

Use	SFC RUR	SMD RUR	SFC RUR-F	SMD RUR-F	SFC RUR-R	SMD RUR-R	SFC CN	SMD CN	SM 2019 Plan Actions + Notes	Staff Comments	Status (Red = change)
Residential											
Single family	P	P	P	P	P	P	P	P			
Accessory dwelling units	A	A	A	A	A	A	A	A			
Townhouses	P	X	P	X	P	X	P	X	Action 1.1.6: Create standards for sensitive siting, design and screening of new development to minimize visual and physical impacts to the land where other more appropriate building sites exist. Action 5.3.4: Support alternative lifestyle choices by allowing a variety of dwelling unit types and accessory uses such as the District has historically allowed	No Change - not applicable to the scale and character of SMCD	Orange = More Restrictive than the County
Multifamily dwellings	C	X	C	X	C	X	P	X	Action 1.1.6: Create standards for sensitive siting, design and screening of new development to minimize visual and physical impacts to the land where other more appropriate building sites exist. Action 5.3.4: Support alternative lifestyle choices by allowing a variety of dwelling unit types and accessory uses such as the District has historically allowed Zoning determines density which allows residential base on acreage, i.e. one du per 10 acres in Rural Residential.	No Change - not applicable to SMCD	Light Blue = Less Restrictive
Retirement Housing											
Assisted living facility	P	P	P	P	C	P	P	P	Strategy 3.4 Plan for emergency preparedness and aging-in-place		
Life care or continuing care facilities	P	P	P	P	C	P	P	P			
Nursing facilities	P	P	P	P	C	P	P	P			
Community Home, NAICS 623210	P	P	P	P	C	P	P	P			
Barracks	A	X	A	X	X	X	X	X		No Change - not applicable to SMCD	
Dormitories	A	X	A	X	X	X	C	X		No Change - not applicable to SMCD	
Temporary structures, tents etc. for shelter	P	P	P	P	A	P	C	P	Action 5.3.4: Support alternative lifestyle choices by allowing a variety of dwelling unit types and accessory uses such as the District has historically allowed		
Hotels, motels, or other accommodation services											
Bed and Breakfast inn	P	P	P	P	C	C	P	P			
Rooming and boarding housing	C	C	C	C	C	X	P	C		No Change - not applicable to SMCD	
Resorts	C	C	C	C	X	X	C	C			
Retreats	P	P	P	P	C	C	P	X		No Change - not applicable to SMCD's CN	
Hotels, motels, and tourist courts	C	X	C	X	X	X	X	X		No change - not applicable to SMCD's rural districts	
Commercial											
Shop or store with drive-through facility	X	X	X	X	X	X	C	X		No Change - drive-through facilities are not in Neighborhood Scale of SMCD	
Restaurant, with incidental consumption of alcoholic beverages	X	X	X	X	X	X	P	P			
Restaurant, with no consumption of alcoholic beverages permitted	X	X	X	X	X	X	P	P			
Store or shop without drive through facility	X	X	X	X	X	X	P	P	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas		
Department store	X	X	X	X	X	X	X	X			
Warehouse discount store/superstore	X	X	X	X	X	X	X	X			
Market shops, including open markets	A	X	A	X	X	X	P	P		No Change - not applicable to SMCD's Rural zoning districts	
Gasoline station	C	X	C	X	X	X	C	C		No Change - not applicable to SMCD's Rural zoning districts	
Automobile repair and service	C	X	C	X	X	X	P	P		No Change - not applicable to SMCD's Rural zoning districts	
Car dealer	C	X	C	X	X	X	X	X		No Change - not applicable to SMCD's Rural zoning districts	
Bus, truck, mobile home, or large vehicle dealers	C	X	C	X	X	X	X	X		No Change - not applicable to SMCD's Rural zoning districts	
Bicycle, motorcycle, all terrain vehicle dealers	C	X	C	X	X	X	X	X		No Change - not applicable to SMCD's Rural zoning districts	
Boat or marine craft dealer	C	X	C	X	X	X	X	X		No Change - not applicable to SMCD's Rural zoning districts	
Automotive Parts, accessories, or tires	C	X	C	X	X	X	P	C	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas	In SMD CN, change from Prohibited to Conditional to match SMD's current regs of Gasoline Services. No change for SMD's rural zoning districts.	
