

# San Marcos Use Matrix Comparison and Recommendations

This spreadsheet compares the **current** Use Matrix in the San Marcos Community Overlay District of the Sustainable Land Development Code (SLDC), with the County's overall Use Matrix, and then gives a proposed 2020 San Marcos Use Matrix. Staff drafted the 2020 San Marcos Use Matrix based on the actions outlined in the adopted 2019 San Marcos Community District Plan. Where a recommendation did not specifically suggest a change in cases where the current San Marcos Use Matrix differs from the County, a middle-ground is recommended.

The spreadsheet highlights the categories of uses that are currently more restrictive in San Marcos than in the rest of the County.

## Color Legend:

Orange= more restrictive than County

Red=needs to be amended;

Blue= less restrictive than County

<b>P</b>	<b>Permitted Use:</b> 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.
<b>A</b>	<b>Accessory Use:</b> 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.
<b>C</b>	<b>Conditional Use:</b> 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 4.
<b>DCI</b>	<b>Development of Countywide Impact:</b> 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.
<b>X</b>	<b>Prohibited Use:</b> The letter "X" indicates that the use is not permitted within the district.

Use	2016 SMD RUR	SLDC RUR	2020 SMD RUR	2016 SMD RUR-F	SLDC RUR-F	2020 SMD RUR-F	2016 SMD RUR-F	SLDC RUR-R	2020 SMD RUR-F	2016 SMD CN	SLDC CN	2020 SMD CN	SM 2019 Plan Language Notes
<b>Residential</b>													
Single family	P	P	P	P	P	P	P	P	P	P	P	P	
Accessory dwelling units	A	A	A	A	A	A	A	A	A	A	A	A	
Townhouses	X	P	P	X	P	P	X	P	P	X	P	P	Action 1.1.6: Create standards for sensitive siting, design and screening of new development to minimize visual and physical impacts to the land where other more appropriate building sites exist. Zoning determines density which allows residential base on acreage, i.e. one du per 10 acres in Rural Residential.
Multifamily dwellings	X	C	C	X	C	C	X	C	C	X	P	C	Action 1.1.6: Create standards for sensitive siting, design and screening of new development to minimize visual and physical impacts to the land where other more appropriate building sites exist. Zoning determines density which allows residential base on acreage, i.e. one du per 10 acres in Rural Residential.
Retirement Housing	P	P	P	P	P	P	P	P	P	P	P	P	
Assisted living facility	P	P	P	P	P	P	P	C	P	P	P	P	Strategy 3.4 Plan for emergency preparedness and aging-in-place
Life care or continuing care facilities	P	P	P	P	P	P	P	C	P	P	P	P	
Nursing facilities	P	P	P	P	P	P	P	C	P	P	P	P	
Community Home, NAICS 623210	P	P	P	P	P	P	P	C	P	P	P	P	
Barracks	X	A	X	X	A	X	X	X	X	X	X	X	
Dormitories	X	A	A	X	A	A	X	X	X	X	C	X	
Temporary structures, tents etc. for shelter	P	P	P	P	P	P	P	A	P	P	C	P	Action 5.3.4: Support alternative lifestyle choices by allowing a variety of dwelling unit types and accessory uses such as the District has historically allowed
<b>Hotels, motels, or other accommodation services</b>													
Bed and Breakfast inn	P	P	P	P	P	P	C	C	C	P	P	P	
Rooming and boarding housing	C	C	C	C	C	C	X	C	C	C	P	P	
Resorts	C	C	C	C	C	C	X	X	X	C	C	C	
Retreats	P	P	P	P	P	P	C	C	C	X	P	P	
Hotels, motels, and tourist courts	X	C	C	X	C	C	X	X	X	X	X	X	
<b>Commercial</b>													
Shop or store with drive-through facility	X	X	X	X	X	X	X	X	X	X	C	C	
Restaurant, with incidental consumption of alcoholic beverages	X	X	X	X	X	X	X	X	X	P	P	P	
Restaurant, with no consumption of alcoholic beverages permitted	X	X	X	X	X	X	X	X	X	P	P	P	
Store or shop without drive through facility	X	X	X	X	X	X	X	X	X	P	P	P	
Department store	X	X	X	X	X	X	X	X	X	X	X	X	
Warehouse discount store/superstore	X	X	X	X	X	X	X	X	X	X	X	X	
Market shops, including open markets	X	A	A	X	A	A	X	X	X	P	P	P	
Gasoline station	X	C	C	X	C	C	X	X	X	C	C	C	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas

