Exhibit 150A. Sustainable Land Development Code

CHAPTER 9. COMMUNITY DISTRICTS

§ 9.6. MADRID COMMUNITY DISTRICT OVERLAY. REDLINED

9.6.1 Purpose and Intent. The provisions of the Madrid Community District (MCD) are intended to implement and be consistent with the land use goals, objectives, policies, and strategies of the Madrid Community Plan and the Sustainable Growth Management Plan (SGMP). The MCD is designed to preserve the rural character, community self-sufficiency, history and culture of Madrid to help manage growth, maintain sustainable water supply and wastewater infrastructure, preserve a high quality of life and protect and strengthen relationships between neighbors, accommodate a variety of lifestyles and meet future needs.

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

9.6.2.1 Setbacks. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. Minimum front setback shall be 8 feet.

2. Minimum side and rear setback shall be 10 feet.

9.6.2.2 Signs. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. Backlit, plastic, and neon signs are prohibited.

~~2. Signs are limited to a maximum size of 4 square feet.~~

~~1.~~3. ~~Historical signs that are larger than the maximum size and in existence since January 1981 may be replaced by signs of the same size.~~

9.6.2.3 Water Supply, Wastewater and Water Conservation. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. Water Conservation; Nonresidential. New nonresidential establishments shall make connection to a public or publicly-regulated private water system when the utility becomes ready, willing and able to supply the development. New nonresidential development will be required to limit water consumption to .25 acre-feet per year.

2. Wastewater; Nonresidential. New nonresidential establishments must provide proof of adequate restroom facilities before business licenses will be granted to ensure that nonresidential establishments have adequate restroom facilities to serve demand generated by their business activities. Facilities shall include on-site restroom(s), portable facilities, shared facilities with another establishment or other types of facilities which meet applicable public restroom facility standards.

9.6.2.4 Terrain Management. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. Steep Slopes and Ridges. These standards apply to all new structures and additions to existing structures located on development sites where any portion of the land has a natural slope prior to development of 15% or greater, and on ridgetops.

2. Viewshed Preservation. In order to preserve the unobstructed horizons surrounding Madrid, no portion of a residential, commercial, or any other structure shall be visible above a ridgetop when viewed from the centerline of NM 14 at the nearest spot on the highway with a direct view of the proposed structure.

3. Ridgetop Protection. Where a ridgetop measures more than two hundred feet (200') from shoulder to shoulder (a mesa), the ridgetop standards and requirements for the architecture and buffers shall apply within two hundred feet (200') of the shoulder of the ridge and setbacks will be directed away from the portion of property most visible from the major roadway as described above.

4. Landscaping and Screening. Evergreen trees at least 5 feet tall shall be used for screening and buffering of structures, cuts and fills in order to maintain year-round screening of previously disturbed areas.

    a. Cut slopes with a slope or retaining wall closer than 6 feet from the edge of a road or driveway, where the planting area for trees is limited, may be screened with a trellis supporting planted vegetation or other similar means.

9.6.2.5 Special Protection of Riparian Areas. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. Native vegetation ~~endemic~~ indigenous to riparian areas is exempt~~ed~~ from the xeriscape requirements set forth in Chapter 7 of this Code.

9.6.2.6 Greenbelt Traffic Restrictions. All motorized vehicular traffic in the MCD greenbelt area, as identified in Appendix C:[1] SLDC Official Map Series, Map 5 "Open Space and Trails" shall be prohibited with the exception of traffic on existing road easements and uses such as emergency purposes and water cooperative maintenance.

[1] *Editor's note–Appendix C is included as an attachment to this exhibit.*

9.6.2.7 Wildlife Corridors. In all instances where wildlife corridors exist~~s~~, they must be identified in a development permit ~~the~~ application or as early as possible during the application process so development can be adjusted to avoid disturbance.

9.6.2.8 Density Transfer. Whenever density transfers are used to create open space in perpetuity by easement or other legal means, and when new lots are created, maximum lot coverage shall increase to 50% and shall be calculated based on each individual new development lot.

9.6.2.9 Parking. The standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:

1. New uses are exempt from minimum parking requirements if they fall within the same Use Classification category as the previous use (see Table 7-6).

2. New uses cannot remove any existing parking spaces if below the minimum required number of parking spaces.

9.6.2.10 Architectural Design Standards. In order to preserve the historical design character of Madrid, any new development shall be designed to integrate with the general style of Madrid.

