

9.16. CHIMAYO COMMUNITY DISTRICT OVERLAY.

9.16.1. Purpose and Intent. The provisions of the Chimayo Community District (ChCD) are intended to implement and be consistent with the land use goals, objectives, policies, and strategies of the Chimayo Community Plan and the Sustainable Growth Management Plan (SGMP). The ChCD is designed to ensure compatibility among various land uses, encourage compact development, support the agricultural nature of the community, protect scenic features and environmentally sensitive areas, enhance rural development patterns, accommodate a variety of lifestyles, delineate historic community spaces, conserve water resources and accommodate the natural growth of the community.

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

9.16.2.1. Second story areas of flat roofed structures shall be a maximum of 65% of the ground floor footprint.

9.16.2.2. Density Transfers; Purpose. Density transfers shall be used to protect community assets including but not limited to wetlands, open spaces, springs, water courses, riparian areas, agricultural land, acequias, traditional community centers, archaeological sites, historical and cultural sites, and multigenerational family compounds. When density transfers result in higher site densities, such development shall be clustered and sited in a manner to fit the topography and existing rural character of Chimayo, instead of in an urban grid pattern.

1. Residential Lot Coverage Calculations on Density Transfers or other types of Perpetual Easements. Whenever density transfers are used to create open space in perpetuity by easement or other legal means, and new lots are created, maximum residential lot coverage shall increase up to 50% and shall be calculated based on each individual new development lot.

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

9.16.3.1. Generally. The ChCD 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.

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

9.16.3.3. Lot Coverage. The standards shall be regulated as identified in Chapter 8 of this Code with the following exceptions:

1. Residential Uses. The maximum lot coverage for residential uses is 25%.

2. Agricultural Uses. Agricultural uses resulting in roofed areas and/or impermeable surfaces are subject to the ChCD lot coverage restrictions.

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

9.16.4.1. Generally. The ChCD 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.

9.16.4.2. Base Zoning Districts. Base zoning districts approved for use in the ChCD are listed in Table 9.16.1.

Table 9.16.1 Chimayo Base Zoning Districts.

RUR-R	Rural Residential
RES-F	Residential Fringe
RES-E	Residential Estate
TC	Traditional Community
CN	Commercial Neighborhood
PI	Public/Institutional

1. ChCD Rural Residential (ChCD RUR-R); Purpose. The purpose of this district is to preserve the scenic and environmental resources attributed to the hills, barrancas and "tierras secanas" that surround the acequia irrigated agricultural lands of the Chimayo Valley. The area is a highly valued scenic, historic and cultural resource for the community. The majority of the area should remain as natural open space with continued opportunities for grazing and hiking. Uses that support rural character of the broader area should be allowed and include educational and training activities, conferences, contemplative activities, caretaker quarters, overnight and short term stays, eco-tourism, retreats, agricultural production, farmers markets and produce stands. Development in this district should reflect historic patterns and styles of Northern New Mexico Vernacular architecture and traditional materials and siting should be incorporated. Density bonuses, density transfers and clustered development should 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 ChCD Use Table.

b. Density Bonus. Density for the ChCD RUR-R is one dwelling unit per 10 acres. Additional density shall be subject to the Open Space Design Standards identified below:

i. Open Space Design Standards. Maximum density and building size (aggregate, non-residential) may be increased in ChCD RUR-R by a factor of two provided that the following criteria are met:

(a) The buildable areas, including parking & roads, shall be limited to 15% lot coverage of the total acreage.

(b) The remaining 85% of land shall be designated as open space with agricultural or ranch uses and protected through a conservation easement or other legal means, in perpetuity.

c. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.16.2.

Table 9.16.2 Dimensional Standards ChCD RUR-R (Rural Residential).

