

CONCEPTUAL PLAN FOR TESUQUE FENCES AND WALLS 2021

1. **Area exclusions.** The following areas will be excluded from any special regulations on fences and walls. General SLDC provisions will apply.

- a. Rural Commercial Overlay Area A
- b. Griego Hill Traditional Village District
- c. All roads except Tesuque Village Road north of a and b and Bishops Lodge Road.

2. **Fence and wall exclusions.** The following types of fences and walls will be excluded from the regulations defined in section 3.

- a. Side or back fences and walls will be governed by general SLDC provisions except where they fall within any setback area defined in section 3, in which case they must conform to the applicable special regulation.
- b. Fences and walls in existence as of August 2021 will be considered pre-existing, legal non-conforming and may be repaired or replaced to their existing height and setback.

3. **Fence and wall special regulations.** The following will govern north Tesuque Village Road and Bishops Lodge Road, and permits are required to ensure compliance.

- a. Opaque fences and walls fronting or running parallel to north Tesuque Village Road cannot exceed six feet in height and must be set back from the asphalt to the average of current opaque fences and walls or the road right of way, whichever is greater.
- b. Opaque fences and walls fronting or running parallel to Bishops Lodge Road cannot
 - i. be placed within five feet of the asphalt,
 - ii. exceed four feet in height between five and ten feet of the asphalt,
 - iii. exceed five feet in height between ten and fifteen feet of the asphalt,
 - iv. exceed six feet in height at fifteen feet of the asphalt and beyond, and
 - v. subject to an exception when an existing dwelling or portion thereof is within twenty-five feet of the asphalt, in which case an opaque fence or wall not to exceed five feet in height may be placed between five and fifteen feet of the asphalt.
- c. Non-opaque fences not to exceed six feet in height may be placed at or more than five feet of the asphalt and non-opaque height extensions of permissible opaque fences or walls are permitted up to six feet in this same area.

4. **Landscaping and materials.** Landscaping is encouraged but not required and should not encroach on the five foot setback; wall materials will continue to be prescribed per current requirements.