

9.12. VILLAGE OF AGUA FRIA COMMUNITY DISTRICT OVERLAY.

9.12.1. Purpose and Intent. The provisions of the Village of Agua Fria Community District (VAFCD) are intended to implement and be consistent with the land use goals, objectives, policies, and strategies of the Village of Agua Fria Community Plan and the Sustainable Growth Management Plan (SGMP). The VAFCD is designed to implement the Village of Agua Fria's Community Plan to ensure compatibility among various land uses of the Agua Fria community. Clustering of structures is encouraged to preserve natural open areas.

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

9.12.2.1. Dimensional Requirements. Dimensional requirements including standards for setbacks are provided in Dimensional Standards Table under each Zoning District in this chapter.

9.12.2.2. Development. Developments must preserve distinctive natural features such as the Santa Fe River, and primary open space corridors.

9.12.2.3. Non-residential Development. Non-residential development shall be a maximum of 5,000 square feet, with the exception of small grocery stores, which may request up to 10,000 square feet.

9.12.2.4. Parking. No parking may be provided within 10 feet of property lines.

9.12.2.5. Home Restaurants. The standards for restaurants shall be as identified in Chapter 7 of this Code with the following exceptions:

1. Drive up or drive through is prohibited.
2. Liquor sales are prohibited.
3. Beer and wine are allowed provided that all applicable State requirements are met.

9.12.2.6. Water. All new residential land divisions and subdivisions using ground water from a domestic well shall limit water consumption to .25 acre-feet of water per year per dwelling unit and appropriate restrictions to this effect shall be imposed during the approval process.

9.12.2.7. Wastewater. The standards for wastewater shall be as identified in Chapter 7 of this Code with the following exceptions:

1. Any new development whose parcel boundary is within 200 feet of a public sanitary sewer line that can be accessed by gravity flow shall connect to that line.
2. When a new development application is turned in, the applicant shall furnish complete and accurate documentation to the County that demonstrates that existing wastewater facilities are in compliance with all New Mexico

Environment Department regulations and that all necessary permits have been obtained.

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

9.12.3.1. Generally. The VAFCD 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 underlying zoning districts. If an overlay zone regulation conflicts with any standard of the underlying zone, the standard of the overlay zone shall govern.

9.12.3.2. Base Zoning Districts. Base zoning districts approved for use in the Community District are listed in Table: 9.12.1.

Table 9.12.1: Village of Agua Fria Base Zoning Districts.

RES-E	Residential Estate
TC	Traditional Community
CN	Commercial Neighborhood
PI	Public/Institutional
PDD	Planned Development District

1. VAFCD Residential Estate (VAFCD 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 VAFCD RES-E district supports single-family homes on medium sized lots consistent with the Village of Agua Fria’s development north of the river. This category may include limited agricultural use accessory to residential uses. Density transfers 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 shall be permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code, with exceptions identified on the VAFCD Use Table.

b. Dimensional Standards. As regulated in Chapter 8 of this Code except as prescribed below in Table 9.12.2.

Table 9.12.2: Dimensional Standards VAFCD RES-E (Residential Estate).

Zoning District	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

i. Non-residential uses. As regulated in Chapter 8 of this Code and Appendix B of this Code with the following exceptions:

(a) **Setbacks.** New development shall be set back no less than 25 feet from the front property line.

(b) If a parcel does not have 100 feet on one or more sides the setback may be 0 feet from that property line.

ii. Residential uses. As regulated in Chapter 8 of this Code and Appendix B of this Code with the following exceptions:

(a) **Setbacks.** New development shall be set back no less than 5 feet from the front, rear and side property lines.

(b) If a property does not have 100 feet on one or more sides the setback may be 0 feet from that property line.

iii. Density bonus. Density may be increased to one dwelling unit per acre with a shared well.