1. The general style of Madrid includes the following styles: Early Frame House, California Bungalow, Spanish Pueblo Adobe, and Adobe with Sloped Tin Roof (see Figure 9.6.1 for reference). These styles are defined as:

    a. Early Frame House: Steeply sloped roofs, wood siding, and little decoration.

    b. California Bungalow: Shallower roofs, broad eaves, attached porches and simple decoration consisting of brackets, trellis work, and a mixture of materials, including stucco, wood and shingles, typically painted a single color except for trim.

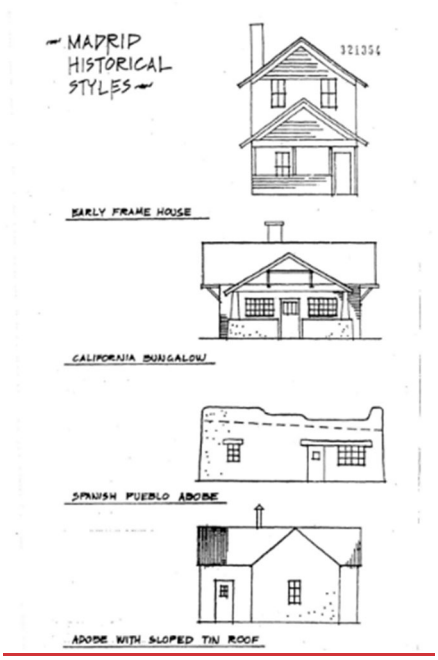
c. Spanish Pueblo Adobe: Thick walls with soft rounded corners, small windows, and a firewall (parapet) with a flat or stepped top on at least three sides.

d. Adobe with Sloped Tin Roof: Very similar in proportion to the early frame houses but built in adobe style.

2. Temporary, portable or wheeled structures such as mobile homes, tents, inoperative vehicles, unregistered vehicles, campers, and trailers shall not be allowed on properties for more than thirty (30) days.

3. None of these regulations shall prevent the use of prefabricated structures if they are shown to be in conformance with the historical styles and are on permanent foundations.

Figure 9.6.1 – Examples of the general styles of Madrid.



9.6.3 Establishment of Zoning Districts. The development standards of Chapter 8 of this Code shall be applicable to all development, except as otherwise specified herein.

9.6.3.1 Generally. The MCD 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.

9.6.3.2 Base Zoning Districts. Base zoning districts approved for use in the MCD are listed in Table 9-6-1:

Table 9-6-1: Madrid Base Zoning Districts	
RUR	Rural
TC	Traditional Community
CN	Commercial Neighborhood
PI	Public/Institutional

1. MCD Rural (MCD RUR); Purpose. The purpose of this district is to designate areas suitable for a combination of agricultural, equestrian, residential and other compatible uses. The intent of the MCD RUR district is to protect agricultural uses from encroachment

by development and to support agricultural ranch, very large lot residential, and ecotourism uses. Density transfers 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.

a. Use Regulations. Uses permitted, conditional and prohibited ~~as~~ are identified in Chapter 8 and Appendix B of this Code with exceptions identified ~~on~~ in this paragraph and in the MCD Use Table [Table 9-6-8].

i. Hotels, motels and tourist courts:

(a) Only tourist courts are permitted.

ii. Commercial automobile parking lots; Surface parking, open; Surface parking, covered:

(a) A property designated as a "Garage Lot" in its Legal Description may be used for parking.

b. Dimensional Standards. As identified in Chapter 8 of this Code, Rural, except as prescribed in MCD Table 9-6-2.

Table 9-6-2: Dimensional Standards MCD RUR (Rural)

Zoning District	MCD RUR-R
Density (# of acres per dwelling unit)	40
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet) hay or animal barn, silo, water tower	36
Height (maximum, feet) all other structures	25
Lot coverage residential and nonresidential structures (maximum, percent)	5

2. MCD Traditional Community (MCD TC); Purpose. The purpose of this district is to continue to reflect the unique historic development patterns of the old village with a mixed pattern of lot sizes and shapes and housing types. It should remain as a place where people work and live consistent with historic options for compact residential development including clustered housing, family compounds, and secondary dwelling units. Community facilities, institutional uses, agricultural uses, and home occupations that are residential in scale should continue to be allowed anywhere in the district. The MCD TC accommodates traditional community patterns, preserves historic and cultural landscapes, and protects agricultural uses.

a. Use Regulations. Uses permitted, conditional, accessory and prohibited ~~as~~ are identified in Chapter 8 of Appendix B of this Code with exceptions identified ~~on~~ in the MCD Use Table [Table 9-6-8].

i. Commercial automobile parking lots; Surface parking, open; Surface parking, covered:

(a) A property designated as a "Garage Lot" in its Legal Description may be used for parking.

b. Dimensional Standards. As identified in Chapter 8 of this Code, Traditional Community, except as prescribed in MCD Table 9-6-3.

