

## 9. CHAPTER 9 - COMMUNITY DISTRICTS

**9.1. PURPOSE.** The Community District is a zoning tool intended to preserve and protect unique communities and areas through the implementation of an adopted Community Plan that is consistent with the SGMP as set forth in Chapter 2. Santa Fe County is committed to preserving, protecting, enhancing, and perpetuating the value of these areas through the establishment of Community Districts. The Board, pursuant to Chapter 8, may establish Community District Overlay Zones (O-CD) that are consistent with the SGMP, an adopted Community Plan and any applicable County Land Use Plans.

**9.2. ESTABLISHMENT OF COMMUNITY DISTRICT OVERLAY ZONES.** Chapter 8 sets forth the standards and procedures for establishment of a Community District Overlay Zone (O-CD) to implement the zoning-related provisions of an adopted Community Plan. With the adoption of the SLDC, local communities are encouraged to revise their Community Plans to be consistent with the SGMP and this ordinance, and to propose appropriate overlay zoning regulations to establish an O-CD in accordance with Chapter 8. Upon the establishment of an O-CD for any given Community District, the regulations of the applicable O-CD will be inserted into this section and become part of the SLDC.

**9.2.1. Adoption of Community District's Overlay Zone.** This community district overlay zone shall be established upon adoption by the BCC of an amendment of the SLDC to establish the Community District overlay zone.

### 9.3. EFFECT OF OVERLAY DISTRICTS ON SLDC

**9.3.1. General Provisions.** The regulations, standards and provisions described herein are specific to each community district's overlay zone. Where conflict arises between SLDC regulations and the community district standards and provisions, the district's standards and provisions shall prevail. However, when the district's standards are silent on an issue that would otherwise be governed by the SLDC or other applicable County codes, the SLDC or those other codes shall prevail.

**9.3.2. Use Matrix.** Where a community district overlay has established a Use Matrix, that Use Matrix shall prevail. Where a community district overlay has not established a Use Matrix, the SLDC Use Matrix other than exceptions identified by the community district overlay shall prevail.

**9.3.3. Effect on Zoning Map.** As stated in Chapter 8 of this Code, an approved overlay community district does not replace the underlying zoning of the area. Instead, it allows for a modification of the regulations of the underlying zoning district to accommodate unique conditions that do not fit the base zoning district.

### 9.10. US 285 SOUTH HIGHWAY CORRIDOR DISTRICT OVERLAY.

**9.10.1. Purpose and Intent.** The provisions of the US 285 South Highway Corridor District Overlay (US 285 South HCD) are intended to implement and be consistent with the land use goals, objectives and policies, of the US 285 South Highway Corridor Plan and the Sustainable Growth Management Plan (SGMP). The US 285 South HCD is designed to implement the land use goals, strategies and intent of the Plan.

**9.10.2. Sustainable Design Standards.** The development standards of Chapter 7 of this Code shall be applicable to all development, except as otherwise specified herein.

**9.10.2.1. Setbacks.**

**9.10.2.1.1.** The required setbacks for any building containing or accessory to a non-residential use may be reduced to 25 feet from the edge of the right-of-way of US Highway 285 or the Old Las Vegas Highway if access and parking are located other than between the building and the highway.

**9.10.2.1.2.** The required setbacks from highways shall be landscaped and shall not contain parking or structures, but may contain pedestrian paths and trails.

**9.10.2.2. Landscaping and Buffering.**

**9.10.2.2.1. Disturbed areas.** All disturbed areas shall be landscaped with native grass seed or with plants on the list of suitable native species on file with the Administrator.

**9.10.2.2.2. Public.** Public areas such as plazas, parking lots and streets shall be landscaped with xeriscape trees and shrubs.

**9.10.2.3. Fences and Walls.**

**9.10.2.3.1. Noise screening.** Noise walls facing US Highway 285 of the Old Las Vegas Highway are prohibited. Additional setbacks or landscaped berms may be used to reduce noise impacts.

**9.10.2.3.2. Perimeter Fencing.** Perimeter fencing around lots or projects may be no more than 50% opaque.

**9.10.2.3.3. Prohibited Fencing.** Chain link and wire mesh fencing are prohibited.

**9.10.2.3.4. Non-residential screening of parking.** Parking areas for non-residential development shall be screened from adjacent residences by walls, berms, or a combination thereof that are a minimum of 3 feet in height and a maximum of 4 feet in height.

**9.10.2.4. Lighting.**

**9.10.2.4.1. Outdoor Lighting Height.** Street lights shall not exceed 24 feet in height. Other outdoor lights shall not exceed 18 feet in height or the height of the lowest adjacent building, whichever is less.

**9.10.2.4.2. Prohibited Lighting.** Neon, flashing, traveling, intermittent, spot, and architectural lights are prohibited.

**9.10.2.4.3. Lighting for Outdoor Art.** All lighting which illuminates outdoor art shall be low intensity.

**9.10.2.4.4. Spillover of Lighting.** Exterior lighting from one lot shall not spillover to another lot or adjoining property with the exception of shared parking for non-residential uses.

**9.10.2.5. Signs.**

**9.10.2.5.1. Residential and Non-Residential Identification Signs.**

1. Signs identifying a residential subdivision shall be located within the subdivision at each external street entrance to the subdivision, not to exceed 2 such signs. If the subdivision is adjacent to U.S. Highway 285 or the Old Las Vegas Highway, the sign(s) shall be located at the side road that provides access from the highway to the subdivision.
2. Signs identifying non-residential development, such as a business or civic use, shall be located on the same lot as that development. The development shall be allowed one identification sign at each external street entrance to the development, not to exceed 2 such signs.
3. All signs(s) shall be a monument-supported sign. The monument supporting the sign shall not exceed 45 square feet and 5 feet in height.
4. All sign lettering shall not exceed 30 square feet.
5. Signs shall be constructed of stucco, stone, wood, or a combination of these materials.
6. Signs shall incorporate step-downs or pilasters.
7. Signs primarily constructed of stucco shall have an earthtone color and have soft edges.
8. Signs primarily constructed of stone shall have a natural stone color and have rough or natural edges.
9. Signs primarily constructed of wood shall have a natural wood color.

**9.10.2.6. Terrain Management.**

**9.10.2.6.1. Intent.** All development shall take advantage of the most appropriate naturally occurring buildable area and shall avoid the natural and cultural features identified for protection in the US 285 South Highway Corridor Plan.

**9.10.2.6.2.** All development shall be set back a minimum of 50 feet from the top of natural arroyo banks.

**9.10.3. Base Zoning Districts.**

**9.10.3.1. Generally.** The US 285 South HCD Overlay modifies the underlying base zoning districts in order to address special siting, use, and compatibility issues requiring regulations that supplement or supplant those found in the underlying zoning

districts. If an overlay zone regulation conflicts with any standard of this Code, the standard of this overlay zone shall govern.

