

§ 9.14. SAN MARCOS COMMUNITY DISTRICT OVERLAY.

9.14.1 Purpose and Intent. The provisions of the San Marcos Community District (SMCD) are intended to implement and be consistent with the land use goals, objectives, policies, and strategies of the San Marcos Community Plan and the Sustainable Growth Management Plan (SGMP). Arts and agricultural uses support the history and future vision of the San Marcos District. The SMCD supports and accommodates agricultural and artistic businesses that do not cause a detriment to the rural residential nature of the community. Appropriate uses include artist studios, agriculture and ranching with equestrian uses based on established land use patterns. The SMCD is designed to implement the San Marcos Community Plan to ensure compatibility among various land uses, in the San Marcos community.

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

~~9.14.2.1 NM 14 Setbacks. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:~~

- ~~1. — Parcels bordering NM 14 shall be set back a minimum of 100 feet in Commercial Neighborhood. If an existing legal parcel is unable to meet the setback requirements, the third of the parcel furthest away from NM 14 can be built upon.~~
- ~~2. — Parcels bordering NM 14 shall be set back a minimum of 200 feet in Rural Residential. If an existing legal parcel is unable to meet the setback requirements, the third of the parcel furthest away from NM 14 can be built upon.~~

~~9.14.2.29.14.2.1 Cerrillos Reservoir Setbacks. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:~~

1. Parcels bordering the Cerrillos Reservoir shall set back a minimum of 200 feet.

~~9.14.2.39.14.2.2 Cerrillos State Park Setbacks. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:~~

1. Parcels bordering the Cerrillos State park shall set back a minimum of 200 feet.

~~9.14.2.49.14.2.3 County Trails Setbacks. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:~~

1. Parcels bordering County trails identified on Map 5 of the Official Map Series of this Code shall be set back a minimum of 50 feet.

~~9.14.2.59.14.2.4 Archeological Site Setbacks. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:~~

- ~~1. — Parcels bordering identified archeological site shall be set back a minimum of 100 feet.~~

~~9.14.2.6 Water Harvesting. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:~~

- ~~1. — Rainwater catchment systems are required for all new construction whose roof area is 1,500 square feet or greater and for new additions that expand the roof area of the structure to 1,500 square feet or greater. Rainwater catchment systems are also required for any accessory~~

~~structure whose roof surface is 500 square feet or greater.~~

9.14.2.5 Swimming Pools. Construction of a Swimming Pool is not permitted in the San Marcos Community District for residential properties.

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

9.14.3.1 Generally. The SMCD 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 the underlying zone, the standard of the overlay zone shall govern.

9.14.3.2 Base Zoning Districts. Base zoning districts approved for use in the SMCD are listed in Table 9-14-1.

RUR	Rural
RUR-F	Rural Fringe
RUR-R	Rural Residential
CN	Commercial Neighborhood

1. Use Regulations. Uses shall be permitted, conditional and prohibited ~~as identified in Chapter 8 and Appendix B of this Code, with exceptions identified~~ on the SMCD Use Table [Table 9.14.8] with exceptions outlined below.
 - a. Retirement housing, assisted living facility, life care or continuing care facilities, skilled nursing facilities:
 - i. This type of permitted use shall be limited to ~~4 units at~~ 5,000 square feet ~~or 50% of lot square footage whichever is smaller.~~
 - ~~b. Temporary structures, tents etc. for shelter:~~
 - ~~i. These uses shall follow the construction page code and have sewer and water hook up for a residence.~~
 - ~~e.b.~~ Water treatment and purification facility:
 - i. This is a permitted use for private and personal water treatment and purification systems.
 - ~~i.ii.~~ This is a conditional use for any other water treatment or purification facility for potable drinking water uses only.
2. SMCD Rural (SMCD 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 SMCD RUR district is to protect agricultural uses from encroachment by development and to support agricultural, ranch, very large lot residential, ecotourism, ~~and~~ equestrian uses, home-based businesses and arts studios. 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 shall be permitted, conditional and prohibited as identified in Chapter 8 and Appendix B of this Code, with exceptions identified on the SMCD Use Table [Table 9.14.8].
 - i. Water wells, well fields, and bulk water transmission pipelines:
 - (a) This does not prohibit private wells.
- b. Dimensional Standards. ~~The As regulated in Chapter 8 of this Code except as prescribed in~~ Dimensional Standards for SMCD RUR are identified on Table 9-14-2.

