

9.9. EL VALLE DE ARROYO SECO HIGHWAY CORRIDOR DISTRICT OVERLAY.

9.9.1. Purpose and Intent. The provisions of the El Valle de Arroyo Seco Highway Corridor Community District Overlay (ASHCD) are intended to implement and be consistent with the land use goals, objectives, policies, and strategies of the El Valle de Arroyo Seco Highway Corridor Plan and the Sustainable Growth Management Plan (SGMP). The ASHCD 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 corridor. The ASHCD includes standards and dimensions based on historic development patterns and incentives to facilitate compact development where appropriate.

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

9.9.2.1. Water Supply, Wastewater and Water Conservation.

1. Intent/Purpose. The intent of the water supply, conservation and waste water provisions is to ensure a sustainable water supply and to ensure new development will not impair senior water rights, existing domestic wells, stream and spring flows and water quality.

a. Required Connection to Public or Publicly-Regulated Private Water Utility. Connection to Public or Publicly-Regulated Private Water Utility is required for all subdivisions, residential and non-residential development applications permitted after the date of this ordinance as specified below:

i. Non-residential Water Use. All new non-residential development shall connect to a community water system when the utility becomes ready, willing and able to supply the development.

(a) If connection to a water system is not possible, the new non-residential development shall limit water consumption to .35 acre feet water per year. This water consumption requirement applies only to use of water for non-residential purposes from domestic wells as defined by the state and does not apply to any other water-rights (irrigation or private).

(b) If the community water system is already in place and capable of providing service or if a water system is expected to become operational within six (6) months or less, connection to the system will be required

immediately upon the time of service capability within the system. The requirement for connection shall be duly noted on the survey plat and the property owner shall agree to submit a financial guarantee to ensure connection within six (6) months prior to final approval.

9.9.2.2. Signs. The standards for signs shall be regulated as identified in Chapter 7 of the Code with the following exceptions:

1. Billboards and signs on mobile objects are prohibited. Mobile objects include truck trailers, shipping containers and mobile homes.
2. Maximum square footage of all signs shall be no more than 70 square feet.
3. One freestanding sign and one building mounted sign shall be permitted per non-residential lot.
4. Building mounted signs must fit architectural style and design of the building and shall not protrude over 5 feet above highest point of the structure.
5. Advertising is permitted on two sides of the sign. Square footage for free standing signs shall be measured only on one face of the sign.

6. Maximum Sign Height and Setbacks.

- a. All signs shall be set back a minimum of 7 feet from the property line or any existing road Right-of-Way.
- b. Signs shall be set back a minimum of 25 feet from contiguous property lines.
- c. Free-standing signs shall have setbacks corresponding to their height corresponding to Table 9.9.1.

Table 9.9.1: Sign Height and Setback Requirements.

Sign Height	Set Back
≤ 7 feet	7 feet
7.1-10 feet	23 feet
10.1-15 feet	50 feet
15.1-20 feet	78 feet
20.1-24 feet	100 feet

- d. The height of the sign shall be measured from the top of the sign to the pre-disturbed ground level. Maximum sign height shall be based on set back from the Right-of-Way in accordance with Table 9.9.1.

7. Internally and Externally Lit Signs. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

- a. Externally lit signs shall use shielding that only illuminates the advertising surface of the sign.
- b. Lighting of all externally lit signs shall be directed downward.
- c. Illumination of signs shall be prohibited after 9pm.
- d. Internally illuminated signs shall be designed so that only the lettering of the sign shall emit light after dark. One illuminated sign is permitted per business.

9.9.2.3. Non-residential Landscaping and Buffering. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. Screening. All screening must be fully installed and maintained to meet the standards of this code to including the following:

- a. New non-residential development must provide screening of the development, including parking areas and accessory structures from adjoining properties.
- b. Minimum height of non-residential screening will be six (6) feet.
- c. Screening may be constructed using stucco walls, brick, masonry or coyote fences or wooden fences and placed on the property of the commercial establishment.
 - i. Non-residential developers shall attempt to make agreements for the type of fencing (i.e. brick, stucco or other) with adjoining landowner. If no agreement is reached, the default screening material will be masonry.