Table 9-6-3: Dimensional Standards MCD TC (Traditional Community)

Zoning District	MCD TC

Density (# of acres per dwelling unit)	.75
Frontage (minimum, feet)	50
Lot width (minimum, feet)	50
Lot width (maximum, feet)	n/a
Height (maximum, feet)	25
Height (maximum, feet), hay or animal barn, silo	36
Maximum building size (nonresidential)	2,500 sq. ft.

Table 9-6-3: Dimensional Standards MCD TC (Traditional Community)	
Zoning District	**MCD TC**
Lot coverage residential/nonresidential (maximum, percent) for lots equal to or greater than .75 acres	25*

*If the existing lot is less than .75 acres, the lot coverage can be adjusted up to a maximum of 50%.

3. MCD Commercial Neighborhood (MCD CN); Purpose. The purpose of this district is to allow for residential and low-intensity nonresidential uses that are intended to serve and are in close proximity to individual residential neighborhoods.

   a. Use Regulations. Uses permitted, conditional and prohibited ~~as~~ are identified in Chapter 8 and Appendix B of this Code with exceptions identified ~~on~~ in the MCD Use Table [Table 9-6-8].

   b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9-6-4.

Table 9-6-4: Dimensional Standards MCD CN (Commercial Neighborhood)	
CN Zoning District	**[MDC] CN**
Density	.75
Frontage (minimum, feet)	50
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	25

4. MCD Public/Institutional (MCD PI); Purpose. The purpose of this district is to continue to accommodate governmental, educational, and nonprofit or institutional uses, including public or community parks and recreation facilities, and public, nonprofit, and institutional residential uses, but excluding any such uses of an extensive heavy industrial character.

   a. Use Regulations. Uses permitted, conditional and prohibited ~~as~~ are identified in Chapter 8 of this Code with exceptions identified ~~on~~ in the MCD Use Table [Table 9-6-8].

   b. Dimensional Standards. As identified in Chapter 8 of this Code except as prescribed in MCD Table 9-6-5.

   c. Architectural Design Standards. In order to preserve the historical design character of Madrid, any new development on MCD PI property shall be designed to integrate with the general style of Madrid.

Table 9-6-5: Dimensional Standards MCD PI (Public/Institutional)	
Zoning District	**LCCD PI [MCD PI]**
Density (# of acres per dwelling unit)	.75
Frontage (minimum, feet)	40
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	25
Lot coverage residential and nonresidential (maximum, percent)	25

9.6.4 MCD Overlay Zones.

9.6.4.1 Madrid Rural Commercial Overlay (MCD O-RC); Purpose. The MCD O-RC accommodates the development of small-scale business, commercial, service-related, and limited manufacturing activities that have adequate facilities and would not cause a detriment to any abutting residential lands. This zone is appropriate for areas where such development should logically locate because of established, historic land use patterns in Madrid, planned or existing public facilities, and appropriate access.

1. Location. The MCD O-RC is appropriate for use in the MCD RUR and MCD TC districts so long as the property is directly adjacent to NM 14 and within the ~~Planning Area~~MCD. Commercial and nonresidential development shall conform to all requirements of this Code.

2. Uses permitted, conditional, accessory and prohibited ~~as~~ are regulated in the MCD TC and MCD RUR Base Zoning Districts, with exceptions identified ~~below:~~in the MCD Use Table [Table 9-6-8] and below.

a. Bicycle, motorcycle, all-terrain vehicle dealers:

i. Bicycle dealers and shops are permitted.

~~b. Permitted Uses. In addition to those uses allowed by the underlying zoning, the following uses are allowed in the MCD O-RC upon the issuance of a development permit, and shall not exceed two thousand five hundred (2,500) square feet:~~

~~i. Commercial and retail shops and stores, exhibition spaces and art galleries, performing arts, bicycle sales, rentals, leasing and repair shops, offices and stores with residence included, bed and breakfast inns, rooming and boarding houses and retreats; and~~

~~ii. Public recreation facilities, bus shelters, community food services and social services, fire and rescue, agricultural production and sales, greenhouses; and~~

~~iii. Utility services including, local water storage, distribution, treatment and fire protection; other local utility services including wastewater, natural gas, telecommunications and electricity distribution facilities or similar technical installations essential to the operation of a public utility.~~

~~c. Conditional Uses. The following uses may be allowed in the MCD O-RC upon the issuance of a conditional use permit, and shall not exceed two thousand five hundred (2,500) square feet:~~

