil and natural gas exploration or extraction | 8100 | | | DCI | DCI | DCI | DCI | DCI | DCI | Ch. 11 |
| Hard rock mining | 8200 | | | DCI | DCI | DCI | DCI | DCI | DCI | Ch. 11 |
| Sand and gravel Mining | | | | X | X | X | X | X | X | |
| Sand and gravel mining with blasting (as specified in Section 11.2.7) | | | | DCI | DCI | DCI | DCI | DCI | DCI | Ch. 11 |

*** Subject to inclusion in approved list of uses that is part of the site plan for the Mixed Use and Planned Development District.**