Gasoline service	C	X	C	X	X	X	X	C		No Change - not applicable to SMCD's Rural zoning districts	

Use	SFC RUR	SMD RUR	SFC RUR-F	SMD RUR-F	SFC RUR-R	SMD RUR-R	SFC CN	SMD CN	SM 2019 Plan Actions + Notes	Staff Comments	Status (Red = change)
Lumberyard and materials	C	C	C	C	X	X	X	X	Action 1.1.2:	In relevant SMD zoning districts, change from Prohibited to Conditional to match County standards based on Plan Action item.	
Outdoor resale business	C	X	X	X	X	X	X	C		No Change - not applicable to SMCD's Rural zoning districts	
Pawnshops	X	X	X	X	X	X	P	X	Action 1.1.2:	No Change - not applicable to SMCD	
TAP AND TASTING ROOM	C	C	C	C	C	C	P	C	Action 1.1.2; Action 3.1.1: Small business development and compatible home-based businesses should be supported; Action 5.3.1. Allow and encourage agricultural and arts uses for home-based and Neighborhood-scaled businesses.	New Use for SMCD. Based on Committee feedback and Plan action items, matched County standards except for CN as Conditional to enable public input for an alcohol-related business.	
Beer, wine, and liquor store (off-premises consumption of alcohol)	C	X	C	X	X	X	P	C		No Change - not applicable to SMCD's Rural zoning districts	
Shopping center	X	X	X	X	X	X	P	X	Action 1.1.2:	No Change - not applicable to the scale in SMCD	
Convenience stores or centers	X	X	X	X	X	X	P	C	Action 1.1.2:	No change - Conditional use to enable public input in scale.	
Car care center	X	X	X	X	X	X	P	C	Action 1.1.2:	Change from Prohibited to Conditional - Conditional use to enable public input in scale. A potential car service-related is compatible with the surrounding areas.	
Car washes	X	X	X	X	X	X	P	C	Action 1.1.2:	Change from Prohibited to Conditional - Conditional use to enable public input in scale. A potential car service-related is compatible with the surrounding areas.	
Office or bank (without drive-through facility)	A	X	A	X	X	X	P	P	Action 1.1.2:	No Change - not applicable to SMCD's Rural zoning districts	
Office (with drive-through facility)	X	X	X	X	X	X	C	X	Action 1.1.2:	No Change - drive through facilities are not compatible with the San Marcos community.	
Office or store with residence on top	X	X	X	X	X	X	P	P		~	
Office over storefront structure	X	X	X	X	X	X	P	P		~	
Research and development services (scientific, medical, and technology)	C	X	C	X	X	X	P	P	Action 1.1.2:	No Change - not applicable to SMCD's Rural zoning districts	
Car rental and leasing	C	X	C	X	X	X	P	X		No Change - not applicable to SMCD	
Leasing trucks, trailers, recreational vehicles, etc.	C	X	C	X	X	X	C	X		No Change - not applicable to SMCD	
Services including pest control, janitorial, landscaping, carpet upholstery, cleaning and other services	C	X	C	X	X	X	P	P		No Change - not applicable to SMCD's Rural zoning districts	
Bars, taverns and nightclubs	X	X	X	X	X	X	C	X	Action 1.1.2:	No Change	
Sexually oriented business	X	X	X	X	X	X	X	X		~	
Tattoo parlors	X	X	X	X	X	X	P	X	Action 1.1.2:	No Change	
Industrial, manufacturing and wholesale trade											
Light industrial structures and facilities (not enumerated in Codes 2611-2615, below)	C	X	C	X	X	X	X	X	Action 1.1.2:	No Change - not applicable to SMCD	
Loft	C	X	X	X	X	X	X	X	Action 1.1.2:	No Change - not applicable to SMCD	
Mill-type factory structures	C	X	X	X	X	X	X	X	Action 1.1.2:	No Change - not applicable to SMCD	
Manufacturing plants	X	X	X	X	X	X	X	X		~	
Industrial parks	X	X	X	X	X	X	X	X		~	
Laboratory or specialized industrial facility	X	X	X	X	X	X	X	X		~	
Assembly and construction-type plants	X	X	X	X	X	X	X	X		~	
Process plants (metals, chemicals asphalt, concrete, etc.)	X	X	X	X	X	X	X	X		~	
Construction-related businesses	C	X	C	X	X	X	X	X	Action 1.1.2	No Change - not applicable to SMCD's Rural zoning districts	
Heavy construction	X	X	X	X	X	X	X	X		~	
Machinery related	X	X	X	X	X	X	X	X		~	
Trade contractor, plumbing, electrical, roofing, painting, landscaping	C	X	C	X	X	X	P	C	Action 1.1.2:	No Change - not applicable to SMCD rural zoning districts	