~~i. Community Services such as library, museum, postal services, electric car charging stations, community center, library, planetarium, public safety facilities, surface parking facilities and rail line stops for public transportation and highway rest stops/welcome centers.~~

~~ii. Health care services such as medical clinics, child/adult/elder health care services, retirement housing, assisted living facilities, life care or continuing care facilities and skilled nursing facilities.~~

~~iii. Agricultural and environmental related uses such as animal hospitals, grain silos, commercial greenhouses, nurseries, game preserves and retreats, ag/forestry support services and composting facilities.~~

~~iv. Communication services such as radio, weather and environmental monitoring station and wireless communication transmitters, commercial solar electricity production, and broadcasting station.~~

~~v. Entertainment facilities such as, theaters/dance/music establishments, exhibitions and art galleries, performing arts and supporting establishments, permanent outdoor stage and bandstands, public art installations, fitness, recreational sports, gyms, and athletic clubs, mini golf and bowling/billiards/pool~~

~~hall.~~

~~vi. Supplemental Conditional Uses; MCD TC. The following uses are only allowed in the MCD O-RC within the MCD TC Base Zoning District: bars, taverns, nightclubs and tattoo parlors.~~

~~vii. Supplemental Conditional Uses; MCD RUR. The following uses are only allowed in the MCD O-RC within the MCD-RUR Base Zoning District: Tourist courts, camps/camping and related establishments, cemeteries, clubs or lodges, commercial parking garages, aircraft facilities, recycling transfer center, geothermal productions facility, large-scale wind facility, stables and other equine facilities.~~

3. Dimensional Standards. See Base Zoning Districts: MCD TC and MCD RUR with the following exceptions.

~~d.~~a. Uses shall not exceed two thousand five hundred (2,500) square feet.

~~2. Architectural Design Standards. In order to preserve the unique design character of Madrid, any new nonresidential development under the MCD O-RC shall be designed to integrate with the general style of the MCD.~~

9.6.5 Supplemental Zoning Standards. Standards shall be regulated as identified in Chapter **10** of this Code with the following exceptions:

9.6.5.1 Accessory Dwelling Units. Accessory Dwelling Units are allowed as a conditional use throughout the zoning district.

1. At the time of application, the primary dwelling unit shall be owner-occupied.

9.6.5.2 Home Occupations. Purpose: Home Occupations are small-scale uses that are conducted from one's home and are clearly incidental and secondary to the primary use of a residence. All Home Occupations shall meet the criteria established in this Overlay and as regulated in Chapter **10** of this Code with the following exceptions as identified in Table 9-6-6.

1. Medium Impact Home Occupations, as identified in Chapter **10** of this Code are prohibited throughout the Madrid Community ~~Planning Area~~District.

2. Home Occupation Parking. Parking for Home Occupations shall be provided on-site, as practicable. If, due to the historic land use or small lot development pattern of Madrid, conditions prohibit parking on-site, then the Home Occupation proprietor shall provide alternative parking sites for customers, staff and home occupation related vehicles.

Table 9-6-6: MCD Home Occupations Standards

	No Impact	**Low Impact**	**Medium Impact**
Permit type	Business Registration	Development Permit	n/a
Non-resident employees (max)	1	2	n/a
Area used for business (maximum)	25% of heated square footage	35% of heated square footage	n/a
Accessory building storage	~~100~~ 120 SF	600 SF	n/a
Appointments/patron visits (max/day)	0	6	n/a
Business traffic	none	see Section **10.6.5**	n/a
Signage	not permitted	see Section 7.9.4.3 [sic]	n/a
Parking and access	Resident and employee only	see Section **10.6.5**	n/a
Heavy Equipment	None	Up to 2	n/a

9.6.6 Use Table. Uses permitted in the base zones and ~~planned development zoning districts~~the Rural Commercial Overlay [9-6-4-1] are shown in the MCD Use Table 9-6-8. All uses are designated as permitted, accessory, or conditional, as further explained in Table 9-6-7. Accessory uses may be subject to specific regulations as provided in Chapter **10**, and conditional uses are subject to the

conditional use permit standards provided in Chapter 4. In addition, uses may be subject to modification by the overlay zoning regulations included in this chapter.

Uses specific to this section are defined as the following:

Bakery or confectionary shop: A facility for the production and sale of baked goods and confectioneries, primarily for retail sales to customers of the facility. Accessory sales to off-site customers are allowed.

Table 9-6-7: Use Table Labels	
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.

The Use Matrix also includes Function, Activity and Structure Codes in accordance with the Land Based Classification System.

