



Santa Fe County

Sustainable Land Development Code

Adopted by Ordinance 2016-9
December 13, 2016



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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.

i. 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.

b. 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.

c. 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 grey, 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. In all instances where wildlife corridors exist, they must be identified in the application or during the application process so development can 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) – hay or animal barn, silo	36
Height (maximum, feet) – all other structures	20

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) – hay or animal barn, silo	36
Height (maximum, feet) – all other structures	20

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) – hay or animal barn, silo	36
Height (maximum, feet) – all other structures	20

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) – hay or animal barn, silo	36
Height (maximum, feet) – all other structures	20

*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 lot 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 – hay or animal barn, silo)	36
Height (maximum, feet) – all other structures	20
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 (Planned Development Districts). In order to recognize existing approvals, PDDs identified on the initial zoning map may be built out in accordance with their approved master plans 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.

3. 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 Section 10.6.5	n/a
Signage	not permitted	see Section 7.9.4.3	n/a
Parking and access	Resident and employee only	see Section 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 4. 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 4.
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 district.

The Use Matrix also includes Function, Activity and Structure Codes in accordance with the Land Based Classification System.

Uses not specifically enumerated. When a proposed use is not specifically listed in the use matrix, the Administrator may determine that the use is materially similar to a listed use if:

The proposed use is listed as within the same structure or function classification as the use specifically enumerated in the use matrix as determined by the Land-Based Classification Standards (LBCS) of the American Planning Association (APA); or

If the use cannot be located within one of the LBCS classifications, the Administrator shall refer to the most recent manual of the North American Industry Classification System (NAICS). The proposed use shall be considered materially similar if it falls within the same industry classification of the NAICS manual. A proposed use shall be treated in the same manner as the listed use to which it is materially similar. For example, if the proposed use is materially similar to a permitted use, this proposed use shall also be a permitted use.

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	
Store or shop without drive through facility		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	
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	

Use	Function	Structure	Activity	TCD RUR-R	TCD RES-F	TCD RES-E	TCD RES-C	TCD TC	TCD PI	Special Conditions
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	
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	

Use	Function	Structure	Activity	TCD RUR-R	TCD RES-F	TCD RES-E	TCD RES-C	TCD TC	TCD PI	Special Conditions
Machinery related	7200			X	X	X	X	X	X	
Trade contractor, plumbing, electrical, roofing, painting, landscaping	7300			X	X	X	X	X	X	
Automotive paint and body				X	X	X	X	X	X	Sec. 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	
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	

Use	Function	Structure	Activity	TCD RUR-R	TCD RES-F	TCD RES-E	TCD RES-C	TCD TC	TCD PI	Special Conditions
Exhibition, convention or conference structure		3400		X	X	X	X	X	X	
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	
Child care institution	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	

Use	Function	Structure	Activity	TCD RUR-R	TCD RES-F	TCD RES-E	TCD RES-C	TCD TC	TCD PI	Special Conditions
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	
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	

Use	Function	Structure	Activity	TCD RUR-R	TCD RES-F	TCD RES-E	TCD RES-C	TCD TC	TCD PI	Special Conditions
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	
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	

Use	Function	Structure	Activity	TCD RUR-R	TCD RES-F	TCD RES-E	TCD RES-C	TCD TC	TCD PI	Special Conditions
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	
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- Personal use				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
Stables and other equine-related facilities - 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	
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
Grazing and ranching of livestock		8230		P	P	P	P	P	P	Sec. 10.3
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
Small Scale Sand and Gravel Extraction				X	X	X	X	X	X	
Sand and Gravel Extraction (as specified in Section 11.10)				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.**