9.9.2.4. Noise Buffering. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

- 1. New non-residential development that will create noise above ambient levels shall use sound walls or berms for minimizing traffic and business related noises.
- 2. Non-residential development that generates noise levels above the ambient levels for morning and evening must limit operations to between 8:00 a.m. and 6:00 p.m.

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

- 1. When appropriate for safety and clear sightlines, revegetation shall use low, round cover shrubs in order not to block views of roadways and driveways for traffic safety.

2. Plant Size. All trees and shrubs used for required landscaping buffers must be maintained and screening must meet the following standards: trees shall have a caliper of one and one-half inch (1.5") or greater and shall be six feet (6') in height or taller at the time of planting. Shrubs shall be five (5) gallon size or greater at time of planting.

3. Landscaping 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. Landscaping shall be designed to incorporate erosion control and, to the extent possible, use natural runoff water for landscaping irrigation. The provisions of this subsection shall not apply to agricultural uses of water.

9.9.2.6. Residential Development. Residential uses shall be permitted within the ASHCD boundary.

9.9.2.7. Non-residential Development. Non-residential uses shall have a maximum of 25,000 square feet of building area.

1. Buildings larger than 10,000 square feet shall include architectural offsets for every 100 feet in length.

2. Only 3 businesses may occupy a single lot.

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

a. Buildings with side or rear parking must be set back 50 feet from Highway Right-of-Way boundary.

b. Buildings with front parking must be set back 75 feet from Highway Right-of-Way boundary. Parking is permitted within 25 feet of the building.

c. Non-residential buildings must be set back at least 100 feet from existing residential structures on adjoining property.

d. Non-residential buildings must be set back at least 100 feet from existing residential structures on adjoining property.

9.9.3. Non-residential buildings must be set back at least 100 feet from existing residential structures on adjoining property.

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

9.9.4.1. Generally. The ASHCD 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.

9.9.4.2. Base Zoning Districts. Base zoning districts approved for use in the El Valle de Arroyo Seco Corridor District are listed in Table 9.9.2.

Table 9.9.2: El Valle de Arroyo Seco Corridor District Base Zoning.

TC	Traditional Community
CN	Commercial Neighborhood
PI	Public/Institutional

1. ASHCD Traditional Community (ASHCD 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 TC district accommodates traditional community patterns, preserves historic and cultural landscapes, and protects agricultural uses from encroachment by development. Density bonuses and transfers of development rights may be utilized to achieve the purposes of the district. 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 permitted, conditional and prohibited shall be as identified in Chapter 8 and Appendix B of this Code with exceptions identified on ASHCD Use Table.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.9.3:

Table 9.9.3: Dimensional Standards ASHCD TC (Traditional Community).

Zoning District	ASHCD 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.
Lot Coverage for non-residential development (maximum percent)	20

* 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.

2. ASHCD Commercial Neighborhood (ASHCD 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 shall be as identified in Chapter 8 and Appendix B of this Code with exceptions identified on ASHCD Use Table.

i. Restaurant, with incidental consumption of alcoholic beverages:

(a) This use is limited to a maximum of 35 seats.

ii. Restaurant, with no consumption of alcoholic beverages permitted:

(a) This use is limited to a maximum of 35 seats.

iii. Automobile repair and service:

(a) This use is limited to a maximum of 4 bays.

iv. Bicycle, motorcycle, all terrain vehicle dealers:

(a) This use is limited to bicycles and electric vehicles.

v. Beer, wine and liquor store (off-premises consumption of alcohol):

(a) This use is limited to beer, wine or spirits manufactured on site.

vi. Manufacturing plants:

(a) This use is limited to small scale manufacturing.

vii. Active open space/athletic fields/golf courses:

(a) Golf courses are prohibited.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of the Code except as prescribed in Table 9.9.4.