Uses not specifically enumerated. When a proposed use is not specifically listed in the use matrix, the Administrator may determine that the use is materially similar to a listed use if:

The proposed use is listed as within the same structure or function classification as the use specifically enumerated in the use matrix as determined by the Land-Based Classification Standards (LBCS) of the American Planning Association (APA).; or

If the use cannot be located within one of the LBCS classifications, the Administrator shall refer to the most recent manual of the North American Industry Classification System (NAICS). The proposed use shall be considered materially similar if it falls within the same industry classification of the NAICS manual. A proposed use shall be treated in the same manner as the listed use to which it is materially similar. For example, if the proposed use is materially similar to a permitted use, this proposed use shall also be a permitted use.

Table 9-6-8: MCD Use Table

USE	FUNCTION	STRUCTURE	ACTIVITY	MCD RUR	MCD TC	MCD CN	MCD PI	Special Conditions	MCD O-RC
Residential									
Single-family		1110		P	P	P	X		P
Accessory dwelling units		1130		C	C	C	X	Ch. 9 & 10	C
Townhouses				X	X	X	X		X
Multifamily dwellings		1202-99		C	C	C	X		C
Retirement housing	1210			C	C	C	X		X
Assisted living facility	1230			C	C	C	X		X
Life care or continuing care facilities	1240			C	C	C	X		X
Nursing facilities	1250			C	C	C	X		X
Community home, NAICS 623210				P	P	P	X		P
Barracks		1310		X	X	X	X		X
Dormitories		1320		X	X	X	X		X
Temporary structures, tents etc. for shelter		1350		C	C	C	X		C
Hotels, motels, or other accomodation services									
Bed and breakfast inn	1310			X	X	P	X	Ch. 10	P
Rooming and boarding housing	1320			X	X	P	X		P
Resorts				X	X	C	X		X
Retreats				X	X	P	C		P
Hotels, motels, and tourist courts	1330			X	X	X	X	Ch. 9	X
Commercial									
Shop or store with drive-through facility		2210		X	X	X	X		X
Restaurant, with incidental consumption of alcoholic beverages		2220		X	X	C	X		P
Restaurant, with no consumption of alcoholic beverages permitted		2220		X	X	C	X		P
Bakery or Confectionary Shop				X	X	P	X		P
Store or shop without drive through facility		2230		X	X	P	X		P
Department store		2240		X	X	X	X		X
Warehouse discount store/superstore	2124	2250		X	X	X	X		X
Market shops, including open markets		2260		X	X	C	C		P
Gasoline station		2270		X	X	X	X		
Automobile repair and service		2280		X	X	C	X		C
Car dealer	2111			X	X	X	X		X
Bus, truck, mobile home, or large vehicle dealers	2112			X	X	X	X		X

Table 9-6-8: MCD Use Table

USE	FUNCTION	STRUCTURE	ACTIVITY	MCD RUR	MCD TC	MCD CN	MCD PI	Special Conditions	MCD O-RC
Bicycle, motorcycle, all-terrain vehicle dealers	2113			X	X	P	X	Ch. 9	C
Boat or marine craft dealer	2114			X	X	X	X		X
Automotive parts, accessories, or tires	2115			X	X	X	X		X
Gasoline service	2116			X	X	X	X		X
Lumberyard and materials	2126			X	X	C	X		C
Outdoor resale business	2145			X	X	C	X		P
Pawnshops	NAICS 522298			X	X	X	X		X
Beer, wine, and liquor store (off-premises consumption of alcohol)	2155			X	X	X	X		X
Shopping center	2510-2580			X	X	X	X		X
Convenience stores or centers		2591		X	X	X	X		X
Car care center		2593		X	X	X	X		X
Carwashes	NAICS 811192			X	X	X	X		X
Office or bank (without drive through facility)		2100		X	X	C	X		C
Office (with drive-through facility)		2110		X	X	X	X		X
Office or store with residence on top		2300		X	X	P	X		P
Office - over storefront structure		2400		X	X	P	X		P
Research and development services (scientific, medical, and technology)	2416			X	X	C	X		C
Car rental and leasing	2331			X	X	C	X		X
Leasing trucks, trailers, recreational v vehicles, etc.	2332			X	X	X	X		X
Services including pest control, janitorial, landscaping, carpet[,] upholstery, cleaning. a. and other services	2450			X	X	X	X		X
Bars, taverns and nightclubs				X	X	C	X		C (only MCD-TC)
Sexually oriented business				X	X	X	X	Sec. 10.20	X
Tattoo parlors				X	X	C	X		P
Industrial, manufacturing and wholesale trade									
Light industrial structures and facilities (not enumerated in Codes 2611-2615, below)		2610		X	X	X	X		X
Loft		2611		X	X	X	X		X
Mill-type factory structures		2612		X	X	X	X		X

