***Table 1:Tesuque Community Plan Update- Land Uses Densities & Development Patterns***

***Any proposed changes to the SLDC Tesuque Overlay District standards need justification in the plan. Overlay regulations differing from Countywide regulations must have justification in the plan.***

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| **Page** | **Existing Language** | **Proposed Language** | **Notes** |
| 31 | The lack of County oversight and enforcement of the nuisance regulations, (Ordinance 2009-11), zoning standards and terrain management regulations has led to negative impacts on the natural environment, residents and overall community welfare. | Community has identified concerns regarding enforcement of nuisance issues which are being addressed through regular coordination with County staff. |  |
| 32 | The land use designations as identified on the map and general provisions below are intended to provide guidance for future land use decisions and a basis for establishing zoning anticipated with the adoption of SLDC and a Tesuque Valley Community Planning District Ordinance. | The land use designations identified through the Sustainable Growth Management Plan and the 2019 Tesuque Community Plan are identified on the land use map and provide a general framework and guidance for future land use decisions. |  |
| 32 | TVCP Griego Hill Traditional Village District | TVCP Traditional Community District. | Density of 1 DU per .75 acres. |
| 32 | Community facilities, institutional uses, agricultural uses, and home occupations that are residential in scale should continue to be allowed anywhere in the district. | This plan envisions continued uses of community facilities, institutional uses, agricultural uses, and home occupations that are residential in scale. | Need to clarify area in Tesuque Community Overlay. |
| 32 | The average lot size is .47 acres with over 75% of the lots being less than 3/4 acres; well below the minimum lot size of 1 acre prescribed for the area in the Tesuque Valley Traditional Community Zoning District (Santa Fe County Ordinance 2000-13). | The Land Use analysis has identified the average lot sizes for the TVCP TCD as approximately .5 acres per lot. |  |
| 32 | In the case of new development on an existing legal lot of less than 3/4 acre,(established prior to the adoption of this plan), development permits should only be issued in conjunction with high performing septic systems or connection to a community wastewater systems, (see Water & Wastewater section page 62, for further recommendations). | New development on existing lots of less than ¾ acres should consider high performance septic systems or connection to a community wastewater system to address potential environmental impacts. |  |
| 33 | Secondary dwelling units should be allowed as a conditional use on lots with 1.5 acres or more limited to one secondary unit per lot. Design standards and provisions for secondary units should be developed and codified as part of the Tesuque Valley Community Zoning District, (see General Provisions, page 45 for zoning recommendations related to secondary units). | Secondary dwelling units are appropriate for this area and should reflect the rural character and scale of the community. | Accessory Dwelling Units are regulated by SLDC section 10.4. |
| 33 | The El Nido Restaurant (closed at the time of plan draft) is the only commercial establishment located in this designation. Any new commercial uses or expansion of the establishment should meet objectives of the Tesuque Rural Commercial Overlay, (see below). | Any new commercial uses or expansion existing non-residential uses should meet objectives of the TVCP TCD. |  |
| 33 | Structure height up to 26 feet on slopes less than 15% should be permitted with the following conditions:  • Second story area limited to 65% of ground floor footprint. | New development on slopes less than 15% should allow additional height for flexibility of floor plan design and architecture while maintaining integrity of scale and height for consideration of overall impact on viewsheds. | SLDC allows height of 24’ in the Traditional Community District. The Tesuque Overlay District Height allows 20’. |
| 33 | Structure height on slopes greater than 15% and/or on ridgetops; as regulated per Rio Tesuque Ordinance 2000-13, (see General Provisions, page 43). | New development on slopes greater than 15% should be consistent with County Terrain Management standards. | See SLDC TM standards section 7.17.9.3 on page 7-79 |
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| 33 | TVCP Tesuque Valley District | TVCP Residential Community District | Density of 1 DU per 1 acre. |
