

9.4. LOS CERRILLOS COMMUNITY DISTRICT OVERLAY.

9.4.1. Purpose and Intent. The provisions of the Los Cerrillos Community District (LCCD) are intended to implement and be consistent with the land use goals, objectives, policies, and strategies of the Los Cerrillos Community Plan and the Sustainable Growth Management Plan (SGMP). The LCCD is designed to ensure compatibility among various land uses, encourage cluster development, protect cultural, historical and scenic features and environmentally sensitive areas, enhance rural Los Cerrillos development patterns, support a variety of lifestyles, delineate historic community spaces and conserve water resources while accommodating the anticipated natural growth of the community. Provisions include standards, dimensions and incentives to encourage cluster development in conjunction with conservation easements that preserve agricultural land and open space, preserve authentic rural village values, atmosphere, peace and quiet, village's dirt or base course roads, and encourages economic activity that reinvests into the community.

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

9.4.2.1. NM 14 Setbacks. As regulated in Chapter 7 of this Code with the following exceptions:

1. Parcels fronting NM 14 shall have a minimum 200 foot setback in LCCD RUR-R and RES-E. If an existing legal parcel is unable to meet the setback requirements, the third of the parcel furthest away from NM 14 can be built upon.

9.4.2.2. Non-residential setbacks. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. No front setbacks are required for new, non-residential development along First Street. For all other new non-residential development, front setbacks shall be a minimum of 10 feet from property line.

2. Landscaping is required in all front setbacks for non-residential development as specified in Chapter 7 of this Code.

3. Side setbacks shall be minimum of 5 feet from the property line throughout the planning district. Reduced side setbacks may be approved by the administrator. In this instance, fire restrictive construction between commercial buildings must be used pursuant to applicable Fire Code standards as approved by the County Fire Marshal.

4. Rear setbacks shall be a minimum of 10 feet from the property line.

9.4.2.3. Residential setbacks. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. Setbacks for residential development shall be a minimum of 10 feet between neighboring dwelling units. Where zero lot lines exist, new development on

neighboring lots shall require a 10 foot minimum set back between property line and structure.

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

1. Solar lighting shall be used in parking and associated public walkways.
2. Street lights shall be shielded.

9.4.2.5. Glare Reduction. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. All new buildings and additions to existing structures shall be constructed of non-reflective material.

9.4.2.6. Road Design. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. With the exception of First Street, all roads in the Los Cerrillos Planning Area shall remain dirt or base course.

9.4.2.7. Terrain Management. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. Landscaping and Screening. Evergreen trees at least 5 feet tall shall be used for screening and buffering of structures, cuts and fills in order to maintain year round screening of previously disturbed areas.

- a. Cut slopes with a slope or retaining wall closer than 6 feet from the edge of a road or driveway, where the planting area for trees is limited, may be screened with a trellis supporting planted vegetation or some other similar means that creates a natural screened effect.

9.4.2.8. Special Protection of Riparian Areas. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. Native vegetation endemic to riparian areas is exempted from the xeriscape requirements set forth in Chapter 7 of this Code.

9.4.2.9. Wildlife Corridors. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. In all instances where wildlife corridors are identified, development shall be adjusted to avoid disturbance.

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

9.4.3.1. Generally. The LCCD Overlay 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 this Code, the standard of this overlay zone shall govern.

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

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

- a. Bicycle only are permitted.

2. All office or bank uses:

- a. Limited to 1,500 sq. foot per level.

3. Services including pest control, janitorial, landscaping, carpet, upholstery, cleaning and other:

- a. Pest control services are prohibited.

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

- a. Golf courses are prohibited.

5. Camps, Camping, and related establishments:

- a. Stay is limited to 2 weeks.
- b. Electricity and electric/gas generators are prohibited.
- c. The camping perimeter shall be fenced.
- d. Campsites shall be self-contained.
- e. Motor coaches shall be prohibited.
- f. Adequate bathroom facilities shall be provided and maintained by the property owner.

9.4.3.3. Base Zoning Districts. Base zoning districts approved for use in the LCCD are listed in Table 9.4.1.:

Table 9.4.1 Los Cerrillos Base Zoning Districts.

RUR-R	Rural Residential
RES-E	Residential Estate
TC	Traditional Community
PI	Public/Institutional

1. LCCD Rural Residential (LCCD RUR-R); Purpose. This designation covers areas associated with contemporary residential subdivisions and is

appropriate for single-family development with options for clustering and accessory dwelling structures, agricultural related uses and home occupations.

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

b. Dimensional Standards. As identified in Chapter 8 of this Code, Rural Residential, except as prescribed in LCCD Table 9.4.2.