Table 9-6-8: MCD Use Table

USE	FUNCTION	STRUCTURE	ACTIVITY	MCD RUR	MCD TC	MCD CN	MCD PI	Special Conditions	MCD O-RC
Manufacturing plants		2613		X	X	X	X		X
Industrial parks		2614		X	X	X	X		X
Laboratory or specialized industrial facility		2615		X	X	X	X		X
Assembly and construction-type plants	3000	2621		X	X	X	X		X
Process plants (metals, chemicals[,] asphalt, concrete, etc.)	3000	2622		X	X	X	X		X
Construction-related businesses	7000			X	X	X	X		X
Heavy construction	7400			X	X	X	X		X
Machinery related	7200			X	X	X	X		X
Trade contractor, plumbing, electrical, roofing, painting, landscaping	7300			X	X	X	X		X
Automotive paint and body				X	X	X	X	Sec. 10.23	X
Automotive wrecking and graveyards, salvage yards, and junkyards				X	X	X	X		X
Vehicle storage for towing or related business				X	X	X	X		X
Demolition, building and structure business				X	X	X	X		X
Warehouse or storage facility structure		2700		X	X	X	X		X
Mini-warehouse, mini-storage units		2710		X	X	X	X		X
High-rise mini-warehouse		2720		X	X	X	X		X
Warehouse structure		2730		X	X	X	X		X
Produce warehouse		2740		X	X	X	X		X
Refrigerated warehouse or cold storage		2750		X	X	X	X		X
Large area distribution or transit warehouse		2760		X	X	X	X		X
Wholesale trade - durable goods	3510			X	X	X	X		X
Wholesale trade nondurable goods	3520			X	X	X	X		X
Food, textiles, and related products				X	X	X	X		X
Wood, paper, and printing products				X	X	X	X		X
Tank farms		2780		X	X	X	X		X
Public assembly structures									
Performance theater			3110	X	X	C	C		P
Movie theater			3120	X	X	C	X		P
Amphitheater			3130	X	X	C	C		P
Drive-in theaters			3140	X	X	X	X		X
Indoor games facility		3200		X	X	X	X		X

Table 9-6-8: MCD Use Table

USE	FUNCTION	STRUCTURE	ACTIVITY	MCD RUR	MCD TC	MCD CN	MCD PI	Special Conditions	MCD O-RC
Amusement, sports, or recreation establishment not specifically enumerated	5300			X	X	X	X		X
Amusement or theme park	5310			X	X	X	X		X
Arcade	5320			X	X	X	X		X
Miniature golf establishment	5340			X	X	C	X		P
Fitness, recreational sports, gym, or athletic club.	5370			X	X	C	X		C
Bowling, billiards, pool, etc.	5380			X	X	C	X		C
Skating rinks	5390			X	X	X	X		X
Sports stadium or arena		3300		X	X	X	X		X
Racetrack or raceway	5130			X	X	X	X		X
Exhibition, convention or conference structure		3400		X	X	X	X		X
Religious facilities		3500		P	P	P	P		P
Covered or partially covered atriums and public enclosure		3700		X	X	C	C		P
Passenger terminal, mixed mode		3810		X	X	X	X	*	X
Active open space/athletic fields/golf courses	6340			X	X	X	P	*	X
Passive open space	6340			P	P	P	P		P
Arts, entertainment, and recreation									
Active leisure sports and related activities			7100	X	X	C	C		X
Movie ranch				X	X	X	X		X
Camps, camping, and related establishments	5400			X	X	X	X		C (only MCD-RUR)
Exhibitions and art galleries		4410		X	X	P	X		P
Performing arts or supporting establishment	5100			X	X	P	X		P
Theater, dance, or music establishment	5101			X	X	C	C		P
Institutional or community facilities									
Community center		2200		X	X	C	P		P
Hospitals		4110		X	X	X	X		X
Medical clinics		4120		X	X	C	C		C
Social assistance, welfare, and charitable services (not otherwise enumerated)	6560			X	X	P	P		P
Child and youth services	6561			X	X	C	C		P