Table 9.9.4: Dimensional Standards ASHCD CN (Commercial Neighborhood).

CN Zoning District	ASHCD CN
Density	.75
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 building size (aggregate)	25,000

3. ASHCD Public/Institutional (ASHCD PI); Purpose. The purpose of the Public/Institutional (PI) 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 shall be as identified in Chapter 8 and Appendix B of this Code with exceptions identified below and on ASHCD Use Table.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of the Code except as prescribed in Table 9.9.5.

Table 9.9.5: Dimensional Standards ASHCD PI (Public Institutional).

PI Zoning District	ASHCD PI
Density	.75
Frontage (minimum, feet)	40
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24
Lot coverage (maximum, percent)	20

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

9.9.5.1. Home Occupations. Purpose: Home Occupations are small-scale uses that are conducted from one's home and are 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 the SLDC with the following exceptions as identified on Table 9.9.6 ASHCD Home Occupations.

Table 9.9.6 ASHCD Home Occupations Standards:

	No Impact	Low Impact	Medium Impact
Permit type	Business Registration	Development Permit	Conditional Use Permit
Non-resident employees (max)	1	3	3
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	Signs have a maximum of 9 square feet. Illuminated signs are prohibited.	Signs have a maximum of 9 square feet. Illuminated signs are prohibited.
Parking and access	Resident and employee only	see § 10.6.5	see § 10.6.5
Heavy Equipment	None	Up to 2	3-6

1. All parking for the residence and home occupation, including all parking for the resident(s), employees and patrons, must be located off of the Right-of-Way, roadway and shoulders of the road and shall meet all code requirements.

a. There shall be one (1) parking space per employee and one per every 400 square feet of structure used for business.

9.9.5.2. Supplemental Use Regulations; Purpose. This section establishes additional or alternative standards for particular uses in the ASHCD. The purpose of this chapter is to establish standards for specific uses which require special design considerations in order to: protect surrounding property values and uses; protect the public health, safety, and general welfare; and implement the SGMP. These standards seek compatibility with the principal uses permitted in a zoning district. It is the intent of the County that supplemental uses comply with the standards that have been created to address the particular impacts and characteristics. Uses shall be as stated on the Use Table for ASHCD, these are permitted in the Traditional Community and Commercial Neighborhood Zones in ASHCD with the following restrictions:

1. Uses listed below must have the licensee of the business residing in a dwelling on the property and the home must be the licensee's primary residence.

a. Maximum density for a home business shall be one dwelling unit per 1.5 acres.

b. The total area used for a home business and related activities shall not exceed 2,000 square feet of the residence and/or accessory structure.

c. The space used for business may be part of the house or accessory structure.

d. Outdoor storage areas shall not exceed 1,000 square feet or one half of total home business square footage, whichever is less.

e. A maximum of one sign shall be permitted per business.

f. Signs may be either building mounted or pedestal mounted.

g. Maximum square footage of any sign shall not exceed 35 square feet.

h. Illuminated signs are prohibited.

i. Reflective signs are permitted.

j. Sign height and setbacks shall follow the standards outlined above in this section.

k. Home Businesses must provide detailed trash management plans to demonstrate that all solid waste generated from the operation will be properly managed and disposed of as follows:

i. Trash receptacles must be screened on all sides by a solid wall or fence and gate.

ii. Trash must be removed on a bi-weekly basis.

l. Retail establishments including arts and craft, galleries, electronic sales and service, bookstores, grocery stores, greenhouses and nurseries:

i. These uses shall be limited to a maximum of 2,000 square feet.

m. Bed and Breakfast establishments:

i. These uses shall be limited to a maximum of 4 guest bedrooms.

n. Professional service establishments including attorney offices, medical and dental offices, veterinary establishments, realtors, accountants, barber and beauty shops, shoe repair shops:

i. These uses shall be limited to a maximum of 2,000 square feet.

o. Automotive repair:

i. These uses shall be limited to a maximum of 2 bays.

p. Restaurants, diners and coffee shops:

i. They shall be limited to a maximum of 2,000 square feet.

q. Breeding and boarding facilities:

i. These shall have a maximum of 6 animals under care at the business site overnight.

r. Manufacturing establishments for metal and woodwork, furniture making, and artisan material production:

i. These uses shall have a maximum of 2,000 square feet.