Zoning District	ChCD RUR-R
Density (# of acres per dwelling unit)	10
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24
Maximum building size (aggregate, non-residential)	12,000 sq. ft.
Maximum building size (non-residential)	5,000 sq. ft.
Lot Coverage (maximum, all non-residential uses)	25%

2. ChCD Residential Fringe (ChCD RES-F); Purpose. The purpose of this district is to protect scenic and environmental resources attributed to the hills, barrancas and "tierras secanas" that surround the acequia irrigated agricultural lands of the Chimayo Valley. The area is a highly valued scenic, historic and cultural resource for the community. The majority of the area should remain as natural open space with continued opportunities for grazing and hiking. The RES-F District supports agricultural and single-family residential uses and limited community/institutional uses on property that meets adequate standards for water, sewer and roads. Development in this district should reflect historic patterns and styles of Northern New Mexico Vernacular architecture and traditional materials and siting should be incorporated. Density bonuses, density transfers and clustered development should 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 ChCD Use Table.

b. Density Bonus. Density for the ChCD RES-F is one dwelling unit per 5 acres. Additional density shall be subject to the Open Space Design Standards identified below:

i. Open Space Design Standards. Maximum density and building size (aggregate, non-residential) may be increased in ChCD RES-F by a factor of two provided that the following criteria are met:

(a) The buildable areas, including parking & roads, shall be limited to 15% lot coverage of the total acreage.

(b) The remaining 85% of land shall be designated as open space with agricultural or ranch uses and protected through a conservation easement or other legal means, in perpetuity.

c. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.16.3.

Table 9.16.3: Dimensional Standards ChCD RES-F (Residential Fringe).

Zoning District	ChCD RES-F
Density (# of acres per dwelling unit)	5
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24
Maximum building size (aggregate, non-residential)	12,000 sq. ft.
Maximum building size (non-residential)	5,000 sq. ft.
Lot Coverage (maximum, all non-residential uses)	25%

3. ChCD Residential Estate (ChCD RES-E); Purpose. This category is intended to preserve the riparian area of the Santa Cruz River and includes several properties which are existing platted lots on the southeastern area of the Chimayo Planning area.

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

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.16.4.

Table 9.16.4: Dimensional Standards ChCD RES-E (Residential Estate).

Zoning District	ChCD RES-E
Density (# of acres per dwelling unit)	2.5
Frontage (minimum, feet)	50
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24
Maximum building size (aggregate, non-residential)	12,000 sq. ft.
Maximum building size (non-residential)	5,000 sq. ft.
Lot Coverage (maximum, all non-residential uses)	25%

4. ChCD Traditional Community (ChCD TC); Purpose. This district is characterized by historic acequia irrigated farmlands, residential uses and traditional development patterns and includes the Chimayo Historic Village Areas of Plaza del Cerro and Plaza del Potrero. Land uses and development shall contribute to the historic and cultural character of the areas by siting structures appropriately, staying consistent with scale and height of surrounding buildings and using Northern New Mexico vernacular architecture. Agricultural lands and acequias are the defining cultural features of the area and should be preserved and expanded. Acequia irrigated properties are highly valued by the community and provide an important visual amenity. In conjunction with new development in the area, incentives such as transfer of development rights and bonus zoning should be established to ensure preservation of agricultural lands and support for on-going cultural uses. The area consists of primarily single-family residential and small scale agricultural development, consistent with historic development patterns and uses. This district includes appropriately scaled community facilities, institutional uses, agricultural uses, home businesses and occupations.

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

i. Accessory Dwelling Units:

(a) Accessory dwelling units shall be limited to a maximum of 650 square feet.

ii. Bed and Breakfast inn:

(a) Bed and breakfast inns are limited to 7 guest units.

(b) Bed and breakfast inns shall be limited to parcels with a minimum of .75 acre.

b. Density Bonus. Prohibited in ChCD TC.

c. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed below, and in Table 9.16.5.

Table 9.16.5: Dimensional Standards ChCD TC (Traditional Community).

Zoning District	ChCD TC
Density (# of acres per dwelling unit)	0.75*
Frontage (minimum, feet)	20
Lot width (minimum, feet)	50
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24
Maximum building size (non-residential)	2,500 sq. ft.
Lot Coverage (maximum, all non-residential uses)	50%

*Base density may not be adjusted through Density Bonus.

5. ChCD Commercial Neighborhood (CN); Purpose. The purpose of this district is to allow for residential and low-intensity non-residential uses that are intended to serve and are in close proximity to individual residential neighborhoods.