| 33 | Uses should be 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. This central location should continue as a neighborhood scaled commercial node. New commercial uses or expansion of existing uses should meet objectives and requirements of the Tesuque Rural Commercial Overlay, (see below). | TVCP Residential Community (RES-C) District is an appropriate area for residential, agricultural, home occupations that help engender the character of the community. Small scale commercial uses are also appropriate near the intersection of Bishop’s Lodge Road and Tesuque Village Road. Any new commercial uses or expansion existing non-residential uses should meet objectives of the TVCP RES-C. |  |
| 33 | A minimum lot size of 1.5 acres should be established with incentives for the preservation of contiguous open space or agricultural lands of 3 acres and larger, (see Acequia and Agriculture section, page 49). | Preservation of open space and agricultural land in residential community is important to maintain the area’s character including open space, grazing, agricultural lands, trail easements, historic and cultural sites. | Tesuque Overlay District Res-C density 1 Du per acre subject to open space design standards. If property does not meet open space design standards, min of one DU per 1.5 acres. |
| 33 | Options for clustering involving density transfers should not exceed the gross density of 1 dwelling unit per 1.5 acres | Delete. | Base density does not increase with density transfer except as allowed in Section 8.12 Density Bonus. |
| 34 | Structure height up to 26 feet on slopes less than 15% should be permitted with the following conditions:  Second story area limited to 65% of ground floor footprint. | New development on slopes less than 15% should allow additional height for flexibility of floor plan design and architecture while maintaining integrity of scale and height for consideration of overall impact on viewsheds. |  |
| 34 | Structure height on slopes greater than 15% and/or on ridgetops; as regulated per Rio Tesuque Ordinance 2000-13, (see General Provisions, page 45). | New development on slopes greater than 15% should be consistent with County Terrain Management standards. |  |
| 34 | Performance based setbacks reflecting the historic patterns of Griego Hill should be established as part of the future zoning regulations. | Performance based setbacks reflecting the historic patterns of the area should be considered as part of the future zoning regulations. |  |
| 34 | TVCP Residential Estate | TVCP Residential Estate | Density of 1 DU per 2.5 acres. |
|  | A minimum lot size of 2.5 acres should be established to reflect the existing development pattern and recognize this area as a transition zone from the denser Tesuque Valley and Rural Resort designations to the larger lots of the Foothills designation. | The TVCP Residential Estate (RES-E) area is a transition zone between the valley and the upper elevations of the TCD. Lot sizes in this area should reflect the existing development pattern. |  |
| 34 | Structure height up to 26 feet on slopes less than 15% should be permitted with the following conditions:  Second story area limited to 65% of ground floor footprint. | New development on slopes less than 15% should allow additional height for flexibility of floor plan design and architecture while maintaining integrity of scale and height for consideration of overall impact on viewsheds. County height regulations |  |
| 34 | Structure height on slopes greater than 15% and/or on ridgetops; as regulated per Rio Tesuque Ordinance 2000-13, (see General Provisions, page 45). | New development on slopes greater than 15% should be consistent with County Terrain Management standards. |  |
| 35 | TVCP East and West Ridge Districts | TVCP Residential Fringe | Density of 1 DU per 5 acres. Title consistent with SGMP |
|  | Gross density for new residential development should reflect the average lot size of approximately 5 acres. Compact residential development in conjunction with contiguous common areas or conservation easements should be encouraged. | Lot sizes in this area should reflect the existing development pattern. Compact residential development in conjunction with contiguous common areas or conservation easements should be encouraged. |  |
|  | Options for clustering involving density transfers should not exceed the gross density of 1 dwelling unit per 5 acres. Design standards and provisions for clustering should be developed and codified as part of the Tesuque Valley Community Zoning District. | Delete. | Base density does not increase with density transfer except as allowed in Section 8.12 Density Bonus. |
|  | Secondary dwelling units should be allowed as a conditional use on lots with 5 acres or more limited to one secondary unit per lot. Design standards and provisions for secondary units should be developed and codified as part of the Tesuque Valley Community Zoning District. | Secondary dwelling units are appropriate for this area and should reflect the rural character and scale of the community. | Accessory Dwelling Units are regulated by SLDC section 10.4. |
