

STAGECOACH HILLS NEIGHBORHOOD ASSOCIATION

DEFINITIONS OF TERMS IN THE EXISTING SNA ZONING OVERLAY IN THE TAOS COUNTY LAND USE ORDINANCE

INTRODUCTION

The goal of the Development Standards Advisory Board (DSAB) is to encourage adherence to the Stagecoach Hills Neighborhood Association (SHNA) 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 all zones 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 (Zones 3 & 5) and their modern counterparts (in appropriate Zones). 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.

TRADITIONAL 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 in appropriate zones 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 Zones 3 & 5: These zones require that “all buildings shall be pueblo adobe or territorial style.” With respect to the current Overlay regulations, earthships, quonset huts and domes in these zones are pre-existing, non-conforming designs and were approved prior to adoption of the Overlay in 2006. Proposed new non-conforming structures in Zones 3 and 5 that deviate from traditional pueblo or territorial styles will not meet the Overlay requirements.

EXTERIOR WALL MATERIALS & COLORS

MATERIALS:

Materials, such as adobe bricks, stone, stucco plaster, tile, metal, and wood give a warm, traditional feel. Not all exterior materials may be acceptable in all zones per zoning requirements (see restrictions for each zone below).

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.

****Note: Zone 3 requires that all buildings be “predominantly earth-colored stucco plaster except for natural wood.” Zone 3, 5.G (Pg.13) of Taos County ordinance.**

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, beige, and rust. These colors are inspired by the colors of the landscape and can be found in natural materials like clay and sandstone. 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. White and black, including shades of off-white and light gray that look stark visually, 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 (Commercial/Residential) - “All buildings must have an exterior color which approximates one of the earth tone colors in a current commercial stucco color chart, except for natural wood exteriors.” *Zone 1, 5.K (Pg. 6)*

Zone 2 (Transitional Commercial/Residential) - “All buildings must have an exterior color which approximates one of the earth tone colors in the current commercial stucco color chart, except for wood exteriors.” *Zone 2, 5.K (Pg. 10)*

Zone 3 (Single Family Residential, 2.5 Acre Minimum Density) - ***Most restrictive zone in terms of design/density***

“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.” *Zone 3, 5.G (Pg.13)*

Zone 4 (Single Family Residential, ¾ Acre Minimum Density) – “Zone is intended for low-density single-family residential areas.” *(Pg. 15)*

Zone 5 (Agricultural/Ranching)– “All buildings shall be pueblo adobe or territorial style. Solar energy designs and energy conservation systems are permitted when incorporated into these architectural styles.” *Zone 5, 4.6 (Pg. 21)*

Most properties in the neighborhood are subject to CC&R restrictions that may be more stringent than the zoning requirements. Please ensure that you have reviewed all relevant CC&Rs for your property in addition to zoning regulations.