Table 9-14-2: Dimensional Standards SMCD RUR (Rural)

Zoning District	SMCD RUR
Density (# of acres per dwelling unit)	40
Lot width (minimum, feet)	150
Lot width (maximum, feet)	n/a
Height (maximum, feet) hay or animal barn, silo	50
Height (maximum, feet) all other structures	24
Lot Coverage (maximum)	20%
Setbacks from front, rear and side property lines	100 feet

~~*In cases where setback requirements prohibit development of a parcel, the Administrator may approve setback requirements in accordance with Section 7.3 of this SLDC.~~

- 3. SMCD Rural Fringe (SMCD RUR-F); Purpose. The purpose of this district is to designate areas suitable for a combination of estate-type residential development, agricultural uses and other compatible uses. This zone also serves to protect agricultural and environmental areas that are inappropriate for more intense development due to their sensitivity. The SMCD RUR-F zone accommodates primarily large lot residential, retreats, ecotourism, equestrian uses and renewable resource-based activities, seeking a balance between conservation, environmental protection and reasonable opportunity for development.
 - a. Use Regulations. Uses shall be permitted, conditional and prohibited as identified in ~~Chapter 8 and Appendix B of this Code, with exceptions~~ identified on the SMCD Use Table with exceptions as prescribed below:-
 - i. Commercial greenhouses:
 - (a) There shall be a minimum 500-foot setback from property lines for commercial greenhouses.
 - b. Dimensional Standards. ~~As regulated in Chapter 8 of this Code, except as prescribed in~~ The Dimensional Standards for SMCD RUR-F are identified on Table 9-14-3.

Table 9-14-3: Dimensional Standards SMCD RUR-F (Rural Fringe)

Zoning District	SMCD RUR-F
Density (# of acres per dwelling unit)	20
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet) – hay or animal barn, silo	36
Height (maximum, feet) – all other structures	24
Lot Coverage (maximum)	20%
Setbacks from front, rear and side property lines	100 feet*

~~*In cases where setback requirements prohibit development of a parcel, the Administrator may approve setback requirements in accordance with Section 7.3 of this SLDC.~~

4. SMCD Rural Residential (SMCD RUR-R); Purpose. The purpose of this district is to provide 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, artist studios, agro-tourism, equestrian and boarding facilities, and farmers’ markets.
 - a. Use Regulations. Uses shall be permitted, conditional and prohibited as identified ~~in Chapter 8 and Appendix B of this Code, for the SMCD RUR-R District as with exceptions~~ identified on the SMCD Use Table with exceptions as prescribed below:
 - i. Water wells, well fields, and bulk water transmission pipelines:
 - (a) This does not prohibit private wells.
 - ii. Movie Ranch
 - (a) This use must be on a parcel over 65 acres in size.
 - (b) Property must be directly accessed from a County or State Road.
 - (c) Maximum individual building size of new permanent structures is 5,000 square feet.
 - (d) Maximum aggregate building size for new permanent structures is 15,000 square feet.
 - b. Dimensional Standards. ~~The Dimensional Standards for SMCD RUR-R are As regulated in Chapter 8 of this Code, except as prescribed identified in Dimensional Standards.~~ Table 9-14-4.

