

9.10. US 285 SOUTH HIGHWAY CORRIDOR DISTRICT OVERLAY.

9.10.1. Purpose and Intent. The provisions of the US 285 South Highway Corridor District (285 SHCD) are intended to implement and be consistent with the land use goals, objectives, policies, and strategies of the US 285 South Highway Corridor Plan and the Sustainable Growth Management Plan (SGMP). The 285 SHCD 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.

9.10.2. Sustainable Design Standards. The development standards of Chapter 7 of this Code shall be applicable to all development, except as otherwise specified herein.

9.10.2.1. Setbacks. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

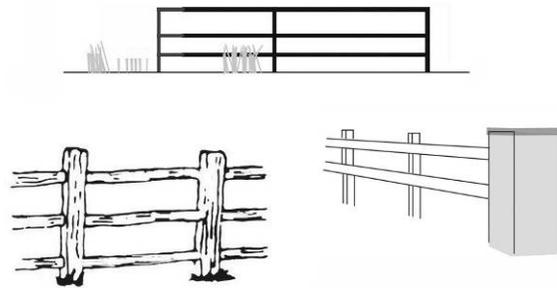
- 1.** The required setbacks for any building or accessory structure that contains a non-residential use may be reduced to 25 feet from the edge of the right-of-way of U.S. Highway 285 or the Old Las Vegas Highway if access and parking are located other than between the building and the highway.
- 2.** The required setbacks from highways shall be landscaped and shall not contain parking or structures, but may contain pedestrian paths and trails.

9.10.2.2. Landscaping and Buffering. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

- 1. Disturbed areas.** All disturbed areas shall be landscaped with native grass seed or with plants on the list of suitable native species on file with the Administrator.
- 2. Public.** Public areas such as plazas, parking lots and streets shall be landscaped with xeriscape trees and shrubs.

9.10.2.3. Fences and Walls. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

- 1. Noise screening.** Noise walls facing U.S. Highway 285 of the Old Las Vegas Highway are prohibited. Additional setbacks or landscaped berms may be used to reduce noise impacts.
- 2. Perimeter Fencing.** Perimeter fencing around lots or projects may be no more than 50% opaque.



Examples of good Fences

Figure 9.10.1

3. Prohibited Fencing. Chain link and wire mesh fencing are prohibited.

4. Non-residential screening of parking. Parking areas for non-residential development shall be screened from adjacent residences by walls, berms, or a combination thereof that are a minimum of 3 feet in height and a maximum of 11 feet in height.

9.10.2.4. Lighting. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. Outdoor Lighting Height. Street lights shall not exceed 24 feet in height. Other outdoor lights shall not exceed 18 feet in height or the height of the lowest adjacent building, whichever is less.

2. Prohibited Lighting. Neon, flashing, traveling, intermittent, spot, and architectural lights are prohibited.

3. Lighting for Outdoor Art. All lighting which illuminates outdoor art shall be low intensity.

4. Spillover of Lighting. Exterior lighting from one lot shall not spillover to another lot or adjoining property with the exception of shared parking for non-residential uses.

9.10.2.5. Signs. The standards for signs shall be as regulated by Chapter 7 of the Code with the following exceptions:

1. Residential and Non-Residential Identification Signs.

a. Signs identifying a residential subdivision shall be located within the subdivision at each external street entrance to the subdivision, not to exceed 2 such signs. If the subdivision is adjacent to U.S. Highway 285 or the Old Las Vegas Highway, the sign(s) shall be located at the side road that provides access from the highway to the subdivision.

b. Signs identifying non-residential development, such as a business or civic use, shall be located on the same lot as that development. The

development shall be allowed one identification sign at each external street entrance to the development, not to exceed 2 such signs.

c. All signs(s) shall be monument signs. The monument supporting the sign shall not exceed 45 square feet and 5 feet in height.

d. All sign lettering shall not exceed 30 square feet.

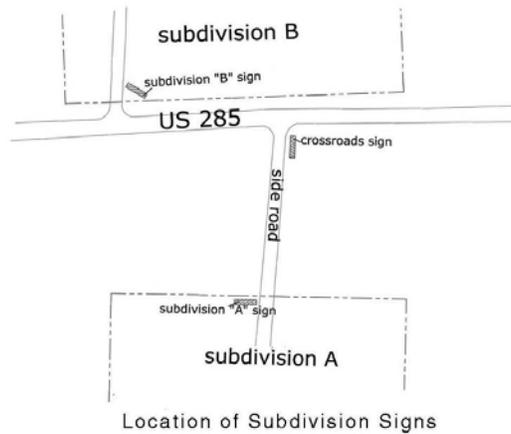


Figure 9.10.2

e. Signs shall be constructed of stucco, stone, wood, or a combination of these materials.

f. Signs shall incorporate step-downs or pilasters.

g. Signs primarily constructed of stucco shall have an earthtone color and have soft edges.

h. Signs primarily constructed of stone shall have a natural stone color and have rough or natural edges.

i. Signs primarily constructed of wood shall have a natural wood color.

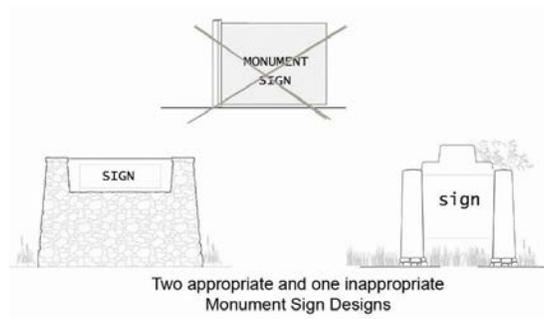


Figure 9.10.3

9.10.2.6. Terrain Management. The standards shall be as regulated by Chapter 7 of the Code with the following exceptions:

- 1. **Intent.** All development shall take advantage of the most appropriate naturally occurring buildable area and shall avoid the natural and cultural features identified for protection in the US 285 South Highway Corridor Plan.
- 2. All development shall be set back a minimum of 50 feet from the top of natural arroyo banks.

