

San Marcos Use Matrix Comparison with County Use Matrix:

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. After the 2019 San Marcos Community District Plan is adopted by the Board of County Commissioners, Staff will draft the San Marcos District Overlay to include the San Marcos District Use Matrix, which will replace the existing San Marcos Community District Overlay in the SLDC. 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

P	Permitted Use: 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.
A	Accessory Use: 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.
C	Conditional Use: 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.
DCI	Development of Countywide Impact: 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.
X	Prohibited Use: The letter “X” indicates that the use is not permitted within the district.

San Marcos Use Matrix Comparison with County Use Matrix

Use	SMD RUR	RUR	SMD RUR-F	RUR-F	SMD RUR-R	RUR-R	SMD CN	CN
Residential								
Single family	P	P	P	P	P	P	P	P
Accessory dwelling units	A	A	A	A	A	A	A	A
Townhouses	X	P	X	P	X	P	X	P
Multifamily dwellings	X	C	X	C	X	C	X	P
Retirement Housing	P	P	P	P	P	P	P	P
Assisted living facility	P	P	P	P	P	C	P	P
Life care or continuing care facilities	P	P	P	P	P	C	P	P
Nursing facilities	P	P	P	P	P	C	P	P
Community Home, NAICS 623210	P	P	P	P	P	C	P	P
Barracks	X	A	X	A	X	X	X	X
Dormitories	X	A	X	A	X	X	X	C
Temporary structures, tents etc. for shelter	P	P	P	P	P	A	P	C
Hotels, motels, or other accommodation services								
Bed and Breakfast inn	P	P	P	P	C	C	P	P
Rooming and boarding housing	C	C	C	C	X	C	C	P
Resorts	C	C	C	C	X	X	C	C
Retreats	P	P	P	P	C	C	X	P
Hotels, motels, and tourist courts	X	C	X	C	X	X	X	X
Commercial								
Shop or store with drive-through facility	X	X	X	X	X	X	X	C
Restaurant, with incidental consumption of alcoholic beverages	X	X	X	X	X	X	P	P
Restaurant, with no consumption of alcoholic beverages permitted	X	X	X	X	X	X	P	P
Store or shop without drive through facility	X	X	X	X	X	X	P	P
Department store	X	X	X	X	X	X	X	X

San Marcos Use Matrix Comparison with County Use Matrix

Use	SMD RUR	RUR	SMD RUR-F	RUR-F	SMD RUR-R	RUR-R	SMD CN	CN
Warehouse discount store/superstore	X	X	X	X	X	X	X	X
Market shops, including open markets	X	A	X	A	X	X	P	P
Gasoline station	X	C	X	C	X	X	C	C
Automobile repair and service	X	C	X	C	X	X	P	P
Car dealer	X	C	X	C	X	X	X	X
Bus, truck, mobile home, or large vehicle dealers	X	C	X	C	X	X	X	X
Bicycle, motorcycle, all terrain vehicle dealers	X	C	X	C	X	X	X	X
Boat or marine craft dealer	X	C	X	C	X	X	X	X
Automotive Parts, accessories, or tires	X	C	X	C	X	X	X	P
Gasoline service	X	C	X	C	X	X	C	X
Lumberyard and materials	X	C	X	C	X	X	X	X
Outdoor resale business	X	C	X	X	X	X	C	X
Pawnshops	X	X	X	X	X	X	X	P
TAP AND TASTING ROOM		C		C		C		P
Beer, wine, and liquor store (off-premises consumption of alcohol)	X	C	X	C	X	X	C	P
Shopping center	X	X	X	X	X	X	X	P
Convenience stores or centers	X	X	X	X	X	X	C	P
Car care center	X	X	X	X	X	X	X	P
Car washes	X	X	X	X	X	X	X	P
Office or bank (without drive-through facility)	X	A	X	A	X	X	P	P
Office (with drive-through facility)	X	X	X	X	X	X	X	C
Office or store with residence on top	X	X	X	X	X	X	P	P
Office over storefront structure	X	X	X	X	X	X	P	P
Research and development services (scientific, medical, and technology)	X	C	X	C	X	X	P	P
Car rental and leasing	X	C	X	C	X	X	X	P
Leasing trucks, trailers, recreational vehicles, etc.	X	C	X	C	X	X	X	C