Table 9-14-4: Dimensional Standards SMCD RUR-R (Rural Residential)

Zoning District	SMCD RUR-R
Density (# of acres per dwelling unit)	10
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24
Lot Coverage (maximum)	20%
Setbacks from front, rear and side property lines	100 feet

~~*In cases where setback requirements prohibit development of a parcel, the Administrator may approve setback requirements in accordance with Section 7.3 of this SLDC.~~

5. SMCD Commercial Neighborhood (CN); Purpose. The purpose this district is to allow for 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~~the needs of residents. ~~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.~~ In San Marcos the Commercial Neighborhood Zoning District locations ~~se properties~~ are in close proximity to NM 14.
 - a. Use Regulations. Us shall be permitted, conditional ~~and prohibited as identified in Chapter 8 and Appendix B of this Code for SMCD CN, with exceptions~~ as identified on the SMCD Use Table [Table 9.14.8].
 - b. Dimensional Standards. ~~The Dimensional Standards for SMCD CN are identified on As regulated in Chapter 8 of this Code, except as prescribed in Dimensional Standards~~ Table 9-14-5.

Table 9-14-5: Dimensional Standards SMCD CN (Commercial Neighborhood)

Zoning District	SMCD CN
Density	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)	50%
Maximum building size (aggregate)	15,000
Maximum size of individual establishments (sq. ft.)	5,000

- c. Lighting. Standards shall be regulated as identified in Chapter 7 of this Code with the following exceptions:
 - i. 24-hour business lighting is prohibited.
- ~~d. Architectural Design Standards. As regulated in Chapter 8 of this Code, except as prescribed below:~~

~~i. The architectural style of all structures shall be complementary to that of other structures in the area and to regional architectural styles.~~

~~ii. Incorporate, within all walls over 100 feet in length, at least 4 recesses, offsets, angular forms, and other features with 100 foot length to provide a visually interesting shape.~~

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

9.14.4.1 Home Occupations; Purpose. The purpose of the Home Occupations in the SMCD is to support economic development opportunities that are not disruptive to the residential character of the area or significantly interfere with the use of adjacent residential properties. Home Occupations shall be as regulated in Chapter 10 of this Code except as prescribed in Table 9-14-6.

Table 9-14-6 SMCD Home Occupations.

	No Impact	Low Impact	Medium Impact
Permit type	Business Registration	Development Permit	Conditional Use Permit Only Permitted in Commercial Neighborhood zone District
Non-resident employees	1	4	5
Area used for business (maximum)	25% of heated square footage	50% of heated square footage	50% of heated square footage
Accessory building	100 SF	600 SF	1,500 SF
Appointments/patron visits (average per day)	0	5	12
Business traffic	none	see Section 10.6.5	see Section 10.6.5
Signage	Not Permitted	see Section 7.9.4.3	see Section 7.9.4.3
Parking and access	Resident and employee only	see Section 10.6.5	see Section 10.6.5
Heavy Equipment	None	0	3-6

9.14.4.2. Cannabis Uses. The purpose of the Cannabis in the SMCD is to support economic development and agricultural opportunities that are not disruptive to the residential character of the area or significantly interfere with the use of adjacent properties. Cannabis Uses shall be as regulated in Chapter 10 of this Code except as prescribed in this section.

1. Use Regulations

a. Cannabis Commercial greenhouses

i. This is a conditional use in the Rural Fringe Zoning District and Commercial Neighborhood Zoning District.

b. Cannabis Outdoor cannabis production

i. This is a conditional use in the Rural Zoning District and Rural Fringe Zoning District.

ii. This is a prohibited use in the Rural Residential Zoning District.

c. Cannabis Store or shop without drive through facility

i. This is a conditional use in the Commercial Neighborhood Zoning District.

d. Cannabis Testing facilities (Research and development services)

i. This is a conditional use in the Commercial Neighborhood Zoning District.

9.14.5 Use Table. Uses permitted in the base zones and planned development zoning districts are shown in the SMCD Use Table 9-14-8. All uses are designated as permitted, accessory, or conditional, as further explained in Table 9-14-7. Accessory uses may be subject to specific regulations as provided in Chapter 9, 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.

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 SL DC.
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 use shall also be a permitted use.