Automotive paint and body	X	X	X	X	X	X	C	X	Action 1.1.2:	No Change - not applicable to SMCD	
Automotive wrecking and graveyards, salvage yards, and junkyards	DCI	X	DCI	X	DCI	X	DCI	X	Action 1.1.2:	~	
Vehicle storage for towing or related business	X	X	X	X	X	X	X	X		~	
Demolition, building and structure business	C	X	X	X	X	X	X	X	Action 1.1.2:	No Change - not applicable to SMCD's Rural zoning districts	
Warehouse or storage facility Structure	C	X	C	X	X	X	X	X	Action 1.1.2:	No Change - not applicable to SMCD's Rural zoning districts	
Mini-warehouse, mini-storage units	C	X	C	X	X	X	C	X	Action 1.1.2:	No Change - not applicable to SMCD's Rural zoning districts	
High-rise mini-warehouse	X	X	X	X	X	X	X	X		~	
Warehouse structure	C	X	C	X	X	X	X	X		No Change - not applicable to SMCD's Rural zoning districts	

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Produce warehouse	P	P	P	P	X	C	X	P	Action 2.3.2: Identify infrastructural needs to support critical components of our local system supply and demand chain, such as food storage, aggregation, and distribution	Change: from prohibited to permitted to match County standards in RUR and RUR-F. From prohibited to Conditional in RUR-R and permitted in CN. 2019 Plan actions specify the need to support agriculture and local food supply.	
Refrigerated warehouse or cold storage	P	X	P	X	X	X	X	X	Action 2.3.2:	No Change - not applicable to SMCD's Rural zoning districts	
Large area distribution or transit warehouse	C	X	X	X	X	X	X	X	Action 2.3.2:	No Change - not applicable to SMCD	
Wholesale trade—durable goods	X	X	X	X	X	X	X	X		~	
Wholesale trade nondurable goods	X	X	X	X	X	X	X	X		~	
Food, textiles, and related products	C	C	C	C	X	X	X	X		Change: from prohibited to permitted to match County standards. 2019 Plan actions specify the need to support agriculture.	
Wood, paper, and printing products	C	X	C	X	X	X	X	X		No Change - not applicable to SMCD's Rural zoning districts	
Tank farms	C	X	C	X	X	X	X	X		No Change - not applicable to SMCD's Rural zoning districts	
Public assembly structures											
Performance theater	C	X	X	X	X	X	P	P	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas; 5.3.1. Allow and encourage agricultural and arts uses for home-based and Neighborhood-scaled businesses.	Change: Plan thorough supports the arts. // No Change for RUR - not applicable to SMCD rural zoning districts	
Movie theater	X	X	X	X	X	X	P	X	Action 1.1.2.	No Change - not applicable to SMCD	
Amphitheater	C	X	C	X	X	X	X	X		No Change - not applicable to SMCD rural zoning districts	
Drive-in theaters	C	X	X	X	X	X	X	X		No Change - not applicable to SMCD rural zoning districts	
Indoor games facility	X	X	X	X	X	X	C	C		~	
Amusement, sports, or recreation establishment not specifically enumerated	X	X	X	X	X	X	X	X		~	
Amusement or theme park	X	X	X	X	X	X	X	X		~	
Arcade	X	X	X	X	X	X	X	X		~	
Miniature golf establishment	C	X	C	X	X	X	X	X		No Change - not applicable to SMCD rural zoning districts	
Fitness, recreational sports, gym, or athletic club	P	X	P	X	C	X	P	C	Action 4.1.2: Work with Santa Fe County to construct or repurpose a building to become a community center	No Change - public input is important for a community center and use is not applicable to SMCD rural zoning districts	
Bowling, billiards, pool, etc.	X	X	X	X	X	X	P	C	Action 4.1.2:	No Change - public input is important for a community center	
Skating rinks	P	X	P	X	X	X	X	X		No Change - not applicable to SMCD rural zoning districts	
Sports stadium or arena	X	X	X	X	X	X	X	X		~	
Racetrack or raceway	X	X	X	X	X	X	X	X		~	
Exhibition, convention or conference structure	A	A	A	A	X	X	X	X	Strategy 5.1: Support agriculture, arts, and rural commercial throughout the San Marcos Community District Overlay in the SLDC	Change: from Prohibited to Accessory in RUR and RUR-F based on Plan Action support of the arts.	