**9.10.3.2. Base Zoning District.** Base zoning districts approved for use in the US 285 South HCD Overlay are listed in Table 9.10.1:

**Table 9.10.1: US 285 South HCD Base Zoning Districts**

US 285 SOUTH HCD A/R	Agriculture/Ranching
US 285 SOUTH HCD-R	Rural
US 285 SOUTH HCD RUR-F	Rural Fringe
US 285 SOUTH HCD RUR-R	Rural Residential
US 285 SOUTH HCD RES F	Residential Fringe
US 285 SOUTH HCD RES-E	Residential Estate
US 285 SOUTH HCD CN	Commercial Neighborhood
US 285 SOUTH HCD PI	Public Institutional

**9.10.3.2.1. US 285 South HCD Agriculture/Ranching (US 285 South HCD A/R); Purpose.** The purpose of the US 285 South HCD A/R is to designate areas suitable for agricultural, ranching and residential uses, and to prevent encroachment of incompatible uses and the premature conversion of agricultural and ranch lands to nonagricultural uses. Uses in the A/R district are limited to agricultural, ranch, residential and other compatible uses. Density transfers where applicable and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

**9.10.3.2.1.1. Dimensional standards.**

**Table 9.10.2 Dimensional Standards US 285 South HCD-A/R**

Zoning District	US 285 South HCD A/R
Density (# of acres per dwelling unit)	160
Lot width (minimum, feet)	400
Lot width (maximum, feet)	n/a
Height (maximum, feet)	36
Height (maximum, feet), hay or animal barn, silo	50

**9.10.3.2.2. US 285 South HCD Rural (US 285 South HCD RUR); Purpose.** The purpose of the US 285 South HCD RUR is to designate areas suitable for a combination of agricultural, equestrian, residential, and other compatible uses. The intent of the US 285 HCD South RUR district is to protect agricultural uses from encroachment by development and to support agricultural, ranch, very large lot residential, ecotourism, and equestrian uses. Density transfers where applicable and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space, or protect scenic features, and environmentally sensitive areas.

**9.10.3.2.2.1. Dimensional standards.**

**Table 9.10.3 Dimensional Standards US 285 South HCD RUR**

Zoning District	US 285 South HCD RUR
Density (# of acres per dwelling unit)	40
Lot width (minimum, feet)	150
Lot width (maximum, feet)	n/a
Height (maximum, feet)	36
Height (maximum, feet), hay or animal barn, silo	50

**9.10.3.2.3. US 285 South HCD Rural Fringe (US 285 South HCD RUR-F);**  
**Purpose.** The purpose of the US 285 South HCD RUR-F is to designate areas suitable for a combination of estate-type residential development, agricultural uses and other compatible uses. The RUR-F zone accommodates primarily large lot residential, ecotourism, equestrian uses and renewable resource-based activities, seeking a balance between conservation, environmental protection and reasonable opportunity for development. Density transfers where applicable and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

**9.10.3.2.3.1. Dimensional standards.**

**Table 9.10.4 Dimensional Standards US 285 South HCD RUR**

Zoning District	US 285 South HCD RUR-F
Density (# of acres per dwelling unit)	20
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	36
Height (maximum, feet), hay or animal barn, silo	50

**9.10.3.2.4. US 285 HCD Rural Residential (US 285 South HCD RUR-R);**  
**Purpose.** The purpose of the US 285 South HCD-RUR-R is to designate areas for the development of single-family homes on large lots, either individually or as part of rural subdivisions; to preserve the scenic and rural character of the County; to provide consolidated open space and agricultural lands; and to recognize the desirability of carrying on compatible agricultural operations and home developments in areas near the fringes of urban development while avoiding unreasonable restrictions on farming or ranching operations. Uses that support rural character of the broader area shall be allowed including agricultural production, small-scale renewable energy production, home-based businesses, bed and breakfasts, agro-tourism, equestrian and boarding facilities, and farmers markets.

**9.10.3.2.4.1. Dimensional standards.**

**Table 9.10.5 Dimensional Standards US 285 South HCD RUR-R**

Zoning District	US 285 South HCD RUR-R
Density (# of acres per dwelling unit)	10
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24

**9.10.3.2.5. US 285 South HCD Residential Fringe (US 285 South HCD RES-F);**  
**Purpose.** The purpose of the US 285 South RES-F is to designate areas suitable for a combination of estate-type residential development, smaller-scale agricultural uses, ranchettes and other compatible uses. The RES-F district may be comprised of a variety of residential lot sizes, clustered housing and community open space and can include limited agricultural use accessory to residential uses. Density transfers if applicable and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

**9.10.3.2.5.1. Dimensional standards.**

**Table 9.10.6 Dimensional Standards US 285 South HCD-RES-F**

Zoning District	US 285 South HCD RES-F
Density (# of acres per dwelling unit)	5
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24

**9.10.3.2.6. US 285 South HCD Residential Estate (US 285 South HCD RES-E);**  
**Purpose.** The purpose of the US 285 South HCD RES-E is to designate areas suitable for a combination of large-lot and suburban-type residential development, ranchettes and other compatible uses. The RES-E district supports single-family homes on medium sized lots consistent with contemporary community development. This category may include limited agricultural use accessory to residential uses. Density transfers if applicable and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

**9.10.3.2.6.1. Dimensional standards.**

**Table 9.10.7 Dimensional Standards US 285 South HCD-RES-E**

Zoning District	US 285 South HCD RES-E
Density (# of acres per dwelling unit)	2.5
Frontage (minimum, feet)	100
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24

**9.10.3.2.1. US 285 South HCD Commercial Neighborhood (US 285 South HCD CN); Purpose.** The purpose of the US 285 South HCD Commercial Neighborhood (CN) district is to allow for low-rise low-intensity convenience retail and personal services, as well as office uses, that are intended to serve and are in close proximity to individual residential neighborhoods. Generally, the desired location of these commercial areas is at the periphery, focal point, or a major entrance to one or more neighborhoods, along a minor or subdivision collector or higher roadway classification, or along a major access road at the entrance to or in a focal point of a neighborhood.

**9.10.3.2.1.1. Dimensional standards.** As identified in Chapter 8 of this Code.

**Table 9.10.8 Dimensional Standards US 285 South HCD-CN**

Zoning District	US 285 South HCD CN
Density (# of acres per dwelling unit)	n/a
Frontage (minimum, feet)	50
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24
Lot coverage (maximum, percent)	20

**9.10.3.2.1.2. Sustainable Design Standards- US 285 South HCD CN.** As identified in Chapter 7 of this Code, except as prescribed below.

**9.10.3.2.1.3. Architectural Design Standards.**

**9.10.3.2.1.3.1. Architectural Style Intent.** Architectural styles shall be related or derived from the existing development.