Automobile repair and service	X	C	C	X	C	C	X	X	X	P	P	P	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Car dealer	X	C	C	X	C	C	X	X	X	X	X	X	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Bus, truck, mobile home, or large vehicle dealers	X	C	C	X	C	C	X	X	X	X	X	X	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Bicycle, motorcycle, all terrain vehicle dealers	X	C	C	X	C	C	X	X	X	X	X	X	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Boat or marine craft dealer	X	C	C	X	C	C	X	X	X	X	X	X	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Automotive Parts, accessories, or tires	X	C	C	X	C	C	X	X	X	X	P	C	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Gasoline service	X	C	C	X	C	C	X	X	X	C	X	C	
Lumberyard and materials	X	C	C	X	C	C	X	X	X	X	X	X	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Outdoor resale business	X	C	C	X	X	X	X	X	X	C	X	C	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Pawnshops	X	X	X	X	X	X	X	X	X	X	P	C	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
TAP AND TASTING ROOM		C	C		C	C		C	C		P	P	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Beer, wine, and liquor store (off-premises consumption of alcohol)	X	C	C	X	C	C	X	X	X	C	P	C	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Shopping center	X	X	X	X	X	X	X	X	X	X	P	C	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas

Convenience stores or centers	X	X	X	X	X	X	X	X	X	C	P	C	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Car care center	X	X	X	X	X	X	X	X	X	X	P	C	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Car washes	X	X	X	X	X	X	X	X	X	X	P	X	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Office or bank (without drive-through facility)	X	A	A	X	A	A	X	X	X	P	P	P	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Office (with drive-through facility)	X	X	X	X	X	X	X	X	X	X	C	C	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Office or store with residence on top	X	X	X	X	X	X	X	X	X	P	P	P	
Office over storefront structure	X	X	X	X	X	X	X	X	X	P	P	P	
Research and development services (scientific, medical, and technology)	X	C	C	X	C	C	X	X	X	P	P	P	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Car rental and leasing	X	C	C	X	C	C	X	X	X	X	P	C	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Leasing trucks, trailers, recreational vehicles, etc.	X	C	C	X	C	C	X	X	X	X	C	C	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Services including pest control, janitorial, landscaping, carpet upholstery, cleaning and other services	X	C	C	X	C	C	X	X	X	P	P	P	
Bars, taverns and nightclubs	X	X	X	X	X	X	X	X	X	X	C	C	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Sexually oriented business	X	X	X	X	X	X	X	X	X	X	X	X	
Tattoo parlors	X	X	X	X	X	X	X	X	X	X	P	X	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
<b>Industrial , manufacturing and wholesale trade</b>													

Light industrial structures and facilities (not enumerated in Codes 2611-2615, below)	X	C	C	X	C	X	X	X	X	X	X	X	X	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Loft	X	C	C	X	X	X	X	X	X	X	X	X	X	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Mill-type factory structures	X	C	C	X	X	X	X	X	X	X	X	X	X	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Manufacturing plants	X	X	X	X	X	X	X	X	X	X	X	X	X	
Industrial parks	X	X	X	X	X	X	X	X	X	X	X	X	X	
Laboratory or specialized industrial facility	X	X	X	X	X	X	X	X	X	X	X	X	X	
Assembly and construction-type plants	X	X	X	X	X	X	X	X	X	X	X	X	X	
Process plants (metals, chemicals asphalt, concrete, etc.)	X	X	X	X	X	X	X	X	X	X	X	X	X	
Construction-related businesses	X	C	C	X	C	X	X	X	X	X	X	X	X	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Heavy construction	X	X	X	X	X	X	X	X	X	X	X	X	X	
Machinery related	X	X	X	X	X	X	X	X	X	X	X	X	X	
Trade contractor, plumbing, electrical, roofing, painting, landscaping	X	C	C	X	C	X	X	X	X	C	P	C	C	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Automotive paint and body	X	X	X	X	X	X	X	X	X	X	C	C	C	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Automotive wrecking and graveyards, salvage yards, and junkyards	X	DCI	DCI	X	DCI	X	X	DCI	DCI	X	DCI	DCI	DCI	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Vehicle storage for towing or related business	X	X	X	X	X	X	X	X	X	X	X	X	X	
Demolition, building and structure business	X	C	C	X	X	X	X	X	X	X	X	X	X	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Warehouse or storage facility Structure	X	C	C	X	C	X	X	X	X	X	X	X	X	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Mini-warehouse, mini-storage units	X	C	C	X	C	X	X	X	X	X	C	C	C	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
High-rise mini-warehouse	X	X	X	X	X	X	X	X	X	X	X	X	X	
Warehouse structure	X	C	C	X	C	C	X	X	X	X	X	X	X	