San Marcos Use Matrix Comparison with County Use Matrix

Use	SMD RUR	RUR	SMD RUR-F	RUR-F	SMD RUR-R	RUR-R	SMD CN	CN
Services including pest control, janitorial, landscaping, carpet upholstery, cleaning and other services	X	C	X	C	X	X	P	P
Bars, taverns and nightclubs	X	X	X	X	X	X	X	C
Sexually oriented business	X	X	X	X	X	X	X	X
Tattoo parlors	X	X	X	X	X	X	X	P
Industrial , manufacturing and wholesale trade								
Light industrial structures and facilities (not enumerated in Codes 2611-2615, below)	X	C	X	C	X	X	X	X
Loft	X	C	X	X	X	X	X	X
Mill-type factory structures	X	C	X	X	X	X	X	X
Manufacturing plants	X	X	X	X	X	X	X	X
Industrial parks	X	X	X	X	X	X	X	X
Laboratory or specialized industrial facility	X	X	X	X	X	X	X	X
Assembly and construction-type plants	X	X	X	X	X	X	X	X
Process plants (metals, chemicals asphalt, concrete, etc.)	X	X	X	X	X	X	X	X
Construction-related businesses	X	C	X	C	X	X	X	X
Heavy construction	X	X	X	X	X	X	X	X
Machinery related	X	X	X	X	X	X	X	X
Trade contractor, plumbing, electrical, roofing, painting, landscaping	X	C	X	C	X	X	C	P
Automotive paint and body	X	X	X	X	X	X	X	C
Automotive wrecking and graveyards, salvage yards, and junkyards	X	DCI	X	DCI	X	DCI	X	DCI
Vehicle storage for towing or related business	X	X	X	X	X	X	X	X
Demolition, building and structure business	X	C	X	X	X	X	X	X
Warehouse or storage facility Structure	X	C	X	C	X	X	X	X
Mini-warehouse, mini-storage units	X	C	X	C	X	X	X	C
High-rise mini-warehouse	X	X	X	X	X	X	X	X

San Marcos Use Matrix Comparison with County Use Matrix

Use	SMD RUR	RUR	SMD RUR-F	RUR-F	SMD RUR-R	RUR-R	SMD CN	CN
Warehouse structure	X	C	X	C	X	X	X	X
Produce warehouse	X	P	X	P	X	X	X	X
Refrigerated warehouse or cold storage	X	P	X	P	X	X	X	X
Large area distribution or transit warehouse	X	C	X	X	X	X	X	X
Wholesale trade— durable goods	X	X	X	X	X	X	X	X
Wholesale trade nondurable goods	X	X	X	X	X	X	X	X
Food, textiles, and related products	X	C	X	C	X	X	X	X
Wood, paper, and printing products	X	C	X	C	X	X	X	X
Tank farms	X	C	X	C	X	X	X	X
Public assembly structures								
Performance theater	X	C	X	X	X	X	X	P
Movie theater	X	X	X	X	X	X	X	P
Amphitheater	X	C	X	C	X	X	X	X
Drive-in theaters	X	C	X	X	X	X	X	X
Indoor games facility	X	X	X	X	X	X	C	C
Amusement, sports, or recreation establishment not specifically enumerated	X	X	X	X	X	X	X	X
Amusement or theme park	X	X	X	X	X	X	X	X
Arcade	X	X	X	X	X	X	X	X
Miniature golf establishment	X	C	X	C	X	X	X	X
Fitness, recreational sports, gym, or athletic club	X	P	X	P	X	C	C	P
Bowling, billiards, pool, etc.	X	X	X	X	X	X	C	P
Skating rinks	X	P	X	P	X	X	X	X
Sports stadium or arena	X	X	X	X	X	X	X	X
Racetrack or raceway	X	X	X	X	X	X	X	X
Exhibition, convention or conference structure	X	A	X	A	X	X	X	X
Religious facilities	P	P	P	P	P	P	P	P

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Use	SMD RUR	RUR	SMD RUR-F	RUR-F	SMD RUR-R	RUR-R	SMD CN	CN
Covered or partially covered atriums and public enclosure	X	A	X	A	X	X	X	C
Passenger terminal, mixed mode	X	P	X	P	X	P	X	X
Active open space/ athletic fields/golf courses	X	P	X	P	X	C	X	X
Passive open space	P	P	P	P	P	P	P	P
Arts, entertainment, and recreation								
Active leisure sports and related activities	C	P	C	P	C	C	C	C
Movie Ranch	X	P	X	P	P	P	C	P
Camps, camping, and related establishments	X	P	X	P	X	C	X	P
Exhibitions and art galleries	X	X	X	X	X	X	P	P
Performing arts or supporting establishment	X	C	X	C	X	X	P	P
Theater, dance, or music establishment	X	C	X	C	X	X	P	P
Institutional or community facilities								
Community center	X	P	X	P	X	C	P	P
Hospitals	X	X	X	X	X	X	X	X
Medical clinics	C	P	C	P	C	P	P	P
Social assistance, welfare, and charitable services (not otherwise enumerated)	X	P	X	P	X	P	X	P
Child and youth services	C	P	C	P	C	P	P	P
Child care institution	P	P	P	P	P	P	P	P
Day care center	P	P	P	P	P	P	P	P
Community food services	X	P	X	P	X	P	P	P
Emergency and relief services	X	P	X	P	X	P	P	P
Other family services	X	P	X	P	X	P	C	P
Services for elderly and disabled	X	P	X	P	X	P	P	P
Animal hospitals	X	P	X	P	X	P	P	C
School or university (privately owned)	P	P	P	P	P	C	P	C
Grade school (privately owned)	P	P	P	P	P	P	P	P