9.10.2.7. Water Supply and Conservation.

1. Water Supply Conservation and Reuse. Landscape irrigation shall be primarily sourced from required water collection cisterns. Any additional irrigation may be provided through passive water harvesting, gray water or other rainwater storage systems. The provisions of this subsection shall not apply to agricultural uses of water.

9.10.3. Establishment of Zoning Districts. The development standards of Chapter 8 of this Code shall be applicable to all development, except as otherwise specified herein.

9.10.3.1. Generally. The 285 SHCD 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.

9.10.3.2. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on the 285 SHCD Use Table and below:

9.10.3.3. Base Zoning Districts. Base zoning districts approved for use in the 285 SHCD are listed in Table 9.10.1.

Table 9.10.1: US 285 South Highway Corridor Base Zoning Districts.

A/R	Agriculture/Ranching
RUR	Rural
RUR-F	Rural Fringe
RUR-R	Rural Residential
RES F	Residential Fringe
RES-E	Residential Estate
CN	Commercial Neighborhood
PI	Public/Institutional

1. 285 SHCD Agriculture/Ranching (285 SHCD A/R); Purpose. The purpose of this district is to designate areas suitable for agricultural, ranching and residential uses, and to prevent encroachment of incompatible uses and the premature conversion of agricultural and ranch lands to nonagricultural uses. Uses in the A/R district are limited to agricultural, ranch, residential and other compatible uses. Density transfers, where applicable, and clustered development

shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on the 285 SHCD Use Table.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.10.2:

Table 9.10.2: Dimensional Standards 285 SHCD A/R (Agriculture/Ranching).

Zoning District	285 SHCD A/R
Density (# of acres per dwelling unit)	160
Lot width (minimum, feet)	400
Lot width (maximum, feet)	n/a
Height (maximum, feet)	36
Height (maximum, feet), hay or animal barn, silo	50

2. 285 SHCD Rural (285 SHCD RUR); Purpose. The purpose of this district is to designate areas suitable for a combination of agricultural, equestrian, residential, and other compatible uses and to protect agricultural uses from encroachment by development. This district also supports agricultural, ranch, very large lot residential, ecotourism, and equestrian uses. Density transfers, where applicable, and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space, or protect scenic features, and environmentally sensitive areas.

a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on 285 SHCD Use Table.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of the Code except as prescribed in Table 9.10.3.

Table 9.10.3: Dimensional Standards 285 SHCD RUR (Rural).

Zoning District	285 SHCD RUR
Density (# of acres per dwelling unit)	40
Lot width (minimum, feet)	150
Lot width (maximum, feet)	n/a
Height (maximum, feet)	36
Height (maximum, feet), hay or animal barn, silo	50

3. 285 SHCD Rural Fringe (285 SHCD RUR-F); Purpose. The purpose of this district is to designate areas suitable for a combination of estate-type residential

development, agricultural uses and other compatible uses. The 285 SHCD RUR-F zone accommodates primarily large lot residential, ecotourism, equestrian uses and renewable resource-based activities, seeking a balance between conservation, environmental protection and reasonable opportunity for development. Density transfers, where applicable, and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

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 the 285 SHCD Use Table.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of the Code except as prescribed in Table 9.10.4.

Table 9.10.4: Dimensional Standards 285 SHCD RUR-F (Rural Fringe).

Zoning District	285 SHCD RUR-F
Density (# of acres per dwelling unit)	20
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	36
Height (maximum, feet), hay or animal barn, silo	50

4. 285 SHCD Rural Residential (285 SHCD RUR-R); Purpose. The purpose of this district is to designate areas 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 developments in areas near the fringes of urban development while avoiding unreasonable restrictions on farming or ranching operations. Uses that support rural character of the broader area shall be allowed including agricultural production, small-scale renewable energy production, home-based businesses, bed and breakfasts, agro-tourism, equestrian and boarding facilities, and farmers markets.

a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on the 285 SHCD Use Table and as prescribed below:

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.10.5.

Table 9.10.5: Dimensional Standards 285 SHCD RUR-R (Rural Residential).

Zoning District	285 SHCD RUR-R
Density (# of acres per dwelling unit)	10
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24

5. 285 SHCD Residential Fringe (285 SHCD RES-F); Purpose. The purpose of this district is to designate areas suitable for a combination of estate-type residential development, smaller-scale agricultural uses, ranchettes and other compatible uses. The 285 SHCD RES-F district may be comprised of a variety of residential lot sizes, clustered housing and community open space and can include limited agricultural use accessory to residential uses. Density transfers, where applicable, and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on 285 SHCD Use Table and as prescribed below:

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.10.6.

Table 9.10.6: Dimensional Standards 285 SHCD RES-F (Residential Fringe).

Zoning District	285 SHCD RES-F
Density (# of acres per dwelling unit)	5
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24

6. 285 SHCD Residential Estate (285 SHCD RES-E); Purpose. The purpose of this district is to designate areas suitable for a combination of large-lot and suburban-type residential development, ranchettes and other compatible uses. The 285 SHCD RES-E district supports single-family homes on medium sized lots consistent with contemporary community development. This category may include limited agricultural use accessory to residential uses. Density transfers, where applicable, and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on the 285 SHCD Use Table.

b. Dimensional Standards. As identified in Chapter 8 of this Code except as prescribed in Table 9.10.7.

Table 9.10.7: Dimensional Standards 285 SHCD RES-E (Residential Estate).