9.9.6. Use Table. Uses permitted in the base zones and planned development zoning districts are shown in the ASHCD Use Table 9.9.8. All uses are designated as permitted, accessory, or conditional, as further explained in Table 9.9.7. 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 9.9.7: 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

Table 9.9.8: ASHCD Use Table.

Use	Function	Structure	Activity	ASHCD TC	ASHCD CN	ASHCD PI	Special Conditions
Residential							
Single family		1110		P	P	A	
Accessory dwelling units		1130		A	A	A	Ch.10
Townhouses				P	P	A	
Multifamily dwellings		1202-99		C	P	A	
Retirement Housing	1210			P	P	P	
Assisted living facility	1230			C	P	P	
Life care or continuing care facilities	1240			C	P	P	
Nursing facilities	1250			C	P	P	
Community Home, NAICS 623210				C	P	P	
Barracks		1310		X	X	P	
Dormitories		1320		X	C	P	
Temporary structures, tents etc. for shelter		1350		A	C	P	
Hotels, motels, or other accommodation services							
Bed and Breakfast inn	1310			P	P	X	Ch.10
Rooming and boarding housing	1320			C	P	C	
Resorts				X	X	X	
Retreats				X	C	X	
Hotels, motels, and tourist courts	1330			X	X	X	
Commercial							
Shop or store with drive-through facility		2210		X	C	X	
Restaurant, with incidental consumption of alcoholic beverages		2220		X	P	X	Ch.9
Restaurant, with no consumption of alcoholic beverages permitted		2220		X	P	X	Ch.9
Stand-alone store or shop		2230		C	P	X	
Department store		2240		X	X	X	
Warehouse discount store/superstore	2124	2250		X	X	X	
Market shops, including open markets		2260		C	P	X	
Gasoline station		2270		X	C	X	
Automobile repair and service		2280		C	P	X	Ch.9
Car dealer	2111			X	X	X	
Bus, truck, mobile home, or large vehicle dealers	2112			X	X	X	
Bicycle, motorcycle, all terrain vehicle dealers	2113			X	P	X	Ch.9
Boat or marine craft dealer	2114			X	X	X	
Automotive Parts, accessories, or tires	2115			C	P	X	
Gasoline service	2116			X	C	X	
Lumberyard and materials	2126			X	C	X	

Use	Function	Structure	Activity	ASHCD TC	ASHCD CN	ASHCD PI	Special Conditions
Outdoor resale business	2145			X	X	X	
Pawnshops	NAICS 522298			C	P	X	
Beer, wine, and liquor store (off-premises consumption of alcohol)	2155			X	P	X	Ch.9
Shopping center		2510-2580		X	P	X	
Convenience stores or centers		2591		P	P	X	
Car care center		2593		C	P	X	
Car washes	NAICS 811192			X	X	X	
Office or bank (without drive-through facility)		2100		X	P	X	
Office (with drive-through facility)		2110		X	C	X	
Office or store with residence on top		2300		X	P	X	
Office-over storefront structure		2400		X	P	X	
Research and development services (scientific, medical, and technology)	2416			C	P	X	
Car rental and leasing	2331			C	P	X	
Leasing trucks, trailers, recreational vehicles, etc.	2332			X	C	X	
Services including pest control, janitorial, landscaping, carpet upholstery, cleaning and other services	2450			C	P	X	
Bars, taverns and nightclubs				X	X	X	
Camps, camping, and related establishments	5400			C	X	C	
Sexually oriented business				X	X	X	Sec. 10.20
Tattoo parlors				C	P	X	
Industrial, manufacturing and wholesale trade							
Light industrial structures and facilities (not enumerated in Codes 2611-2615, below)		2610		X	C	X	
Loft		2611		X	X	X	
Mill-type factory structures		2612		X	X	X	
Manufacturing plants		2613		X	C	X	Ch.9
Industrial parks		2614		X	X	X	
Laboratory or specialized industrial facility		2615		X	X	X	
Assembly and construction-type plants	3000	2621		X	X	X	
Process plants (metals, chemicals asphalt, concrete, etc.)	3000	2622		X	X	X	
Construction-related businesses	7000			X	P	X	
Heavy construction	7400			X	X	X	
Machinery related	7200			X	X	X	
Special trade contractor	7300			X	P	X	