Table 9.4.2: Dimensional Standards LCCD RUR-R (Rural Residential).

Zoning District	LCCD RUR-R
Density (# of acres per dwelling unit)	10
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24
Height (maximum, feet), hay or animal barn, silo	36
Lot coverage residential (maximum, percent)	25
Lot coverage non-residential (maximum, percent)	50

2. LCCD Residential Estate (RES-E); Purpose. This designation covers areas adjacent to the LCCD Traditional Community District which is historically associated with the historic village core due to proximity, use and subdivision patterns. It is the intent of this designation to preserve the existing development pattern and recognize this area as contributing to the character of the historic village and as a transition zone from the denser village area to the larger agricultural and ranching lots. This area is appropriate for single-family development with options for clustering, agricultural related uses and home occupations.

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

b. Dimensional Standards. As identified in Chapter 8 of this Code, Residential Estate, except as prescribed in LCCD Table 9.4.3.

Table 9.4.3: Dimensional Standards LCCD RES-E (Residential Estate).

Zoning District	LCCD 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
Height (maximum, feet), hay or animal barn, silo	36
Lot coverage residential (maximum, percent)	25
Lot coverage non-residential (maximum, percent)	50

3. LCCD Traditional Community (TC); Purpose. The purpose of this district is to continue to reflect the unique historic development patterns of the old village with a mixed pattern of lot sizes, shapes and housing types. This district accommodates traditional community patterns, preserves historic and cultural landscapes, and protects agricultural uses. It should remain as a primarily single-family residential district consistent with historic options for compact residential development including clustered housing, and family compounds. Community facilities, institutional uses, agricultural uses, and home occupations that are residential in scale should continue to be allowed in the district.

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

b. Dimensional Standards. As identified in Chapter 8 of this Code except as prescribed in LCCD Table 9.4.4.

i. Minimum Density. The minimum lot size for LCCD TC is 1 DU/.75 acres.

Table 9.4.4: Dimensional Standards LCCD TC (Traditional Community).

Zoning District	LCCD TC
Density (# of acres per dwelling unit)	.75*
Frontage (minimum, feet)	50
Lot width (minimum, feet)	50
Lot width (maximum, feet)	n/a
Height (maximum, feet)	20
Height (maximum, feet), hay or animal barn, silo	24
Maximum building size (commercial)	2,000 sq. ft.
Lot coverage residential (maximum, percent)	50
Lot coverage non-residential (maximum, percent)	70

* Base density may not be adjusted through Density Bonus.

c. Architectural Design Standards. All new non-residential development shall be designed to integrate with the general style of Los Cerrillos.

4. LCCD Public/Institutional (PI); Purpose. The purpose of this district is to continue 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 of this Code with exceptions identified on LCCD Use Matrix.

b. Dimensional Standards. As identified in Chapter 8 of this Code except as prescribed in LCCD Table 9.4.5.

Table 9.4.5: Dimensional Standards LCCD PI (Public/Institutional).

Zoning District	LCCD 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)	30
Lot coverage residential (maximum, percent)	25
Lot coverage (maximum, percent)	50

c. Architectural Design Standards. In order to preserve the historical design character of Los Cerrillos, any new development in PI district shall be designed to integrate with the general style of Los Cerrillos.

9.4.4. LCCD Overlay Zones.

9.4.4.1. LCCD Rural Commercial Overlay (LCCD O-RC); Purpose. LCCD O-RC is intended to support the needs of the community and to retain the predominately residential character of the Village. Commercial uses that are small in scale are appropriate within this overlay zone in order to support the development of the Village as a mix of residential and commercial and promote self-sufficiency for the community. This zone is appropriate for areas where such developments should logically locate because of established historic land use patterns in Los Cerrillos, planned or existing public facilities, and appropriate access.

1. Location. The Rural Commercial Overlay is appropriate for use in the area identified on the zoning map, within the TC district. Commercial and non-residential development shall conform to all requirements of this Code with exceptions identified in this section.

2. Uses permitted, conditional, accessory and prohibited as regulated in the LCCD base zoning districts, with exceptions identified below:

a. Permitted Uses. In addition to those uses allowed by the underlying zoning, the following uses are allowed in the LCCD O-RC upon the issuance of a development permit, and are limited to 2,500 square feet:

i. Retail services such as: market shops, open markets, bicycle sales and repair shops, outdoor resale business, beer/wine/liquor stores, offices, banks, services such as janitorial, landscaping, carpet, upholstery cleaning, tattoo parlors; and

ii. Public facilities such as: medical clinics, highway rest stops, covered atriums and public enclosures, public administration buildings, bus shelters, community center, bus stop shelters; and

iii. Arts, entertainment, and recreation services such as: restaurants with and without the consumption of alcohol, movie theaters, performance theaters, fitness/active open space,

theater/dance/music establishments, exhibitions and art galleries, performing arts and supporting establishments.

b. Conditional Uses. The following uses may be allowed in the Rural Commercial Overlay upon the issuance of a conditional use permit, and are limited to 2,500 square feet:

i. Services such as stand-alone stores, convenience stores, bars/taverns/nightclubs, support business and operations for agriculture and forestry, fitness/recreational sports/gym/athletic club, passenger terminal mixed mode.