Produce warehouse	X	P	P	X	P	P	X	X	X	X	X	X	Action 2.3.2: Identify infrastructural needs to support critical components of our local system supply and demand chain, such as food storage, aggregation, and distribution
Refrigerated warehouse or cold storage	X	P	P	X	P	P	X	X	X	X	X	X	Action 2.3.2: Identify infrastructural needs to support critical components of our local system supply and demand chain, such as food storage, aggregation, and distribution
Large area distribution or transit warehouse	X	C	C	X	X	X	X	X	X	X	X	X	Action 2.3.2: Identify infrastructural needs to support critical components of our local system supply and demand chain, such as food storage, aggregation, and distribution
Wholesale trade— durable goods	X	X	X	X	X	X	X	X	X	X	X	X	
Wholesale trade nondurable goods	X	X	X	X	X	X	X	X	X	X	X	X	
Food, textiles, and related products	X	C	C	X	C	C	X	X	X	X	X	X	
Wood, paper, and printing products	X	C	C	X	C	C	X	X	X	X	X	X	
Tank farms	X	C58:C	C58:C	X	C	C	X	X	X	X	X	X	
<b>Public assembly structures</b>													
Performance theater	X	C	C	X	X	X	X	X	X	X	P	P	
Movie theater	X	X	X	X	X	X	X	X	X	X	P	P	
Amphitheater	X	C	C	X	C	X	X	X	X	X	X	X	
Drive-in theaters	X	C	C	X	X	X	X	X	X	X	X	X	
Indoor games facility	X	X	X	X	X	X	X	X	X	C	C	C	
Amusement, sports, or recreation establishment not specifically enumerated	X	X	X	X	X	X	X	X	X	X	X	X	
Amusement or theme park	X	X	X	X	X	X	X	X	X	X	X	X	
Arcade	X	X	X	X	X	X	X	X	X	X	X	X	
Miniature golf establishment	X	C	C	X	C	X	X	X	X	X	X	X	
Fitness, recreational sports, gym, or athletic club	X	P	C	X	P	X	X	C	C	C	P	C	Action 4.1.2: Work with Santa Fe County to construct or repurpose a building to become a community center
Bowling, billiards, pool, etc.	X	X	X	X	X	X	X	X	X	C	P	C	Action 4.1.2: Work with Santa Fe County to construct or repurpose a building to become a community center
Skating rinks	X	P	X	X	P	X	X	X	X	X	X	X	
Sports stadium or arena	X	X	X	X	X	X	X	X	X	X	X	X	
Racetrack or raceway	X	X	X	X	X	X	X	X	X	X	X	X	
Exhibition, convention or conference structure	X	A	X	X	A	X	X	X	X	X	X	X	
Religious facilities	P	P	P	P	P	P	P	P	P	P	P	P	
Covered or partially covered atriums and public enclosure	X	A	A	X	A	X	X	X	X	X	C	X	Action 4.1.2: Work with Santa Fe County to construct or repurpose a building to become a community center
Passenger terminal, mixed mode	X	P	P	X	P	X	X	P	P	X	X	C	
Active open space/ athletic fields/golf courses	X	P	P	X	P	X	X	C	C	X	X	X	
Passive open space	P	P	P	P	P	P	P	P	P	P	P	P	
<b>Arts, entertainment, and recreation</b>													
Active leisure sports and related activities	C	P	P	C	P	P	C	C	C	C	C	C	
Movie Ranch	X	P	P	X	P	P	P	P	P	C	P	C	
Camps, camping, and related establishments	X	P	P	X	P	P	X	C	C	X	P	C	
Exhibitions and art galleries	X	X	P	X	X	P	X	X	P	P	P	P	
Performing arts or supporting establishment	X	C	C	X	C	P	X	X	X	P	P	P	Action 3.1.1: Small business development and compatible home-based businesses should be supported
Theater, dance, or music establishment	X	C	C	X	C	P	X	X	C	P	P	P	Action 3.1.1: Small business development and compatible home-based businesses should be supported
<b>Institutional or community facilities</b>													