Use	Function	Structure	Activity	ASHCD TC	ASHCD CN	ASHCD PI	Special Conditions
Automotive paint and body				X	C	X	Sec.10
Automotive wrecking and graveyards, salvage yards, and junkyards				DCI	DCI	DCI	
Vehicle storage for towing or related business				X	C	C	
Demolition, building and structure business				X	X	X	
Warehouse or storage facility Structure		2700		X	C	X	
Mini-warehouse, mini-storage units		2710		X	C	X	
High-rise mini-warehouse		2720		X	X	X	
Warehouse structure		2730		X	C	X	
Produce warehouse		2740		X	C	X	
Refrigerated warehouse or cold storage		2750		X	C	X	
Large area distribution or transit warehouse		2760		X	C	X	
Wholesale trade— durable goods	3510			X	C	X	
Wholesale trade nondurable goods	3520			X	C	X	
Food, textiles, and related products				X	C	X	
Wood, paper, and printing products				X	C	X	
Tank farms		2780		X	X	X	
Public assembly structures							
Performance theater			3110	C	P	P	
Movie theater			3120	X	P	P	
Amphitheater			3130	X	X	P	
Drive-in theaters			3140	X	X	X	
Indoor games facility		3200		X	C	P	
Amusement, sports, or recreation establishment not specifically enumerated	5300			X	X	C	
Amusement or theme park	5310			X	X	X	
Arcade	5320			X	X	X	
Miniature golf establishment	5340			X	C	X	
Fitness, recreational sports, gym, or athletic club	5370			X	C	P	
Bowling, billiards, pool, etc.	5380			X	C	C	
Skating rinks	5390			X	P	P	
Sports stadium or arena		3300		X	X	X	
Racetrack or raceway	5130			X	X	X	
Exhibition, convention or conference structure		3400		X	X	P	
Churches, temples, synagogues, mosques, and other religious facilities		3500		P	P	P	*
Covered or partially covered atriums and public enclosure		3700		X	C	P	

Use	Function	Structure	Activity	ASHCD TC	ASHCD CN	ASHCD PI	Special Conditions
Passenger terminal, mixed mode		3810		X	C	C	*
Active open space/ athletic fields/golf courses	6340			X	C	C	* Ch.9
Passive open space	6340			C	P	P	
Arts, entertainment, and recreation							
Active leisure sports and related activities			7100	C	C	P	
Movie Ranch				X	P	P	
Camps, camping, and related establishments	5400			X	X	P	
Exhibitions and art galleries		4410		P	P	P	
Performing arts or supporting establishment	5100			P	P	P	
Theater, dance, or music establishment	5101			P	P	P	
Institutional or community facilities							
Community center		2200		C	P	P	
Hospitals		4110		X	X	P	
Medical clinics		4120		P	P	P	
Social assistance, welfare, and charitable services (not otherwise enumerated)	6560			P	P	P	
Child and youth services	6561			P	P	P	
Child care institution (basic)	6562			P	P	P	
Child care institution (specialized)	6562			P	P	P	
Day care center	6562			P	P	P	
Community food services	6563			P	P	P	
Emergency and relief services	6564			P	P	P	
Other family services	6565			P	P	P	
Services for elderly and disabled	6566			P	P	P	
Animal hospitals	6730			C	P	P	
School or university (privately owned)		4200		P	C	P	
Grade school (privately owned)		4210		P	P	P	
College or university facility (privately owned)		4220		C	C	P	
Technical, trade, and other specialty schools	6140	4230		C	C	P	
Library		4300		P	P	P	
Museum, exhibition, or similar facility	5200	4400		P	P	P	
Planetarium		4420		C	P	P	
Aquarium		4430		C	C	P	
Zoological parks		4450		X	X	P	
Public safety related facility			4500	P	P	P	
Fire and rescue station			4510	P	P	P	