**9.10.3.2.1.3.2. Building Surface.**

1. All building surfaces shall be adobe, stucco or stone. Metal or vinyl surfaces are prohibited. Wood or brick is permitted as a trim not to exceed 10 percent of the exterior surface.
2. All building surfaces shall be a minimum of 70 percent earthtones and shall blend with the natural vegetation and soil on site.
3. Accent colors shall not occupy more than 30 percent of the exterior surface.

**9.10.3.2.1.3.3. Roofs**

1. The light reflective value of roof materials visible from any public right-of-way shall not exceed 30 percent.
2. Tile may be used only as an accent on portals and tops of parapets.

3. Gray, dark blue, dark green, dark brown or earthtone roofs are allowed. Black, white, bright red, bright blue, bright green and goldenrod are prohibited.

**9.10.3.2.1.3.4. Facades.** The first 10 vertical feet of walls that are visible from any public right-of-way and that enclose a non-residential use shall have a minimum of 25 percent openings, such as windows, doors, passageways, and portals.

**9.10.3.2.1.4. Water Supply and Water Conservation.**

**9.10.3.2.1.4.1. Water Supply Conservation and Reuse.** Landscape irrigation shall be primarily sourced from required water collection cisterns. Any additional irrigation may be provided through passive water harvesting, gray water or other rainwater storage systems. The provisions of this subsection shall not apply to agricultural uses of water.

**9.10.3.2.1.4.2. Landscaping.**

1. **Walkways and Internal Streets.** Walkways and internal streets shall contain shade trees on at least one side, spaced a minimum of 40 feet apart.

**9.10.3.2.1.4.3. Parking.**

1. **Parking Areas.** Parking lots shall contain a minimum of 1 shade tree for each 10 parking spaces.

**9.10.3.2.1.4.4. Signs.**

1. Each business shall be allowed signs equal to 1 square foot per each linear foot of storefront, not to exceed a total of 30 square feet.
2. Signs may be a wall, canopy or monument sign(s).
3. Multi-use projects consisting of 4 or more businesses shall be allowed 1 business directory monument or development identification sign at each external street entrance to the project, not to exceed 2 such signs.

**9.10.3.2.1.4.5. Public and Pedestrian Oriented Space.**

**9.10.3.2.1.4.5.1. Plazas.** Plazas are intended to function as public gathering places for daily interaction and seasonal celebrations. Plazas, if proposed, shall have the following design standards:

1. The maximum dimension of a plaza shall be 250 feet.

2. The plaza shall be fronted a minimum 75 percent around its perimeter by buildings or by streets that are fronted by buildings with a maximum setback of 10 feet from the street. The maximum distance between building entries facing the plaza shall be 75 feet.
3. The first 10 vertical feet of a building facade facing the plaza shall have a minimum of 25 percent openings (windows, doors, passageways, portals).
4. Shaded and protected seating shall be provided.

**9.10.3.2.1.4.6. Pedestrian Oriented Streets.** Pedestrian oriented streets are intended to function as public gathering spaces and pedestrian friendly pathways, while allowing the passage of a limited number of vehicles. Pedestrian oriented streets, where required, shall have the following design standards:

1. The minimum width of the sidewalk or walkway shall be 6 feet.
2. Buildings shall have entries facing the street.
3. The buildings along the street shall be set back from the edge of the sidewalk a maximum of 20 feet.
4. The maximum space between buildings on pedestrian-oriented streets shall allow access to rear parking lots and one double loaded parking aisle between buildings. Such side yard parking shall be screened from the street by landscaping or fences, walls or berms a maximum of 4 feet in height.

**9.10.3.2.1.4.7. Courtyards.** Courtyards are intended to function as gathering spaces for daily interaction and provide entryways into buildings facing the courtyard. Courtyards, if proposed, shall have the following design characteristics:

1. The courtyard has a direct connection to a public street.
2. The maximum dimension of the courtyard is 120 feet.
3. The courtyard is fronted by buildings for a minimum of 50 percent of its perimeter.
4. The maximum distance between building entries facing the courtyard is 50 feet.

**9.10.3.2.1.4.8. Public Space Orientation.** Outdoor public spaces shall be oriented to provide protection from the prevailing winds and to take advantage of seasonal variations in sunlight.

#### 9.10.3.2.1.4.9. Pedestrian Circulation.

1. Pedestrian connections shall be provided between mixed-use areas and to adjacent residential areas, but are not required across US Highway 285.
2. The surface of pedestrian walkways within non-residential areas shall be paved or shall be provided with a hard surface. A connecting trail between non-residential areas may be constructed of base course.
3. Crosswalks shall be provided at all intersections unless it is determined that any such crosswalk would be a safety hazard to pedestrians.

#### 9.10.3.2.1.4.10. Parking.

1. **Alternative Parking Budgets.** In order to reduce the amount of land dedicated to parking lots, an applicant may propose a parking budget using shared parking, differential time use, one-stop multiple use, and on-street parking within 400 feet of the use. Diagonal on-street parking may also be approved consistent with pedestrian safety. The County may approve such a parking budget with different parking requirements than are otherwise required after determining that adequate parking is provided for the proposed uses.
2. **Location.** Off-street parking lots or structures around a plaza or along a pedestrian oriented street shall be located behind the building(s) facing the plaza or street, except for limited parking to the side of a building as provided in the specific standards for pedestrian oriented streets.
3. **Size.** Parking lots located behind or to the side of buildings shall contain a maximum of 60 vehicle spaces. Where more parking spaces are required, multiple lots may be separated by streets and/or landscaping. Parking lots in front of buildings shall contain no more than 20 vehicle spaces.
4. **Parking Structures.** Parking structures shall be screened from view at street level and shall include architectural detailing, facade treatment, artwork, landscaping, or similar visual features to enhance the street facade. Screening of floors above street is encouraged through the use of vines or architectural screening detail compatible with the project.
5. **Bicycle Parking.** Some bicycle parking racks shall be provided for all non-residential development.

**9.10.3.2.1.4.11. Lighting.** Exterior Lights are not allowed after business hours except for motion-sensor, interior, and automatic teller machine lights.

**9.10.3.2.1.5. Use Regulations.** Uses permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on US 285 South HCD Use Matrix, and as noted below:

**9.10.3.2.1.5.1. Mini-Storage Units.** Mini-storage units are allowed in conjunction with other uses on a common parcel within the US 285 South HCD CN. Mini-storage units shall occupy no more than 50% of the total floor area of the principal use or uses. Mini-storage units and other similar self-storage facilities shall comply with these standards:

1. All structures, including the accessory manager's office/apartment, must be set back a minimum of 25 feet from the right-of-way or the district minimum setback, whichever is greater.
2. The units shall be separated from U.S. Highway 285 by buildings or trees.
3. Where a mini-storage unit or similar self-storage facility abuts non-residential development, no side and rear setbacks are required.
4. Where a mini-storage unit or similar self-storage facility abuts residential property, buildings adjacent to the perimeter must face inward with doors away from the residentially zoned property.
5. One management office and/or accessory residence shall be permitted.
6. The mini-storage unit or similar self-storage facility shall be limited to use for storage purposes only.
7. Where gated, a minimum of 4 off-street vehicle-stacking spaces shall be provided between the public right-of-way and the front gate of the self-storage facility.

