

# What is a Community overlay zone?

Think of it as a custom set of rules designed by and for your community, which sits on top of and works with the county's standard zoning, it is informed by your Community Plan.

- It gives you a stronger voice in guiding what types of development occur in your community, what it looks like and where it goes.
- It can help preserve the character, history, and natural environment of Madrid that make it special.
- It can be used to manage issues like set backs, building size, and building design standards, ensuring any new buildings fit the look and feel of our neighborhood.

In short: It's your community's chance to write a rulebook that reflects your shared vision for Madrid's future.

Town of Madrid Community Planning Process



## What does a Community overlay zone look like? San Marcos Overlay Example:

The San Marcos community in Santa Fe County created an overlay to specify design standards and included a new land use type unique to that community. Their overlay includes rules like:

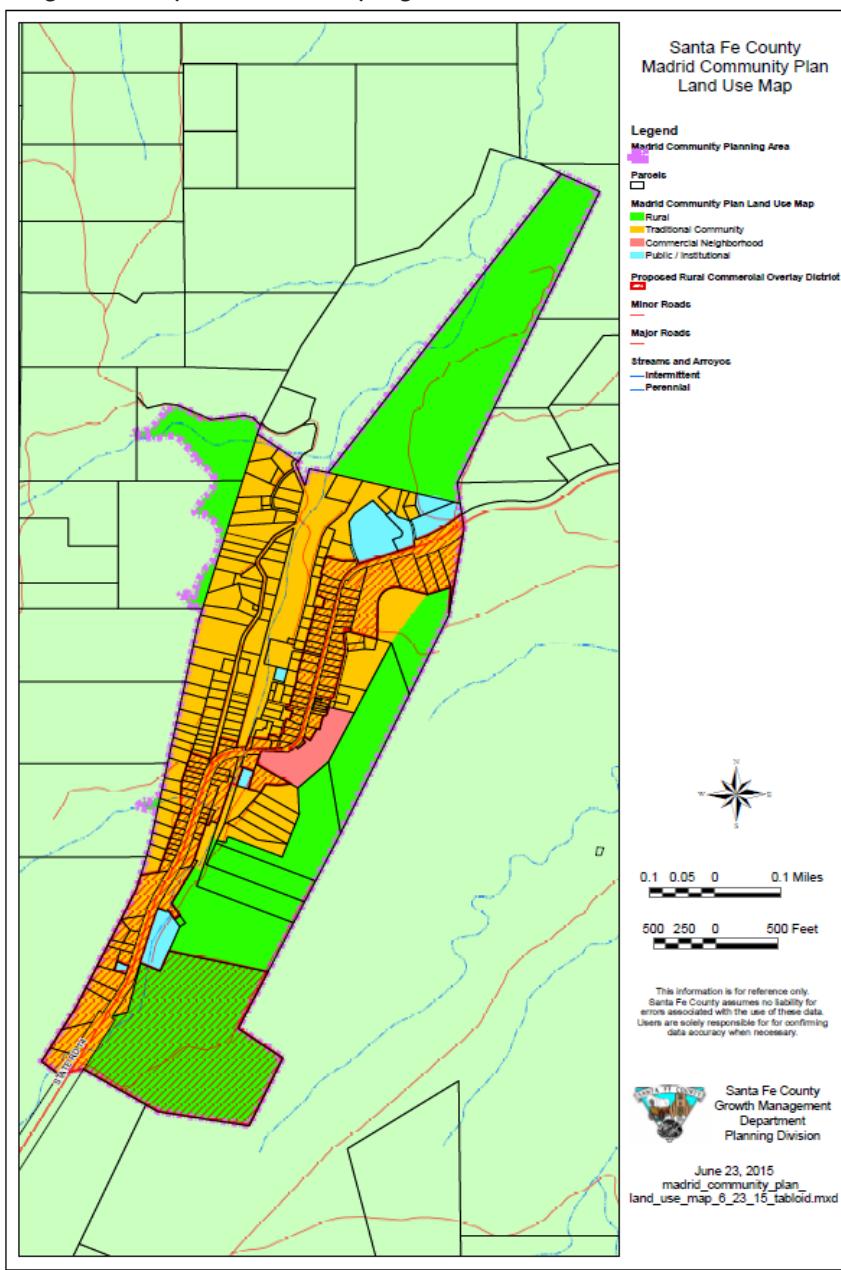
- Lower Density than County's base zoning, requiring 2-acre minimum lots and banning multi-family housing.
- Prohibiting planned developments and requiring a permit for all subdivisions.
- Environmental Protection (Water): Enforcing strict, upfront verification of adequate well water and septic suitability.
- Preserving the rural character of the community by requiring larger setbacks and permitting for home businesses that have client visits.

# What about your Community overlay zone?

This is where **YOUR** ideas come in! An overlay zone for Madrid would be unique to your needs.

Could it include things like...?

- Setting aside areas that should not be developed to protect your community's character.
- Creating zones that encourage small, neighborhood-serving shops instead of large chain stores.
- Requiring landscaping and design that helps with rainwater absorption and protects our watershed.
- Identifying and preserving culturally or historically significant sites and views.



From Page 4 in the 2015 Madrid Community Plan Update