Religious facilities	P	P	P	P	P	P	P	P		~	
Covered or partially covered atriums and public enclosure	A	X	A	X	X	X	C	X	Action 4.1.2:	No Change - not applicable to SMCD	
Passenger terminal, mixed mode	P	X	P	X	P	X	X	X		No Change - not applicable to SMCD	
Active open space/ athletic fields/golf courses	P	X	P	X	C	X	X	X		No Change - not applicable to SMCD	
Passive open space	P	P	P	P	P	P	P	P		~	
Arts, entertainment, and recreation											
Active leisure sports and related activities	P	C	P	C	C	C	C	C		No Change - public input is important	
Movie Ranch	P	X	P	X	P	P	P	C		No change - not applicable to RUR and RUR-F zoning district	
Camps, camping, and related establishments	P	P	P	P	C	C	P	P		Change: From X in all Zoning Districts to the current County standards.	
Exhibitions and art galleries	X	A	X	A	X	A	P	P		Change: Plan highlights the need for support of the arts.	
Performing arts or supporting establishment	C	C	C	C	X	X	P	P	Action 3.1.1: Small business development and compatible home-based businesses should be supported; Action 5.3.1: Allow and encourage agricultural and arts uses for home-based and Neighborhood-scaled businesses.; Appropriate uses include artist studios, agriculture, and ranching with equestrian uses as appropriate based on established land use patterns of the area.	Change: From X to Conditional Use in RUR and RUR-F based on the Plan's Action items and to match County Standards	

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Theater, dance, or music establishment	C	C	C	C	X	X	P	P	Action 3.1.1; Action 5.3.1.	Change: From X to Conditional Use in RUR and RUR-F based on the Plan's Action items and to match County Standards	
Institutional or community facilities											
Community center	P	P	P	P	C	C	P	P	Action 4.1.2: Work with Santa Fe County to construct or repurpose a building to become a community center	Change: from X to match County standards in each Zoning Districts justified by Plan Strategy and no reasoning for prohibiting this use.	
Hospitals	X	X	X	X	X	X	X	X		-	
Medical clinics	P	C	P	C	P	C	P	P		No Change - unlikely medical clinics will be built in rural zoning districts	
Social assistance, welfare, and charitable services (not otherwise enumerated)	P	X	P	X	P	X	P	X		No change	
Child and youth services	P	C	P	C	P	C	P	P		No Change - unlikely such services will be built in rural zoning districts	
Child care institution	P	P	P	P	P	P	P	P		-	
Day care center	P	P	P	P	P	P	P	P		-	
Community food services	P	X	P	X	P	X	P	P	Action 4.1.2: Work with Santa Fe County to construct or repurpose a building to become a community center	No change - use is appropriate in CN, but not rural zoning districts	
Emergency and relief services	P	X	P	X	P	X	P	P	Action 3.4.1: Work with Santa Fe County Emergency Management Division to understand risk factors and emergency protocol for the southern part of Santa Fe County	No change - use is appropriate in CN, but not rural zoning districts	
Other family services	P	X	P	X	P	X	P	C	Action 4.1.2:	No change	
Services for elderly and disabled	P	X	P	X	P	X	P	P	Action 4.1.2: Action 3.4.3: Make information available regarding services for elderly, including transportation and meal services	No change - use is appropriate in CN, but not rural zoning districts	
Animal hospitals	P	X	P	X	P	X	C	P			
School or university (privately owned)	P	P	P	P	C	P	C	P		-	
Grade school (privately owned)	P	P	P	P	P	P	P	P		-	
College or university facility (privately owned)	P	P	P	P	C	C	C	C		Change to from Prohibited in rural zoning districts to match County standards and be consistent with the "School or university (privately owned)" use	
Technical, trade, and other specialty schools	P	P	P	P	C	C	C	C		Change to from Prohibited in rural zoning districts to match County standards and be consistent with the "School or university (privately owned)" use	