| 35 | Structure height up to 26 feet on slopes less than 15% should be permitted with the following conditions:  Second story area limited to 65% of ground floor footprint. | New development on slopes less than 15% should allow additional height for flexibility of floor plan design and architecture while maintaining integrity of scale and height for consideration of overall impact on viewsheds. |  |
| 35 | Structure height on slopes greater than 15% and/or on ridgetops; as regulated per Rio Tesuque Ordinance 2000-13, (see General Provisions, page 45). | New development on slopes greater than 15% should be consistent with County Terrain Management standards. |  |
| 35 | West Ridge District  The West Ridge District encompasses approximately 1025 acres on lands that lie between the Tesuque Valley District and US Highway 285. More than the other districts, properties have major terrain management challenges; slopes are steeper, there is less tree cover and perhaps as a result of erosion there are more exposed sub-soils. Extra care should be given to the planning of driveways and buildable areas in this zone so as to prevent future erosion. Average lot size is approximately 6.7 acres with the majority of lots, 64% being greater than 5 acres. | Areas in Residential Fringe have notable terrain management challenges. Slopes are steeper and there is less tree cover and more exposed sub-soils. Extra care should be given to the planning of driveways and buildable area so as to prevent future erosion. | See Terrain Management, SLDC Ch 7.17 |
| 36 | East Ridge District The East Ridge District encompasses approximately 185 acres on lands that lie between Griego Hill and the Plan area boundary on the north are similar development pattern, soils and vegetation as the West Ridge but slopes are not as steep. Average lot size is approximately 6.3 acres with the majority of lots, 63% being greater than 5 acres | See above. | See Terrain Management, SLDC Ch 7.17 |
| 36 | TVCP Foothills District | TVCP Rural Residential | Density of 1 DU per 10 acres |
| 36 | Uses should continue to be limited to single-family residential development, agricultural related uses and home occupations that are residential in scale. | TVCP Rural Residential (RUR-R) District is an appropriate area for residential, agricultural, home occupations that help engender the character of the community. |  |
| 36 | Options for clustering involving density transfers should not exceed the gross density of 1 dwelling unit per 10 acres. Design standards and provisions for clustering should be developed and codified as part of the Tesuque Valley Community Zoning District. | Delete. | Base density does not increase with density transfer except as allowed in Section 8.12 Density Bonus. |
| 36 | Secondary dwelling units should be allowed as a conditional use for on lots with 10 acres or more limited to one secondary unit per lot. Design standards and provisions for secondary units should be developed and codified as part of the Tesuque Valley Community Zoning District. | Secondary dwelling units are appropriate for this area and should reflect the rural character and scale of the community. | Accessory Dwelling Units are regulated by SLDC section 10.4. |
| 36 | Structure height up to 26 feet on slopes less than 15% should be permitted with the following conditions:  Second story area limited to 65% of ground floor footprint | New development on slopes less than 15% should allow additional height for flexibility of floor plan design and architecture while maintaining integrity of scale and height for consideration of overall impact on viewsheds. County height regulations |  |
| 36 | Structure height on slopes greater than 15% and/or on ridgetops; as regulated per Rio Tesuque Ordinance 2000-13, (see General Provisions, page 45). | New development on slopes greater than 15% should be consistent with County Terrain Management standards. |  |
| 36 | TVCP Rural Commercial Overlay | TVCP Rural Commercial Overlay | Title consistent with SGMP |
| 37 | **Area A:** The area is envisioned to continue as mixed-use village center supporting neighborhood scale retail and commercial uses, community facilities and open space as well as higher density residential development – up to 6 dwelling units per acre. Due to the higher density and intensity of the area, the following improvements are recommended: | The area is envisioned to continue as mixed-use village center supporting neighborhood scale retail and commercial uses, community facilities and open space. | Density is determined by the underlying zoning district. |
