

DRAFT TEXT ADDITIONS – SLDC Section 9.6. Madrid Community District Overlay

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.

9.6.2.10. Architectural Design Standards; Purpose. 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 of adobe.
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.

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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.

Commercial and nonresidential development shall conform to all requirements of this Code.

2. Uses permitted, conditional, accessory and prohibited as regulated in the MCD TC and MCD RUR Base Zoning Districts, with exceptions identified in Table 9-6-8: MCD Use Table.
3. Dimensional Standards. See Base Zoning Districts: MCD TC and MCD RUR with the following exception:
 - a. Uses shall not exceed two thousand five hundred (2,500) square feet.

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Figure 9.6.1