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

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.16.6.

Table 9.16.6: Dimensional Standards ChCD CN (Commercial Neighborhood).

CN Zoning District	CN
Density	.75
Frontage (minimum, feet)	50
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24
Maximum building size (aggregate, non-residential)	12,000
Maximum building size (non-residential)	5,000
Lot Coverage (maximum, all non-residential uses)	60%

6. ChCD Public/Institutional (ChCD 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 ChCD Use Table.

i. Uses permitted in the base zones and planned development zoning districts are designated as permitted, accessory, or conditional, as further explained in Table 9.16.8.

ii. Accessory uses may be subject to specific regulations as provided in Chapter 10 of this Code and conditional uses are subject to the conditional use permit standards provided in Chapter 14 of this Code.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.16.7.

Table 9.16.7: Dimensional Standards ChCD PI (Public/Institutional)

PI Zoning District	ChCD PI
Density	2.5*
Frontage (minimum, feet)	40
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	36
Lot Coverage (maximum, all non-residential uses)	25%

*Density shall be .75 acres if the surrounding zoning district is ChCD TC.

9.16.5. ChCD Overlay Zones.

9.16.5.1. ChCD TRANSFER OF DEVELOPMENT RIGHTS OVERLAY DISTRICT (ChCD-TDROD)-reserved

9.16.5.2. ChCD HISTORIC PRESERVATION OVERLAY (ChCD O-HP)-reserved.

9.16.5.3. ChCD Environmental and Resource Protection Overlay (ChCD O-ERP)-reserved.

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

9.16.6.1. 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 exception.

1. Agricultural Equipment. Heavy equipment necessary and used for land maintenance in a rural agricultural setting, such as tractors and farm related equipment not connected to the home occupation, is not subject to the home occupation requirements for Low and Medium Impact heavy equipment.

9.14.7. Use Table. Uses permitted in the base zones and planned development zoning districts are shown in the ChCD Use Table 9.16.9. All uses are designated as permitted, accessory, or conditional, as further explained in Table 9.16.8. 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 9.16.8: 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 9.16.9: ChCD Use Table.

Use	Function	Structure	Activity	CHCD RUR-R	CHCD RES-F	CHCD RES-E	CHCD TC	CHCD CN	CHCD PI	Special Conditions
Residential										
Single family		1110		P	P	P	P	P	A	
Accessory dwelling units		1130		A	A	A	A	A	A	Ch. 9&10
Townhouses				P	P	P	P	P	A	
Multifamily dwellings		1202-99		C	C	C	C	C	A	
Retirement Housing	1210			C	C	C	C	C	C	
Assisted living facility	1230			C	C	C	C	P	P	
Life care or continuing care facilities	1240			C	C	C	C	P	P	
Nursing facilities	1250			C	C	C	C	P	P	
Community Home, NAICS 623210				P	P	P	P	P	P	
Barracks		1310		X	X	X	X	X	P	
Dormitories		1320		X	X	X	X	C	P	
Temporary structures, tents etc. for shelter		1350		A	A	A	A	C	P	
Hotels, motels, or other accommodation services										
Bed and Breakfast inn	1310			P	P	P	P	P	X	Ch. 9 & 10
Rooming and boarding housing	1320			C	C	C	C	C	C	
Resorts				X	X	X	X	X	X	
Retreats				C	C	C	C	C	P	
Hotels, motels, and tourist courts	1330			X	X	X	X	X	X	
Commercial										
Shop or store with drive-through facility		2210		X	X	X	X	X	X	
Restaurant, with incidental consumption of alcoholic beverages		2220		X	X	X	C	X	X	
Restaurant, with no consumption of alcoholic beverages permitted		2220		X	X	X	C	P	X	
Stand-alone store or shop		2230		X	X	X	C	P	X	
Department store		2240		X	X	X	X	X	X	
Warehouse discount store/superstore	2124	2250		X	X	X	X	X	X	
Market shops, including open markets		2260		X	X	X	C	P	X	