**9.10.3.2.1.5.2. Vehicle Sales and Leasing.** Vehicle sales, leasing and rental is limited to passenger vehicles and light duty trucks. No more than 20 such vehicles shall be parked at the business at any one time. All rental vehicles shall be parked in specially marked spaces.

**9.10.3.2.1.6. US 285 South HCD Commercial Neighborhood (Village Crossroads).**

**9.10.3.2.1.6.1. Location.** The following provisions apply to the Village Crossroads area, which is located at the intersection of U.S Highway South 285 and Avenida Vista Grande/Colina Drive.

**9.10.3.2.1.6.2. Purpose.** The purpose of the Village Crossroads is to guide development of the area as a central community place with usable public spaces available to all age and physical groups, where festivities and public gatherings can occur; appropriate architecture and landscaping that is an expression of community character and that supports comfortable interaction and friendly gathering spots; clear, comfortable pedestrian access between developments and linkages to surrounding neighborhoods and community facilities; developments that relate to each other and provide diverse uses that respond to local needs and are available to all age and physical groups.

**9.10.3.2.1.6.3. Dimensional standards.** As identified in Chapter 8 of this Code, except as prescribed below.

1. No building shall exceed 35,000 square feet.
2. Any building that exceeds 10,000 square feet shall be broken into smaller design elements in order to reduce the bulk of the building.
3. Building walls shall be broken up every 40 feet with horizontal offsets or portals with a minimum depth of 3 feet and a minimum width of 6 feet.

**9.10.3.2.1.6.4. Location, Orientation and Access.**

1. Setbacks from roads other than U.S. Highway 285 and the Old Las Vegas Highway shall be no more than of 30 feet from the edge of the right-of-way.
2. Development west of U.S. Highway 285 shall be oriented along an internal pedestrian-oriented street(s) or around a public plaza(s). The primary entrance to the buildings shall be from these internal streets or plazas. However, the side of any building facing Avenida Vista Grande shall include windows and architectural features.
3. Development east of U.S. Highway 285 and south of Colina Drive shall be oriented along an internal pedestrian-oriented street that is parallel to U.S. Highway 285. The primary entrance to the buildings shall be from this internal street. The side of any building facing Colina Drive and/or U.S. Highway 285 shall include windows and architectural features.
4. Development for a distance of 1,000 feet northeast from the intersection of U.S. Highway 285 and Colina Drive shall be

oriented along Colina Drive. Colina Drive shall be considered a pedestrian-oriented street and development shall comply with other provisions of this Overlay applicable to pedestrian-oriented streets.

5. A transfer of development rights if applicable may be used to concentrate development closer to the intersection of U.S. Highway 285 and Colina Drive, as allowed by this Code.
6. Direct vehicular access to non-residential development from U.S. Highway 285 is prohibited. Secondary access (right in only) to the Village Crossroads may be approved if it meets NMDOT access management regulations.

**9.10.3.2.1.7. US 285 South HCD Commercial Neighborhood (San Sebastian/Old Las Vegas Highway Crossroads)**

**9.10.3.2.1.7.1. Location.** The San Sebastian/Old Las Vegas Highway Crossroads area is located at the intersection of U.S. Highway 285 and Old Las Vegas Highway.

**9.10.3.2.1.7.2. Purpose.** The purpose of the San Sebastian/Old Las Vegas Highway Crossroads is to establish small scale non-residential development to serve primarily local needs.

**9.10.3.2.1.7.3. Dimensional standards.** As identified in Chapter 8 of this Code, except as prescribed below:

1. The size of any building shall not exceed 15,000 square feet.
2. Any building that exceeds 5,000 square feet shall be broken into smaller design elements in order to reduce the bulk of the building.
3. Building walls shall be broken up every 40 feet with horizontal offsets or portals with a minimum depth of 3 feet and a minimum width of 6 feet.
4. The setbacks from roads other than U.S. Highway 285 and the Old Las Vegas Highway shall be no more than 50 feet.

**9.10.3.2.1.7.4. Design Standards.** As identified in Chapter 7 of this Code, except as prescribed below:

1. Buildings, commercial lighting, and signage shall be oriented to Old Las Vegas Highway.
2. Parking for non-residential development shall be located at the rear of the building(s) it serves.

3. Primary vehicular access to parking areas for non-residential development shall be restricted to the Old Las Vegas Highway.
4. Non-residential development along Old Las Vegas Highway shall provide clear separation between pedestrian and vehicular traffic to enhance pedestrian safety.
5. Roadside vending is prohibited.
6. Fencing in arroyos shall not restrict the natural passageway for wildlife and shall not affect the natural drainage.

**9.10.3.2.1.8. US 285 South HCD Commercial Neighborhood (Entryway Crossroads)**

**9.10.3.2.1.8.1. Location.** The location of the Entryway Crossroads area is at the intersection of U.S. Highway 285 and Avenida Amistad.

**9.10.3.2.1.8.2. Purpose** The purpose of Entryway Crossroads area is to provide a gateway to the historic Simpson Ranch, preserve the predominant natural features, maintain neighborhood privacy, and provide for neighborhood scale non-residential development that conveys the community character and history.

**9.10.3.2.1.8.3. Dimensional standards.** As identified in Chapter 8 of this Code, except as prescribed below:

1. The size of any building shall not exceed 15,000 square feet.
2. Any building that exceeds 5,000 square feet shall be broken into smaller design elements in order to reduce the bulk of the building.
3. Building walls shall be broken up every 40 feet with horizontal offsets or portals with a minimum depth of 3 feet and a minimum width of 6 feet.

**9.10.3.2.1.8.4. Design Standards.** As identified in Chapter 7 and 8 of this Code, except as prescribed below:

1. Non-residential development west of U.S. Highway 285 shall be oriented along an internal pedestrian-oriented street or around a public plaza.
2. Non-residential development east of U.S. Highway 285 shall be oriented on a north south axis on an internal pedestrian-oriented street parallel to U.S. Highway 285.
3. Direct vehicular access to non-residential development from U.S. Highway 285 is prohibited.

4. Buildings are limited to 18 feet in height. However, buildings on the perimeter of the Entryway Crossroads that face residential areas shall be limited to 12 feet in height.