Table 9-6-8: MCD Use Table

USE	FUNCTION	STRUCTURE	ACTIVITY	MCD RUR	MCD TC	MCD CN	MCD PI	Special Conditions	MCD O-RC
Child care institution	6562			P	P	P	P		P
Day care center	6562			P	P	P	P		P
Community food services	6563			X	X	P	P		P
Emergency and relief services	6564			X	X	C	C		P
Other family services	6565			X	X	C	C		P
Services for elderly and disabled	6566			X	X	C	C		P
Animal hospitals	6730			X	X	C	X		P
School or university (privately owned)		4200		P	P	P	P		P
Grade school (privately owned)		4210		P	P	P	P		P
College or university facility (private)		4220		X	X	C	X		X
Technical, trade, and other specialty schools	6140	4230		X	X	C	X		P
Library		4300		X	X	C	C		P
Museum, exhibition, or similar facility	5200	4400		X	X	C	C		P
Planetarium		4420		X	X	C	C		P
Aquarium		4430		X	X	X	X		X
Zoological parks		4450		X	X	X	X		X
Public safety related facility			4500	X	X	C	C		C
Fire and rescue station			4510	X	X	P	P		P
Police station			4520	X	X	X	X		X
Emergency operation center			4530	X	X	X	X	*	X
Correctional or rehabilitation facility			4600	X	X	X	X	*	X
Cemetery, monument, tombstone, or mausoleum			4700	X	X	X	X		C (only MCD-RUR)
Funeral homes			4800	X	X	X	X		X
Cremation facilities			4800	X	X	X	X		X
Public administration		6200		X	X	X	X		X
Post offices		6310		X	X	C	C		P
Space research and technology		6330		X	X	C	X	*	
Clubs or lodges				X	X	X	X		P
Transportation-related facilities									
Commercial automobile parking lots		5200		X	X	C	C	Ch. 9	C
Commercial automobile parking garages				X	X	X	X		X
Surface parking, open		5210		X	X	C	C	Ch. 9	P
Surface parking, covered		5220		X	X	C	C	Ch. 9	P
Underground parking structure with ramps		5240		X	X	X	X		X

Table 9-6-8: MCD Use Table

USE	FUNCTION	STRUCTURE	ACTIVITY	MCD RUR	MCD TC	MCD CN	MCD PI	Special Conditions	MCD O-RC
Rooftop parking facility		5250		X	X	X	X		X
Bus terminal		3830		X	X	X	X		X
Bus stop shelter		5300		X	X	P	P		P
Truck storage and maintenance facilities		5400		X	X	X	X		X
Truck freight transportation facilities	4140			X	X	X	X		X
Light rail transit lines and stops	4151			X	X	C	C		X
Local rail transit storage and maintenance f. facilities	4153			X	X	X	X		X
Taxi and limousine service maintained [maintenance] and storage facilities	4155			X	X	X	X		X
Taxi and limousine service dispatch facilities				X	X	C	X		C
Bus transportation storage and maintenance facilities	4156			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
Long-distance or bulk pipelines for petroleum products, natural gas, or mineral slurry	4170			X	X	X	X		X
Courier and messenger service facilities	4190			X	X	C	X		P
Commercial airports		5600		X	X	X	X		X
Private airplane runways and landing strips		5610		X	X	X	X		X
Airport maintenance and hangar facilities		5620		X	X	X	X		X
Heliport facility		5640		X	X	X	X		X
Helistops				X	X	X	X		X
Glideport, stolport, ultralight airplane, or balloon port facility		5650		X	X	X	X		X
Railroad tracks, spurs, and sidings				X	X	C	C		X
Railroad switching, maintenance, and storage facility		5700		X	X	X	X		X
Railroad passenger station		5701		X	X	C	C		X
Railroad freight facility		5702		X	X	X	X		X
Utility									
Local distribution facilities for water, natural gas, and electric power		6100		X	X	P	P		P
Telecommunications lines				X	X	P	P		P