| 37 | **Area B:** 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 and higher density residential – up to 6 dwelling units per acres. | 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. | Density is determined by the underlying zoning district. |
| 38 | In order to fit in with surrounding residential development, dimensional standards of underlying designation should be applied except as identified below.  Permitted uses: In addition to those uses allowed by the underlying designation, the following uses should be allowed:  • Neighborhood scaled business, services, commercial establishments including restaurants and community facilities, provided maximum floor area for each establishment does not exceed 5,000 sq. feet.  • Residential uses up to 6 dwelling units per acre | Development in the TVCP Rural Commercial Overlay should be designed to complement the surrounding residential pattern with neighborhood scaled business, services, and commercial establishments including restaurants and community facilities. | Density is determined by the underlying zoning district. |
| 38 | Due to the rural and residential character of the village core and its proximity to both the Tesuque Elementary School and the Rio Tesuque; industrial, manufacturing, processing or storage activities are inappropriate and should be prohibited. | Due to the rural and residential character of the village core and its proximity to both the Tesuque Elementary School and the Rio Tesuque; high intensity industrial, manufacturing, processing or storage activities are not appropriate for this area. |  |
| 38 | TVCP Community Facilities Overlay | TVCP Public Institutional |  |
|  | Expansion and redevelopment that meets community needs should be allowed but limited to, (except for school and the fire station), less than 3,000 square feet of gross floor area. | Expansion and redevelopment that meets community needs should be allowed at appropriate scale. |  |
| 38-41 | TVCP Rural Resort Planned Development District | Bishops Lodge Resort PD-5 | PD Section 8.10, p 8-18 of SLDC governs this property. Staff in process of reviewing this section of the plan. |
| 42 | Land Use Map-Need to update land use categories | Update map to reflect land use categories. |  |
| 43 | General Provisions:  Many of the provisions are brought forward from the Santa Fe County Rio Tesuque Valley Community Zoning District Ordinance 2000-03. | Delete |  |
|  | Density and Minimum Lot Sizes:  The minimum lot size and gross densities recommended for each land use designation should not be adjusted down when community water and sewer systems are provided except:  Where density transfers are used to protect sensitive lands or preserve open space or agricultural lands and gross density is maintained. | Delete | Regulatory Language |
| 44 | Home Occupations:  This plan supports draft regulations/standards for no-impact and low-impact home occupations of the SLDC Public Review Draft Sept 2012. Medium-impact home occupations should only be allowed if daily patron/deliveries are limited to 4 visits a day, or if it is located within the rural commercial overlay, (Appendix B page 77, SLDC Public Review Draft Sept 2012 section 10.6.4- Table 10-1). | This plan supports home occupations that provide economic opportunities for residents that are appropriate for residential and agricultural areas. |  |
| 44 | Private Roads and Driveways:  Design standards and regulations should meet or exceed provisions of Santa Fe County Ordinance 2000-13 Rio Tesuque Valley Community Zoning District including references to the Santa Fe County Land Development Code Terrain Management standards and regulations that ensure gradients do not exceed 11% and that the calculation of disturbed area includes area required for site-preparation. | Delete |  |
| 44 | Currently Santa Fe County and the Fire Marshall require 20’ wide fire access roads to new residential structures. These roads are appropriate for large subdivisions, but are out of scale for small subdivisions or residences. There is a the need for adequate access to buildings for fire protection, but to make every site accessible by the largest trucks seems impractical and expensive for the homeowner, when there smaller trucks that can be used that require less road width and turn around space. In order to find less impacting solutions for fire access, a provisions need to allow for solutions to be developed for each individual site owner, developer, County and Fire Marshall working in collaboration. | Delete | Roads governed per Chapter 7, Section 11 of SLDC and Fire Code. |