Zoning District	285 SHCD 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)	24

7. 285 SHCD Commercial Neighborhood (285 SHCD CN); Purpose. The purpose of this district is to allow for low-rise low-intensity convenience retail and personal services, as well as office uses, that are intended to serve and are in close proximity to individual residential neighborhoods. Generally, the desired location of these commercial areas is at the periphery, focal point, or a major entrance to one or more neighborhoods, along a minor or subdivision collector or higher roadway classification, or along a major access road at the entrance to or in a focal point of a neighborhood.

a. Use Regulations. Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on the 285 SHCD Use Table.

i. Mini-Storage Units. Mini-storage units are allowed in conjunction with other uses on a common parcel within the 285 SHCD CN. Mini-storage units shall occupy no more than 50% of the total floor area of the principal use or uses. Mini-storage units and other similar self-storage facilities shall comply with these standards:

(a) All structures, including the accessory manager's office/apartment, must be set back a minimum of 25 feet from the right-of-way or the district minimum setback, whichever is greater.

(b) The units shall be separated from U.S. Highway 285 by buildings or trees.

(c) Where a mini-storage unit or similar self-storage facility abuts non-residential development, no side and rear setbacks are required.

(d) Where a mini-storage unit or similar self-storage facility abuts residential property, buildings adjacent to the perimeter must face inward with doors away from the residentially zoned property.

(e) One management office and/or accessory residence shall be permitted.

(f) The mini-storage unit or similar self-storage facility shall be limited to use for storage purposes only.

(g) If the storage facility is gated, a minimum of 4 off-street vehicle-stacking spaces shall be provided between the public right-of-way and the front gate of the self-storage facility.

ii. Leasing trucks, trailers, and recreational vehicles:

(a) Vehicle sales, leasing and rental shall be limited to vehicles which can be operated with a Class D License.

(b) Vehicle sales and leasing requiring a CDL shall be prohibited.

(c) Motorized recreational vehicles such as ATVs, RVs, quads, jet skis shall be prohibited.

(d) E-bike leasing shall be allowed.

(e) No more than 20 such vehicles shall be parked at the business at any one time.

(f) All rental vehicles shall be parked in specially marked spaces.

iii. Bicycle, motorcycle, all-terrain vehicle dealers.

(a) Only bicycle and e-bike dealers shall be allowed. Motorcycle and all-terrain vehicle dealers shall be prohibited.

b. Dimensional Standards. As identified in Chapter 8 of this Code except as prescribed in Table 9.10.8.

Table 9.10.8. Dimensional Standards US 285 SHCD CN (Commercial Neighborhood).

Zoning District	285 SHCD CN
Density (# of acres per dwelling unit)	2.5
Frontage (minimum, feet)	50
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24*
Lot coverage (maximum, percent)	20

*Maximum height may vary in specific Crossroads.

c. Architectural Design Standards (285 SHCD CN); Purpose. Architectural styles shall be related or derived from the existing development.

i. Building Surfaces. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

(a) All building surfaces shall be adobe, stucco or stone. Metal or vinyl surfaces are prohibited. Wood or brick is permitted as a trim not to exceed 10 percent of the exterior surface.

(b) All building surfaces shall be a minimum of 70 percent earthtones and shall blend with the natural vegetation and soil on site.

(c) Accent colors shall not occupy more than 30 percent of the exterior surface.

ii. Roofs. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

(a) The light reflective value of roof materials visible from any public right-of-way shall not exceed 30 percent.

(b) Tile may be used only as an accent on portals and tops of parapets.

(c) Gray, dark blue, dark green, dark brown or earthtone roofs are allowed. Black, white, bright red, bright blue, bright green and goldenrod are prohibited.

iii. Facades. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

(a) The first 10 vertical feet of walls that are visible from any public right-of-way and that enclose a non-residential use shall have a minimum of 25 percent openings, such as windows, doors, passageways, and portals.

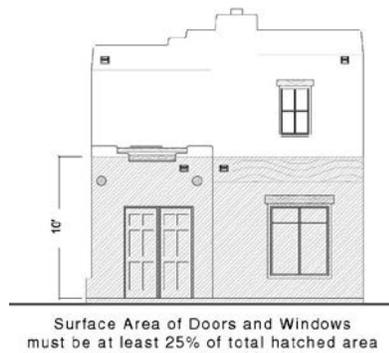


Figure 9.10.4

d. Sustainable Design Standards (285 SHCD CN). As identified in Chapter 7 of this Code, except as prescribed below:

i. Landscaping. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

(a) Walkways and Internal Streets. Walkways and internal streets shall contain shade trees on at least one side, spaced a minimum of 40 feet apart.

(b) Parking areas. Parking lots shall contain a minimum of 1 shade tree for each 10 parking spaces.

ii. Lighting. As identified in Chapter 7 of this Code, except as prescribed below:

(a) Exterior lights are not allowed after business hours except for motion-sensor, interior, and automatic teller machine lights.

iii. Signs. As identified in Chapter 7 of this Code, except as prescribed below:

(a) Each business shall be allowed signs equal to 1 square foot per each linear foot of storefront, not to exceed a total of 30 square feet.

(b) Signs may be a wall, canopy or monument sign(s).

(c) Prohibited signs include:

(i) Off-site business or civic advertising signs.

(ii) Pole mounted signs.

(iii) Roof signs.

(iv) Internally lit signs.

(v) Neon signs.

(vi) Signs higher than 80% of the height of the highest building on the lot or project.



Figure 9.10.5

(d) Multi-use projects consisting of 4 or more businesses shall be allowed 1 business directory monument or development identification sign at each external street entrance to the project, not to exceed 2 such signs.

iv. Parking and Loading. As identified in Chapter 7 of this Code, except as prescribed below:

(a) **Alternative Parking Budgets.** In order to reduce the amount of land dedicated to parking lots, an applicant may propose a parking budget using shared parking, differential time use, one-stop multiple use, and on-street parking within 400 feet of the use. Diagonal on-street parking may also be approved consistent with pedestrian safety. The County may approve such a parking budget with different parking requirements than are otherwise required after determining that adequate parking is provided for the proposed uses.

(b) **Location.** Off-street parking lots or structures around a plaza or along a pedestrian oriented street shall be located behind the building(s) facing the plaza or street, except for limited parking to the side of a building as provided in the specific standards for pedestrian oriented streets.