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Use	SMD RUR	RUR	SMD RUR-F	RUR-F	SMD RUR-R	RUR-R	SMD CN	CN
College or university facility (privately owned)	X	P	X	P	X	C	C	C
Technical, trade, and other specialty schools	X	P	X	P	X	C	C	C
Library	X	P	X	P	X	P	P	P
Museum, exhibition, or similar facility	X	P	X	P	X	C	P	P
Planetarium	X	P	X	C	X	X	C	C
Aquarium	X	P	X	C	X	X	X	C
Zoological parks	C	P	C	P	X	X	C	X
Public safety related facility	C	P	C	P	C	P	C	P
Fire and rescue station	C	P	C	P	C	P	C	P
Police station	C	P	C	P	C	P	C	P
Emergency operation center	C	P	C	P	C	P	C	P
Correctional or rehabilitation facility	X	C	X	C	X	X	X	X
Cemetery, monument, tombstone, or mausoleum	X	P	X	P	X	C	X	X
Funeral homes	X	P	X	P	X	X	X	P
Cremation facilities	X	P	X	P	X	X	X	X
Public administration	X	P	X	P	X	X	X	P
Post offices	X	P	X	P	X	P	C	P
Space research and technology	X	P	X	P	X	X	X	P
Clubs or lodges	X	C	X	C	X	C	X	C
Transportation-related facilities								
Commercial automobile parking lots	X	X	X	X	X	X	X	X
Commercial automobile parking garages	X	X	X	X	X	X	X	X
Surface parking, open	X	A	X	A	X	A	X	A
Surface parking, covered	X	A	X	A	X	A	X	A
Underground parking structure with ramps	X	X	X	X	X	X	X	X
Rooftop parking facility	X	X	X	X	X	X	X	X
Bus terminal	X	X	X	X	X	X	X	X
Bus stop shelter	P	P	P	P	P	P	P	P

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Use	SMD RUR	RUR	SMD RUR-F	RUR-F	SMD RUR-R	RUR-R	SMD CN	CN
Truck storage and maintenance facilities	X	X	X	X	X	X	X	X
Truck freight transportation facilities	X	X	X	X	X	X	X	X
Light rail transit lines and stops	X	P	X	P	X	P	X	X
Local rail transit storage and maintenance facilities	X	X	X	X	X	X	X	X
Taxi and limousine service maintained and storage facilities	X	X	X	X	X	X	X	X
Taxi and limousine service dispatch facilities	X	X	X	X	X	X	X	C
Bus transportation storage and maintenance facilities	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	C
Long-distance or bulk pipelines for petroleum products, natural gas, or mineral slurry	X	C	X	C	X	C	X	X
Courier and messenger service facilities	X	X	X	X	X	X	X	X
Commercial airports	X	C	X	C	X	X	X	X
Private airplane runways and landing strips	X	C	X	C	X	C	X	X
Airport maintenance and hangar facilities	X	C	X	C	X	X	X	X
Heliport facility	X	C	X	C	X	X	X	X
Helistops	X	C	X	C	X	X	X	X
Glide port, stolport, ultralight airplane, or balloon port facility	X	C	X	C	X	X	X	X
Railroad tracks, spurs, and sidings	X	P	X	P	X	P	X	P
Railroad switching, maintenance, and storage facility	X	C	X	X	X	X	X	X
Railroad passenger station	X	P	X	P	X	P	X	P
Railroad freight facility	X	C	X	X	X	X	X	X
Utility								
Local distribution facilities for water, natural gas, and electric power	C	P	C	P	C	P	C	A