(a) Shooting ranges and activities are prohibited.

3. Parking. All businesses within the LCCD O-RC shall be eligible for on street parking. A maximum of sixty-six percent (66%) of customer parking shall be allowed on the County right-of-way within the commercial district. All designated on street parking shall be parallel parking, except where the width of the street allows for diagonal parking.

4. Architectural Design Standards. In order to preserve the historical design character of Los Cerrillos, any new non-residential development in LCCD O-RC shall be designed to integrate with the general style of Los Cerrillos.

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

9.4.5.1. Accessory Dwelling Units. The standards shall be regulated as identified in Chapter 10 of this Code with the following exceptions:

1. Accessory Dwelling Units are allowed in the LCCD RUR-R and LCCD RES-E zones. Accessory Dwelling Units are prohibited within the LCCD TC, and PI zones.

2. Accessory Dwelling Units located within the LCCD RES-E zone.

a. Accessory dwelling units constructed within the LCCD RES-E zone shall be limited to a maximum of 600 square feet of heated interior square footage.

b. Accessory dwelling units constructed within the LCCD RES-E zone shall be required to install rain barrels, cisterns or other rain water catchment system, per Chapter 7 of this Code.

3. The combined water consumption of the primary and accessory structures shall not exceed .25 acre feet/year.

9.4.5.2. 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 9.4.6.

Table 9.4.6: LCCD Home Occupations Standards:

	No Impact	Low Impact	Medium Impact
Permit type	Business Registration	Development Permit	Conditional Use Permit
Non-resident employees (max)	1	2	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	6	8
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

9.4.5.3. Low Impact Home Occupations, as identified in Chapter 10 of this Code are permitted throughout the Los Cerrillos Community Planning Area with the following adjustments:

1. Limited to 2 employees.
2. Up to 6 patron visits per day.

9.4.5.4. Medium Impact Home Occupations, as identified in Chapter 10 of this Code are conditionally allowed within the LCCD RUR-R, RES-E, and O-RC.

1. Medium impact home occupations shall be prohibited within the LCCD TC zone.

9.4.5.5. Home Occupation parking. Parking for Home Occupations shall be provided on-site unless historic land use and small lot development pattern of Los Cerrillos prohibits parking on-site. In that case, the Home Occupation proprietor shall provide alternative parking sites for customers, staff and associated vehicles without infringing on neighbors or blocking driveways. All designated on street parking shall be parallel parking, except where the width of the street allows for diagonal parking.

9.4.6. Use Table. Uses permitted in the base zones and planned development zoning districts are shown in the LCCD Use Table 9.4.8. All uses are designated as permitted, accessory, or conditional, as further explained in Table 9.4.7. 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 9.4.7: 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 9.4.8. LCCD Use Table

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

Use	Function	Structure	Activity	LCCD RUR-R	LCCD RES-E	LCCD TC	LCCD PI	Special Conditions
Bus, truck, mobile home, or large vehicle dealers	2112			X	X	X	X	
Bicycle, motorcycle, all terrain vehicle dealers	2113			X	X	X	X	Ch. 9
Boat or marine craft dealer	2114			X	X	X	X	
Automotive Parts, accessories, or tires	2115			X	X	X	X	
Gasoline service	2116			X	X	X	X	
Lumberyard and materials	2126			X	X	X	X	
Outdoor resale business	2145			C	C	X	X	
Pawnshops	NAICS 522298			X	X	X	X	
Beer, wine, and liquor store (off-premises consumption of alcohol)	2155			X	X	X	X	
Shopping center		2510-2580		X	X	X	X	
Convenience stores or centers		2591		X	X	X	X	Ch.10
Car care center		2593		X	X	X	X	
Car washes	NAICS 811192			X	X	X	X	
Office or bank (without drive-through facility)		2100		X	X	X	X	Ch. 9
Office (with drive-through facility)		2110		X	X	X	X	Ch. 9
Office or store with residence on top		2300		X	X	X	X	Ch. 9
Office-over storefront structure		2400		X	X	X	X	Ch. 9
Research and development services (scientific, medical, and technology)	2416			X	X	X	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	X	X	X	Ch. 9
Bars, taverns and nightclubs				X	X	X	X	
Sexually oriented business				X	X	X	X	Sec. 10.20
Tattoo parlors				X	X	X	X	
Industrial , manufacturing and wholesale trade								
Light industrial structures and facilities (not enumerated in Codes 2611-2615, below)		2610		X	X	X	X	