Use	Function	Structure	Activity	CHCD RUR-R	CHCD RES-F	CHCD RES-E	CHCD TC	CHCD CN	CHCD PI	Special Conditions
Gasoline station		2270		X	X	X	X	X	X	
Automobile repair and service		2280		X	X	X	C	P	X	
Car dealer	2111			X	X	X	X	X	X	
Bus, truck, mobile home, or large vehicle dealers	2112			X	X	X	X	X	X	
Bicycle, motorcycle, all terrain vehicle dealers	2113			X	X	X	X	X	X	
Boat or marine craft dealer	2114			X	X	X	X	X	X	
Automotive Parts, accessories, or tires	2115			X	X	X	C	P	X	
Gasoline service	2116			X	X	X	X	X	X	
Lumberyard and materials	2126			X	X	X	C	X	X	
Outdoor resale business	2145			X	X	X	X	X	X	
Pawnshops	NAICS 522298			X	X	X	C	P	X	
Beer, wine, and liquor store (off-premises consumption of alcohol)	2155			X	X	X	X	X	X	
Shopping center		2510-2580		X	X	X	X	P	X	
Convenience stores or centers		2591		X	X	X	C	P	X	
Car care center		2593		X	X	X	C	P	X	
Car washes	NAICS 811192			X	X	X	X	C	X	
Office or bank (without drive-through facility)		2100		X	X	X	C	P	X	
Office (with drive-through facility)		2110		X	X	X	X	X	X	
Office or store with residence on top		2300		X	X	X	C	P	X	
Office-over storefront structure		2400		X	X	X	C	P	X	
Research and development services (scientific, medical, and technology)	2416			X	X	X	C	P	X	
Car rental and leasing	2331			X	X	X	C	P	X	
Leasing trucks, trailers, recreational vehicles, etc.	2332			X	X	X	X	C	X	
Services including pest control, janitorial, landscaping, carpet upholstery, cleaning and other services	2450			X	X	X	C	P	X	
Bars, taverns and nightclubs				X	X	X	X	X	X	
Sexually oriented business				X	X	X	X	X	X	Sec.10.20
Tattoo parlors				X	X	X	C	P	X	

Use	Function	Structure	Activity	CHCD RUR-R	CHCD RES-F	CHCD RES-E	CHCD TC	CHCD CN	CHCD PI	Special Conditions
Industrial , manufacturing and wholesale trade										
Light industrial structures and facilities (not enumerated in Codes 2611-2615, below)		2610		X	X	X	X	X	X	
Loft		2611		X	X	X	X	X	X	
Mill-type factory structures		2612		X	X	X	X	X	X	
Manufacturing plants		2613		X	X	X	X	X	X	
Industrial parks		2614		X	X	X	X	X	X	
Laboratory or specialized industrial facility		2615		X	X	X	X	X	X	
Assembly and construction-type plants	3000	2621		X	X	X	X	X	X	
Process plants (metals, chemicals asphalt, concrete, etc.)	3000	2622		X	X	X	X	X	X	
Construction-related businesses	7000			X	X	X	C	X	X	
Heavy construction	7400			X	X	X	X	X	X	
Machinery related	7200			X	X	X	X	X	X	
Special trade contractor	7300			X	X	X	X	X	X	
Automotive paint and body				X	X	X	X	C	X	Sec. 10
Automotive wrecking and graveyards, salvage yards, and junkyards				DCI	DCI	DCI	DCI	DCI	DCI	
Vehicle storage for towing or related business				X	X	X	X	X	C	
Demolition, building and structure business				X	X	X	X	X	X	
Warehouse or storage facility Structure		2700		X	X	X	X	X	X	
Mini-warehouse, mini-storage units		2710		X	X	X	X	X	X	
High-rise mini-warehouse		2720		X	X	X	X	X	X	
Warehouse structure		2730		X	X	X	X	X	X	
Produce warehouse		2740		C	C	X	C	C	C	
Refrigerated warehouse or cold storage		2750		C	C	X	C	C	C	
Large area distribution or transit warehouse		2760		X	X	X	X	X	X	
Wholesale trade— durable goods	3510			C	C	X	C	C	C	
Wholesale trade nondurable goods	3520			C	C	X	C	C	C	
Food, textiles, and related products				C	C	X	C	C	C	