Library	P	X	P	X	P	X	P	P	Action 4.1.2: Work with Santa Fe County to construct or repurpose a building to become a community center	No change - use is appropriate in CN, but not rural zoning districts	
Museum, exhibition, or similar facility	P	X	P	X	C	X	P	P		No change - use is appropriate in CN, but not rural zoning districts	
Planetarium	P	X	C	X	X	X	C	C		No change - use is appropriate in CN, but not rural zoning districts	
Aquarium	P	X	C	X	X	X	C	X		No change - not applicable to SMCD	
Zoological parks	P	C	P	C	X	X	X	C		No change - not applicable to SMCD	
Public safety related facility	P	C	P	C	P	C	P	C	Action 3.4.1: Work with Santa Fe County Emergency Management Division to understand risk factors and emergency protocol for the southern part of Santa Fe County	No change - public input important for any public safety facility	
Fire and rescue station	P	C	P	C	P	C	P	C	Action 3.4.1:	No change - public input important for any public safety facility	
Police station	P	C	P	C	P	C	P	C	Action 3.4.1:	No change - public input important for any public safety facility	
Emergency operation center	P	C	P	C	P	C	P	C	Action 3.4.1:	No change - public input important for any public safety facility	
Correctional or rehabilitation facility	C	X	C	X	X	X	X	X		No Change - not applicable to SMCD's Rural zoning districts	
Cemetery, monument, tombstone, or mausoleum	P	X	P	X	C	X	X	X		No Change - not applicable to SMCD's Rural zoning districts	
Funeral homes	P	X	P	X	X	X	P	C		Change: from prohibited to Conditional in CN zoning district no justification to prohibit / No Change - not applicable to SMCD's Rural zoning districts	
Cremation facilities	P	X	P	X	X	X	X	X		No Change - not applicable to SMCD's Rural zoning districts	
Public administration	P	X	P	X	X	X	P	P		Change: from prohibited to Conditional in CN zoning district no justification to prohibit / No Change - not applicable to SMCD's Rural zoning districts	

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Post offices	P	X	P	X	P	X	P	C		No Change - not applicable to SMCD's Rural zoning districts and a new post office is not foreseen.	
Space research and technology	P	X	P	X	X	X	P	X		No change - not applicable to SMCD	
Clubs or lodges	C	X	C	X	C	X	C	C		Change: from prohibited to Conditional in CN zoning district no justification to prohibit / No Change - not applicable to SMCD's Rural zoning districts	
Transportation-related facilities											
Commercial automobile parking lots	X	X	X	X	X	X	X	X			
Commercial automobile parking garages	X	X	X	X	X	X	X	X			
Surface parking, open	A	X	A	X	A	X	A	X		No change - not applicable to SMCD	
Surface parking, covered	A	X	A	X	A	X	A	X		No change - not applicable to SMCD	
Underground parking structure with ramps	X	X	X	X	X	X	X	X			
Rooftop parking facility	X	X	X	X	X	X	X	X			
Bus terminal	X	X	X	X	X	X	X	X			
Bus stop shelter	P	P	P	P	P	P	P	P			
Truck storage and maintenance facilities	X	X	X	X	X	X	X	X			
Truck freight transportation facilities	X	X	X	X	X	X	X	X			
Light rail transit lines and stops	P	X	P	X	P	X	X	X		No change - not applicable to SMCD	
Local rail transit storage and maintenance facilities	X	X	X	X	X	X	X	X			
Taxi and limousine service maintained and storage facilities	X	X	X	X	X	X	X	X			
Taxi and limousine service dispatch facilities	X	X	X	X	X	X	C	X		No change - not applicable to SMCD	
Bus transportation storage and maintenance facilities	X	X	X	X	X	X	X	X			
Towing and other road service facilities, excluding automobile salvage, wrecking, or permanent vehicle storage	X	X	X	X	X	X	C	X		No change - not applicable to SMCD	
Long-distance or bulk pipelines for petroleum products, natural gas, or mineral slurry	C	X	C	X	C	X	X	X		No change - not applicable to SMCD	
Courier and messenger service facilities	X	X	X	X	X	X	X	X		no change	
Commercial airports	C	X	C	X	C	X	X	X		No change - not applicable to SMCD	