2. VAFCD Traditional Community (VAFCD TC); Purpose. The purpose of this district is to designate areas suitable for residential, small-scale commercial and traditional agricultural uses consistent with the existing development patterns of traditional communities. The VAFCD-TC accommodates traditional community patterns, preserves historic and cultural landscapes, and protects agricultural uses, including agriculture with acequia systems, from encroachment by development. Potential for increased density within the district is available with community water and sewer connections. 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 shall be permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code, with exceptions identified on the VAFCD Use Table.

b. Dimensional Standards. As regulated in Chapter 7 and 8 of this Code except as prescribed in Table 9.12.3.

Table 9.12.3: Dimensional Standards VAFCD TC (Traditional Community).

Zoning District	TC
Density (# of acres per dwelling unit)	0.75/0.33*
Frontage (minimum, feet)	50
Lot width (minimum, feet)	50
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24
Maximum building size (commercial)	2,500 sq. ft.

* The standard density of one dwelling unit/0.75 acres may be increased to one dwelling unit/0.33 acres if the lot is served by public water and sewer.

i. Setbacks. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

(a) New residential development shall be set back no less than 5 feet from the front, rear and side of property lines.

(b) New commercial development shall be set back no less than 10 feet from the front property line, 5 feet from rear and side property lines.

(c) If a property does not have 100 feet on one or more sides the setback may be 0 feet from that property line.

3. VAFCD Commercial Neighborhood (VAFCD 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, which are intended to serve and are in close proximity to individual residential neighborhoods. In the Village of Agua Fria parcels designated Commercial Neighborhood have previously received masterplan approval for a commercial use on the property. The size of neighborhood commercial districts will typically be between one and twenty contiguous acres.

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

i. Bicycle, motorcycle, all-terrain vehicle dealers:

(a) This use shall be permitted for bicycle dealers only.

b. Dimensional Standards. As regulated in Chapter 7 and 8 of this Code except as prescribed in Table 9.12.4.

Table 9.12.4: Dimensional Standards VAFCD CN (Commercial Neighborhood).

CN Zoning District	CN
Density	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)	80
Maximum size of individual establishments (sq. ft.)	5,000

*Density shall be reduced to 0.75 acres if the surrounding zoning district is TC.

c. Setbacks. Non-residential developments shall be set back no less than 25 feet from the property line of existing residential properties.

4. VAFCD Public/Institutional (VAFCD PI); Purpose. The purpose of this district is to allow 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 shall be permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code, with exceptions identified on the VAFCD Use Table.

b. Dimensional Standards. As regulated in Chapter 7 and 8 of this Code except as prescribed in Table 9.12.5.

Table 9.12.5: Dimensional Standards VAFCD PI (Public/Institutional).

PI Zoning District	PI
Density	2.5*
Frontage (minimum, feet)	40
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	48
Lot coverage (maximum, percent)	80

* Density shall be 1 acre if the surrounding zoning district is RC, reduced to 0.75 acres if the surrounding zoning district is TC.

5. VAFCD Planned Development District (VAFCD PDD); Generally. In order to recognize existing approvals, PDDs identified on the initial zoning map may be built out in accordance with their approved master plans.

a. Expansion of existing PDDs. Non-residential structures within an existing PDD may expand up to twenty-five (25%) under a conditional use permit.

9.12.4. Supplemental Zoning Standards. The standards of Chapter 10 of this Code shall be applicable to all development, except as otherwise specified herein.

9.12.4.1. Home Occupations. The standards for Home Occupations shall be as identified in Chapter 10 of this Code with the following exceptions:

1. There shall be no Medium Impact Home Occupations in the VAFCD.

Table 9.12.6: Village of Agua Fria Home Occupations.

	No Impact	Low Impact	Medium Impact
Permit type	Business Registration	Development Permit	n/a
Non-resident employees (max)	1	6	n/a
Area used for business (maximum)	25% of heated square footage	A Maximum of 2,500 square shall be dedicated to home business use	n/a
Accessory building storage	100 SF	1,000 SF	n/a
Appointments/patron visits (max/day)	0	10	n/a
Business traffic	none	see § 10.6.5	n/a
Signage	not permitted	see § 7.9.4.3	n/a
Parking and access	Resident and employee only	see § 10.6.5	n/a
Heavy Equipment	None	Up to 2	n/a

9.12.5. Use Table. Uses permitted in the base zones and planned development zoning districts are shown in the VAFCD Use Table 9.12.8. All uses are designated as permitted, accessory, or conditional, as further explained in Table 9.12.7. Accessory uses may be subject to specific regulations as provided in Chapter 9, 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 9.12.7 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 district.