(c) **Size.** Parking lots located behind or to the side of buildings shall contain a maximum of 60 vehicle spaces. Where more parking spaces are required, multiple lots may be separated by streets and/or landscaping. Parking lots in front of buildings shall contain no more than 20 vehicle spaces.

(d) **Parking Structures.** Parking structures shall be screened from view at street level and shall include architectural detailing, facade treatment, artwork, landscaping, or similar visual features to enhance the

street facade. Screening of floors above street is encouraged through the use of vines or architectural screening detail compatible with the project.

(e) **Bicycle Parking.** Bicycle parking racks shall be provided for all non-residential development.

v. Road Design Standards for Public and Pedestrian Oriented Space.

(a) **Plazas.** Plazas are intended to function as public gathering places for daily interaction and seasonal celebrations. Plazas, if proposed, shall have the following design standards:

(i) The maximum length of side of a plaza shall be 250 feet.

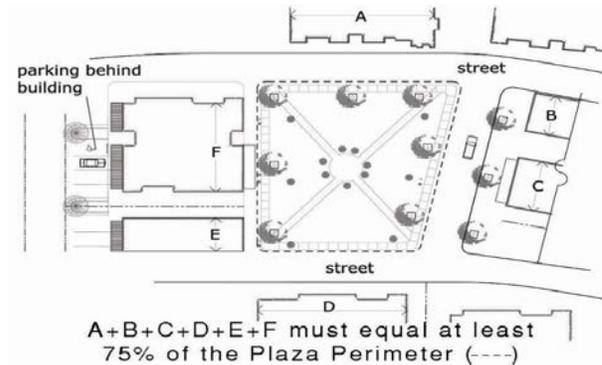


Figure 9.10.6

(ii) The plaza shall be fronted a minimum 75 percent around its perimeter by buildings or by streets that are fronted by buildings with a maximum setback of 10 feet from the street. The maximum distance between building entries facing the plaza shall be 75 feet.

(iii) The first 10 vertical feet of a building facade facing the plaza shall have a minimum of 25 percent openings (windows, doors, passageways, portals).

(iv) Shaded and protected seating shall be provided.

(b) **Pedestrian Oriented Streets.** Pedestrian oriented streets are intended to function as public gathering spaces and pedestrian friendly pathways, while allowing

the passage of a limited number of vehicles. Pedestrian oriented streets, where required, shall have the following design standards:

(i) The minimum width of the sidewalk or walkway shall be 6 feet.

(ii) Buildings shall have entries facing the street.

(iii) The buildings along the street shall be set back from the edge of the sidewalk a maximum of 20 feet.

(iv) The maximum space between buildings on pedestrian-oriented streets shall allow access to rear parking lots and one double loaded parking aisle between buildings. Such side yard parking shall be screened from the street by landscaping or fences, walls or berms a maximum of 4 feet in height.

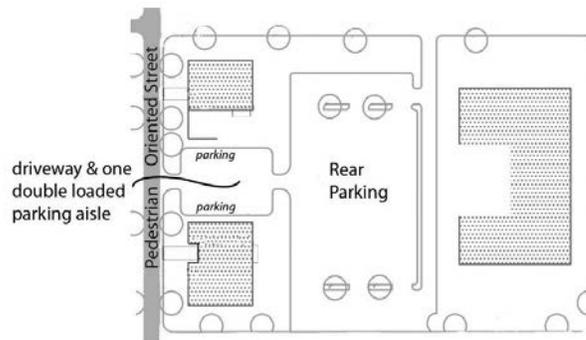


Figure 9.10.7

(c) **Courtyards.** Courtyards are intended to function as gathering spaces for daily interaction and provide entryways into buildings facing the courtyard. Courtyards, if proposed, shall have the following design characteristics:

(i) The courtyard shall have a direct connection to a public street.

(ii) The maximum length of a side of the courtyard shall be 120 feet.

(iii) The courtyard shall be fronted by buildings for a minimum of 50 percent of its perimeter.

(iv) The maximum distance between building entries facing the courtyard shall be 50 feet.

(d) Public Space Orientation. Outdoor public spaces shall be oriented to provide protection from the prevailing winds and to take advantage of seasonal variations in sunlight.

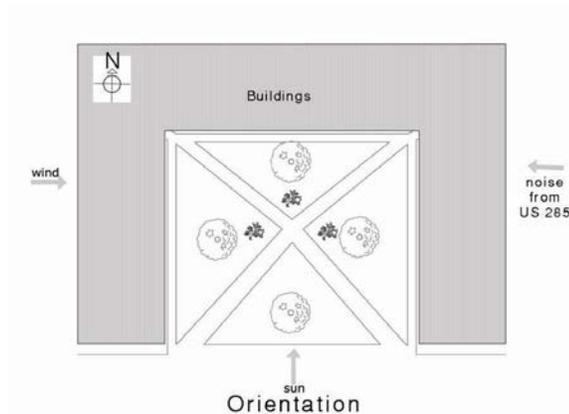


Figure 9.10.8

(e) Pedestrian Circulation. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

(i) Pedestrian connections shall be provided between mixed-use areas and to adjacent residential areas, but are not required across US Highway 285.

(ii) The surface of pedestrian walkways within non-residential areas shall be paved or shall be provided with a hard surface. A connecting trail between non-residential areas may be constructed of base course.

(iii) Crosswalks shall be provided at all intersections unless it is determined that any such crosswalk would be a safety hazard to pedestrians.

e. 285 SHCD CN (Village Crossroads).

i. Location. The following provisions apply to the Village Crossroads area, which is located at the intersection of U.S. Highway South 285 and Avenida Vista Grande/Colina Drive.

ii. Purpose. The purpose of the Village Crossroads is to guide development of the area as a central community place with usable public spaces available to all age and physical groups, where festivities and public gatherings can occur; appropriate architecture and landscaping that is an expression of community character and that supports comfortable interaction and friendly gathering spots; clear, comfortable pedestrian access between developments and linkages to surrounding neighborhoods and community facilities; developments that relate to each other and provide diverse uses that respond to local needs and are available to all age and physical groups.

iii. Dimensional standards. The standards shall be as regulated by Chapter 8 of the Code with the following exceptions:

(a) No building shall exceed 35,000 square feet.