Private airplane runways and landing strips	C	X	C	X	C	X	X	X		No change - not applicable to SMCD	
Airport maintenance and hangar facilities	C	X	C	X	X	X	X	X		No change - not applicable to SMCD	
Heliport facility	C	X	C	X	X	X	X	X		No change - not applicable to SMCD	
Helistops	C	X	C	X	X	X	X	X		No change - not applicable to SMCD	
Glide port, stoptop, ultralight airplane, or balloon port facility	C	X	C	X	X	X	X	X		No change - not applicable to SMCD	
Railroad tracks, spurs, and sidings	P	X	P	X	P	X	P	X		No change - not applicable to SMCD	
Railroad switching, maintenance, and storage facility	C	X	X	X	X	X	X	X		No change - not applicable to SMCD	
Railroad passenger station	P	X	P	X	P	X	P	X		No change - not applicable to SMCD	
Railroad freight facility	C	X	X	X	X	X	X	X		No change - not applicable to SMCD	
Utility											
Local distribution facilities for water, natural gas, and electric power	P	P	P	P	P	P	A	P	Action 1.3.1: Identify mechanisms in the County Sustainable Land Development Code that enable renewable energy use and sustainable land use patterns to implement in the San Marcos District	Change: From C to P for each Zoning Districts. Simplifying the Permitting process for local distribution facilities is justified by Plan Action item.	
Telecommunications lines	P	P	P	P	P	P	P	P	Action 3.2.2: Support installation and investment in internet infrastructure, such as fiber optics and high speed internet	Change: From C to P for each Zoning Districts. Simplifying the Permitting process for telecommunications is justified by Plan Action item.	
Electric power substations	C	C	C	C	C	C	C	C			
High-voltage electric power transmission lines	C	X	C	X	C	X	C	X		No change - not applicable to SMCD	
Dam	C	X	C	X	C	X	X	X		No change - not applicable to SMCD	
Livestock watering tank or impoundment	P	P	P	P	P	P	A	X		No change - not applicable to SMCD	
Levee	C	X	C	X	C	X	A	X		No change - not applicable to SMCD	
Water tank (elevated, at grade, or underground)	P	P	P	P	P	P	P	P			
Water wells, well fields, and bulk water transmission pipelines	P	X	P	X	P	C	A	X		No change - not applicable to SMCD	
Water treatment and purification facility	P	C	P	C	P	C	X	C	Action 1.2.2: Encourage innovative water saving techniques and technologies to reduce potable water use	No change - Conditional use to enable public input in scale.	
Water reservoir	C	X	C	X	C	X	X	X	Action 1.2.3: Create flexible ways of water harvesting on medium-sized new buildings and new additions and accessory structures, with educational information on how to maintain and best use rainwater for personal and commercial purposes	No change - not applicable to SMCD's minimal water resources	
Irrigation facilities, including impoundments for on-site irrigation or acequia system irrigation	P	X	P	X	P	X	A	X	Appropriate uses include artist studios, agriculture, and ranching with equestrian uses as appropriate based on established land use patterns of the area.	No change - not applicable to SMCD's minimal water resources	

Use	SFC RUR	SMD RUR	SFC RUR-F	SMD RUR-F	SFC RUR-R	SMD RUR-R	SFC CN	SMD CN	SM 2019 Plan Actions + Notes	Staff Comments	Status (Red = change)
Wastewater storage or pumping station facility, lift stations, and collection lines	P	X	P	X	P	X	A	X	Action 1.2.4: Continue and expand education about rainwater harvesting in the District, along with education about rainwater uses and cistern maintenance	No change - not applicable to SMCD's minimal water resources	
Solid waste landfill facility	DCI	X	DCI	X	DCI	X	DCI	X		No change - not applicable to SMCD	
Composting facility	P	P	P	P	C	C	P	P	Appropriate uses include artist studios, agriculture, and ranching with equestrian uses as appropriate based on established land use patterns of the area.	Change from Prohibited to the matching County standard for each Zoning District. Plan is clear in support of agricultural uses across San Marcos.	