**9.10.3.2.1.9. US 285 South HCD Commercial Neighborhood (Alma Crossroads)**

**9.10.3.2.1.9.1. Location.** The following provisions apply to the Alma Drive Crossroads area, which is at the intersection of U.S. Highway 285 and Alma Drive.

**9.10.3.2.1.9.2. Purpose** The purpose U.S. Highway 285 and Alma Drive crossroads is to retain the semi-rural residential character of the immediate area by limiting non-residential development to a very small area that has historically contained commercial uses.

**9.10.3.2.1.9.3. Dimensional standards.** As identified in Chapter 8 of this Code, except as prescribed below:

1. The size of any building shall not exceed 15,000 square feet.
2. Any building that exceeds 5,000 square feet shall be broken into smaller design elements in order to reduce the bulk of the building.
3. Building walls shall be broken up every 40 feet with horizontal offsets or portals with a minimum depth of 3 feet and a minimum width of 6 feet.

**9.10.3.2.1.9.4. Design Standards.**

9.10.3.2.1.9.4.1. Direct access to any new development from U.S. Highway 285 is prohibited.

**9.10.3.2.1.10. US 285 South HCD Commercial Neighborhood (Community Facility Crossroads)**

**9.10.3.2.1.10.1. Location.** The following provisions apply to the Community Facilities Crossroads area, which is adjacent to the access road leading from U.S. Highway 285 to the County Facility identified in the Public Institutional Zoning District.

**9.10.3.2.1.10.2. Purpose** The purpose of these provisions is to ensure that the area continues to function and expand as an important community facilities node, with an emphasis on buffering activities from surrounding residential areas.

**9.10.3.2.1.10.3. Dimensional standards.** As identified in Chapter 8 of this Code, except as prescribed below:

1. The size of any building shall not exceed 5,000 square feet.

2. Building walls shall be broken up every 40 feet with horizontal offsets or portals with a minimum depth of 3 feet and a minimum width of 6 feet.
3. The total size of the area shall not exceed 3 acres, bounded on the north by the service road, on the east by the transfer station, on the south by the ridge, and on the west by the US 285 South right-of-way.
4. Uses and buildings shall be oriented to the existing service road serving the existing County Facilities.
5. Access to new development shall be from the existing service road serving the County Facilities.
6. The knoll south of the existing service road serving the County Facilities shall be preserved in its natural state.
7. The arroyo north of the existing service road serving the County Facilities shall be preserved in its natural state.

#### **9.10.4. Public / Institutional Zoning District ( -PI).**

**9.10.4.1. Purpose.** The purpose of the Public/Institutional district is to accommodate governmental, educational, and non-profit or institutional uses, including public or community parks and recreation facilities, and public, non-profit, and institutional residential uses, but excluding any such uses of an extensive heavy industrial character.

#### **9.10.5. US 285 HCD Rural Commercial Overlay (US 285 HCD O-RC).**

**9.10.5.1. Purpose Statement.** The US 285 South HCD O-RC allows for non-residential development which shall be compatible with existing land use patterns, existing residential areas, land ownership characteristics, and geographic features near the property. The US 285 HCD O-RC is intended to support the needs of the community and to retain the predominantly rural and residential character of the corridor. Commercial uses that are small in scale are appropriate within this overlay zone in order to support the development of the corridor as a mix of residential and commercial.

**9.10.5.1.1. Location.** The following provisions apply to the Spur Ranch Crossroads area, which is located at the intersection of U.S. Highway 285 and Spur Ranch Road. Boundaries of the O-RC are shown on the Official Zoning Map.

**9.10.5.1.2. Dimensional standards.** As identified in Chapter 8 of this Code, except as prescribed below:

1. Direct access to any new development from U.S. Highway South 285 is prohibited.

2. Non-residential development shall not exceed five thousand (5,000) square feet.
3. No building shall exceed 18 feet in height.

**9.10.5.2. Permitted Uses.** The following uses may be allowed in the US 285 South in addition to those uses allowed by the underlying zoning:

1. Retail services including market shops, open markets, offices, retail shops and stores, exhibition spaces and art galleries, restaurants, offices and stores with residence included, and small scale lodging, such as bed and breakfast inns (up to 7 units).
2. Community and social services including library, museum, postal services, bus stop shelters, community center, public recreation facilities, community food services; other services including janitorial, landscaping, cleaning, research and development, services for the elderly and disabled, and active leisure sports.
3. Agricultural uses including agricultural production and sales.
4. Utilities such as local distribution facilities for water, natural gas and power, telecommunication lines, water tanks, water wells, well fields and water transmission pipelines.

**9.10.5.3. Conditional Uses.** The following uses may be allowed in the US 285 South HCD O-RC upon the issuance of a conditional use permit:

1. Community Services such as retirement housing, assisted living facilities, life care or continuing care facilities, skilled nursing and facilities and animal hospitals.
2. Moderate scale lodging, such as bed and breakfast inns (between 7 and 12 units), rooming and boarding housing (under 12 units), resorts, with or without conference center, hotels motels and inns (under 12 units) and retreats (up to 6 events per year, no more than 3 days per week, and no more than 10 participants at a time).
3. Retail services including automobile repair and service, outdoor resale business.
4. Entertainment facilities such as fitness, recreational sports, gyms, and athletic clubs, exhibitions and art galleries, performing arts and supporting establishments, indoor games facility, performance theater, movie theater, arcade, mini golf, bowling, billiards, pool etc., covered or partially covered atrium and public enclosure, theater, dance, and music establishments.

**9.10.6. Home Occupations.** Small scale home occupations, including but not limited to, retail shops, galleries, and offices may be allowed as accessory uses to single-family residential uses provided that such businesses comply with the standards of Chapter 10 of this Code, and the following provision below:

- 9.10.6.1.** Not more than 2,500 square feet shall be dedicated to any home occupation.