(b) Any building that exceeds 10,000 square feet shall be broken into smaller design elements in order to reduce the bulk of the building.

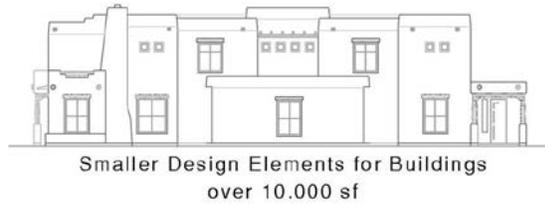


Figure 9.10.9

(c) Building walls shall be broken up every 40 feet with horizontal offsets or portals with a minimum depth of 3 feet and a minimum width of 6 feet.

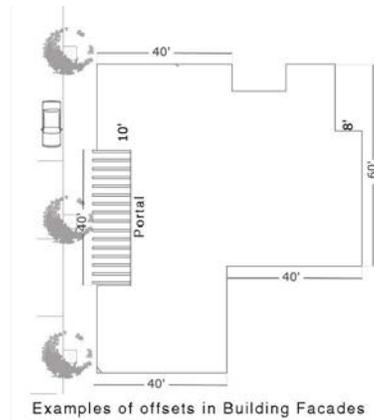


Figure 9.10.10

iv. Location, Orientation and Access. The standards shall be as regulated by Chapter 8 of the Code with the following exceptions:

(a) Setbacks from roads other than U.S. Highway 285 and the Old Las Vegas Highway shall be no more than of 30 feet from the edge of the right-of-way.

(b) Development west of U.S. Highway 285 shall be oriented along an internal pedestrian-oriented street(s) or around a public plaza(s). The primary entrance to the buildings shall be from these internal streets or plazas. However, the side of any building facing Avenida Vista Grande shall include windows and architectural features.

(c) Development for a distance of 1,000 feet northeast from the intersection of U.S. Highway 285 and Colina Drive shall be oriented along Colina Drive. Colina Drive shall be considered a pedestrian-oriented street and development shall comply with other provisions of this Overlay applicable to pedestrian-oriented streets.

(d) A transfer of development rights, if applicable, may be used to concentrate development closer to the intersection of U.S. Highway 285 and Colina Drive, as allowed by this Code.

(e) Direct vehicular access to non-residential development from U.S. Highway 285 is prohibited. Secondary access (right-turn in only) to the Village Crossroads may be approved if it meets NMDOT access management regulations.

f. 285 SHCD CN (San Sebastian/Old Las Vegas Highway Crossroads).

i. Location. The San Sebastian/Old Las Vegas Highway Crossroads area is located at the intersection of U.S. Highway 285 and Old Las Vegas Highway.

ii. Purpose. The purpose of the San Sebastian/Old Las Vegas Highway Crossroads is to establish small scale non-residential development to serve primarily local needs.

iii. Dimensional standards. The standards shall be as regulated by Chapter 8 of the Code with the following exceptions:

(a) The maximum size of any building shall not exceed 15,000 square feet.

(b) Any building that exceeds 5,000 square feet shall be broken into smaller design elements in order to reduce the bulk of the building. (See **Figure 9.10.9**)

(c) Building walls shall be broken up every 40 feet with horizontal offsets or portals with a minimum depth of 3 feet and a minimum width of 6 feet. (See **Figure 9.10.10**)

(d) The setbacks from roads other than U.S. Highway 285 and the Old Las Vegas Highway shall be no more than 50 feet.

iv. Design Standards. As identified in Chapter 7 of this Code, except as prescribed below:

(a) Buildings, commercial lighting, and signage shall be oriented to Old Las Vegas Highway.

(b) Parking for non-residential development shall be located at the rear of the building(s) it serves.

(c) Primary vehicular access to parking areas for non-residential development shall be restricted to the Old Las Vegas Highway.

(d) Non-residential development along Old Las Vegas Highway shall provide clear separation between pedestrian and vehicular traffic to enhance pedestrian safety.

(e) Roadside vending is prohibited.

(f) Fencing in arroyos shall not restrict the natural passageway for wildlife and shall not affect the natural drainage.

g. 285 SHCD CN (Entryway Crossroads).

i. Location. The location of the Entryway Crossroads area is at the intersection of U.S. Highway 285 and Avenida Amistad.

ii. Purpose. The purpose of Entryway Crossroads area is to provide a gateway to the historic Simpson Ranch, preserve the predominant natural features, maintain neighborhood privacy, and provide for neighborhood scale non-residential development that conveys the community character and history.

iii. Dimensional Standards. The standards shall be as regulated by Chapter 8 of the Code with the following exceptions:

(a) The maximum size of any building shall not exceed 15,000 square feet.

(b) Any building that exceeds 5,000 square feet shall be broken into smaller design elements in order to reduce the bulk of the building. (See Figure 9.10.9)

(c) Building walls shall be broken up every 40 feet with horizontal offsets or portals with a minimum depth of 3 feet and a minimum width of 6 feet. (See Figure 9.10.10)

iv. Design Standards. As identified in Chapter 7 and 8 of this Code, except as prescribed below:

(a) Non-residential development west of U.S. Highway 285 shall be oriented along an internal pedestrian-oriented street or around a public plaza.

(b) Non-residential development east of U.S. Highway 285 shall be oriented on a north south axis on an internal pedestrian-oriented street parallel to U.S. Highway 285.

(c) Direct vehicular access to non-residential development from U.S. Highway 285 is prohibited.