Table 9.12.8: VAFCD Use Table.

Use	Function	Structure	Activity	VAFCD RES-E	VAFCD TC	VAFCD CN	VAFCD PI	Special Conditions
Residential								
Single family		1110		P	P	P	C	
Accessory dwelling units		1130		A	A	A	A	Ch. 10
Townhouses				C	P	P	C	
Multifamily dwellings		1202-99		C	C	C	C	
Retirement Housing	1210			C	C	C	C	
Assisted living facility	1230			C	C	C	C	
Life care or continuing care facilities	1240			C	C	C	C	
Nursing facilities	1250			C	C	C	C	
Community Home, NAICS 623210				P	P	P	P	
Barracks		1310		X	X	X	X	
Dormitories		1320		X	X	X	X	
Temporary structures, tents etc. for shelter		1350		A	A	C	P	
Hotels, motels, or other accommodation services								
Bed and Breakfast inn	1310			C	C	C	X	Ch. 10
Rooming and boarding housing	1320			C	C	C	C	
Resorts				X	X	X	X	
Retreats				C	C	P	P	-
Hotels, motels, and tourist courts	1330			X	X	X	X	
Commercial								
Shop or store with drive-through facility		2210		X	X	C	X	
Restaurant, with incidental consumption of alcoholic beverages		2220		X	C	P	X	
Restaurant, with no consumption of alcoholic beverages permitted		2220		X	C	P	C	
Stand-alone store or shop		2230		X	C	P	C	
Department store		2240		X	X	X	X	
Warehouse discount store/superstore	2124	2250		X	X	X	X	
Market shops, including open markets		2260		X	C	P	X	
Gasoline station		2270		X	X	C	X	
Automobile repair and service		2280		X	C	C	X	
Car dealer	2111			X	X	X	X	
Bus, truck, mobile home, or large vehicle dealers	2112			X	X	X	X	
Bicycle, motorcycle, all terrain vehicle dealers	2113			X	X	P	X	Ch. 9
Boat or marine craft dealer	2114			X	X	X	X	

Use	Function	Structure	Activity	VAFCD RES-E	VAFCD TC	VAFCD CN	VAFCD PI	Special Conditions
Automotive Parts, accessories, or tires	2115			X	C	C	X	
Gasoline service	2116			X	X	C	X	
Lumberyard and materials	2126			X	X	C	X	
Outdoor resale business	2145			X	X	C	X	
Pawnshops	NAICS 522298			X	X	C	X	
Beer, wine, and liquor store (off-premises consumption of alcohol)	2155			X	X	C	X	
Shopping center		2510-2580		X	X	C	X	
Convenience stores or centers		2591		X	X	C	X	
Car care center		2593		X	X	C	X	
Car washes	NAICS 811192			X	X	X	X	
Office or bank (without drive-through facility)		2100		X	X	C	X	
Office (with drive-through facility)		2110		X	X	C	X	
Office or store with residence on top		2300		X	C	P	X	
Office-over storefront structure		2400		X	C	P	X	
Research and development services (scientific, medical, and technology)	2416			X	X	C	X	
Car rental and leasing	2331			X	X	X	X	
Leasing trucks, trailers, recreational vehicles, etc.	2332			X	X	X	X	
Services including pest control, janitorial, landscaping, carpet upholstery, cleaning and other services	2450			X	C	C	X	
Bars, taverns and nightclubs				X	X	C	X	
Sexually oriented business				X	X	X	X	Sec. 10.20
Tattoo parlors				X	C	P	X	
Industrial, manufacturing and wholesale trade								
Light industrial structures and facilities (not enumerated in Codes 2611-2615, below)		2610		X	X	C	X	
Loft		2611		X	C	C	X	
Mill-type factory structures		2612		X	X	C	X	
Manufacturing plants		2613		X	C	C	X	
Industrial parks		2614		X	X	C	X	
Laboratory or specialized industrial facility		2615		X	X	C	X	
Assembly and construction-type plants	3000	2621		X	X	C	X	

