

## STAGECOACH HILLS NEIGHBORHOOD ASSOCIATION

### DEFINITIONS FOR ADDING TO THE EXISTING SNA ZONING OVERLAY IN THE TAOS COUNTY LAND USE ORDINANCE

#### INTRODUCTION

The goal of the Development Standards Advisory Board (DSAB) is to adhere to the Stagecoach Hills Neighborhood Association (SNA) Land Use Zoning Overlay created between 2003-2006. The Overlay was approved by landowners and signed into law by the Taos County Commissioners. The DSAB aims to promote building in the Stagecoach Hills Neighborhood which is sensitive to the history, architecture, and construction that is traditional to the Taos area. While all five zones of the neighborhood do not replicate exact verbiage in their Overlay descriptions, there is resonance throughout expressing an overall desire for an aesthetic that is compatible in design and finish. The aim of the DSAB is to promote well-designed, well-built, and sustainable construction acknowledging the Pueblo and Territorial architectural styles, including their modern counterparts. For detailed definitions and examples, refer below. Materials and exterior colors are also included in these descriptions. Additionally, the Overlay requires that building footprints and heights must be designed to protect the view sheds of adjacent properties and to complement, not compete with, the majesty of the surrounding mountain landscape and rim of the Rio Grande Gorge.

#### ARCHITECTURAL STYLES

Traditional Taos architectural styles, such as Pueblo and Territorial, are found throughout Northern New Mexico, in addition to modern interpretations and innovations that have been adapted to the needs of contemporary lifestyle and technology. Even modern forms should conform to the palette of the landscape with minimal intrusion.

#### PUEBLO

The Pueblo style has a flat roof with parapets at the tops of the walls around the roof edges and at transitions between changes in roof heights. The roof is sometimes supported by rough-hewn beams called vigas, which can extend through to the exterior.



#### TERRITORIAL

The Territorial style exhibits a flat roof or pitched roof with a center high point ridge or peak and open gables at the end walls. Wall materials are similar to those used in Pueblo-style structures. Details can include portales, carved corbels, and more ornamental elements (click here: <https://ecode360.com/37998472> then scroll to 16.16.220.5, Taos Valley Architecture).



**Specific to Zone 3 & 5:** With respect to the current Overlay regulations, Earthship and Dome structures are pre-existing, non-conforming designs and were approved prior to adoption of the Overlay. Proposed new Earthship and Dome style structures in Zone 3 and Zone 5 will not meet the Overlay requirements. The DSAB strongly discourages utilizing these types of designs for new structures and will not be able to grant approval for them in accordance with the Overlay restrictions.

## EXTERIOR WALL MATERIALS & COLORS

### MATERIALS:

Materials, such as adobe bricks, stone, stucco plaster, tile, metal, and wood give a warm, traditional feel.

For example:

- Stucco is a traditional southwest plaster finish over which an earth-tone color coat is applied.
- Wood siding is made of natural wood.
- Corrugated (and ribbed) metal panels, which are made to rust into an earth tone brown color.
- Metal Pro Panel sections of earth tone colors can be used for a roofing surface or wall siding.
- Rammed earth.

### EARTH TONE COLORS:

All five zones in the SNA Zoning Overlay have one or more references to the use of earth tone colors. Earth tone is a term used to describe a palette of colors that reflect the earth's natural hues. To be more specific, the color palette of earth tone typically includes warm and muted shades, such as: brown, taupe, sage, moss, gray, beige, and rust. These colors are inspired by the colors of the landscape and can be found in natural materials like clay, sandstone, and rusted metal. They are often used together in a variety of combinations to create a connected and natural-looking palette. Overall, the earth tone palette is characterized by its warm, natural, and calming hues that are versatile and timeless in design. While some may consider white and black earth tone colors, these two ends of the spectrum are discouraged, since they do not immediately reflect colors found in the Taos landscape.

## EXCERPTS FROM THE SNA OVERLAY: REQUIREMENTS FOR ARCHITECTURAL STYLES, MATERIALS, AND COLORS AS DESCRIBED FOR ZONES 1-5

### Zones 1-5

"The view sheds of the adjacent parcels and existing improvements should be preserved to the maximum extent possible. This can be accomplished by orientation, changing the roof design, clustering, or reduction in the maximum height of new improvements depending upon the elevation relative to the other sites." (Pg. 2)

**Zone 1** - "...to encourage safe and orderly development in a manner that retains the architectural styles of the Taos Valley..." (Pg. 2)

"All buildings constructed on any lot shall be pueblo adobe or territorial style...Exterior walls are to be predominantly earth-colored stucco plaster except for natural wood." (Pg. 6)

**Zone 2** - "All buildings must have an exterior color which approximates one of the earth tone colors...except for natural wood exteriors." (Pg. 10)

**Zone 3** - "(The) Zone is intended for low-density single-family residential areas..." (Pg. 11) "All buildings constructed on any lot shall be pueblo adobe or territorial style. Exterior walls are to be predominantly earth-colored stucco plaster except for natural wood. Solar energy designs and energy conservation systems are permitted when incorporated into the above architectural styles." (Pg. 13).

**Zone 4** - "(The) Zone is intended for low-density single-family residential areas..." (Pg. 15)

**Zone 5** - "All buildings shall be pueblo adobe or territorial style. Solar energy designs and energy conservation systems are permitted when incorporated into these architectural styles." (Pg. 21)