(d) Buildings are limited to 18 feet in height. However, buildings on the perimeter of the Entryway Crossroads that face residential areas shall be limited to 12 feet in height.

h. 285 SHCD CN (Alma Crossroads).

i. Location. The following provisions apply to the Alma Drive Crossroads area, which is at the intersection of U.S. Highway 285 and Alma Drive.

ii. Purpose. The purpose U.S. Highway 285 and Alma Drive crossroads is to retain the semi-rural residential character of the immediate area by limiting non-residential development to a very small area that has historically contained commercial uses.

iii. Dimensional Standards. The standards shall be as regulated by Chapter 8 of the Code with the following exceptions:

(a) The maximum size of any building shall not exceed 15,000 square feet.

(b) Any building that exceeds 5,000 square feet shall be broken into smaller design elements in order to reduce the bulk of the building. (See Figure 9.10.9)

(c) Building walls shall be broken up every 40 feet with horizontal offsets or portals with a minimum depth of 3 feet and a minimum width of 6 feet. (See **Figure 9.10.10**)

iv. Design Standards. As identified in Chapter 7 and 8 of this Code, except as prescribed below:

(a) Direct access to any new development from U.S. Highway 285 is prohibited.

i. 285 SHCD CN (Community Facility Crossroads).

i. Location. The following provisions apply to the Community Facilities Crossroads area, which is adjacent to the access road leading from U.S. Highway 285 to the County Facility identified in the Public Institutional Zoning District.

ii. Purpose. The purpose of these provisions is to ensure that the area continues to function and expand as an important community facilities node, with an emphasis on buffering activities from surrounding residential areas.

iii. Dimensional standards. The standards shall be as regulated by Chapter 8 of the Code with the following exceptions:

(a) The maximum size of any building shall not exceed 5,000 square feet. (See **Figure 9.10.9**)

(b) Building walls shall be broken up every 40 feet with horizontal offsets or portals with a minimum depth of 3 feet and a minimum width of 6 feet. (See **Figure 9.10.10**)

(c) The total size of the area shall not exceed 3 acres, bounded on the north by the service road, on the east by the transfer station, on the south by the ridge, and on the west by the U.S. Highway 285 South right-of-way.

(d) Uses and buildings shall be oriented to the existing service road serving the existing County Facilities.

(e) Access to new development shall be from the existing service road serving the County Facilities.

(f) The knoll south of the existing service road serving the County Facilities shall be preserved in its natural state.

(g) The arroyo north of the existing service road serving the County Facilities shall be preserved in its natural state.

8. 285 SHCD Public/Institutional (285 SHCD PI); Purpose. The purpose of this 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 285 SHCD Use Table and as prescribed below:

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.10.9.

Table 9.10.9: Dimensional Standards 285 SHCD PI (Public/Institutional).

Zoning District	US 285 SHCD PI
Density (# of acres per dwelling unit)	2.5
Frontage (minimum, feet)	40
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24
Lot coverage (maximum, percent)	80

9.10.4. 285 SHCD Overlay Zones.

9.10.4.1. 285 SHCD Rural Commercial Overlay (285 SHCD O-RC); Purpose. The 285 SHCD O-RC allows for non-residential development which shall be compatible with existing land use patterns, existing residential areas, land ownership characteristics, and geographic features near the property. The 285 SHCD O-RC is intended to support the needs of the community and to retain the predominantly rural and residential character of the corridor. Commercial uses that are small in scale are appropriate within this overlay zone in order to support the development of the corridor as a mix of residential and commercial.

1. Location. The following provisions apply to the Spur Ranch Crossroads area, which is located at the intersection of U.S. Highway 285 and Spur Ranch Road. Boundaries of the O-RC are shown on the Official Zoning Map.

a. Dimensional standards. The standards shall be as regulated by Chapter 8 of the Code with the following exceptions:

i. Direct access to any new development from U.S. Highway South 285 is prohibited.

ii. Single non-residential structures or buildings shall not exceed five thousand (5,000) square feet.

iii. No building shall exceed 18 feet in height.

b. Permitted Uses. In addition to those uses allowed by the underlying zoning, upon the issuance of a development permit, the following uses are allowed:

i. Retail services, such as small-scale retail shops and stores, small offices, restaurants, and live-work units.

c. Conditional Uses. The following uses may be allowed in the 285 SHCD O-RC upon the issuance of a conditional use permit:

i. Services such as greenhouses and nurseries, agriculturally related supplies and equipment, farmers or other outdoor markets, and exercise, fitness, and/or dance studios

9.10.5. Supplemental Zoning Standards. Standards shall be regulated as identified in Chapter 10 of this Code with the following exceptions:

9.10.5.1. 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 9.10.10.

Table 9.10.10: 285 SHCD Home Occupations Standards:

	No Impact	Low Impact	Medium Impact
Permit type	Business Registration	Development Permit	Conditional Use Permit
Non-resident employees (max)	1	3	6
Area used for business (maximum)	25% of heated square footage*	35% of heated square footage*	50% of heated square footage*
Accessory building storage	100 SF	600 SF	1,500 SF
Appointments/patron visits (max/day)	0	4	12
Business traffic	none	see §10.6.5	see §10.6.5
Signage	not permitted	see §7.9.4.3	see §7.9.4.3
Parking and access	Resident and employee only	see §10.6.5	see §10.6.5
Heavy Equipment	None	Up to 2	3-6

*No more than 2,500 square feet shall be dedicated to the home occupation.

9.10.6. 285 SHCD Use Table. Uses permitted in the base zones and planned development zoning districts are shown in the SHCD Use Table 9.10.12. All uses are designated as permitted, accessory, or conditional, as further explained in Table 9.10.11. 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 14. In addition, uses may be subject to modification by the overlay zoning regulations included in this chapter.

Table 9.10.11 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 14.
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

Table 9.10.12: 285 SHCD Use Table.

