



ORDINANCE NO. 23-12

AN ORDINANCE AMENDING THE TOWN TAOS TOWN CODE; TITLE 16, THE ADDITION OF THE FOLLOWING SECTIONS 16.16.226 HOZD HOSPITAL OVERLAY ZONE DISTRICT, SECTIONS 16.16.226.1 PURPOSE; SECTION 16.16.226.2 DEVELOPMENT STANDARDS AND PERMITTED USE REQUIREMEN; SECTION 16.16.226.3 PERMITTED SPECIAL USE CLASSIFICATIONS; SECTION 16.16.226.4 APPLICATION PROCEDURE SECTION 16.16.226.5 SITE DEVELOPMENT AND DESIGN STANDARDS; SECTION 16.16.226.6 DEFINITIONS

WHEREAS the Hospital Overlay Zoning District is intended to promote and encourage the maintenance and concentration of existing and proposed healthcare facilities and their related uses. The district is intended to include primarily the principal structures and related facilities of each healthcare institution; and

WHEREAS, the property owners within the Hospital Overlay Zone District list is located below within Appendix A; and

WHEREAS, the general town code will be amended to re-designate the area currently zoned R-2, "Residential" R-14 "Multi-Family Residential" and RA "Residential Agriculture" in the general will have an overlay of C-2 "General Commercial" to provide more uniformity and flexibility of uses; and

WHEREAS; This overlay provides both an incentive for health care facilities uses by allowing certain uses where they otherwise would not be allowed, while dis-incentivizing perceived competing uses by not allowing residential-only development; and

WHEREAS, the Town of Taos Planning and Zoning Commission held a duly published, noticed, and posted meeting on the Amendment to the Town of Taos Town Code on June 7, 2023 the Planning and Zoning Commission recommended to the Town Council that such amendment to the Town Code be approved by the Town Council,

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Town of Taos, meeting in Regular Session this 10th day of October 2023, that the following is hereby adopted, approved and ratified:

This ordinance shall become effective as provided by law.

In Chapter 16: Land Use Development the Town Code is amended as follows

§ 16.16.226 **HOZD Hospital Overlay Zone District.**

§ 16.16.226.1 **Hospital Overlay Zone District Purpose.**

The HD district is intended to promote and encourage the maintenance of existing and proposed healthcare facilities and their related uses in a manner that will establish and maintain reasonable balance between the need for orderly growth of healthcare facilities and the preservation and buffering of nearby residential areas. The district is intended to include generally the peripheral area of each healthcare facility where there is abutment or close proximity to nonhealthcare use.

§ 16.16.226.2 **Development Standards and Permitted Use Requirements.**

The development standards and permitted use requirements of the underlying zone C-2 as outlined in chapter **16.16.140.5** shall apply to a Hospital Overlay Zone District. Plus, the following:

1. Height limitations.

Maximum building height for the Hospital in HOZD development site shall not exceed forty-eight feet (48') in vertical height above median adjacent grade measured from the top of roof deck, excluding parapet and mechanical equipment.

2. Criteria

All projects administratively approved under this section must meet the town's architectural design criteria for commercial businesses and large-scale development massing criteria for new construction, where applicable.

§ 16.16.226.3 **Permitted Special Use classifications.**

The uses listed in section **16.16.226.3** of this chapter are hereby classified as permitted uses and upon issuance of an administrative permit by the code administrator or designee, such uses may be allowed in the HOZD:

1. Hospital.
2. Residential treatment center or group home.
3. Assisted living facility
4. Medical offices
5. Senior Living Facilities
6. Use defined in Health Care Facility
7. Affordable Housing

§ 16.16.226.4 **Application procedure.**

The application procedure shall follow chapters within **16.12.040** of this title.

§ 16.16.226.5 **Site development and design standards.**

Site development standards shall conform to the requirements of section **16.16.140.5** of this chapter as well as all applicable performance standards outlined in chapter **16.20** of this title.

§ 16.16.226.6 **Definition.** As used in this section 16.16.226 the following word shall have the following meanings, unless the context clearly requires otherwise.

Healthcare facilities Are places that provide health care. They include hospitals, clinics, outpatient care centers, and specialized care centers, providing medical services to beneficiaries. (e.g., hospital, skilled nursing facility, home health agency, outpatient physical therapy, comprehensive outpatient rehabilitation facility, end-stage renal disease facility, hospice, physician, non-physician provider, laboratory, supplier, etc.)