Table 9.14.8: SMCD Use Table

Use	Function	Structure	Activity	SMD RUR	SMD RUR-F	SMD RUR-R	SMD CN	Special Conditions
Residential								
Single-family		1110		P	P	P	P	
Accessory dwelling units		1130		A	A	A	A	Ch. 10
Townhouses				X	X	X	X	
Multifamily dwellings		1202-99		X	X	X	X	
Retirement housing	1210			P	P	P	P	Ch. 9
Assisted living facility	1230			P	P	P	P	Ch. 9
Life care or continuing care facilities	1240			P	P	P	P	Ch. 9
Nursing facilities	1250			P	P	P	P	Ch. 9
Community home, NAICS 623210				P	P	P	P	
Barracks		1310		X	X	X	X	
Dormitories		1320		X	X	X	X	
Temporary structures, tents etc. for shelter		1350		P	P	P	P	Ch. 9
Hotels, motels, or other accommodation services								
Bed and breakfast inn	1310			P	P	C	P	
Rooming and boarding housing	1320			C	C	X	C	
Resorts				C	C	X	X	
Retreats				P	P	C	X	
Hotels, motels, and tourist courts	1330			X	X	X	X	
Commercial								
Shop or store with drive-through facility		2210		X	X	X	X	
Restaurant, with incidental consumption of alcoholic beverages		2220		X	X	X	P	
Restaurant, with no consumption of alcoholic beverages permitted		2220		X	X	X	P	
Store or shop without drive through facility		2230		X	X	X	P	
Department store		2240		X	X	X	X	
Warehouse discount store/superstore	2124	2250		X	X	X	X	
Market shops, including open markets		2260		X	X	X	P	
Gasoline station		2270		X	X	X	C	
Automobile repair and service		2280		X	X	X	P	
Car dealer	2111			X	X	X	X	
Bus, truck, mobile home, or large vehicle dealers	2112			X	X	X	X	
Bicycle, motorcycle, all-terrain vehicle dealers	2113			X	X	X	X	
Boat or marine craft dealer	2114			X	X	X	X	
Automotive parts, accessories, or tires	2115			X	X	X	X C	
Gasoline service	2116			X	X	X	C	
Lumberyard and materials	2126			X C	X C	X	X	
Outdoor resale business	2145			X	X	X	C	
Pawnshops		NAICS 522298		X	X	X	X	
<u>Tap or Tasting Room</u>				C	C	C	C	
Beer, wine, and liquor store (off-premises consumption of alcohol)	2155			X	X	X	C	

Table 9.14.8: SMCD Use Table

Use	Function	Structure	Activity	SMD RUR	SMD RUR-F	SMD RUR-R	SMD CN	Special Conditions
Shopping center		2510-2580		X	X	X	X	
Convenience stores or centers		2591		X	X	X	C	
Car care center		2593		X	X	X	XC	
Carwashes		NAICS 811192		X	X	X	XC	
Office or bank (without drive-through facility)		2100		X	X	X	P	
Office (with drive-through facility)		2110		X	X	X	X	
Office or store with residence on top		2300		X	X	X	P	
Office - over storefront structure		2400		X	X	X	P	
Research and development services (scientific, medical, and technology)	2416			X	X	X	P	
Car rental and leasing	2331			X	X	X	X	
Leasing trucks, trailers, recreational vehicles, etc.	2332			X	X	X	X	
Services including pest control, janitorial, landscaping, carpet[,] upholstery, cleaning and other services	2450			X	X	X	P	
Bars, taverns and nightclubs				X	X	X	X	
Sexually oriented business				X	X	X	X	Sec. 10.20
Tattoo parlors				X	X	X	X	
Industrial, manufacturing and wholesale trade								
Light industrial structures and facilities (not enumerated in Codes 2611-2615, below)		2610		X	X	X	X	
Loft		2611		X	X	X	X	
Mill-type factory structures		2612		X	X	X	X	
Manufacturing plants		2613		X	X	X	X	
Industrial parks		2614		X	X	X	X	
Laboratory or specialized industrial facility		2615		X	X	X	X	
Assembly and construction-type plants	3000	2621		X	X	X	X	
Process plants (metals, chemicals[,] asphalt, concrete, etc.)	3000	2622		X	X	X	X	
Construction-related businesses	7000			X	X	X	X	
Heavy construction	7400			X	X	X	X	
Machinery related	7200			X	X	X	X	
Trade contractor, plumbing, electrical, roofing, painting, landscaping	7300			X	X	X	C	
Automotive paint and body				X	X	X	X	Sec. 10 [10.23]
Automotive wrecking and graveyards, salvage yards, and junkyards				X	X	X	X	
Vehicle storage for towing or related business				X	X	X	X	
Demolition, building and structure business				X	X	X	X	
Warehouse or storage facility structure		2700		X	X	X	X	
Mini-warehouse, mini-storage units		2710		X	X	X	X	
High-rise mini-warehouse		2720		X	X	X	X	
Warehouse structure		2730		X	X	X	X	
Produce warehouse		2740		XP	XP	XC	XP	