Use	Function	Structure	Activity	285 SHCD A/R	285 SHCD RUR	285 SHCD RUR-F	285 SHCD RUR-R	285 SHCD RES-F	285 SHCD RES-E	285 SHCD CN	285 SHCD PI	Special Conditions
Residential												
Single family		1110		P	P	P	P	P	P	P	X	
Accessory dwelling units		1130		A	A	A	A	A	A	A	X	Ch. 10
Townhouses				X	X	X	X	X	X	X	X	
Multifamily dwellings		1202-99		X	P	X	X	X	X	X	X	
Retirement Housing	1210			C	C	C	C	C	C	C	X	
Assisted living facility	1230			C	C	C	C	C	C	C	X	
Life care or continuing care facilities	1240			C	C	C	C	C	C	C	X	
Nursing facilities	1250			C	C	C	C	C	C	C	X	
Community Home, NAICS 623210				P	P	P	P	P	P	P	P	
Barracks		1310		X	X	X	X	X	X	X	X	
Dormitories		1320		X	X	X	X	X	X	X	X	
Temporary structures, tents etc. for shelter		1350		X	X	X	X	X	X	X	X	
Hotels, motels, or other accommodation services												
Bed and Breakfast inn	1310			C	C	C	C	C	C	P	X	Ch. 10
Rooming and boarding housing	1320			X	X	X	X	X	X	X	X	
Resorts				X	X	X	X	X	X	X	X	
Retreats				C	C	C	C	C	C	C	X	
Hotels, motels, and tourist courts	1330			X	X	X	X	X	X	C	X	
Commercial												
Shop or store with drive-through facility		2210		X	X	X	X	X	X	C	X	
Restaurant, with incidental consumption of alcoholic beverages		2220		X	X	X	X	X	X	P	X	
Restaurant, with no consumption of alcoholic beverages permitted		2220		X	X	X	X	X	X	P	X	
Stand-alone store or shop		2230		X	X	X	X	X	X	P	X	

Use	Function	Structure	Activity	285 SHCD A/R	285 SHCD RUR	285 SHCD RUR-F	285 SHCD RUR-R	285 SHCD RES-F	285 SHCD RES-E	285 SHCD CN	285 SHCD PI	Special Conditions
Department store		2240		X	X	X	X	X	X	X	X	
Warehouse discount store/superstore	2124	2250		X	X	X	X	X	X	X	X	
Market shops, including open markets		2260		X	X	X	X	X	X	C	X	
Gasoline station		2270		X	X	X	X	X	X	C	X	
Automobile repair and service		2280		X	X	X	X	X	X	C	X	
Car dealer	2111			X	X	X	X	X	X	X	X	
Bus, truck, mobile home, or large vehicle dealers	2112			X	X	X	X	X	X	X	X	
Bicycle, motorcycle, all terrain vehicle dealers	2113			X	X	X	X	X	X	C	X	Ch. 9
Boat or marine craft dealer	2114			X	X	X	X	X	X	X	X	
Automotive Parts, accessories, or tires	2115			X	X	X	X	X	X	C	X	
Gasoline service	2116			X	X	X	X	X	X	C	X	
Lumberyard and materials	2126			X	X	X	X	X	X	C	X	
Outdoor resale business	2145			X	X	X	X	X	X	C	X	
Pawnshops	NAICS 522298			X	X	X	X	X	X	X	X	
Beer, wine, and liquor store (off-premises consumption of alcohol)	2155			X	X	X	X	X	X	C	X	
Shopping center		2510-2580		X	X	X	X	X	X	C	X	
Convenience stores or centers		2591		X	X	X	X	X	X	C	X	
Car care center		2593		X	X	X	X	X	X	C	X	
Car washes	NAICS 811192			X	X	X	X	X	X	C	X	
Office or bank (without drive-through facility)		2100		X	X	X	X	X	X	P	X	
Office (with drive-through facility)		2110		X	X	X	X	X	X	P	X	
Office or store with residence on top		2300		X	X	X	X	X	X	P	X	
Office-over storefront structure		2400		X	X	X	X	X	X	P	X	
Research and development services (scientific, medical, and technology)	2416			X	X	X	X	X	X	C	X	

Use	Function	Structure	Activity	285 SHCD A/R	285 SHCD RUR	285 SHCD RUR-F	285 SHCD RUR-R	285 SHCD RES-F	285 SHCD RES-E	285 SHCD CN	285 SHCD PI	Special Conditions
Demolition, building and structure business				X	X	X	X	X	X	X	X	
Warehouse or storage facility Structure		2700		X	X	X	X	X	X	C	X	
Mini-warehouse, mini-storage units		2710		X	X	X	X	X	X	C	X	Ch. 9
High-rise mini-warehouse		2720		X	X	X	X	X	X	X	X	
Warehouse structure		2730		X	X	X	X	X	X	X	X	
Produce warehouse		2740		X	X	X	X	X	X	X	X	
Refrigerated warehouse or cold storage		2750		X	X	X	X	X	X	X	X	
Large area distribution or transit warehouse		2760		X	X	X	X	X	X	X	X	
Wholesale trade— durable goods	3510			X	X	X	X	X	X	C	X	
Wholesale trade nondurable goods	3520			X	X	X	X	X	X	C	X	
Food, textiles, and related products				X	X	X	X	X	X	X	X	
Wood, paper, and printing products				X	X	X	X	X	X	X	X	
Tank farms		2780		X	X	X	X	X	X	X	X	
Public assembly structures												
Performance theater			3110	X	X	X	X	X	X	C	C	
Movie theater			3120	X	X	X	X	X	X	C	X	
Amphitheater			3130	X	X	X	X	X	X	X	X	
Drive-in theaters			3140	X	X	X	X	X	X	X	X	
Indoor games facility		3200		X	X	X	X	X	X	C	X	
Amusement, sports, or recreation establishment not specifically enumerated	5300			X	X	X	X	X	X	X	X	
Amusement or theme park	5310			X	X	X	X	X	X	X	X	
Arcade	5320			X	X	X	X	X	X	C	X	
Miniature golf establishment	5340			X	X	X	X	X	X	C	X	
Fitness, recreational sports, gym, or athletic club	5370			X	X	X	X	X	X	C	X	
Bowling, billiards, pool, etc.	5380			X	X	X	X	X	X	C	X	