| 45 | Secondary Dwelling Units:  To support aging in place, multi-generational family living arrangements and traditional development patterns, secondary dwelling units should be allowed in land use designations as a conditional use limited to one “secondary unit” per lot and conforming to standards and regulations (to be developed as part of future Tesuque Valley Community Zoning District), that control for size, location, relation to primary unit and hook up to advanced septic systems or community wastewater systems. | To support aging in place, multi-generational family living arrangements and traditional development patterns, secondary dwelling units should be allowed at appropriate scale to maintain community character and to protect the environment. | Accessory Dwelling Units governed by SLDC section 10.4 |
| 45 | Zoning recommendations:  • Require that primary dwelling units must be owner –occupied  • Require shared driveways  • Maximum allowable size:  o 30% of the primary dwelling unit with a maximum allowable size of 1,200 square feet.  o When primary dwelling unit is less than 1800 square feet, secondary dwelling unit may be greater than 30% of the primary dwelling unit with a maximum allowable size of 600 square feet. | Delete | Regulatory language. |
| 45 | Terrain Management, Slope and Ridgetops:  Design standards and regulations should meet or exceed provisions of Santa Fe County Ordinance 2000-13 Rio Tesuque Valley Community Zoning District including references to the Santa Fe County Land Development Code Terrain Management standards and regulations and incorporating standards that help to mitigate fire risk including:  • Prohibiting construction on land where slope is thirty percent (30%) or greater in all circumstances, (See also Fire Safety & Prevention page 58). | Delete. | Regulatory language. |
| 45 | Floodplain:  Floodplains are defined by the Federal Emergency Management Agency (FEMA) via their Flood Insurance Rate Maps as lands that are subject to a 1% annual risk of flooding. Santa Fe County Flood Damage Prevention and Stormwater Management Ordinance 2008-10 restricts development in the floodplain. The Santa Fe County floodplain boundaries were recently redrawn during a multi-year planning process. The new boundaries were adopted by the County on October 30, 2012 for the purpose of administering flood damage prevention and stormwater management requirements. For Tesuque, the change in boundaries meant that in some areas the floodplain expanded, in some areas it retracted, and in some areas the hazard level increased or decreased. Some property owners in Tesuque have suggested that their land has been mistakenly identified as part of the floodplain. Those property owners may file a Letter of Map Change with FEMA to revise the Flood Insurance Rate Map. Property owners who demonstrate that their properties are not in the foodplain will not be subject to the County’s flood damage prevention and stormwater management requirements.  • A collective approach to revising the Flood Insurance Rate Map is needed to reduce cost to individual property owners. | The existence of complex floodplain conditions in the TVCP planning area has led community concerns regarding federal and local regulations. This plan envisions a cooperative approach to examining how floodplain regulations may be reviewed to ensure public safety as well as accurate depictions of developable areas. | See Flood Prevention and Flood Control, SLDC Ch 7.18 |
| 46 | Interconnecting Set-asides:  Design standards and regulations should meet or exceed provisions of Santa Fe County Ordinance 2000-13 Rio Tesuque Valley Community Zoning District:  • Interconnecting set asides and other easements for the preservation of agricultural land, protection of river, arroyos or trail corridors shall interconnect to such sites or potential sites on adjacent properties, as practicable. | Conservation Area Continuity:  Conservation areas and other easements are appropriate for the preservation of agricultural land, protection of river, arroyos or trail corridors and should interconnect to adjacent sites of a similar nature, as practicable. |  |
| 46 | Dark Night Sky  Conserve energy and resources to the greatest extent possible. ((IDA & IESNA), 2013) | Conserve energy and resources to the greatest extent possible. | Regulatory language |
| 46 | Lot Coverage:  Lot coverage’s for residential uses in the plan area vary quite a bit. In general the smaller the lots size the higher the lot coverage. To support the traditional development pattern, rural character and a healthy watershed, regulations for lot coverage should vary with lot size and pertain to permeable surfaces. The following ratios between permeable surfaces and lot area are recommended and should be incorporated into the Tesuque Valley Community Zoning District:  For residential and commercial uses in all land use designations:  • For lots that are less than 12,000 square feet, permeable surface area should not be less than 50% of lot area.  • For lots that are greater than 12,000 square feet and up to 5 acres, permeable surface area should not be less than 80% of lot area.  • For lots that are greater than 5 acres, permeable surface area should not be less than 90% of lot area. | Lot coverage’s for residential uses in the plan area vary quite a bit. In general the smaller the lots size the higher the lot coverage. To support the traditional development pattern, rural character and a healthy watershed, regulations for lot coverage should vary with lot size and pertain to permeable surfaces. | Regulatory language deleted. |