Table 9.14.8: SMCD Use Table

Use	Function	Structure	Activity	SMD RUR	SMD RUR-F	SMD RUR-R	SMD CN	Special Conditions
Refrigerated warehouse or cold storage		2750		X	X	X	X	
Large area distribution or transit warehouse		2760		X	X	X	X	
Wholesale trade - durable goods	3510			X	X	X	X	
Wholesale trade nondurable goods	3520			X	X	X	X	
Food, textiles, and related products				X C	X C	X	X	
Wood, paper, and printing products				X	X	X	X	
Tank farms		2780		X	X	X	X	
Public assembly structures								
Performance theater			3110	X	X	X	X P	
Movie theater			3120	X	X	X	X	
Amphitheater			3130	X	X	X	X	
Drive-in theaters			3140	X	X	X	X	
Indoor games facility		3200		X	X	X	C	
Amusement, sports, or recreation establishment not specifically enumerated	5300			X	X	X	X	
Amusement or theme park	5310			X	X	X	X	
Arcade	5320			X	X	X	X	
Miniature golf establishment	5340			X	X	X	X	
Fitness, recreational sports, gym, or athletic club	5370			X	X	X	C	
Bowling, billiards, pool, etc.	5380			X	X	X	C	
Skating rinks	5390			X	X	X	X	
Sports stadium or arena		3300		X	X	X	X	
Racetrack or raceway	5130			X	X	X	X	
Exhibition, convention or conference structure		3400		X A	X A	X	X	
Religious facilities		3500		P	P	P	P	*
Covered or partially covered atriums and public enclosure		3700		X	X	X	X	
Passenger terminal, mixed mode		3810		X	X	X	X	*
Active open space/athletic fields/golf courses	6340			X	X	X	X	*
Passive open space	6340			P	P	P	P	
Arts, entertainment, and recreation								
Active leisure sports and related activities			7100	C	C	C	C	
Movie ranch				X	X	P	C	
Camps, camping, and related establishments	5400			X P	X P	X C	X P	
Exhibitions and art galleries		4410		X A	X A	X A	P	
Performing arts or supporting establishment	5100			X C	X C	X	P	
Theater, dance, or music establishment	5101			X C	X C	X	P	
Institutional or community facilities								
Community center		2200		X P	X P	X C	P	
Hospitals		4110		X	X	X	X	
Medical clinics		4120		C	C	C	P	
Social assistance, welfare, and charitable services (not otherwise enumerated)	6560			X	X	X	X	

