Neighborhood Scale: San Marcos residents are concerned with preserving the character of their district: A residential area that allows for home-businesses and cottage industries that don’t detract from scenic, rural, and private nature of the area. Home-business and cottage industries with low-traffic volume, noise levels, residential-character, building heights, and signage would blend in with neighboring residences and enhance a live/work environment. Standards require facilities to be in keeping with the neighborhood and must consider generation of noise, dust, water use, light pollution, and traffic, among other features in excess of that otherwise normal to such neighborhood.

Cottage Industry: A small, individually-owned business or concern that functions without altering the residential character of the neighborhood, and which does not create any negative impacts on the public health, safety, and general welfare of the adjacent property owners. (APA Planning Dictionary)

Neighborhood Character: Features that make areas of the District attractive living environments. Neighborhood disruptions include activities that detract from safe and peaceful enjoyment of such areas. Special exception standards that require facilities to be in keeping with the neighborhood character must consider generation of noise, dust, and traffic, among other features in excess of that otherwise normal to such neighborhood. (APA Planning Dictionary)

# 2019 San Marcos Community District Plan Semi Final Draft definition of “Neighborhood-Scale:”

The San Marcos District defines Neighborhood Scale as an area that allows for small-scale and home businesses that don’t detract from scenic, rural and private nature of the area. Small-scale and home businesses with low traffic volume, low noise levels, residential character building heights and signage would blend in with neighboring residences and enhance live/work environment. Standards that require small-scale and home businesses to be in keeping with the neighborhood character must address the limitation of noise, dust, traffic, light use at night, and water use, among other issues, in excess of that otherwise normal to a neighborhood and in keeping with the plan objectives.