Community center	X	P	P	X	P	P	X	C	P	P	P	P	P	Action 4.1.2: Work with Santa Fe County to construct or repurpose a building to become a community center
Hospitals	X	X	X	X	X	X	X	X	X	X	X	X	X	
Medical clinics	C	P	P	C	P	C	C	P	P	P	P	P	P	
Social assistance, welfare, and charitable services (not otherwise enumerated)	X	P	P	X	P	C	X	P	P	X	P	C		
Child and youth services	C	P	P	C	P	P	C	P	P	P	P	P	P	
Child care institution	P	P	P	P	P	P	P	P	P	P	P	P	P	
Day care center	P	P	P	P	P	P	P	P	P	P	P	P	P	
Community food services	X	P	P	X	P	P	X	P	P	P	P	P	P	Action 4.1.2: Work with Santa Fe County to construct or repurpose a building to become a community center
Emergency and relief services	X	P	P	X	P	P	X	P	P	P	P	P	P	Action 3.4.1: Work with Santa Fe County Emergency Management Division to understand risk factors and emergency protocol for the southern part of Santa Fe County
Other family services	X	P	P	X	P	P	X	P	P	C	P	P	P	Action 4.1.2: Work with Santa Fe County to construct or repurpose a building to become a community center
Services for elderly and disabled	X	P	P	X	P	P	X	P	P	P	P	P	P	Action 4.1.2: Work with Santa Fe County to construct or repurpose a building to become a community center; Action 3.4.3: Make information available regarding services for elderly, including transportation and meal services
Animal hospitals	X	P	P	X	P	P	X	P	P	P	C	P	P	
School or university (privately owned)	P	P	P	P	P	P	P	C	P	P	C	P	P	
Grade school (privately owned)	P	P	P	P	P	P	P	P	P	P	P	P	P	
College or university facility (privately owned)	X	P	P	X	P	P	X	C	C	C	C	C	C	
Technical, trade, and other specialty schools	X	P	P	X	P	P	X	C	C	C	C	C	C	
Library	X	P	P	X	P	P	X	P	P	P	P	P	P	Action 4.1.2: Work with Santa Fe County to construct or repurpose a building to become a community center
Museum, exhibition, or similar facility	X	P	P	X	P	P	X	C	C	P	P	P	P	
Planetarium	X	P	P	X	C	C	X	X	X	C	C	C	C	
Aquarium	X	P	X	X	C	X	X	X	X	X	C	X	X	
Zoological parks	C	P	C	C	P	C	X	X	X	C	X	C	C	
Public safety related facility	C	P	P	C	P	P	C	P	P	C	P	P	P	Action 3.4.1: Work with Santa Fe County Emergency Management Division to understand risk factors and emergency protocol for the southern part of Santa Fe County
Fire and rescue station	C	P	P	C	P	P	C	P	P	C	P	P	P	Action 3.4.1: Work with Santa Fe County Emergency Management Division to understand risk factors and emergency protocol for the southern part of Santa Fe County
Police station	C	P	P	C	P	P	C	P	P	C	P	P	P	Action 3.4.1: Work with Santa Fe County Emergency Management Division to understand risk factors and emergency protocol for the southern part of Santa Fe County