**Table 9.10.9: US 285 South HCD Use Matrix**

DRAFT 7-7-15

Use	Function	Structure	Activity	285 Agriculture/Ranch	285 Rural	285 Rural Residential	285 Residential Fringe	285 Residential Estate	285 Commercial Neighborhood	285 Public Institutional	Special Conditions
<b>Residential</b>											
Single family detached units		1110		P	P	P	P	P	P	X	
Single-family attached units		1120		P	P	P	P	P	P	X	
Duplex		1121		P	P	P	P	P	P	X	
Accessory dwelling units		1130		A	A	A	A	A	A	X	Chapter 10
Townhouses				X	X	X	X	X	X	X	
Multifamily dwellings		1202-99		X	P	X	X	X	X	X	
Retirement Housing	1210			C	C	C	C	C	C	X	
Assisted living facility	1230			C	C	C	C	C	C	X	
Life care or continuing care facilities	1240			C	C	C	C	C	C	X	
Skilled nursing facilities	1250			C	C	C	C	C	C	X	
Community Home, NAICS 623210				P	P	P	P	P	P	P	
Barracks		1310		X	X	X	X	X	X	X	
Dormitories		1320		X	X	X	X	X	X	X	
Single room occupancy units		1340		X	X	X	X	X	X	X	Chapter 10
Temporary structures, tents etc. for shelter		1350		X	X	X	X	X	X	X	
<b>Hotels, motels, or other accommodation services</b>											
Bed and Breakfast inn	1310			C	C	C	C	C	P	X	Chapter 10
Rooming and boarding housing	1320			X	X	X	X	X	X	X	
Resorts				X	X	X	X	X	X	X	
<u>Retreats</u>				C	C	C	C	C	C	X	
Hotels, motels, and tourist courts	1330			X	X	X	X	X	C	X	
<b>Commercial</b>											
Shop or store with drive-through facility		2210		X	X	X	X	X	C	X	
Restaurant, with incidental consumption of alcoholic beverages		2220		X	X	X	X	X	P	X	
Restaurant, with no consumption of alcoholic beverages permitted		2220		X	X	X	X	X	P	X	
Stand-alone store or shop		2230		X	X	X	X	X	P	X	
Department store		2240		X	X	X	X	X	X	X	
Warehouse discount store/superstore	2124	2250		X	X	X	X	X	X	X	
Market shops, including open markets		2260		X	X	X	X	X	C	X	
Gasoline station		2270		X	X	X	X	X	C	X	
Automobile repair and service		2280		X	X	X	X	X	C	X	
Car dealer	2111			X	X	X	X	X	C	X	
Bus, truck, mobile home, or large vehicle dealers	2112			X	X	X	X	X	X	X	
Bicycle, motorcycle, all terrain vehicle dealers	2113			X	X	X	X	X	C	X	
Boat or marine craft dealer	2114			X	X	X	X	X	X	X	
<u>Automotive</u> Parts, accessories, or tires	2115			X	X	X	X	X	C	X	

Use	Function	Structure	Activity	285 Agriculture/Ranch	285 Rural	285 Rural Residential	285 Residential Fringe	285 Residential Estate	285 Commercial Neighborhood	285 Public Institutional	Special Conditions
Gasoline service	2116			X	X	X	X	X	C	X	
Lumberyard and materials	2126			X	X	X	X	X	X	X	
Outdoor resale business	2145			X	X	X	X	X	C	X	
Pawnshops	NAICS 522298			X	X	X	X	X	X	X	
Beer, wine, and liquor store (off-premises consumption of alcohol)	2155			X	X	X	X	X	C	X	
Shopping center	2510-2580			X	X	X	X	X	C	X	
Convenience stores or centers		2591		X	X	X	X	X	C	X	
Car care center		2593		X	X	X	X	X	C	X	
Car washes	NAICS 811192			X	X	X	X	X	C	X	
Office or bank (without drive-through facility)		2100		X	X	X	X	X	P	X	
Office (with drive-through facility)		2110		X	X	X	X	X	P	X	
Office or store with residence on top		2300		X	X	X	X	X	P	X	
Office-over storefront structure		2400		X	X	X	X	X	P	X	
Research and development services (scientific, medical, and technology)	2416			X	X	X	X	X	C	X	
Car rental and leasing	2331			X	X	X	X	X	C	X	
Leasing trucks, trailers, recreational vehicles, etc.	2332			X	X	X	X	X	X	X	
Services including pest control, janitorial, landscaping, carpet upholstery, cleaning and other services	2450			X	X	X	X	X	P	X	
Bars, taverns and nightclubs				X	X	X	X	X	C	X	
<del>Camps, camping, and related establishments</del>	<del>5400</del>										
Sexually oriented business				X	X	X	X	X	X	X	Sec. 10.20
Tattoo parlors				X	X	X	X	X	C	X	
<b>Industrial , manufacturing and wholesale trade</b>											
Light industrial structures and facilities (not enumerated in Codes 2611-2615, below)		2610		X	X	X	X	X	C	X	
Loft		2611		X	X	X	X	X	X	X	
Mill-type factory structures		2612		X	X	X	X	X	C	X	
Manufacturing plants		2613		X	X	X	X	X	C	X	
Industrial parks		2614		X	X	X	X	X	X	X	
Laboratory or specialized industrial facility		2615		X	X	X	X	X	X	X	
Assembly and construction-type plants	3000	2621		X	X	X	X	X	X	X	
Process plants (metals, chemicals asphalt, concrete, etc.)	3000	2622		X	X	X	X	X	X	X	
Construction-related businesses	7000			X	X	X	X	X	C	X	
Heavy construction	7400			X	X	X	X	X	X	X	
Machinery related	7200			X	X	X	X	X	X	X	
Special trade contractor	7300			X	X	X	X	X	C	X	
<del>Automotive paint and body</del>				<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>C</del>	<del>X</del>	<del>Section 10</del>

Use	Function	Structure	Activity	285 Agriculture/Ranch	285 Rural	285 Rural Residential	285 Residential Fringe	285 Residential Estate	285 Commercial Neighborhood	285 Public Institutional	Special Conditions
Automotive wrecking and graveyards, salvage yards, and junkyards				X	X	X	X	X	x	X	
Vehicle storage for towing or related business				X	X	X	X	X	X	X	
Demolition, <u>building and structure</u> business				X	X	X	X	X	X	X	
<del>Recycling business</del>						X					
Warehouse or storage facility Structure		2700		X	X	X	X	X	C	X	
Mini-warehouse, <u>mini-storage units</u>		2710		X	X	X	X	X	C	X	
High-rise mini-warehouse		2720		X	X	X	X	X	X	X	
Warehouse structure		2730		X	X	X	X	X	X	X	
Produce warehouse		2740		X	X	X	X	X	X	X	
Refrigerated warehouse or cold storage		2750		X	X	X	X	X	X	X	
Large area distribution or transit warehouse		2760		X	X	X	X	X	X	X	
Wholesale trade— durable goods	3510			X	X	X	X	X	X	X	
Wholesale trade nondurable goods	3520			X	X	X	X	X	X	X	
Food, textiles, and related products				X	X	X	X	X	X	X	
Wood, paper, and printing products				X	X	X	X	X	X	X	
Tank farms		2780		X	X	X	X	X	X	X	
<b>Public assembly structures</b>											
Performance theater			3110	X	X	X	X	X	C	C	
Movie theater			3120	X	X	X	X	X	C	X	
Amphitheater			3130	X	X	X	X	X	X	X	
Drive-in theaters			3140	X	X	X	X	X	X	X	
Indoor games facility		3200		X	X	X	X	X	C	X	
Amusement, sports, or recreation establishment not specifically enumerated	5300			X	X	X	X	X	X	X	
Amusement or theme park	5310			X	X	X	X	X	X	X	
Arcade	5320			X	X	X	X	X	C	X	
Miniature golf establishment	5340			X	X	X	X	X	C	X	
Fitness, recreational sports, gym, or athletic club	5370			X	X	X	X	X	C	X	
Bowling, billiards, pool, etc.	5380			X	X	X	X	X	C	X	
Skating rinks	5390			X	X	X	X	X	X	X	
Sports stadium or arena		3300		X	X	X	X	X	X	X	
Racetrack or raceway	5130			X	X	X	X	X	X	X	
Exhibition, convention or conference structure		3400		X	X	X	X	X	X	X	
Churches, temples, synagogues, mosques, and other religious facilities		3500		P	P	P	P	P	P	P	*
Covered or partially covered atriums and public enclosure		3700		X	X	X	X	X	C	C	
Passenger terminal, mixed mode		3810		X	X	X	X	X	C	C	*
Active open space/ athletic fields/golf courses	6340			C	C	C	C	C	C	C	