Use	Function	Structure	Activity	ASHCD TC	ASHCD CN	ASHCD PI	Special Conditions
Police station			4520	P	P	P	
Emergency operation center			4530	P	P	P	*
Correctional or rehabilitation facility			4600	X	X	P	*
Cemetery, monument, tombstone, or mausoleum			4700	C	C	P	
Funeral homes			4800	X	C	X	
Cremation facilities			4800	X	X	X	
Public administration		6200		X	C	P	
Post offices		6310		X	P	P	
Space research and technology		6330		X	C	P	*
Clubs or lodges				X	C	C	
Transportation-related facilities							
Commercial automobile parking lots		5200		X	C	C	
Commercial automobile parking garages				X	C	C	
Surface parking, open		5210		X	A	A	
Surface parking, covered		5220		X	A	A	
Underground parking structure with ramps		5240		X	P	P	
Rooftop parking facility		5250		X	X	X	
Bus terminal		3830		X	X	P	
Bus stop shelter		5300		P	P	P	
Truck storage and maintenance facilities		5400		X	C	X	
Truck freight transportation facilities	4140			X	X	X	
Light rail transit lines and stops	4151			X	C	P	
Local rail transit storage and maintenance facilities	4153			X	X	X	
Taxi and limousine service maintained and storage facilities	4155			X	C	X	
Taxi and limousine service dispatch facilities				X	C	X	
Bus transportation storage and maintenance facilities	4156			X	C	C	
Towing and other road service facilities, excluding automobile salvage, wrecking, or permanent vehicle storage	4157			X	C	C	
Long-distance or bulk pipelines for petroleum products, natural gas, or mineral slurry	4170			X	X	X	
Courier and messenger service facilities	4190			X	C	X	
Commercial airports		5600		X	X	X	
Private airplane runways and landing strips		5610		X	X	X	
Airport maintenance and hangar facilities		5620		X	X	X	
Heliport facility		5640		X	X	X	

Use	Function	Structure	Activity	ASHCD TC	ASHCD CN	ASHCD PI	Special Conditions
Helistops				X	X	X	
Glide port, stolport, ultralight airplane, or balloon port facility		5650		X	X	C	
Railroad tracks, spurs, and sidings				X	C	P	
Railroad switching, maintenance, and storage facility		5700		X	X	C	
Railroad passenger station		5701		X	C	P	
Railroad freight facility		5702		X	X	X	
Utility							
Local distribution facilities for water, natural gas, and electric power		6100		X	A	P	
Telecommunications lines				P	P	P	
Electric power substations				X	C	C	
High-voltage electric power transmission lines				X	C	C	
Dam		6220		X	X	C	
Livestock watering tank or impoundment				P	P	P	
Levee		6230		C	A	C	
Water tank (elevated, at grade, or underground)		6250		P	P	P	
Water wells, well fields, and bulk water transmission pipelines		6260		P	A	P	
Water treatment and purification facility		6270		P	P	P	
Water reservoir		6280		C	C	P	
Irrigation facilities, including impoundments for on-site irrigation or acequia system irrigation		6290		P	P	P	
Wastewater storage or pumping station facility, lift stations, and collection lines		6310		C	C	P	
Solid waste landfill facility	4345	6320		X	X	C	
Composting facility		6330		C	P	X	
Recycling transfer center		6331		X	C	P	
Solid waste collection transfer station (Governmental)	4343		3210	X	C	C	
Solid waste collection transfer station (Private)	4343		3210	X	X	C	
Solid waste combustor or incinerator	4344			X	X	X	
Septic tank service, repair, and installation business	4346			X	C	X	
Household hazardous waste collection facility				X	X	X	
Hazardous waste storage facility		6340		X	X	X	
Hazardous waste treatment and disposal facility				X	X	X	
Sewage treatment plant and disposal facilities		6350		X	X	C	
Gas or electric power generation facility		6400		X	X	DCI	