Emergency operation center	C	P	P	C	P	P	C	P	P	C	P	P	Action 3.4.1: Work with Santa Fe County Emergency Management Division to understand risk factors and emergency protocol for the southern part of Santa Fe County
Correctional or rehabilitation facility	X	C	C	X	C	C	X	X	X	X	X	X	
Cemetery, monument, tombstone, or mausoleum	X	P	C	X	P	C	X	C	C	X	X	X	
Funeral homes	X	P	C	X	P	C	X	X	X	X	P	P	
Cremation facilities	X	P	C	X	P	C	X	X	X	X	X	X	
Public administration	X	P	C	X	P	C	X	X	X	X	P	C	
Post offices	X	P	C	X	P	C	X	P	C	C	P	P	
Space research and technology	X	P	C	X	P	C	X	X	X	X	P	C	
Clubs or lodges	X	C	C	X	C	C	X	C	C	X	C	C	
<b>Transportation-related facilities</b>													
Commercial automobile parking lots	X	X	X	X	X	X	X	X	X	X	X	X	
Commercial automobile parking garages	X	X	X	X	X	X	X	X	X	X	X	X	
Surface parking, open	X	A	A	X	A	A	X	A	A	X	A	A	
Surface parking, covered	X	A	X	X	A	X	X	A	X	X	A	X	
Underground parking structure with ramps	X	X	X	X	X	X	X	X	X	X	X	X	
Rooftop parking facility	X	X	X	X	X	X	X	X	X	X	X	X	
Bus terminal	X	X	X	X	X	X	X	X	X	X	X	X	
Bus stop shelter	P	P	P	P	P	P	P	P	P	P	P	P	
Truck storage and maintenance facilities	X	X	X	X	X	X	X	X	X	X	X	X	
Truck freight transportation facilities	X	X	X	X	X	X	X	X	X	X	X	X	
Light rail transit lines and stops	X	P	P	X	P	P	X	P	P	P	X	P	
Local rail transit storage and maintenance facilities	X	X	X	X	X	X	X	X	X	X	X	X	
Taxi and limousine service maintained and storage facilities	X	X	X	X	X	X	X	X	X	X	X	X	
Taxi and limousine service dispatch facilities	X	X	X	X	X	X	X	X	X	X	C	X	
Bus transportation storage and maintenance facilities	X	X	X	X	X	X	X	X	X	X	X	X	
Towing and other road service facilities, excluding automobile salvage, wrecking, or permanent vehicle storage	X	X	X	X	X	X	X	X	X	X	C	X	
Long-distance or bulk pipelines for petroleum products, natural gas, or mineral slurry	X	C	X	X	C	X	X	C	X	X	X	X	
Courier and messenger service facilities	X	X	X	X	X	X	X	X	X	X	X	X	
Commercial airports	X	C	X	X	C	X	X	X	X	X	X	X	
Private airplane runways and landing strips	X	C	X	X	C	X	X	C	X	X	X	X	
Airport maintenance and hangar facilities	X	C	X	X	C	X	X	X	X	X	X	X	
Heliport facility	X	C	X	X	C	X	X	X	X	X	X	X	
Helistops	X	C	X	X	C	X	X	X	X	X	X	X	
Glide port, stolport, ultralight airplane, or balloon port facility	X	C	X	X	C	X	X	X	X	X	X	X	
Railroad tracks, spurs, and sidings	X	P	P	X	P	X	X	P	P	X	P	P	
Railroad switching, maintenance, and storage facility	X	C	C	X	X	X	X	X	X	X	X	X	
Railroad passenger station	X	P	P	X	P	X	X	P	P	X	P	P	
Railroad freight facility	X	C	C	X	X	X	X	X	X	X	X	X	
<b>Utility</b>													
Local distribution facilities for water, natural gas, and electric power	C	P	C	C	P	C	C	P	C	C	A	A	Action 1.3.1: Identify mechanisms in the County Sustainable Land Development Code that enable renewable energy use and sustainable land use patterns to implement in the San Marcos District