Use	Function	Structure	Activity	285 Agriculture/Ranch	285 Rural	285 Rural Residential	285 Residential Fringe	285 Residential Estate	285 Commercial Neighborhood	285 Public Institutional	Special Conditions
Passive open space	6340			P	P	P	P	P	P	P	
<b>Arts, entertainment, and recreation</b>											
Active leisure sports and related activities			7100	X	X	X	X	X	C	C	
<b>Movie Ranch</b>				X	X	X	X	X	X	X	
Camps, camping, and related establishments	5400			X	X	X	X	X	X	X	
Exhibitions and art galleries		4410		X	X	X	X	X	C	C	
Performing arts or supporting establishment	5100			X	X	X	X	X	C	C	
Theater, dance, or music establishment	5101			X	X	X	X	X	C	C	
<b>Institutional or community facilities</b>											
<b>Community center</b>		2200		X	X	X	X	X	C	P	
Hospitals		4110		X	X	X	X	X	X	X	
Medical clinics		4120		X	X	X	X	X	C	C	
Social assistance, welfare, and charitable services (not otherwise enumerated)	6560			X	X	X	X	X	C	C	
Child and youth services	6561			X	X	X	X	X	C	C	
Child care institution (basic)	6562			P	P	P	P	P	P	P	
Child care institution (specialized)	6562			P	P	P	P	P	P	P	
Day care center	6562			P	P	P	P	P	P	P	
Community food services	6563			X	X	X	X	X	C	C	
Emergency and relief services	6564			X	X	X	X	X	C	C	
Other family services	6565			X	X	X	X	X	C	C	
Services for elderly and disabled	6566			X	X	X	X	X	C	C	
Animal hospitals	6730			X	X	X	X	X	C	C	
School or university (privately owned)		4200		P	P	P	P	P	P	P	
Grade school (privately owned)		4210		P	P	P	P	P	P	P	
College or university facility (privately owned)		4220		P	P	P	P	P	P	P	
Technical, trade, and other specialty schools	6140	4230		P	P	P	P	P	P	P	
Library		4300		X	X	X	X	X	C	C	
Museum, exhibition, or similar facility	5200	4400		X	C	X	X	X	C	C	
Exhibitions and art galleries			4410	X	X	X	X	X	P	P	
Planetarium		4420		X	X	X	X	X	C	C	
Aquarium		4430		X	X	X	X	X	C	C	
Outdoor facility, no major structure			4440	X	X	X	X	X	C	C	
Zoological parks		4450		X	X	X	X	X	X	C	
Public safety related facility			4500	C	C	C	C	C	C	C	
Fire and rescue station			4510	C	C	C	C	C	C	C	
Police station			4520	C	C	C	C	C	C	C	
Emergency operation center			4530	X	X	X	X	X	C	C	*

Use	Function	Structure	Activity	285 Agriculture/Ranch	285 Rural	285 Rural Residential	285 Residential Fringe	285 Residential Estate	285 Commercial Neighborhood	285 Public Institutional	Special Conditions
Correctional or rehabilitation facility			4600	X	X	X	X	X	X	X	*
Cemetery, monument, tombstone, or mausoleum			4700	C	C	C	C	C	X	X	
Funeral homes			4800	X	X	X	X	X	X	X	
Cremation facilities			4800	X	X	X	X	X	X	X	
Public administration		6200		C	C	C	X	C	C	C	
Post offices		6310		C	C	C	C	C	C	C	
Space research and technology		6330		X	X	X	X	X	C	C	*
Clubs or lodges				X	X	X	X	X	C	C	
<b>Transportation-related facilities</b>											
Commercial automobile parking lots		5200		X	X	X	X	X	C	C	
Commercial automobile parking garages				X	X	X	X	X	X	x	
Surface parking, open		5210		X	X	X	X	X	C	C	
Surface parking, covered		5220		X	X	X	X	X	C	C	
Multistoried parking structure with ramps		5230		X	X	X	X	X	X	C	
Underground parking structure with ramps		5240		X	X	X	X	X	X	C	
Rooftop parking facility		5250		X	X	X	X	X	X	C	
Bus terminal		3830		X	X	X	X	X	X	C	
Bus stop shelter		5300		P	P	P	P	P	P	P	
Truck storage and maintenance facilities		5400		X	X	X	X	X	X	X	
Truck freight transportation facilities	4140			X	X	X	X	X	X	X	
Light rail transit lines and stops	4151			X	X	X	X	X	X	C	
Local rail transit storage and maintenance facilities	4153			X	X	X	X	X	X	X	
Taxi and limousine service maintained and storage facilities	4155			X	X	X	X	X	X	X	
Taxi and limousine service dispatch facilities				X	X	X	X	X	X	X	
Bus transportation storage and maintenance facilities	4156			X	X	X	X	X	X	X	
Towing and other road service facilities, excluding automobile salvage, wrecking, or permanent vehicle storage	4157			X	X	X	X	X	C	X	
Long-distance or bulk pipelines for petroleum products, natural gas, or mineral slurry	4170			X	X	X	X	X	X	X	
Courier and messenger service facilities	4190			X	X	X	X	X	C	X	
Commercial airports		5600		X	X	X	X	X	X	X	
Private airplane runways and landing strips		5610		X	X	X	X	X	X	X	
Airport maintenance and hangar facilities		5620		X	X	X	X	X	X	X	
Heliport facility		5640		X	X	X	X	X	X	X	
Helistops				X	X	X	X	X	X	X	
Glide port, stolport, ultralight airplane, or balloon port facility		5650		X	X	X	X	X	X	X	
Railroad tracks, spurs, and sidings				X	X	X	X	X	X	X	
Railroad switching, maintenance, and storage facility		5700		X	X	X	X	X	X	X	