Use	Function	Structure	Activity	CHCD RUR-R	CHCD RES-F	CHCD RES-E	CHCD TC	CHCD CN	CHCD PI	Special Conditions
Wood, paper, and printing products				C	C	X	C	C	C	
Tank farms		2780		X	X	X	X	X	X	
Public assembly structures										
Performance theater			3110	X	X	X	C	P	C	
Movie theater			3120	X	X	X	X	C	C	
Amphitheater			3130	X	X	X	X	X	P	
Drive-in theaters			3140	X	X	X	X	X	X	
Indoor games facility		3200		X	X	X	X	C	P	
Amusement, sports, or recreation establishment not specifically enumerated	5300			X	X	X	X	X	C	
Amusement or theme park	5310			X	X	X	X	X	X	
Arcade	5320			X	X	X	X	X	X	
Miniature golf establishment	5340			X	X	X	C	C	X	
Fitness, recreational sports, gym, or athletic club	5370			C	C	C	C	P	P	
Bowling, billiards, pool, etc.	5380			X	X	X	C	P	C	
Skating rinks	5390			X	X	X	C	C	P	
Sports stadium or arena		3300		X	X	X	X	X	C	
Racetrack or raceway	5130			X	X	X	X	X	X	
Exhibition, convention or conference structure		3400		X	X	X	X	X	P	
Churches, temples, synagogues, mosques, and other religious facilities		3500		P	P	P	P	P	P	*
Covered or partially covered atriums and public enclosure		3700		X	X	X	X	C	P	
Passenger terminal, mixed mode		3810		X	X	X	C	C	P	*
Active open space/ athletic fields/golf courses	6340			C	C	C	C	C	P	*
Passive open space	6340			P	P	P	P	P	P	
Arts, entertainment, and recreation										
Active leisure sports and related activities			7100	C	C	C	C	C	P	
Movie Ranch				C	C	C	C	P	P	
Camps, camping, and related establishments	5400			C	C	C	C	C	P	
Exhibitions and art galleries		4410		C	C	C	P	P	P	
Performing arts or supporting establishment	5100			C	C	C	C	P	P	

Use	Function	Structure	Activity	CHCD RUR-R	CHCD RES-F	CHCD RES-E	CHCD TC	CHCD CN	CHCD PI	Special Conditions
Theater, dance, or music establishment	5101			C	C	C	C	P	P	
Institutional or community facilities										
Community center		2200		C	C	C	C	P	P	
Hospitals		4110		X	X	X	X	X	P	
Medical clinics		4120		C	C	C	C	P	P	
Social assistance, welfare, and charitable services (not otherwise enumerated)	6560			P	P	P	P	P	P	
Child and youth services	6561			P	P	P	P	P	P	
Child care institution (basic)	6562			P	P	P	P	P	P	
Child care institution (specialized)	6562			P	P	P	P	P	P	
Day care center	6562			P	P	P	P	P	P	
Community food services	6563			P	P	P	P	P	P	
Emergency and relief services	6564			P	P	P	P	P	P	
Other family services	6565			P	P	P	P	P	P	
Services for elderly and disabled	6566			P	P	P	P	P	P	
Animal hospitals	6730			P	P	P	P	P	P	
School or university (privately owned)		4200		C	C	C	P	C	P	
Grade school (privately owned)		4210		P	P	P	P	P	P	
College or university facility (privately owned)		4220		C	C	C	C	C	P	
Technical, trade, and other specialty schools	6140	4230		C	C	C	C	C	P	
Library		4300		P	P	P	P	P	P	
Museum, exhibition, or similar facility	5200	4400		C	C	C	P	P	P	
Planetarium		4420		X	X	X	P	C	P	
Aquarium		4430		X	X	X	X	X	X	
Zoological parks		4450		X	X	X	X	X	X	
Public safety related facility			4500	P	P	P	P	P	P	
Fire and rescue station			4510	P	P	P	P	P	P	
Police station			4520	P	P	P	P	P	P	
Emergency operation center			4530	P	P	P	P	P	P	*
Correctional or rehabilitation facility			4600	X	X	X	X	X	P	*
Cemetery, monument, tombstone, or mausoleum			4700	C	C	C	C	C	P	