Use	Function	Structure	Activity	LCCD RUR-R	LCCD RES-E	LCCD TC	LCCD PI	Special Conditions
Loft		2611		X	X	X	X	
Mill-type factory structures		2612		X	X	X	X	
Manufacturing plants		2613		X	X	X	X	
Industrial parks		2614		X	X	X	X	
Laboratory or specialized industrial facility		2615		X	X	X	X	
Assembly and construction-type plants	3000	2621		X	X	X	X	
Process plants (metals, chemicals asphalt, concrete, etc.)	3000	2622		X	X	X	X	
Construction-related businesses	7000			X	X	X	X	
Heavy construction	7400			X	X	X	X	
Machinery related	7200			X	X	X	X	
Special trade contractor	7300			X	X	X	X	
Automotive paint and body				X	X	X	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	X	X	X	
High-rise mini-warehouse		2720		X	X	X	X	
Warehouse structure		2730		X	X	X	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	X	X	
Wood, paper, and printing products				X	X	X	X	
Tank farms		2780		X	X	X	X	
Public assembly structures								
Performance theater			3110	X	X	X	X	
Movie theater			3120	X	X	X	X	
Amphitheater			3130	X	X	X	C	

Use	Function	Structure	Activity	LCCD RUR-R	LCCD RES-E	LCCD TC	LCCD PI	Special Conditions
Drive-in theaters			3140	X	X	X	X	
Indoor games facility		3200		X	X	X	X	
Amusement, sports, or recreation establishment not specifically enumerated	5300			X	X	X	C	
Amusement or theme park	5310			X	X	X	X	
Arcade	5320			X	X	X	X	
Miniature golf establishment	5340			X	X	X	X	
Fitness, recreational sports, gym, or athletic club	5370			X	X	X	C	Ch. 9
Bowling, billiards, pool, etc.	5380			X	X	X	X	
Skating rinks	5390			X	X	X	X	
Sports stadium or arena		3300		X	X	X	X	
Racetrack or raceway	5130			X	X	X	X	
Exhibition, convention or conference structure		3400		X	X	X	X	
Churches, temples, synagogues, mosques, and other religious facilities		3500		P	P	P	P	*
Covered or partially covered atriums and public enclosure		3700		X	X	X	P	
Passenger terminal, mixed mode		3810		X	X	X	C	*
Active open space/ athletic fields/golf courses	6340			X	X	X	P	Ch. 9
Passive open space	6340			P	P	P	P	
Arts, entertainment, and recreation								
Active leisure sports and related activities			7100	X	X	X	X	
Movie Ranch				P	C	C	P	
Camps, camping, and related establishments	5400			C	C	X	X	Ch. 9
Exhibitions and art galleries		4410		X	X	X	X	
Performing arts or supporting establishment	5100			C	C	X	C	
Theater, dance, or music establishment	5101			C	C	C	P	
Institutional or community facilities								
Community center		2200		C	C	C	P	
Hospitals		4110		X	X	X		
Medical clinics		4120		P	P	X	P	

Use	Function	Structure	Activity	LCCD RUR-R	LCCD RES-E	LCCD TC	LCCD PI	Special Conditions
Social assistance, welfare, and charitable services (not otherwise enumerated)	6560			P	P	P	P	
Child and youth services	6561			P	P	P	P	
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			P	P	P	P	
Emergency and relief services	6564			P	P	P	P	
Other family services	6565			P	P	P	P	
Services for elderly and disabled	6566			P	P	P	P	
Animal hospitals	6730			X	X	X	C	
School or university (privately owned)		4200		C	C	X	C	
Grade school (privately owned)		4210		P	P	P	P	
College or university facility (privately owned)		4220		X	X	X	X	
Technical, trade, and other specialty schools	6140	4230		X	X	X	C	
Library		4300		P	P	P	P	
Museum, exhibition, or similar facility	5200	4400		C	C	P	P	
Planetarium		4420		X	X	X	P	
Aquarium		4430		X	X	X	X	
Zoological parks		4450		C	C	C	P	
Public safety related facility			4500	P	P	P	P	
Fire and rescue station			4510	P	P	P	P	
Police station			4520	P	P	P	P	
Emergency operation center			4530	X	X	X	C	*
Correctional or rehabilitation facility			4600	X	X	X	X	*
Cemetery, monument, tombstone, or mausoleum			4700	C	C	C	P	
Funeral homes			4800	X	X	X	X	
Cremation facilities			4800	X	X	X	X	
Public administration		6200		X	X	X	P	
Post offices		6310		X	X	X	P	
Space research and technology		6330		X	X	C	P	*
Clubs or lodges				C	C	C	C	
Transportation-related facilities								