ORDAINED, ADOPTED, AND APPROVED this 10th day of October 2023, by the following vote:

Councilmember Darien D. Fernandez, Mayor Pro Tem	<u>Yes</u>
Councilmember Nathaniel Evans	<u>Absent</u>
Councilmember Corilia I. Ortega	<u>Yes</u>
Councilmember Marietta S. Fambro	<u>Yes</u>

TOWN OF TAOS

Mayor Pascualito M. Maestas

ATTEST:

APPROVED AS TO FORM

Francella Garcia, Town Clerk

**Christopher Stachura, Town
Attorney**

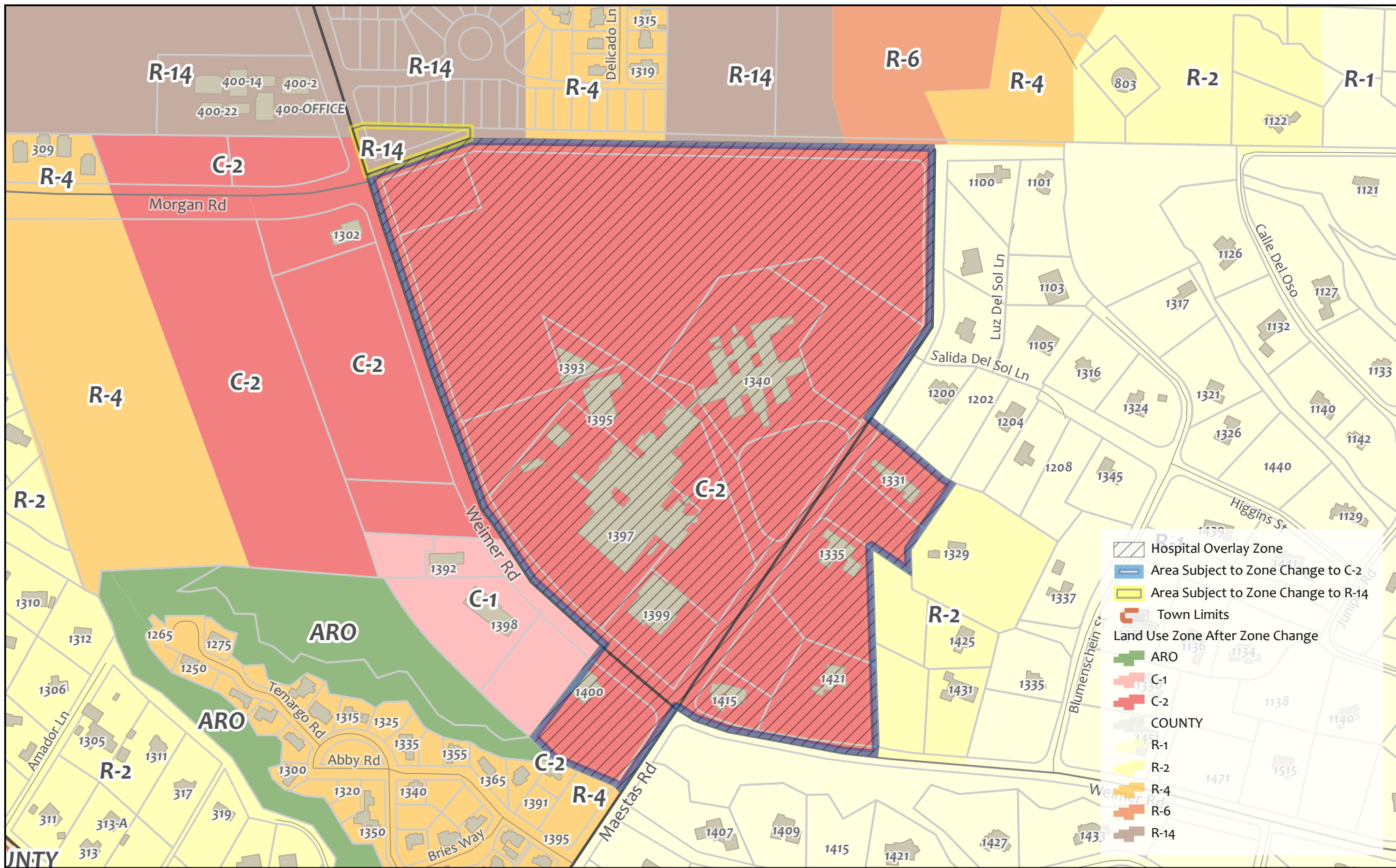
APPENDIX A

LAND OWNERS LIST WITHIN HOSPITAL OVERLAY ZONE DISTRICT

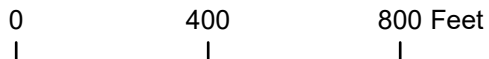
Parcel Owner	UPC#
#34962, TAOS PROFESSIONAL OFFICE	1 074 146 258 093
#35180, TAOS HD PROPERTY LLC	1 074 146 279 074
#35243, TAOS HD PROPERTY LLC	1 074 146 301 085
#45604, TAOS COUNTY	1 074 146 237 128
#53312, THE BOARD OF COUNTY COMMISSIONERS	1 074 146 260 155
#55855, 1340 MAESTAS ROAD NM LLC	1 074 146 257 187
#55857, DIALYSIS CLINIC INC	1 074 146 312 107
#55859, BOARD OF COUNTY COMMISSIONERS	1 074 146 318 079
#56814, TAOS HOLDING CO	1 074 146 185 222
#59102, NATIONAL COLLEGE OF MIDWIFERY INC.	1 074 146 302 170
#59493, TAOS COUNTY	1 074 146 241 064
#61401, TAOS ACQUISITION LLC	1 074 146 312 188
#61936, TAOS HEALTH SYSTEMS INC	1 074 146 230 045
#75772, TAOS COUNTY	1 074 146 274 143
#76434, TAOS ACQUISITION LLC	1 074 146 287 151