Use	Function	Structure	Activity	CHCD RUR-R	CHCD RES-F	CHCD RES-E	CHCD TC	CHCD CN	CHCD PI	Special Conditions
Funeral homes			4800	X	X	X	P	P	P	
Cremation facilities			4800	X	X	X	X	X	P	
Public administration		6200		X	X	X	P	P	P	
Post offices		6310		C	C	C	C	P	P	
Space research and technology		6330		X	X	X	C	P	P	*
Clubs or lodges				C	C	C	C	C	C	
Transportation-related facilities										
Commercial automobile parking lots		5200		X	X	X	C	C	X	
Commercial automobile parking garages				X	X	X	C	C	X	
Surface parking, open		5210		A	A	A	A	A	A	
Surface parking, covered		5220		A	A	A	A	A	A	
Underground parking structure with ramps		5240		X	X	X	C	X	A	
Rooftop parking facility		5250		X	X	X	X	X	A	
Bus terminal		3830		X	X	X	X	X	P	
Bus stop shelter		5300		P	P	P	P	P	P	
Truck storage and maintenance facilities		5400		X	X	X	X	X	X	
Truck freight transportation facilities	4140			X	X	X	X	X	X	
Light rail transit lines and stops	4151			C	C	C	C	P	P	
Local rail transit storage and maintenance facilities	4153			X	X	X	X	X	X	
Taxi and limousine service maintenance and storage facilities	4155			X	X	X	C	X	X	
Taxi and limousine service dispatch facilities				X	X	X	C	C	X	
Bus transportation storage and maintenance facilities	4156			X	X	X	C	X	C	
Towing and other road service facilities, excluding automobile salvage, wrecking, or permanent vehicle storage	4157			X	X	X	X	C	C	
Long-distance or bulk pipelines for petroleum products, natural gas, or mineral slurry	4170			X	X	X	X	X	X	
Courier and messenger service facilities	4190			X	X	X	C	C	X	

Use	Function	Structure	Activity	CHCD RUR-R	CHCD RES-F	CHCD RES-E	CHCD TC	CHCD CN	CHCD PI	Special Conditions
Commercial airports		5600		X	X	X	X	X	C	
Private airplane runways and landing strips		5610		X	X	X	X	X	X	
Airport maintenance and hangar facilities		5620		X	X	X	X	X	C	
Heliport facility		5640		X	X	X	X	X	C	
Helistops				X	X	X	X	X	C	
Glide port, stolport, ultralight airplane, or balloon port facility		5650		X	X	X	X	X	C	
Railroad tracks, spurs, and sidings				P	P	P	P	X	P	
Railroad switching, maintenance, and storage facility		5700		X	X	X	X	X	C	
Railroad passenger station		5701		C	C	X	C	X	C	
Railroad freight facility		5702		X	X	X	X	X	X	
Utility										
Local distribution facilities for water, natural gas, and electric power		6100		P	P	P	P	A	P	
Telecommunications lines				P	P	P	P	P	P	
Electric power substations				C	C	C	C	C	C	
High-voltage electric power transmission lines				X	X	X	X	X	C	
Dam		6220		C	C	C	C	X	C	
Livestock watering tank or impoundment				P	P	P	P	A	P	
Levee		6230		C	C	C	C	A	C	
Water tank (elevated, at grade, or underground)		6250		P	P	P	P	P	P	
Water wells, well fields, and bulk water transmission pipelines		6260		P	P	P	P	A	P	
Water treatment and purification facility		6270		P	P	P	P	X	P	
Water reservoir		6280		C	C	C	C	X	P	
Irrigation facilities, including impoundments for on-site irrigation or acequia system irrigation		6290		P	P	P	P	A	P	
Wastewater storage or pumping station facility, lift stations, and collection lines		6310		P	P	P	P	A	P	