Telecommunications lines	C	P	C	C	P	C	C	P	C	C	P	C	Action 3.2.2: Support installation and investment in internet infrastructure, such as fiber optics and high speed internet
Electric power substations	C	C	C	C	C	C	C	C	C	C	C	C	
High-voltage electric power transmission lines	X	C	X	X	C	X	X	C	X	X	C	X	
Dam	X	C	X	X	C	X	X	C	X	X	X	X	
Livestock watering tank or impoundment	P	P	P	P	P	P	P	P	P	X	A	A	
Levee	X	C	C	X	C	C	X	C	C	X	A	A	
Water tank (elevated, at grade, or underground)	P	P	P	P	P	P	P	P	P	P	P	P	
Water wells, well fields, and bulk water transmission pipelines	X	P	P	X	P	C	C	P	P	X	A	A	
Water treatment and purification facility	C	P	P	C	P	P	C	P	P	C	X	C	Action 1.2.2: Encourage innovative water saving techniques and technologies to reduce potable water use
Water reservoir	X	C	C	X	C	C	X	C	C	X	X	X	Action 1.2.3: Create flexible ways of water harvesting on medium-sized new buildings and new additions and accessory structures, with educational information on how to maintain and best use rainwater for personal and commercial purposes
Irrigation facilities, including impoundments for on-site irrigation or acequia system irrigation	X	P	P	X	P	P	X	P	P	X	A	A	Appropriate uses include artist studios, agriculture, and ranching with equestrian uses as appropriate based on established land use patterns of the area.
Wastewater storage or pumping station facility, lift stations, and collection lines	X	P	P	X	P	P	X	P	P	X	A	A	Action 1.2.4: Continue and expand education about rainwater harvesting in the District, along with education about rainwater uses and cistern maintenance
Solid waste landfill facility	X	DCI	DCI	X	DCI	DCI	X	DCI	DCI	X	DCI	DCI	
Composting facility	X	P	P	X	P	P	X	C	P	X	P	P	Appropriate uses include artist studios, agriculture, and ranching with equestrian uses as appropriate based on established land use patterns of the area.
Recycling transfer center	X	P	P	X	P	P	X	C	P	X	P	P	
Solid waste collection transfer station (Governmental)	X	P	P	X	P	P	X	C	P	X	P	P	
Solid waste collection transfer station (Private)	X	C	C	X	C	C	X	C	C	X	X	C	
Solid waste combustor or incinerator	X	C	C	X	C	C	X	X	C	X	X	C	
Septic tank service, repair, and installation business	X	X	X	X	X	X	X	X	X	X	C	X	
Household hazardous waste collection facility	X	C	X	X	C	X	X	X	X	X	X	X	
Hazardous waste storage facility	X	C	X	X	X	X	X	X	X	X	X	X	
Hazardous waste treatment and disposal facility	X	C	X	X	X	X	X	X	X	X	X	X	
Sewage treatment plant and disposal facilities	X	C	C	X	C	C	X	C	C	X	X	X	
Gas or electric power generation facility	X	C	X	X	X	X	X	X	X	X	X	X	Action 1.3.1: Identify mechanisms in the County Sustainable Land Development Code that enable renewable energy use and sustainable land use patterns to implement in the San Marcos District
New Wireless Communication Facilities/Modification of existing wireless communication facility with substantial changes	C	C	C	C	C	C	C	C	C	X	X	X	

Modification of existing wireless communication facility with no substantial changes/Collocation	P	P	P	P	P	P	P	P	P	P	P	P	
Roof Mounted/Surface Mounted/Stealth	P	P	P	P	P	P	P	P	P	P	P	P	
Amateur radio antenna	P	P	P	P	P	P	P	P	P	P	P	P	
Weather stations	X	P	P	X	P	P	X	P	P	X	A	A	Strategy 1.6: Set an example for education, sustainability and resource management, including a balanced wildfire ecosystem
Environmental monitoring station (air, soil, etc.)	X	P	P	X	P	P	X	P	P	X	A	A	Strategy 1.6: Set an example for education, sustainability and resource management, including a balanced wildfire ecosystem
Commercial solar energy production facility	X	C	P	X	C	P	X	X	P	X	C	C	Action 4.2.1 Create development standards for the siting and installation of Neighborhood-Scale renewable energy production facilities
Geothermal production facility	X	C	C	X	C	C	X	X	C	X	X	X	Action 4.2.1 Create development standards for the siting and installation of Neighborhood-Scale renewable energy production facilities
Large scale wind facility	X	C	C	X	C	C	X	C	C	X	C	C	Action 4.2.1 Create development standards for the siting and installation of Neighborhood-Scale renewable energy production facilities
Small scale wind facility		A	P		A	P		A	P		A	A	Action 4.2.1 Create development standards for the siting and installation of Neighborhood-Scale renewable energy production facilities
Highway rest stops and welcome centers	X	P	C	X	P	C	X	P	C	X	X	C	
Fountain, sculpture, or other similar decorative structures	P	P	P	P	P	P	P	P	P	P	P	P	
Permanent outdoor stage, bandstand, or similar structure	X	X	X	X	X	X	X	X	X	X	P	X	
<b>Agriculture, forestry, and conservation/open space</b>													
Grain silos and other storage structure for grains and agricultural products	X	P	P	X	P	P	X	A	A	X	X	X	Action 2.3.2: Identify infrastructural needs to support critical components of our local system supply and demand chain, such as food storage, aggregation, and distribution
Animal production that includes slaughter	X	C	C	X	C	C	X	X	X	X	X	X	Appropriate uses include artist studios, agriculture, and ranching with equestrian uses as appropriate based on established land use patterns of the area.
Livestock pens or hog houses	X	P	X	X	C	X	X	X	X	X	X	X	Appropriate uses include artist studios, agriculture, and ranching with equestrian uses as appropriate based on established land use patterns of the area.
Commercial greenhouses	X	P	P	P	P	P	X	C	C	C	P	P	Appropriate uses include artist studios, agriculture, and ranching with equestrian uses as appropriate based on established land use patterns of the area.
Nurseries and other growing of ornamental plants	X	P	P	X	P	P	X	P	P	C	P	P	Appropriate uses include artist studios, agriculture, and ranching with equestrian uses as appropriate based on established land use patterns of the area.