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Use	Function	Structure	Activity	SMD RUR	SMD RUR-F	SMD RUR-R	SMD CN	Special Conditions
Child and youth services	6561			C	C	C	P	
Child care institution	6562			P	P	P	P	
Day care center	6562			P	P	P	P	
Community food services	6563			X	X	X	P	
Emergency and relief services	6564			X	X	X	P	
Other family services	6565			X	X	X	C	
Services for elderly and disabled	6566			X	X	X	P	
Animal hospitals	6730			X	X	X	P	
School or university (privately owned)		4200		P	P	P	P	
Grade school (privately owned)		4210		P	P	P	P	
College or university facility (privately owned)		4220		XP	XP	XC	C	
Technical, trade, and other specialty schools	6140	4230		XP	XP	XC	C	
Library		4300		X	X	X	P	
Museum, exhibition, or similar facility	5200	4400		X	X	X	P	
Planetarium		4420		X	X	X	C	
Aquarium		4430		X	X	X	X	
Zoological parks		4450		C	C	X	C	
Public safety related facility			4500	C	C	C	C	
Fire and rescue station			4510	C	C	C	C	
Police station			4520	C	C	C	C	
Emergency operation center			4530	C	C	C	C	*
Correctional or rehabilitation facility			4600	X	X	X	X	*
Cemetery, monument, tombstone, or mausoleum			4700	X	X	X	X	
Funeral homes			4800	X	X	X	XC	
Cremation facilities			4800	X	X	X	X	
Public administration		6200		X	X	X	XP	
Post offices		6310		X	X	X	C	
Space research and technology		6330		X	X	X	X	*
Clubs or lodges				X	X	X	XC	
Transportation-related facilities								
Commercial automobile parking lots		5200		X	X	X	X	
Commercial automobile parking garages				X	X	X	X	
Surface parking, open		5210		X	X	X	X	
Surface parking, covered		5220		X	X	X	X	
Underground parking structure with ramps		5240		X	X	X	X	
Rooftop parking facility		5250		X	X	X	X	
Bus terminal		3830		X	X	X	X	
Bus stop shelter		5300		P	P	P	P	
Truck storage and maintenance facilities		5400		X	X	X	X	
Truck freight transportation facilities	4140			X	X	X	X	
Light rail transit lines and stops	4151			X	X	X	X	
Local rail transit storage and maintenance facilities	4153			X	X	X	X	

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Use	Function	Structure	Activity	SMD RUR	SMD RUR-F	SMD RUR-R	SMD CN	Special Conditions
Taxi and limousine service maintained [maintenance] and storage facilities	4155			X	X	X	X	
Taxi and limousine service dispatch facilities				X	X	X	X	
Bus transportation storage and maintenance facilities	4156			X	X	X	X	
Towing and other road service facilities, excluding automobile salvage, wrecking, or permanent vehicle storage	4157			X	X	X	X	
Long-distance or bulk pipelines for petroleum products, natural gas, or mineral slurry	4170			X	X	X	X	
Courier and messenger service facilities	4190			X	X	X	X	
Commercial airports		5600		X	X	X	X	
Private airplane runways and landing strips		5610		X	X	X	X	
Airport maintenance and hangar facilities		5620		X	X	X	X	
Heliport facility		5640		X	X	X	X	
Helistops				X	X	X	X	
Glideport, stolport, ultralight airplane, or balloon port facility		5650		X	X	X	X	
Railroad tracks, spurs, and sidings				X	X	X	X	
Railroad switching, maintenance, and storage facility		5700		X	X	X	X	
Railroad passenger station		5701		X	X	X	X	
Railroad freight facility		5702		X	X	X	X	
Utility								
Local distribution facilities for water, natural gas, and electric power		6100		GP	GP	GP	GP	
Telecommunications lines				GP	GP	GP	GP	
Electric power substations				C	C	C	C	
High-voltage electric power transmission lines				X	X	X	X	
Dam		6220		X	X	X	X	
Livestock watering tank or impoundment				P	P	P	X	
Levee		6230		X	X	X	X	
Water tank (elevated, at grade, or underground)		6250		P	P	P	P	
Water wells, well fields, and bulk water transmission pipelines		6260		X	X	C	X	Ch. 9
Water treatment and purification facility		6270		C	C	C	C	Ch. 9
Water reservoir		6280		X	X	X	X	
Irrigation facilities, including impoundments for on-site irrigation or acequia system irrigation		6290		X	X	X	X	
Wastewater storage or pumping station facility, lift stations, and collection lines		6310		X	X	X	X	
Solid waste landfill facility	4345	6320		X	X	X	X	
Composting facility		6330		XP	XP	XC	XP	
Recycling transfer center		6331		X	X	X	X	
Solid waste collection transfer station (governmental)	4343		3210	X	X	X	X	

