

Proposed San Marcos Overlay Zones

Through the community planning process, three overlay zones have been proposed to better align the existing and proposed uses within the district with the vision for the District. These three areas are indicated in general terms on the San Marcos District Future Land Use Map. Establishment of these overlays may require an amendment to the County Zoning Map for the implementation of the San Marcos District Plan.

Agriculture Overlay. The intent of the Agriculture Overlay (SMCD O-AG) is to support the vision of the San Marcos District with goals and policies in the Agriculture and Ranching Element of the SGMP, the County’s Code of the West and the County Agriculture and Ranching Implementation Plan. The O-AG accommodates the development of the agricultural use and business that would not cause a detriment to any abutting residential lands. This overlay is appropriate for areas where agriculture and ranching may logically locate because of established land use patterns, and agricultural potential in either greenhouse or land-based environments. The O-AG allows a mixture of agricultural land uses and also establishes appropriate scale and intensity for these uses. The Agricultural Overlay is appropriate for use throughout the San Marcos Community District.

Rural Commercial and Arts Overlay. The SMCD O-RC is intended to support the vision and needs of the community and to retain the predominantly rural character of the District. Commercial uses that are small in scale are appropriate (i.e. compatible with existing land use patterns, existing residential areas, land ownership characteristics, and geographic features near the property) within this overlay zone in order to support the community vision of future economic and ecological sustainability to promote self-sufficiency for the community. Commercial development should support local employment and provide local services which do not disrupt the quiet of the District. The SMCD O-RC is identified in general terms on the San Marcos Future Land Use Map. There are two subdistricts within the SMCD O-RC: Area A and Area B. The two areas are described as follows:

SMCD O-RC Area A Rural Commercial. Area A is located along the northern section of NM14 within the District both east and west of the highway. The area is envisioned to continue as mixed-use village area supporting neighborhood scale retail and commercial uses, community facilities and agricultural/equestrian facilities.

SMCD O-RC Area B Arts. Area B is located along the southern section of NM 14 within the District both east and west of the highway. The area is envisioned to support an arts corridor compatible with existing land use patterns, existing residential areas, land ownership characteristics, and geographic features near the property.