Use	Function	Structure	Activity	LCCD RUR-R	LCCD RES-E	LCCD TC	LCCD PI	Special Conditions
Commercial automobile parking lots		5200		X	X	X	X	
Commercial automobile parking garages				X	X	X	X	
Surface parking, open		5210		C	C	C	C	
Surface parking, covered		5220		C	C	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		C	C	C	C	
Truck storage and maintenance facilities		5400		X	X	X	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	X	X	
Taxi and limousine service dispatch facilities				X	X	X	X	
Bus transportation storage and maintenance facilities	4156			X	X	X	X	
Towing and other road service facilities, excluding automobile salvage, wrecking, or permanent vehicle storage	4157			X	X	X	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	C	
Helistops				X	X	X	C	
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	C	

Use	Function	Structure	Activity	LCCD RUR-R	LCCD RES-E	LCCD TC	LCCD PI	Special Conditions
Railroad passenger station		5701		C	C	C	C	
Railroad freight facility		5702		X	X	X	X	
Utility								
Local distribution facilities for water, natural gas, and electric power		6100		X	X	X	X	
Telecommunications lines				P	P	P	P	
Electric power substations				X	X	X	X	
High-voltage electric power transmission lines				X	X	X	X	
Dam		6220		X	X	X	X	
Livestock watering tank or impoundment				C	X	X	X	
Levee		6230		C	C	C	C	
Water tank (elevated, at grade, or underground)		6250		P	P	P	P	
Water wells, well fields, and bulk water transmission pipelines		6260		P	P	P	P	
Water treatment and purification facility		6270		P	P	P	P	
Water reservoir		6280		C	C	C	C	
Irrigation facilities, including impoundments for on-site irrigation or acequia system irrigation		6290		C	C	X	X	
Wastewater storage or pumping station facility, lift stations, and collection lines		6310		X	X	X	X	
Solid waste landfill facility	4345	6320		X	X	X	X	
Composting facility		6330		C	X	X	X	
Recycling transfer center		6331		X	X	X	X	
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	X	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	

Use	Function	Structure	Activity	LCCD RUR-R	LCCD RES-E	LCCD TC	LCCD PI	Special Conditions
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		C	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		P	C	C	P	
Amateur radio antenna		6510		X	X	X	X	
Weather stations		6520		X	X	X	X	
Environmental monitoring station (air, soil, etc.)		6600		P	P	P	P	
Commercial solar energy production facility				X	X	X	X	
Geothermal production facility		6450		X	X	X	X	
Large scale wind facility				X	X	X	X	Sec. 10.16
Highway rest stops and welcome centers		6930		P	P	X	P	
Fountain, sculpture, or other similar decorative structures		6950		P	P	P	P	
Permanent outdoor stage, bandstand, or similar structure		6960		X	X	X	P	
Agriculture, forestry, and conservation/open space								
Grain silos and other storage structure for grains and agricultural products		8100		A	A	C	X	
Animal production that includes slaughter	9300			X	X	X	X	
Livestock pens or hog houses		8200		C	X	X	X	
Commercial greenhouses		8500		P	C	C	C	
Nurseries and other growing of ornamental plants				P	C	C	C	
Stables and other equine-related facilities - All personal use and commercial up to 12 horses.		8240		X	X	X	X	
Stables and other equine-related facilities - Commercial over 12 horses				X	X	X	X	

Use	Function	Structure	Activity	LCCD RUR-R	LCCD RES-E	LCCD TC	LCCD PI	Special Conditions
Kennels and commercial dog breeding facilities		8700		X	X	X	X	
Apiary and other related structures		8700		P	P	P	P	
Crop production outdoor	9100			P	P	P	P	
Crop production greenhouse		8500		P	P	P	P	
Display or sale of agricultural products raised on the same premises				A	A	A	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	X	X	
Parks, open space areas, conservation areas, and preservation areas				P	P	P	P	
Public or community outdoor recreation facilities				P	P	P	P	
Concentrated animal feeding operation		8310		X	X	X	X	Ch. 11
Cattle ranching, and the grazing or cattle or other livestock		8230		P	X	X	X	
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.**