#80452, EL LLANO CO INC	1 074 146 177 250
#82352, TOWN OF TAOS	1 074 146 233 186
#88746, NATIONAL COLLEGE OF MIDWIFERY INC.	1 074 146 332 138

Hospital Overlay Zone 2023 57.65 ac Land Use Zones After Zone Change

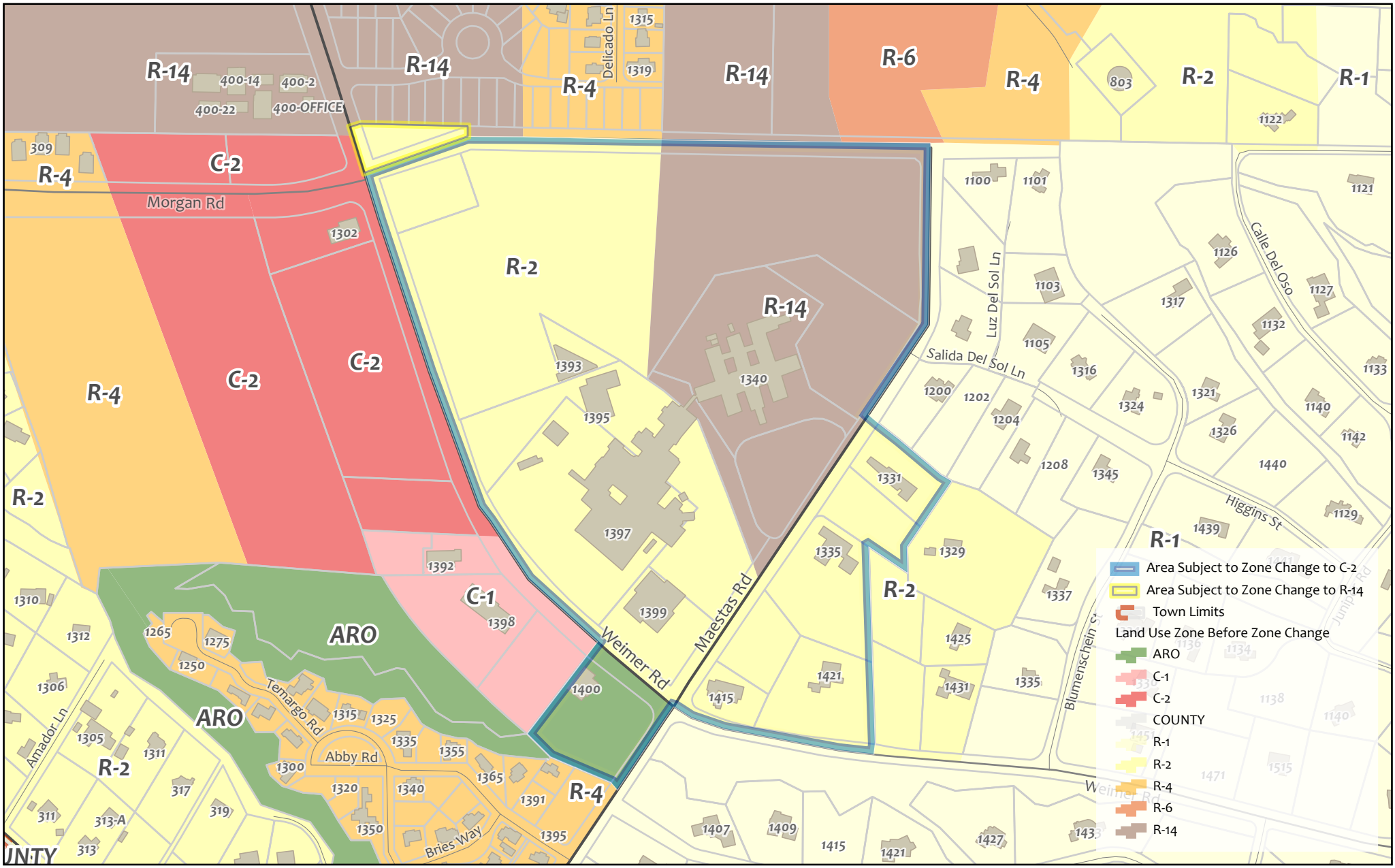


Author: Tim Corner, GIS Analyst, Town of Taos
 Date: 5/12/2023
 Map: Hospital ReZoning 2022



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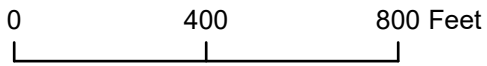
Hospital Overlay Zone 2023 57.65 ac Land Use Zones Before Zone Change



▬ Area Subject to Zone Change to C-2
 Area Subject to Zone Change to R-14
 Town Limits
 Land Use Zone Before Zone Change
■ ARO
■ C-1
■ C-2
 COUNTY
■ R-1
■ R-2
■ R-4
■ R-6
■ R-14



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