Use	Function	Structure	Activity	285 SHCD A/R	285 SHCD RUR	285 SHCD RUR-F	285 SHCD RUR-R	285 SHCD RES-F	285 SHCD RES-E	285 SHCD CN	285 SHCD PI	Special Conditions
Child care institution (specialized)	6562			P	P	P	P	P	P	P	P	
Day care center	6562			P	P	P	P	P	P	P	P	
Community food services	6563			X	X	X	X	X	X	C	C	
Emergency and relief services	6564			X	X	X	X	X	X	P	C	
Other family services	6565			X	X	X	X	X	X	C	C	
Services for elderly and disabled	6566			X	X	X	X	X	X	P	C	
Animal hospitals	6730			X	X	X	X	X	X	C	C	
School or university (privately owned)		4200		P	P	P	P	P	P	P	P	
Grade school (privately owned)		4210		P	P	P	P	P	P	P	P	
College or university facility (privately owned)		4220		P	P	P	P	P	P	P	P	
Technical, trade, and other specialty schools	6140	4230		P	P	P	P	P	P	P	P	
Library		4300		X	X	X	X	X	X	C	C	
Museum, exhibition, or similar facility	5200	4400		X	C	X	X	X	X	C	C	
Planetarium		4420		X	X	X	X	X	X	C	C	
Aquarium		4430		X	X	X	X	X	X	C	C	
Zoological parks		4450		X	X	X	X	X	X	X	C	
Public safety related facility			4500	C	C	C	C	C	C	C	C	
Fire and rescue station			4510	C	C	C	C	C	C	C	C	
Police station			4520	C	C	C	C	C	C	C	C	
Emergency operation center			4530	X	X	X	X	X	X	C	C	*
Correctional or rehabilitation facility			4600	X	X	X	X	X	X	X	X	*
Cemetery, monument, tombstone, or mausoleum			4700	C	C	C	C	C	C	X	X	
Funeral homes			4800	X	X	X	X	X	X	X	X	
Cremation facilities			4800	X	X	X	X	X	X	X	X	
Public administration		6200		C	C	C	C	X	C	C	C	
Post offices		6310		C	C	C	C	C	C	C	C	
Space research and technology		6330		X	X	X	X	X	X	C	C	*
Clubs or lodges				X	X	X	X	X	X	C	C	

Use	Function	Structure	Activity	285 SHCD A/R	285 SHCD RUR	285 SHCD RUR-F	285 SHCD RUR-R	285 SHCD RES-F	285 SHCD RES-E	285 SHCD CN	285 SHCD PI	Special Conditions
Wastewater storage or pumping station facility, lift stations, and collection lines		6310		C	C	C	C	C	C	C	C	
Solid waste landfill facility	4345	6320		X	X	X	X	X	X	X	X	
Composting facility		6330		X	X	X	X	X	X	X	C	
Recycling transfer center		6331		X	X	X	X	X	X	X	C	
Solid waste collection transfer station (Governmental)	4343		3210	X	X	X	X	X	X	X	C	
Solid waste collection transfer station (Private)	4343		3210	X	X	X	X	X	X	X	X	
Solid waste combustor or incinerator	4344			X	X	X	X	X	X	X	X	
Septic tank service, repair, and installation business	4346			X	X	X	X	X	X	C	X	
Household hazardous waste collection facility				X	X	X	X	X	X	X	X	
Hazardous waste storage facility		6340		X	X	X	X	X	X	X	X	
Hazardous waste treatment and disposal facility				X	X	X	X	X	X	X	X	
Sewage treatment plant and disposal facilities		6350		X	X	X	X	X	X	C	X	
Gas or electric power generation facility		6400		X	X	X	X	X	X	X	X	
New Wireless Communication Facilities/Modification of existing wireless communication facility with substantial changes		6500		C	C	C	C	X	X	X	C	
Modification of existing wireless communication facility with no substantial changes/Collocation		6500		P	P	P	P	P	P	P	P	
Roof Mounted/Surface Mounted/Stealth		6500		P	P	P	P	C	C	P	P	
Amatuer radio antenna		6510		P	P	P	P	P	P	P	P	
Weather stations		6520		P	P	P	C	X	X	A	P	
Environmental monitoring station (air, soil, etc.)		6600		P	P	P	P	P	P	A	P	

Use	Function	Structure	Activity	285 SHCD A/R	285 SHCD RUR	285 SHCD RUR-F	285 SHCD RUR-R	285 SHCD RES-F	285 SHCD RES-E	285 SHCD CN	285 SHCD PI	Special Conditions
Game preserves and retreats	9400			X	X	X	X	X	X	X	X	
Support business and operations for agriculture and forestry				X	X	X	X	X	X	C	X	
Parks, open space areas, conservation areas, and preservation areas				P	P	P	P	P	P	P	P	
Public or community outdoor recreation facilities				P	P	P	P	P	P	P	P	
Concentrated animal feeding operation		8310		X	X	X	X	X	X	X	X	Ch. 11
Cattle ranching, and the grazing or cattle or other livestock		8230		P	P	P	P	P	P	P	P	
Dairy farms		8210		X	X	X	X	X	X	X	X	
Other farm and farming-related structures		8900		A	A	A	A	A	A	A	A	
Poultry farms and poultry production facilities		8220		C	C	C	C	C	C	C	C	
Sheds, or other agricultural facilities		8000		A	A	A	A	A	A	A	A	
Animal waste lagoons		8420		X	X	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	DCI	DCI	Ch. 11
Hard rock mining	8200			DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	Ch. 11
Sand and gravel Mining				X	X	X	X	X	X	X	X	
Sand and gravel mining with blasting (as specified in Section 11.2.7)				DCI	DCI	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.**