Use	Function	Structure	Activity	285 Agriculture/Ranch	285 Rural	285 Rural Residential	285 Residential Fringe	285 Residential Estate	285 Commercial Neighborhood	285 Public Institutional	Special Conditions
Railroad passenger station		5701		X	X	X	X	X	X	X	
Railroad freight facility		5702		X	X	X	X	X	X	X	
<b>Utility</b>											
Local distribution facilities for water, natural gas, and electric power		6100		C	C	C	C	C	C	C	
Telecommunications lines				C	C	C	C	C	C	C	
Electric power substations				C	C	C	C	C	C	C	
High-voltage electric power transmission lines				C	C	C	C	C	C	C	
Dam		6220		C	C	C	C	C	X	C	
Livestock watering tank or impoundment				P	P	P	P	P	A	P	
Levee		6230		C	C	C	C	C	A	C	
Water tank (elevated, at grade, or underground)		6250		C	C	C	C	C	P	C	
Water wells, well fields, and bulk water transmission pipelines		6260		C	C	C	C	C	A	C	
Water treatment and purification facility		6270		P	P	P	P	P	P	P	
Water reservoir		6280		C	C	C	C	C	C	C	
Irrigation facilities, including impoundments for on-site irrigation or acequia system irrigation		6290		P	P	P	P	P	P	P	
Wastewater storage or pumping station facility, lift stations, and collection lines		6310		C	C	C	C	C	C	C	
Solid waste landfill facility	4345	6320		X	X	X	X	X	X	X	
Composting facility		6330		X	X	X	X	X	X	C	
<b>Recycling transfer center</b>		<b>6331</b>		<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>C</b>	
Solid waste collection transfer station (Governmental)	4343		3210	X	X	X	X	X	X	C	
Solid waste collection transfer station (Private)	4343		3210	X	X	X	X	X	X	X	
Solid waste combustor or incinerator	4344			X	X	X	X	X	X	X	
Septic tank service, repair, and installation business	4346			X	X	X	X	X	C	X	
Household hazardous waste collection facility				X	X	X	X	X	X	X	
Hazardous waste storage facility		6340		X	X	X	X	X	X	X	
Hazardous waste treatment and disposal facility				X	X	X	X	X	X	X	
Sewage treatment plant and disposal facilities		6350		X	X	X	X	X	C	X	
Gas or electric power generation facility		6400		X	X	X	X	X	X	X	
<b>Communication towers—</b>		<b>6500</b>									
<b>Wireless Communication Facilities, co-location, surface mounted, new tower up to 49 feet</b>		<b>6500</b>		<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	
<b>Wireless Communication Facilities, new tower 50-74 feet</b>		<b>6500</b>		<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	
<b>Wireless Communication Facilities, new tower 75-99 feet</b>		<b>6500</b>		<b>P</b>	<b>P</b>	<b>X</b>	<b>X</b>	<b>P</b>	<b>P</b>	<b>P</b>	
<b>Wireless Communication Facilities, new tower 100 plus feet</b>		<b>6500</b>		<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	
Radio, television, or wireless transmitter		6510		X	X	X	X	X	A	X	
Weather stations or transmitters		6520		P	P	C	X	X	A	P	

Use	Function	Structure	Activity	285 Agriculture/Ranch	285 Rural	285 Rural Residential	285 Residential Fringe	285 Residential Estate	285 Commercial Neighborhood	285 Public Institutional	Special Conditions
Environmental monitoring station (air, soil, etc.)		6600		P	P	P	P	P	A	P	
Commercial solar energy production facility				X	X	X	X	X	C	X	
Geothermal production facility		6450		X	X	X	X	X	X	C	
Large scale wind facility				X	X	X	X	X	X	X	Sec. 10.16
<del>Telecommunications and</del> Broadcasting station	4230			X	X	X	X	X	X	C	
Highway rest stops and welcome centers		6930		X	X	X	X	X	X	C	
Fountain, sculpture, or other similar decorative structures		6950		P	P	P	P	P	P	P	
Permanent outdoor stage, bandstand, or similar structure		6960		X	X	X	X	X	C	C	
<b>Agriculture, forestry, and conservation/open space</b>											
Grain silos and other storage structure for grains and agricultural products		8100		P	P	A	A	A	X	C	
Animal production that includes slaughter	9300			X	X	X	X	X	X	X	
Livestock pens or hog houses		8200		P	P	C	C	C	C	X	
Commercial greenhouses		8500		C	C	C	C	C	P	C	
Nurseries and other growing of ornamental plants				C	C	C	C	C	P	C	
Stables and other equine-related facilities - All personal use and commercial up to 12 horses.		8240		P	P	C	C	C	C	X	
Stables and other equine-related facilities - Commercial over 12 horses				C	C	X	X	X	X	X	
Kennels and commercial dog breeding facilities		8700		X	X	X	X	X	C	C	
Apiary and other related structures		8700		P	P	P	P	P	P	P	
Crop production outdoor	9100			P	P	P	P	P	P	P	
Crop production greenhouse		8500		P	p	P	P	P	P	P	
Display or sale of agricultural products raised on the same premises				P	P	A	A	A	P	P	
Forestry and logging operations	9300			X	X	X	X	X	X	X	
Game preserves and retreats	9400			X	X	X	X	X	X	X	
Support business and operations for agriculture and forestry				X	X	X	X	X	C	X	
Parks, open space areas, conservation areas, and preservation areas				P	P	P	P	P	P	P	
Public or community outdoor recreation facilities				P	P	P	P	P	P	P	
Concentrated animal feeding operation		8310		X	X	X	X	X	X	X	
Cattle ranching, and the grazing or cattle or other livestock		8230		P	P	P	P	P	P	P	
Dairy farms		8210		X	X	X	X	X	X	X	
Other farm and farming-related structures		8900		A	A	A	A	A	A	A	
Poultry farms and poultry production facilities		8220		C	C	C	C	C	C	C	
Sheds, or other agricultural facilities		8000		A	A	A	A	A	A	A	
Animal waste lagoons		8420		X	X	X	X	x	X	X	
<b>Mining and extraction establishments</b>											
Oil and natural gas exploration or extraction	8100			X	X	X	X	X	X	X	

Use	Function	Structure	Activity	285 Agriculture/Ranch	285 Rural	285 Rural Residential	285 Residential Fringe	285 Residential Estate	285 Commercial Neighborhood	285 Public Institutional	Special Conditions
Metallic minerals mining	8200			X	X	X	X	X	X	X	
Coal mining	8300			X	X	X	X	X	X	X	
Nonmetallic minerals mining	8400			X	X	X	X	X	X	X	
Quarrying and stone cutting	8500			X	X	X	X	X	X	X	
Sand and gravel Mining				X	X	X	X	X	X	X	
Sand and gravel mining with blasting (as specified in Section 11.2.7)				X	X	X	X	X	X	X	

\* Subject to inclusion in approved list of uses that is part of the site plan for the Mixed Use and Planned Development District.