San Marcos Use Matrix Comparison with County Use Matrix

Use	SMD RUR	RUR	SMD RUR-F	RUR-F	SMD RUR-R	RUR-R	SMD CN	CN
Telecommunications lines	C	P	C	P	C	P	C	P
Electric power substations	C	C	C	C	C	C	C	C
High-voltage electric power transmission lines	X	C	X	C	X	C	X	C
Dam	X	C	X	C	X	C	X	X
Livestock watering tank or impoundment	P	P	P	P	P	P	X	A
Levee	X	C	X	C	X	C	X	A
Water tank (elevated, at grade, or underground)	P	P	P	P	P	P	P	P
Water wells, well fields, and bulk water transmission pipelines	X	P	X	P	C	P	X	A
Water treatment and purification facility	C	P	C	P	C	P	C	X
Water reservoir	X	C	X	C	X	C	X	X
Irrigation facilities, including impoundments for on-site irrigation or acequia system irrigation	X	P	X	P	X	P	X	A
Wastewater storage or pumping station facility, lift stations, and collection lines	X	P	X	P	X	P	X	A
Solid waste landfill facility	X	DCI	X	DCI	X	DCI	X	DCI
Composting facility	X	P	X	P	X	C	X	P
Recycling transfer center	X	P	X	P	X	C	X	P
Solid waste collection transfer station (Governmental)	X	P	X	P	X	C	X	P
Solid waste collection transfer station (Private)	X	C	X	C	X	C	X	X
Solid waste combustor or incinerator	X	C	X	C	X	X	X	X
Septic tank service, repair, and installation business	X	X	X	X	X	X	X	C
Household hazardous waste collection facility	X	C	X	C	X	X	X	X
Hazardous waste storage facility	X	C	X	X	X	X	X	X
Hazardous waste treatment and disposal facility	X	C	X	X	X	X	X	X
Sewage treatment plant and disposal facilities	X	C	X	C	X	C	X	X
Gas or electric power generation facility	X	C	X	X	X	X	X	X

San Marcos Use Matrix Comparison with County Use Matrix

Use	SMD RUR	RUR	SMD RUR-F	RUR-F	SMD RUR-R	RUR-R	SMD CN	CN
New Wireless Communication Facilities/Modification of existing wireless communication facility with substantial changes	C	C	C	C	C	C	X	X
Modification of existing wireless communication facility with no substantial changes/Collocation	P	P	P	P	P	P	P	P
Roof Mounted/Surface Mounted/Stealth	P	P	P	P	P	P	P	P
Amateur radio antenna	P	P	P	P	P	P	P	P
Weather stations	X	P	X	P	X	P	X	A
Environmental monitoring station (air, soil, etc.)	X	P	X	P	X	P	X	A
Commercial solar energy production facility	X	C	X	C	X	X	X	C
Geothermal production facility	X	C	X	C	X	X	X	X
Large scale wind facility	X	C	X	C	X	C	X	C
Small scale wind facility		A		A		A		A
Highway rest stops and welcome centers	X	P	X	P	X	P	X	X
Fountain, sculpture, or other similar decorative structures	P	P	P	P	P	P	P	P
Permanent outdoor stage, bandstand, or similar structure	X	X	X	X	X	X	X	P
Agriculture, forestry, and conservation/open space								
Grain silos and other storage structure for grains and agricultural products	X	P	X	P	X	A	X	X
Animal production that includes slaughter	X	C	X	C	X	X	X	X
Livestock pens or hog houses	X	P	X	C	X	X	X	X
Commercial greenhouses	X	P	P	P	X	C	C	P
Nurseries and other growing of ornamental plants	X	P	X	P	X	P	C	P
Stables and other equine-related facilities- All personal use	P	P	P	P	P	P	P	P

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Use	SMD RUR	RUR	SMD RUR-F	RUR-F	SMD RUR-R	RUR-R	SMD CN	CN
Stables and other equine-related facilities - Commercial up to 12 horses.	C	P	C	P	C	P	X	P
Stables and other equine-related facilities - Commercial over 12 horses	X	P	X	P	X	P	X	C
Kennels and commercial dog breeding facilities	X	C	X	C	X	C	X	C
Apiary and other related structures	P	P	P	P	P	P	P	P
Crop production outdoor	P	P	P	P	P	P	P	P
Crop production greenhouse	P	P	P	P	P	P	P	P
Display or sale of agricultural products raised on the same premises	P	P	P	P	A	A	P	P
Forestry and logging operations	X	P	X	P	X	P	X	P
Game preserves and retreats	X	P	X	P	X	C	X	X
Support business and operations for agriculture and forestry	X	P	X	P	X	A	X	P
Parks, open space areas, conservation areas, and preservation areas	P	P	P	P	P	P	P	P
Public or community outdoor recreation facilities	C	P	C	P	C	P	C	P
Concentrated animal feeding operation	X	DCI	X	DCI	X	X	X	X
Grazing and ranching of livestock	P	P	P	P	P	P	P	P
Dairy farms	X	P	X	C	X	X	X	X
Other farm and farming-related structures	A	P	A	P	A	A	A	A
Poultry farms and poultry production facilities	X	P	X	C	X	X	X	X
Sheds, or other agricultural facilities	A	P	A	P	A	A	A	A
Animal waste lagoons	X	DCI	X	DCI	X	X	X	X
Mining and extraction establishments								
Oil and natural gas exploration or extraction	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI
Hard rock mining	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI
Small Scale Sand and Gravel Extraction	X	C	X	C	X	C	X	C

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Use	SMD RUR	RUR	SMD RUR-F	RUR-F	SMD RUR-R	RUR-R	SMD CN	CN
Sand and Gravel Extraction (as specified in Section 11.10)	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 District.**