Recycling transfer center	P	X	P	X	C	X	P	X		No change - not applicable to SMCD	
Solid waste collection transfer station (Governmental)	P	X	P	X	C	X	P	X		No change - not applicable to SMCD	
Solid waste collection transfer station (Private)	C	X	C	X	C	X	X	X		No change - not applicable to SMCD	
Solid waste combustor or incinerator	C	X	C	X	X	X	X	X		No change - not applicable to SMCD	
Septic tank service, repair, and installation business	X	X	X	X	X	X	C	X		No change - not applicable to SMCD	
Household hazardous waste collection facility	C	X	C	X	X	X	X	X		No change - not applicable to SMCD	
Hazardous waste storage facility	C	X	X	X	X	X	X	X		No change - not applicable to SMCD	
Hazardous waste treatment and disposal facility	C	X	X	X	X	X	X	X		No change - not applicable to SMCD	
Sewage treatment plant and disposal facilities	C	X	C	X	C	X	X	X		No change - not applicable to SMCD	
Gas or electric power generation facility	C	X	X	X	X	X	X	X	Action 1.3.1: Identify mechanisms in the County Sustainable Land Development Code that enable renewable energy use and sustainable land use patterns to implement in the San Marcos District	No change - not applicable to SMCD	
New Wireless Communication Facilities/Modification of existing wireless communication facility with substantial changes	C	C	C	C	C	C	X	X		~	
Modification of existing wireless communication facility with no substantial changes/Collocation	P	P	P	P	P	P	P	P		~	
Roof Mounted/Surface Mounted/Stealth	P	P	P	P	P	P	P	P		~	
Amateur radio antenna	P	P	P	P	P	P	P	P		~	
Weather stations	P	P	P	P	P	P	A	A	Strategy 1.6: Set an example for education, sustainability and resource management, including a balanced wildfire ecosystem	Change: from X to match County standards in each Zoning Districts justified by Plan Strategy and no reasoning for prohibiting this use.	
Environmental monitoring station (air, soil, etc.)	P	P	P	P	P	P	A	A	Strategy 1.6:	Change: from X to match County standards in each Zoning Districts justified by Plan Strategy and no reasoning for prohibiting this use.	
Commercial solar energy production facility	C	X	C	X	X	X	C	X	Action 1.3.1: Identify mechanisms in the County Sustainable Land Development Code that enable renewable energy use and sustainable land use patterns to implement in the San Marcos District	No Change - smaller scale Community solar facilities are allowed throughout the entire County.	
Geothermal production facility	C	X	C	X	X	X	X	X	Action 4.2.1	No Change - not applicable to SMCD	
Large scale wind facility	C	X	C	X	C	X	C	X	Action 4.2.1	No Change - not "Neighborhood Scale"	
Small scale wind facility	A	A	A	A	A	A	A	A	Action 1.3.1 and Action 4.2.1	See DOE definition: 2019 Plan Actions are clear in their support of Renewable Energy at "Neighborhood-scale"	
Highway rest stops and welcome centers	P	X	P	X	P	X	X	X		No Change - not applicable to SMCD	
Fountain, sculpture, or other similar decorative structures	P	P	P	P	P	P	P	P		~	
Permanent outdoor stage, bandstand, or similar structure	X	X	X	X	X	X	P	X		No Change - not applicable to SMCD	
Agriculture, forestry, and conservation/open space											
Grain silos and other storage structure for grains and agricultural products	P	P	P	P	A	A	X	X	Strategy 5.1: Support agriculture, arts, and rural commercial throughout the San Marcos Community District Overlay in the SLDC; Action 2.3.2: Identify infrastructural needs to support critical components of our local system supply and demand chain, such as food storage, aggregation, and distribution;	Change: from X to match County standards in each Zoning Districts justified by Plan Strategy and no reasoning for prohibiting this use.	
Animal production that includes slaughter	C	C	C	C	X	X	X	X	Same as above	Change: from X to match County standards in each Zoning Districts justified by Plan Strategy and no reasoning for prohibiting this use.	
Livestock pens or hog houses	P	P	C	C	X	X	X	X	Same as above	Change: from X to match County standards in each Zoning Districts justified by Plan Strategy and no reasoning for prohibiting this use.	
Commercial greenhouses	P	P	P	P	C	C	P	P	Same as above	Change from Prohibited or Conditional to the matching County standard for each Zoning District. Plan is clear in support of agricultural uses across San Marcos.	
