San Marcos District Overlay Concepts

### 2019 San Marcos District Plan aims:

* to create a community planning process guided by the SGMP to ensure diversity of representation by providing information and receiving public input on the planning process to include geographical representation of property owners, residents, business owners and other stakeholders such as the equestrian, agriculture, arts, and economic development communities.
* to build a cohesive community vision that respects and celebrates the many different individuals and initiatives that comprise the area.
* to create a San Marcos District Plan that conforms to the SLDC with recommendations for revision to the current San Marcos Ordinance.
* to address the changing needs of the community through the planning process and the Plan document.
* to strengthen the connections to the past and culture of rural lifestyles by supporting equestrian and agricultural uses of the land and sharing the San Marcos sense of identity with the residents, business-owners, and visitors.

### San Marcos District Vision Statement

The people of San Marcos treasure their connection to the land and to place. Rural lifestyles, with dark skies, horses, open landscapes, and the ability to work from home enable residents to stay in the countryside and appreciate and protect the natural beauty for which the Turquoise Trail Scenic Byway was formed. The community members value balance with nature in their water use, respect for the Wild, and small-scaled business. Many artists, equestrian services and home businesses thrive in the quiet and private neighborhoods that comprise San Marcos District. The community cherishes independence from city life and seeks to be a role model for education, natural and cultural resource management, and a sustainable lifestyle.

### Please Review:

### Key Elements of San Marcos Overlay

Through the planning process, have reviewed the existing standards in the current San Marcos District. Overall, the standards are more restrictive than the County standards. In reviewing the following key elements, ask yourself:

“What is the San Marcos District Plan?”

“What would my neighbor say about this?”

“What is the justification for San Marcos being more restrictive than the rest of the County?”

“Do these elements accomplish everything we wish to see from the 2019 Plan process?”

#### County Setbacks along SR 14

7.3.3.3. Highway Setbacks. Unless established through a right-of-way, all development

shall be setback at least 150 feet from the road pavement of a federal highway and 100

feet from a highway, major arterial, or railroad.

#### Rural Zoning

**Table 9-14-2: Dimensional Standards SMCD RUR (Rural).**

|  |  |  |
| --- | --- | --- |
| **Zoning District** | **RUR** | **SMCD RUR** |
| Density (# of acres per dwelling unit) | 40 | 40 |
| Lot width (minimum, feet) | 150 | 150 |
| Lot width (maximum, feet) | n/a | n/a |
| Height (maximum, feet) – hay or animal barn, silo | 36 | 50 |
| Height (maximum, feet) – all other structures | 50 | 24 |
| Lot Coverage (maximum) | n/a | 20% |
| Setbacks from front, rear and side property lines | 25 feet | 100 feet |

\* In cases where setback requirements prohibit development of a parcel, the Administrator may approve setback requirements in accordance with Section 7.3 of this SLDC.

#### Rural Residential

**Table 9-14-4: Dimensional Standards SMCD RUR-R (Rural Residential).**

|  |  |  |
| --- | --- | --- |
| **Zoning District** | **RUR-R** |  **SMCD RUR-R** |
| Density (# of acres per dwelling unit) | 10 | 10 |
| Lot width (minimum, feet) | 100 | 100 |
| Lot width (maximum, feet) | n/a | n/a |
| Height (maximum, feet) | 24 | 24 |
| Lot Coverage (maximum) | n/a | 20% |
| Setbacks from front, rear and side property lines | 25 feet | 100 feet |

\* In cases where setback requirements prohibit development of a parcel, the Administrator may approve setback requirements in accordance with Section 7.3 of this SLDC.

#### Commercial Neighborhood (CN)

|  |  |  |
| --- | --- | --- |
| **Zoning District** | **CN** | **SMCD CN** |
| Density |  2.5\*\*\* | n/a |
| Frontage (minimum, feet) | 50 | 50 |
| Lot width (minimum, feet) | n/a | n/a |
| Lot width (maximum, feet) | n/a | n/a |
| Height (maximum, feet) | 24 | 24 |
| Lot coverage (maximum, percent) | 80 | 50% |
| Maximum building size (aggregate) | 50,000\* | 15,000 |
| Maximum size of individual establishments (sq. ft.) | 15,000\*\* |  5,000 |

\*Building size may be increased up to 100,000 square feet with the issuance of a conditional use permit.

\*\*Establishment size may be increased up to 30,000 square feet with the issuance of a conditional use permit.

\*\* density shall be 1 acre if the surrounding zoning district is RC, or reduced to 0.75 acres if the surrounding zoning district is TC.

#### County Home Occupations

The San Marcos District Overlay Home Occupation Standards requirements are identified below for comparison with the County’s Home Occupation Standards in order for the committee to review the differences and recommend changes to the Land Use Element in order for the Community District Overlay to be amended as appropriate. Below are comparison tables from the overall County standard and the San Marcos Community District (SMCD) standards for Home Occupations:

**Table 10-1: Home Occupation Requirements.**

|  |  |  |  |
| --- | --- | --- | --- |
|  | **No Impact** | **Low Impact** | **Medium Impact** |
| **Permit type** | BusinessRegistration | DevelopmentPermit | Conditional Use Permit |
| **Non-resident employees (max)** | 1 | 3 | 5 |
| **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 | 4 | 12 |
| **Business traffic** | none | see Section 10.6.5 | see Section 10.6.5 |
| **Signage** | not permitted | see Section 7.9.10 | see Section 7.9.10 |
| **Parking and access** | Resident and employee only | see Section 10.6.5 | see Section 10.6.5 |
| **Heavy Equipment** | None | Up to 2 | 3-6 |

 **Table 9-14-6 SMCD Home Occupations.**

|  |  |  |  |
| --- | --- | --- | --- |
|  | **No Impact** | **Low Impact** | **Medium Impact** |
| **Permit type** | Business Registration | Development Permit | Conditional Use PermitOnly Permitted in Commercial Neighborhood zone District |
| **Non-resident employees (max)** | 1 | 4 | 5 |
| **Area used for business (maximum)** | 25% of heated square footage | 50% of heated square footage | 50% of heated square footage |
| **Accessory building storage** | 100 SF | 600 SF | 1,500 SF |
| **Appointments/patron visits (average per day)** | 0 | 4 | 12 |
| **Business traffic** | none | see Section 10.6.5 | see Section 10.6.5 |
| **Signage** | Not Permitted | see Section 7.9.4.3 | see Section 7.9.4.3 |
| **Parking and access** | Resident and employee only | see Section 10.6.5 | see Section 10.6.5 |
| **Heavy Equipment** | None | 0 | 3-6 |