Use	Function	Structure	Activity	ASHCD TC	ASHCD CN	ASHCD PI	Special Conditions
New Wireless Communication Facilities/Modification of existing wireless communication facility with substantial changes		6500		X	X	C	-
Modification of existing wireless communication facility with no substantial changes/Collocation		6500		P	P	P	-
Roof Mounted/Surface Mounted/Stealth		6500		C	P	P	-
Amateur radio antenna		6510		P	P	P	
Weather stations		6520		X	C	P	
Environmental monitoring station (air, soil, etc.)		6600		A	P	P	
Commercial solar energy production facility				X	C	C	
Geothermal production facility		6450		X	X	C	
Large scale wind facility				X	X	X	Sec. 10.16
Broadcasting station	4230			X	C	C	
Highway rest stops and welcome centers		6930		X	C	X	
Fountain, sculpture, or other similar decorative structures		6950		P	P	P	
Permanent outdoor stage, bandstand, or similar structure		6960		C	P	P	
Agriculture, forestry, and conservation/open space							
Grain silos and other storage structure for grains and agricultural products		8100		P	P	C	
Animal production that includes slaughter	9300			X	X	X	
Livestock pens or hog houses		8200		X	X	X	
Commercial greenhouses		8500		C	P	C	
Nurseries and other growing of ornamental plants				P	P	P	
Stables and other equine-related facilities - All personal use and commercial up to 12 horses.		8240		P	P	P	
Stables and other equine-related facilities - Commercial over 12 horses				C	C	C	
Kennels and commercial dog breeding facilities		8700		C	C	P	
Apiary and other related structures		8700		P	P	P	
Crop production outdoor	9100			P	P	P	
Crop production greenhouse		8500		C	P	C	
Display or sale of agricultural products raised on the same premises				A	P	P	
Forestry and logging operations	9300			X	C	P	
Game preserves and retreats	9400			X	C	P	

Use	Function	Structure	Activity	ASHCD TC	ASHCD CN	ASHCD PI	Special Conditions
Support business and operations for agriculture and forestry				X	C	P	
Parks, open space areas, conservation areas, and preservation areas				P	P	P	
Public or community outdoor recreation facilities				P	P	P	
Concentrated animal feeding operation		8310		X	X	X	Ch.11
Cattle ranching, and the grazing or cattle or other livestock		8230		P	P	P	
Dairy farms		8210		A	C	X	
Other farm and farming-related structures		8900		A	A	A	
Poultry farms and poultry production facilities		8220		A	C	X	
Sheds, or other agricultural facilities		8000		A	A	A	
Animal waste lagoons		8420		X	X	X	Ch.11
Mining and extraction establishments							
Oil and natural gas exploration or extraction	8100			DCI	DCI	DCI	Ch.11
Hard rock mining	8200			DCI	DCI	DCI	Ch.11
Sand and gravel Mining				X	X	X	
Sand and gravel mining with blasting (as specified in Section 11.2.7)				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.**