Nurseries and other growing of ornamental plants	P	P	P	P	P	P	P	P	Same as above	Change from Prohibited or Conditional to the matching County standard for each Zoning District. Plan is clear in support of agricultural uses across San Marcos.	
Stables and other equine-related facilities- All personal use	P	P	P	P	P	P	P	P		~	

Use	SFC RUR	SMD RUR	SFC RUR-F	SMD RUR-F	SFC RUR-R	SMD RUR-R	SFC CN	SMD CN	SM 2019 Plan Actions + Notes	Staff Comments	Status (Red = change)
Stables and other equine-related facilities - Commercial up to 12 horses.	P	P	P	P	P	P	P	P	Same as above	Change from Conditional or Prohibited to the matching County standard for each Zoning District. Plan is clear in support of equestrian uses across San Marcos.	
Stables and other equine-related facilities - Commercial over 12 horses	P	P	P	P	P	P	C	C	Same as above	Change from Prohibited to the matching County standard for each Zoning District. Plan is clear in support of equestrian uses across San Marcos.	
Kennels and commercial dog breeding facilities	C	X	C	X	C	X	C	X	Same as above	No Change - not applicable to SMCD	
Apiary and other related structures	P	P	P	P	P	P	P	P		~	
Crop production outdoor	P	P	P	P	P	P	P	P		~	
Crop production greenhouse	P	P	P	P	P	P	P	P		~	
Display or sale of agricultural products raised on the same premises	P	P	P	P	A	A	P	P		~	
Forestry and logging operations	P	X	P	X	P	X	P	X	Same as above	No Change - not applicable to SMCD	
Game preserves and retreats	P	P	P	P	C	A	X	X	Same as above	Change: from X to match County standards in each Zoning Districts justified by Plan Strategy and no reasoning for prohibiting this use.	
Support business and operations for agriculture and forestry	P	P	P	P	A	A	P	P	Action 2.3.4: Neighborhood-Scale accessory uses that support agricultural businesses and rural lifestyles should be allowed	Change from Prohibited to the matching County standard for each Zoning District. Plan is clear in support of agricultural uses across San Marcos.	
Parks, open space areas, conservation areas, and preservation areas	P	P	P	P	P	P	P	P		~	
Public or community outdoor recreation facilities	P	C	P	C	P	C	P	C	Action 1.1.1: Protect the integrity of parks, trails, and significant historical/archaeological sites in the area by maintaining a reasonable buffer between significant lands and new development while also considering options for people to experience the beautiful landscape	No change - Conditional use to enable public input in scale.	
Concentrated animal feeding operation	DCI	X	DCI	X	DCI	X	DCI	X		No Change - not applicable to SMCD	
Grazing and ranching of livestock	P	P	P	P	P	P	P	P		~	
Dairy farms	P	P	C	C	X	X	X	X	Appropriate uses include artist studios, agriculture, and ranching with equestrian uses as appropriate based on established land use patterns of the area.	Change from Prohibited to the matching County standard for each Zoning District. Plan is clear in support of agricultural uses across San Marcos.	
Other farm and farming-related structures	P	A	P	A	A	A	A	A	Action 2.3.2: Identify infrastructural needs to support critical components of our local system supply and demand chain, such as food storage, aggregation, and distribution	No Change - Accessory Use fits with SMCD	
Poultry farms and poultry production facilities	P	P	C	C	X	X	X	X	Appropriate uses include artist studios, agriculture, and ranching with equestrian uses as appropriate based on established land use patterns of the area.	Change from Prohibited to the matching County standard for each Zoning District. Plan is clear in support of agricultural uses across San Marcos.	
Sheds, or other agricultural facilities	P	A	P	A	A	A	A	A	Action 2.3.2: Identify infrastructural needs to support critical components of our local system supply and demand chain, such as food storage, aggregation, and distribution	No Change - Accessory Use fits with SMCD	
Animal waste lagoons	DCI	X	DCI	X	DCI	X	DCI	X		No Change - not applicable to SMCD	
Mining and extraction establishments											
Oil and natural gas exploration or extraction	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI		~	
Hard rock mining	DCI	DCI	DCI	DCI	DCI	DCI	DCI	DCI		~	
Small Scale Sand and Gravel Extraction	C	X	C	X	C	X	C	X		No Change - not "Neighborhood Scale"	