

## San Marcos Community District Overlay Density and Dimension Standards Comparison

The San Marcos District Overlay Zoning District Density and Dimension Standards are identified below for each zoning district and are compared to the County’s Density and Dimension 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 charts showing first the overall County standard and then the San Marcos Community District (SMCD) standard:

**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,	36	50
Height (maximum, feet) – all other structures	50	24
Lot Coverage (maximum)		20%
Setbacks from front, rear and side property lines		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.

**Table 9-14-3: Dimensional Standards SMCD RUR-F (Rural Fringe).**

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

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

<b>Zoning District</b>	<b>RUR-R</b>	<b>SMCD RUR-R</b>
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)		20%
Setbacks from front, rear and side property lines		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.

<b>Zoning District</b>	<b>CN</b>	<b>SMCD CN</b>
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.

**Table 7-A: Setback Table**

<b>Zoning District</b>	<b>Front Setback (Min) ft</b>	<b>Front Setback (Max) ft</b>	<b>Side Setback (Min) ft</b>	<b>Rear Setback (Min) ft</b>
Agriculture/Ranching ( <b>A/R</b> )	25	n/a	50	50
Rural ( <b>RUR</b> )	25	n/a	25	25
Rural Fringe ( <b>RUR-F</b> )	25	n/a	25	25
Rural Residential ( <b>RUR-R</b> )	20	n/a	25	25
Residential Fringe ( <b>RES-F</b> )	10	n/a	25	25
Residential Estate ( <b>RES-E</b> )	10	n/a	25	25
Residential Community ( <b>RES-C</b> )	5	n/a	5	5
Traditional Community ( <b>TC</b> )	5	n/a	5	5
Commercial General ( <b>CG</b> )	5	25	0	30
Commercial Neighborhood ( <b>CN</b> )	5	25	0	30
Industrial ( <b>I / IL</b> )	20	n/a	30	30
Mixed Use ( <b>MU</b> )	0	n/a	0*	5
Public/Institutional ( <b>PI</b> )	5	n/a	5	10

\*No interior side setbacks are required in the MU district, except when residential uses abut non-residential uses, in which case the minimum side setback shall be 25 feet. If a commercial use in an MU district abuts a residential zone adjacent to the MU district, then the setback shall be equal to that of the adjacent residential zone.

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 from the overall County standard and the San Marcos Community District (SMCD) standards for Home Occupations:

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

	<b>No Impact</b>	<b>Low Impact</b>	<b>Medium Impact</b>
<b>Permit type</b>	Business Registration	Development Permit	Conditional Use Permit
<b>Non-resident employees (max)</b>	1	3	5
<b>Area used for business (maximum)</b>	25% of heated square footage	35% of heated square footage	50% of heated square footage
<b>Accessory building storage</b>	100 SF	600 SF	1,500 SF
<b>Appointments/patron visits (max/day)</b>	0	4	12
<b>Business traffic</b>	none	see Section 10.6.5	see Section 10.6.5
<b>Signage</b>	not permitted	see Section 7.9.10	see Section 7.9.10
<b>Parking and access</b>	Resident and employee only	see Section 10.6.5	see Section 10.6.5
<b>Heavy Equipment</b>	None	Up to 2	3-6

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

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

## Highway Setbacks

The San Marcos District Overlay Highway Setback Standards are identified below for comparison with the County's 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 from the overall County standard and the San Marcos Community District (SMCD) standards for Highway Setbacks:

### Chapter 7 Sustainable Design Standards

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.

7.3.3.5. Commercial and Industrial Zones. Notwithstanding anything to the contrary in Setback Table 7-A, a setback of 100 feet from the property line is required between any residential district and any structures or uses within a commercial or industrial district. For purposes of this paragraph, the phrase "commercial district" shall not include the MU zone.

### Chapter 9 Community District Overlay

9.14.2.1. NM 14 Setbacks. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. Parcels bordering NM 14 shall be setback a minimum of 100 feet in Commercial Neighborhood. 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.
2. Parcels bordering NM 14 shall be setback a minimum of 200 feet in Rural Residential. 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.