| 46-47 | Protection of River Corridors, Streams, Arroyos, and Acequias:  Design standards and regulations should meet or exceed provisions of Santa Fe County Ordinance 2000-13 Rio Tesuque Valley Community Zoning District:  • Development shall be set back a minimum of fifty feet (50') from the natural edge of the Little Tesuque and the Big Tesuque rivers.  • A minimum of twenty five feet (25’) setback is required from the natural edge of all other stream arroyos waterways, drainage ways that may convey a discharge ("Q") of one hundred cubic feet per second (100 cfs) or more, generated by a design storm, (100 year recurrence, 24 hour duration).  • Applications for development within twenty-five feet (25') of an acequia shall be reviewed by the affected acequia association before any Development Permits are issued. | Delete. | Regulatory language.  Importance of these natural features established in Tesuque Plan section: Agriculture, Acequias, and Riparian Areas, p. 49 |
| 47 | Natural Landscaping:  Design standards and regulations should meet or exceed provisions of Santa Fe County Ordinance 2000-13 Rio Tesuque Valley Community Zoning District with adjustments to meet fire safety and prevention objectives:  • Native vegetation shall be preserved on development sites and local native plants used for landscape buffers and screening. | This plan envisions the use of native vegetation and natural landscaping to the extent practicable. Native vegetation should be preserved on development sites and local native plants used for landscape buffers and screening, as appropriate. |  |
| 47 | Non-conforming Uses:  Non-conforming uses that are residential in scale and do not negatively impact surrounding properties, traffic flow or water quality, are envisioned to continue “as is”. Any proposed development expansions or new uses associated with non-conforming uses should be required to conform to the land use designation recommendations and /or established base zoning district.  Some non-conforming uses have evolved over the years into commercial developments without appropriate oversight of impacts to water quality, adjacent property owners and the community at large. In general they are permitted as “businesses” through approved business licenses but do not have commercial zoning or conditional use permits.  The County in collaboration with the community should identify non-conforming uses that, due to the intensity of use and/or commercial nature of activities, are negatively impacting water quality, traffic flow and/or the surrounding residential properties. These non-conforming land uses should be required, within a reasonable time period after the adoption of the SLDC and Tesuque Community District, to comply with underlying residential zoning, home occupation regulations or seek conditional use permits fulfilling associated approval processes and regulations, including notification requirements, adequate water and wastewater infrastructure, and standards related to access, ingress and egress, fire code regulations and buffering, landscaping and parking standards that eliminate impacts to the surrounding rural residential lands and ground and/or surface water. | The existence of non-conforming uses in the TVCP planning area has led community concerns regarding potential impacts to the community and the environment. This plan envisions a cooperative approach to examining how non-conforming use regulations may be reviewed to ensure that appropriate scale and intensity of use is maintained for the community’s benefit. | Non-confirming Uses regulated by SLDC 14.6 |
| 48 | Enforcement:  Strategy: The Tesuque Valley Community Association will schedule standing quarterly or biannual meetings with Santa Fe County Code Enforcement Division to proactively address code enforcement and educational issues as well as permit application processes. | Strategy: Community members will continue to schedule meetings with Santa Fe County staff to proactively address code enforcement concerns and proactive engagement on these issues. |  |
|  | 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. | Delete. | Already in place. |
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