Use	Function	Structure	Activity	CHCD RUR-R	CHCD RES-F	CHCD RES-E	CHCD TC	CHCD CN	CHCD PI	Special Conditions
Solid waste landfill facility	4345	6320		X	X	X	X	X	C	
Composting facility		6330		C	C	X	C	C	X	
Recycling transfer center		6331		C	C	C	C	P	P	
Solid waste collection transfer station (Governmental)	4343		3210	C	C	C	C	C	P	
Solid waste collection transfer station (Private)	4343		3210	X	X	X	X	X	C	
Solid waste combustor or incinerator	4344			X	X	X	X	X	X	
Septic tank service, repair, and installation business	4346			C	C	X	C	C	X	
Household hazardous waste collection facility				X	X	X	C	X	X	
Hazardous waste storage facility		6340		X	X	X	X	X	X	
Hazardous waste treatment and disposal facility				X	X	X	X	X	X	
Sewage treatment plant and disposal facilities		6350		C	C	C	C	X	C	
Gas or electric power generation facility		6400		X	X	X	X	X	DCI	
New Wireless Communication Facilities/Modification of existing wireless communication facility with substantial changes		6500		C	X	X	X	X	C	
Modification of existing wireless communication facility with no substantial changes/Collocation		6500		P	P	P	P	P	P	
Roof Mounted/Surface Mounted/Stealth		6500		P	C	C	C	P	P	
Amateur radio antenna		6510		X	X	X	C	A	P	
Weather stations		6520		C	X	X	C	A	P	
Environmental monitoring station (air, soil, etc.)		6600		P	P	P	P	A	P	
Commercial solar energy production facility				C	C	C	C	C	X	
Geothermal production facility		6450		X	X	X	X	X	X	
Large scale wind facility				X	X	X	X	X	X	Sec.10.16
Highway rest stops and welcome centers		6930		C	C	C	C	C	P	
Fountain, sculpture, or other similar decorative structures		6950		P	P	P	P	P	P	
Permanent outdoor stage, bandstand, or similar structure		6960		A	A	A	C	C	P	

Use	Function	Structure	Activity	CHCD RUR-R	CHCD RES-F	CHCD RES-E	CHCD TC	CHCD CN	CHCD PI	Special Conditions
Agriculture, forestry, and conservation/open space										
Grain silos and other storage structure for grains and agricultural products		8100		A	A	A	P	X	C	
Animal production that includes slaughter	9300			C	C	X	X	X	X	
Livestock pens or hog houses		8200		C	C	C	C	C	C	
Commercial greenhouses		8500		P	P	P	P	P	P	
Nurseries and other growing of ornamental plants				P	P	P	P	P	P	
Stables and other equine-related facilities - All personal use and commercial up to 12 horses.		8240		P	P	P	P	P	P	
Stables and other equine-related facilities - Commercial over 12 horses				P	C	C	C	C	C	
Kennels and commercial dog breeding facilities		8700		C	C	C	C	C	P	
Apiary and other related structures		8700		P	P	P	P	P	P	
Crop production outdoor	9100			P	P	P	P	P	P	
Crop production greenhouse		8500		P	P	P	P	P	P	
Display or sale of agricultural products raised on the same premises				P	P	P	P	P	P	
Forestry and logging operations	9300			C	C	C	C	X	P	
Game preserves and retreats	9400			X	X	X	X	X	P	
Support business and operations for agriculture and forestry				C	C	C	P	P	P	
Parks, open space areas, conservation areas, and preservation areas				P	P	P	P	P	P	
Public or community outdoor recreation facilities				P	P	P	P	P	P	
Concentrated animal feeding operation		8310		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	
Dairy farms		8210		C	C	C	C	X	X	
Other farm and farming-related structures		8900		P	P	P	P	P	P	
Poultry farms and poultry production facilities		8220		C	C	C	C	X	X	

Use	Function	Structure	Activity	CHCD RUR-R	CHCD RES-F	CHCD RES-E	CHCD TC	CHCD CN	CHCD PI	Special Conditions
Sheds, or other agricultural facilities		8000		A	A	A	A	A	A	
Animal waste lagoons		8420		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	Ch. 11
Hard rock mining	8200			DCI	DCI	DCI	DCI	DCI	DCI	Ch. 11
Sand and gravel Mining				C	C	X	X	X	X	
Sand and gravel mining with blasting (as specified in Section 11.2.7)				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.**