Use	Function	Structure	Activity	VAFC D RES-E	VAFC D TC	VAFC D CN	VAFC D PI	Special Conditions
Process plants (metals, chemicals asphalt, concrete, etc.)	3000	2622		X	X	X	X	
Construction-related businesses	7000			C	C	C	X	
Heavy construction	7400			X	X	C	X	
Machinery related	7200			X	X	C	X	
Special trade contractor	7300			X	X	C	X	
Automotive paint and body				X	X	C	X	Sec. 10
Automotive wrecking and graveyards, salvage yards, and junkyards				X	X	X	X	
Vehicle storage for towing or related business				X	X	X	X	
Demolition, building and structure business				X	X	X	X	
Warehouse or storage facility Structure		2700		X	X	X	X	
Mini-warehouse, mini-storage units		2710		X	C	C	X	
High-rise mini-warehouse		2720		X	X	X	X	
Warehouse structure		2730		X	X	C	X	
Produce warehouse		2740		X	X	X	X	
Refrigerated warehouse or cold storage		2750		X	X	X	X	
Large area distribution or transit warehouse		2760		X	X	X	X	
Wholesale trade— durable goods	3510			X	X	X	X	
Wholesale trade nondurable goods	3520			X	X	X	X	
Food, textiles, and related products				X	X	C	X	
Wood, paper, and printing products				X	X	C	X	
Tank farms		2780		X	X	X	X	
Public assembly structures								
Performance theater			3110	X	X	C	C	
Movie theater			3120	X	X	C	C	
Amphitheater			3130	X	X	X	C	
Drive-in theaters			3140	X	X	X	X	
Indoor games facility		3200		X	X	C	C	
Amusement, sports, or recreation establishment not specifically enumerated	5300			X	X	C	C	
Amusement or theme park	5310			X	X	C	X	
Arcade	5320			X	X	C	X	
Miniature golf establishment	5340			X	X	C	X	
Fitness, recreational sports, gym, or athletic club	5370			X	X	P	P	
Bowling, billiards, pool, etc.	5380			X	X	C	C	
Skating rinks	5390			X	X	C	C	

Use	Function	Structure	Activity	VAFC D RES-E	VAFC D TC	VAFC D CN	VAFC D PI	Special Conditions
Sports stadium or arena		3300		X	X	X	C	
Racetrack or raceway	5130			X	X	X	X	
Exhibition, convention or conference structure		3400		X	X	C	C	
Churches, temples, synagogues, mosques, and other religious facilities		3500		P	P	P	P	*
Covered or partially covered atriums and public enclosure		3700		X	X	C	C	
Passenger terminal, mixed mode		3810		X	X	X	X	*
Active open space/ athletic fields/golf courses	6340			X	X	C	P	*
Passive open space	6340			P	P	P	P	
Arts, entertainment, and recreation								
Active leisure sports and related activities			7100	X	X	C	P	
Movie Ranch				X	X	C	C	
Camps, camping, and related establishments	5400			X	X	C	C	
Exhibitions and art galleries		4410		X	X	C	C	
Performing arts or supporting establishment	5100			X	X	C	C	
Theater, dance, or music establishment	5101			X	X	C	C	
Institutional or community facilities								
Community center		2200		C	C	P	P	
Hospitals		4110		X	X	C	P	
Medical clinics		4120		C	C	C	P	
Social assistance, welfare, and charitable services (not otherwise enumerated)	6560			C	C	C	C	
Child and youth services	6561			X	X	C	C	
Child care institution (basic)	6562			P	P	P	P	
Child care institution (specialized)	6562			P	P	P	P	
Day care center	6562			P	P	P	P	
Community food services	6563			X	X	C	C	
Emergency and relief services	6564			X	X	C	P	
Other family services	6565			X	X	C	C	
Services for elderly and disabled	6566			X	X	C	C	
Animal hospitals	6730			X	X	C	P	
School or university (privately owned)		4200		P	P	P	P	
Grade school (privately owned)		4210		P	P	P	P	
College or university facility (privately owned)		4220		P	P	P	P	
Technical, trade, and other specialty schools	6140	4230		C	C	C	C	