Table 9-6-8: MCD Use Table

USE	FUNCTION	STRUCTURE	ACTIVITY	MCD RUR	MCD TC	MCD CN	MCD PI	Special Conditions	MCD O-RC
Electric power substations				X	X	X	X		X
High-voltage electric power transmission lines				X	X	X	X		X
Dam		6220		X	X	C	C		C
Livestock watering tank or impoundment				X	X	C	C		X
Levee		6230		X	X	C	C		X
Water tank (elevated, at grade, or underground)		6250		P	P	P	P		P
Water wells, well fields, and bulk water transmission pipelines		6260		X	X	P	P		P
Water treatment and purification facility		6270		X	X	P	P		P
Water reservoir		6280		X	X	P	P		P
Irrigation facilities, including impoundments for on-site irrigation or acequia system									P
irrigation		6290		X	X	P	P		P
Wastewater storage or pumping station facility, lift stations, and collection lines		6310		X	X	P	P		P
Solid waste landfill facility	4345	6320		X	X	X	X		X
Composting facility		6330		X	X	C	C		C
Recycling transfer center		6331		X	X	X	C		C (only MCD-RUR)
Solid waste collection transfer station governmental)	4343		3210	X	X	X	X		X
Solid waste collection transfer station private)	4343		3210	X	X	X	X		X
Solid waste combustor or incinerator	4344			X	X	X	X		X
Septic tank service, repair, and installation business	4346			X	X	X	X		X
Household hazardous waste collection facility				X	X	X	X		X
Hazardous waste storage facility		6340		X	X	X	X		X
Hazardous waste treatment and disposal facility				X	X	X	X		X
Sewage treatment plant and disposal facilities		6350		X	X	C	C		P
Gas or electric power generation facility		6400		X	X	X	X		X

Table 9-6-8: MCD Use Table

USE	FUNCTION	STRUCTURE	ACTIVITY	MCD RUR	MCD TC	MCD CN	MCD PI	Special Conditions	MCD O-RC
New wireless communication facilities/Modification of existing wireless communication facility with substantial changes		6500		C	X	X	C		X
Modification of existing wireless communication facility with no substantial changes/Collocation		6500		P	P	P	P		P
Roof-mounted/surface-mounted/stealth		6500		P	C	P	P		C
Amateur radio antenna		6510		X	X	C	C		C
Weather stations		6520		X	X	C	C		C
Environmental monitoring station (air, soil, etc.)		6600		X	X	C	C		C
Commercial solar energy production facility				X	X	C	C		X
Geothermal production facility		6450		X	X	X	C		X
Large-scale wind facility				X	X	X	X	Sec. 10.16	X
Highway rest stops and welcome centers		6930		X	X	C	C		C
Fountain, sculpture, or other similar decorative structures		6950		X	X	C	C		P
Permanent outdoor stage, bandstand, or similar structure		6960		X	X	C	P		C
Agriculture, forestry, and conservation/open space									
Grain silos and other storage structure for g. grains and agricultural products		8100		X	X	C	C		C
Animal production that includes slaughter	9300			X	X	X	X		X
Livestock pens or hog houses		8200		X	X	X	X		X
Commercial greenhouses		8500		X	X	C	C		C
Nurseries and other growing of ornamental p plants				X	X	C	X		C
Stables and other equine-related facilities – P Personal use				P	P	P	P		P
Stables and other equine-related facilities – C Commercial up to 12 horses		8240		X	X	X	X		C (only MCD-RUR)
Stables and other equine-related facilities - C. Commercial over 12 horses				X	X	X	X		X
Kennels and commercial dog breeding faculties [facilities]		8700		X	X	X	X		X

Table 9-6-8: MCD Use Table

USE	FUNCTION	STRUCTURE	ACTIVITY	MCD RUR	MCD TC	MCD CN	MCD PI	Special Conditions	MCD O-RC
Apiary and other related structures		8700		P	P	P	P		X
Crop production outdoor	9100			P	P	P	P		P
Crop production greenhouse		8500		P	P	P	P		P
Display or sale of agricultural products raised on the same premises				P	P	P	P		P
Forestry and logging operations	9300			X	X	X	X		X
Game preserves and retreats	9400			X	X	C	X		C
Support business and operations for agriculture and forestry				X	X	C	X		C
Parks, open space areas, conservation. areas, and preservation areas				P	P	P	P		P
Public or community outdoor recreation facilities				P	P	P	P		P
Concentrated animal feeding operation		8310		X	X	X	X	Ch. 11	X
Grazing and ranching of livestock		8230		P	P	P	P	Sec. 10.3	P
Dairy farms		8210		X	X	X	X		X
Other farm and farming-related structures		8900		C	C	C	X		C
Poultry farms and poultry production facilities		8220		X	X	X	X		X
Sheds, or other agricultural facilities		8000		A	A	A	A		A
Animal waste lagoons		8420		X	X	X	X	Ch. 11	X
Mining and extraction establishments									
Oil and natural gas exploration or extraction.	8100			DCI	DCI	DCI	DCI	Ch. 11	DCI
Hard rock mining	8200			DCI	DCI	DCI	DCI	Ch. 11	DCI
Small scale sand and gravel extraction				X	X	X	X		X
Sand and gravel extraction (as specified in Section 11.10				DCI	DCI	DCI	DCI	Ch. 11	DCI

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

(Ordinance 2016-9 adopted 12/13/16; Ordinance 2021-03 adopted 7/30/21)