

Home Occupations

Home occupations in Tesuque contribute to making Tesuque a self-sufficient and lively community. Most home occupations in Tesuque are residential in scale and have little impact on their neighbors. Maintaining compatibility between home occupations and neighboring residential uses is a priority of this plan.

Key Facts:

As part of Santa Fe County’s effort to create the *Sustainable Land Development Code*, a new land development code (currently under development) intended to implement the *Sustainable Growth Management Plan*, the County has created **draft**, new regulations for home occupations:

	No Impact	Low Impact	Medium Impact
Permit type	Business Registration	Development Permit	Conditional Use Permit
Non-resident employees (maximum)	1	3	5
Area used for business (maximum)	25% of heated square footage	35% of heated square footage	50% of heated square footage
Accessory building storage	minimal	600 SF	1,500 SF
Appointments/patron visits (maximum/day)	none	4	12
Business traffic	none	Requirements regarding onsite parking, use of commercial-scale vehicles, and maximum traffic volumes apply. See §10.6.5	
Signage	not permitted	One sign measuring no more than 4 square feet will be allowed per road frontage. See §7.9.4.3	
Parking and access	no impact	Requirements regarding onsite parking, use of commercial-scale vehicles, and maximum traffic volumes apply. See §10.6.5	

Goal: Maintain compatibility between home occupations and neighboring residential uses.

Strategy: The Tesuque Valley Community Association will apply to the Board of County Commissioners for registration as a Community Organization in order to receive notice and provide recommendations for any discretionary development application, including conditional use permits for medium impact home occupations.

Strategy: The Tesuque Valley Community Association will schedule standing quarterly or biannual meetings with Santa Fe County code enforcement to alert the County of code violation issues.

-comments– questions-ideas-concerns-