Stables and other equine-related facilities- All personal use	P	P	P	P	P	P	P	P	P	P	P	P	P	
Stables and other equine-related facilities - Commercial up to 12 horses.	C	P	P	C	P	P	C	P	P	X	P	P	P	Appropriate uses include artist studios, agriculture, and ranching with equestrian uses as appropriate based on established land use patterns of the area.
Stables and other equine-related facilities - Commercial over 12 horses	X	P	C	X	P	C	X	P	C	X	C	C	C	Appropriate uses include artist studios, agriculture, and ranching with equestrian uses as appropriate based on established land use patterns of the area.
Kennels and commercial dog breeding facilities	X	C	C	X	C	C	X	C	C	X	C	C	C	Appropriate uses include artist studios, agriculture, and ranching with equestrian uses as appropriate based on established land use patterns of the area.
Apiary and other related structures	P	P	P	P	P	P	P	P	P	P	P	P	P	
Crop production outdoor	P	P	P	P	P	P	P	P	P	P	P	P	P	
Crop production greenhouse	P	P	P	P	P	P	P	P	P	P	P	P	P	
Display or sale of agricultural products raised on the same premises	P	P	P	P	P	P	A	A	A	P	P	P	P	
Forestry and logging operations	X	P	X	X	P	X	X	P	X	X	P	X	X	Appropriate uses include artist studios, agriculture, and ranching with equestrian uses as appropriate based on established land use patterns of the area.
Game preserves and retreats	X	P	X	X	P	X	X	C	X	X	X	X	X	Appropriate uses include artist studios, agriculture, and ranching with equestrian uses as appropriate based on established land use patterns of the area.
Support business and operations for agriculture and forestry	X	P	C	X	P	C	X	A	A	X	P	P	P	Action 2.3.4: Neighborhood-Scale accessory uses that support agricultural businesses and rural lifestyles should be allowed
Parks, open space areas, conservation areas, and preservation areas	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public or community outdoor recreation facilities	C	P	C	C	P	C	C	P	P	C	P	P	P	Action 1.1.1: Protect the integrity of parks, trails, and significant historical/archaeological sites in the area by maintaining a reasonable buffer between significant lands and new development while also considering options for people to experience the beautiful landscape
Concentrated animal feeding operation	X	DCI	DCI	X	DCI	DCI	X	X	X	X	X	X	X	
Grazing and ranching of livestock	P	P	P	P	P	P	P	P	P	P	P	P	P	
Dairy farms	X	P	X	X	C	X	X	X	X	X	X	X	X	Appropriate uses include artist studios, agriculture, and ranching with equestrian uses as appropriate based on established land use patterns of the area.
Other farm and farming-related structures	A	P	A	A	P	A	A	A	A	A	A	A	A	Action 2.3.2: Identify infrastructural needs to support critical components of our local system supply and demand chain, such as food storage, aggregation, and distribution

Poultry farms and poultry production facilities	X	P	X	X	C	X	X	X	X	X	X	X	X	X	Appropriate uses include artist studios, agriculture, and ranching with equestrian uses as appropriate based on established land use patterns of the area.
Sheds, or other agricultural facilities	A	P	P	A	P	P	A	A	A	A	A	A	A	A	Action 2.3.2: Identify infrastructural needs to support critical components of our local system supply and demand chain, such as food storage, aggregation, and distribution
Animal waste lagoons	X	DCI	DCI	X	DCI	DCI	X	X	X	X	X	X	X	X	
<b>Mining and extraction establishments</b>															
Oil and natural gas exploration or extraction	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	
Hard rock mining	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	
Small Scale Sand and Gravel Extraction	X	C	X	X	C	X	X	C	X	X	C	X	C	X	
Sand and Gravel Extraction (as specified in Section 11.10)	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI	
* Subject to inclusion in approved list of uses that is part of the site plan for the Mixed Use District and Planned Development															