Use	Function	Structure	Activity	VAFCO RES-E	VAFCO TC	VAFCO CN	VAFCO PI	Special Conditions
Library		4300		C	C	P	P	
Museum, exhibition, or similar facility	5200	4400		C	C	P	P	
Planetarium		4420		X	X	C	C	
Aquarium		4430		X	X	C	C	
Zoological parks		4450		X	X	C	C	
Public safety related facility			4500	X	X	C	C	
Fire and rescue station			4510	X	X	C	C	
Police station			4520	X	X	C	C	
Emergency operation center			4530	X	X	C	C	*
Correctional or rehabilitation facility			4600	X	X	X	X	*
Cemetery, monument, tombstone, or mausoleum			4700	C	C	C	C	
Funeral homes			4800	X	X	C	X	
Cremation facilities			4800	X	X	X	X	
Public administration		6200		X	X	C	C	
Post offices		6310		C	C	C	C	
Space research and technology		6330		X	X	C	C	*
Clubs or lodges				X	X	C	C	
Transportation-related facilities								
Commercial automobile parking lots		5200		X	X	C	X	
Commercial automobile parking garages				X	X	C	X	
Surface parking, open		5210		X	X	C	C	
Surface parking, covered		5220		X	X	C	C	
Underground parking structure with ramps		5240		X	X	X	X	
Rooftop parking facility		5250		X	X	X	X	
Bus terminal		3830		X	X	X	X	
Bus stop shelter		5300		P	P	P	P	
Truck storage and maintenance facilities		5400		X	X	C	X	
Truck freight transportation facilities	4140			X	X	X	X	
Light rail transit lines and stops	4151			C	C	C	C	
Local rail transit storage and maintenance facilities	4153			X	X	X	X	
Taxi and limousine service maintenance and storage facilities	4155			X	X	C	X	
Taxi and limousine service dispatch facilities				X	X	C	X	
Bus transportation storage and maintenance facilities	4156			X	X	X	X	

Use	Function	Structure	Activity	VAFC D RES-E	VAFC D TC	VAFC D CN	VAFC D PI	Special Conditions
Towing and other road service facilities, excluding automobile salvage, wrecking, or permanent vehicle storage	4157			X	X	C	X	
Long-distance or bulk pipelines for petroleum products, natural gas, or mineral slurry	4170			X	X	X	X	
Courier and messenger service facilities	4190			X	X	C	X	
Commercial airports		5600		X	X	X	X	
Private airplane runways and landing strips		5610		X	X	X	X	
Airport maintenance and hangar facilities		5620		X	X	X	X	
Heliport facility		5640		X	X	X	X	
Helistops				X	X	X	X	
Glide port, stolport, ultralight airplane, or balloon port facility		5650		X	X	X	X	
Railroad tracks, spurs, and sidings				X	X	X	X	
Railroad switching, maintenance, and storage facility		5700		X	X	X	X	
Railroad passenger station		5701		X	X	X	X	
Railroad freight facility		5702		X	X	X	X	
Utility								
Local distribution facilities for water, natural gas, and electric power		6100		C	C	C	C	
Telecommunications lines				C	C	C	C	
Electric power substations				C	C	C	C	
High-voltage electric power transmission lines				C	C	C	C	
Dam		6220		C	C	C	C	
Livestock watering tank or impoundment				P	P	P	P	
Levee		6230		C	C	C	C	
Water tank (elevated, at grade, or underground)		6250		C	C	C	C	
Water wells, well fields, and bulk water transmission pipelines		6260		C	C	C	C	
Water treatment and purification facility		6270		C	C	C	C	
Water reservoir		6280		C	C	C	C	
Irrigation facilities, including impoundments for on-site irrigation or acequia system irrigation		6290		P	P	P	P	
Wastewater storage or pumping station facility, lift stations, and collection lines		6310		C	C	C	C	
Solid waste landfill facility	4345	6320		X	X	X	X	
Composting facility		6330		C	C	C	C	