Table 9.14.8: SMCD Use Table

Use	Function	Structure	Activity	SMD RUR	SMD RUR-F	SMD RUR-R	SMD CN	Special Conditions
Solid waste collection transfer station (private)	4343		3210	X	X	X	X	
Solid waste combustor or incinerator	4344			X	X	X	X	
Septic tank service, repair, and installation business	4346			X	X	X	X	
Household hazardous waste collection facility				X	X	X	X	
Hazardous waste storage facility		6340		X	X	X	X	
Hazardous waste treatment and disposal facility				X	X	X	X	
Sewage treatment plant and disposal facilities		6350		X	X	X	X	
Gas or electric power generation facility		6400		X	X	X	X	
New wireless communication facilities/Modification of existing wireless communication facility with substantial changes		6500		C	C	C	X	
Modification of existing wireless communication facility with no substantial changes/Collocation		6500		P	P	P	P	
Roof-mounted/surface-mounted/stealth		6500		P	P	P	P	
Amateur radio antenna		6510		P	P	P	P	
Weather stations		6520		XP	XP	XP	XA	
Environmental monitoring station (air, soil, etc.)		6600		XP	XP	XP	XA	
Commercial solar energy production facility				X	X	X	X	
Geothermal production facility		6450		X	X	X	X	
Large-scale wind facility				X	X	X	X	Sec. 10.16
<u>Small-scale wind facility</u>				A	A	A	A	<u>Sec. 10.16.4</u>
Highway rest stops and welcome centers		6930		X	X	X	X	
Fountain, sculpture, or other similar decorative structures		6950		P	P	P	P	
Permanent outdoor stage, bandstand, or similar structure		6960		X	X	X	X	
Agriculture, forestry, and conservation/open space								
Grain silos and other storage structure for grains and agricultural products		8100		XP	XP	XA	X	
Animal production that includes slaughter	9300			XC	XC	X	X	
Livestock pens or hog houses		8200		XP	XC	X	X	
Commercial greenhouses		8500		XP	P	XC	CP	
Nurseries and other growing of ornamental plants				X	X	X	C	
Stables and other equine-related facilities - All personal use				P	P	P	P	
Stables and other equine-related facilities - Commercial up to 12 horses		8240		CP	CP	CP	XP	
Stables and other equine-related facilities - Commercial over 12 horses				XP	XP	XP	XC	
Kennels and commercial dog breeding facilities		8700		X	X	X	X	
Apiary and other related structures		8700		P	P	P	P	
Crop production outdoor	9100			P	P	P	P	
Crop production greenhouse		8500		P	P	P	P	
Display or sale of agricultural products raised on the same premises				P	P	A	P	

Table 9.14.8: SMCD Use Table

Use	Function	Structure	Activity	SMD RUR	SMD RUR-F	SMD RUR-R	SMD CN	Special Conditions
Forestry and logging operations	9300			X	X	X	X	
Game preserves and retreats	94009500			XP	XP	XA	X	
Support business and operations for agriculture and forestry				XP	XP	XA	XP	
Parks, open space areas, conservation areas, and preservation areas				P	P	P	P	
Public or community outdoor recreation facilities				C	C	C	C	
Concentrated animal feeding operation		8310		X	X	X	X	Ch. 11
Grazing and ranching of livestock		8230		P	P	P	P	Sec. 10.3
Dairy farms		8210		XP	XC	X	X	
Other farm and farming-related structures		8900		A	A	A	A	
Poultry farms and poultry production facilities		8220		XP	XC	X	X	
Sheds, or other agricultural facilities		8000		A	A	A	A	
Animal waste lagoons		8420		X	X	X	X	Ch. 11
Mining and extraction establishments								
Oil and natural gas exploration or extraction	8100			DCI	DCI	DCI	DCI	Ch. 11
Hard rock mining	8200			DCI	DCI	DCI	DCI	Ch. 11
Small scale sand and gravel extraction				X	X	X	X	
Sand and gravel extraction (as specified in Section 11.10)				DCI	DCI	DCI	DCI	Ch. 11

Notes:

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