Use	Function	Structure	Activity	VAFCDC RES-E	VAFCDC TC	VAFCDC CN	VAFCDC PI	Special Conditions
Recycling transfer center		6331		X	X	P	P	
Solid waste collection transfer station (Governmental)	4343		3210	X	X	X	X	
Solid waste collection transfer station (Private)	4343		3210	X	X	X	X	
Solid waste combustor or incinerator	4344			X	X	X	X	
Septic tank service, repair, and installation business	4346			X	X	C	X	
Household hazardous waste collection facility				X	X	X	X	
Hazardous waste storage facility		6340		X	X	X	X	
Hazardous waste treatment and disposal facility				X	X	X	X	
Sewage treatment plant and disposal facilities		6350		X	X	X	X	
Gas or electric power generation facility		6400		X	X	X	X	
New Wireless Communication Facilities/Modification of existing wireless communication facility with substantial changes		6500		X	X	X	C	-
Modification of existing wireless communication facility with no substantial changes/Collocation		6500		P	P	P	P	-
Roof Mounted/Surface Mounted/Stealth		6500		C	C	P	P	-
Amateur radio antenna	-	6500		P	P	P	P	-
Weather stations		6520		X	X	C	C	
Environmental monitoring station (air, soil, etc.)		6600		C	C	C	C	
Commercial solar energy production facility				X	X	C	C	
Geothermal production facility		6450		X	X	C	C	
Large scale wind facility				X	X	X	X	Sec. 10.16
Highway rest stops and welcome centers		6930		X	X	X	C	
Fountain, sculpture, or other similar decorative structures		6950		C	C	P	P	
Permanent outdoor stage, bandstand, or similar structure		6960		X	X	C	C	
Agriculture, forestry, and conservation/open space								
Grain silos and other storage structure for grains and agricultural products		8100		A	A	A	A	
Animal production that includes slaughter	9300			X	X	X	X	
Livestock pens or hog houses		8200		A	A	A	A	
Commercial greenhouses		8500		C	C	P	C	
Nurseries and other growing of ornamental plants				C	C	P	C	

Use	Function	Structure	Activity	VAFCO RES-E	VAFCO TC	VAFCO CN	VAFCO PI	Special Conditions
Stables and other equine-related facilities - All personal use and commercial up to 12 horses.		8240		C	C	C	C	
Stables and other equine-related facilities - Commercial over 12 horses				C	C	C	C	
Kennels and commercial dog breeding facilities		8700		X	X	C	C	
Apiary and other related structures		8700		P	P	P	P	
Crop production outdoor	9100			P	P	P	P	
Crop production greenhouse		8500		C	C	P	C	
Display or sale of agricultural products raised on the same premises				A	A	P	P	
Forestry and logging operations	9300			X	X	X	X	
Game preserves and retreats	9400			X	X	X	X	
Support business and operations for agriculture and forestry				A	A	P	A	
Parks, open space areas, conservation areas, and preservation areas				P	P	P	P	
Public or community outdoor recreation facilities				C	C	P	P	
Concentrated animal feeding operation		8310		X	X	X	X	Ch. 11
Cattle ranching, and the grazing or cattle or other livestock		8230		C	C	C	C	
Dairy farms		8210		X	X	X	X	
Other farm and farming-related structures		8900		A	A	A	A	
Poultry farms and poultry production facilities		8220		X	X	X	X	
Sheds, or other agricultural facilities		8000		A	A	A	A	
Animal waste lagoons		8420		X	X	X	X	Ch. 11
Mining and extraction establishments								
Oil and natural gas exploration or extraction	8100			DCI	DCI	DCI	DCI	Ch. 11
Hard rock mining	8200			DCI	DCI	DCI	DCI	Ch. 11
Sand and gravel Mining				X	X	X	X	
Sand and gravel mining with blasting (as specified in Section 11.2.7)				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.**