

San Marcos Use Matrix Comparison and Recommendations

This spreadsheet compares the **current** Use Matrix in the San Marcos Community Overlay District of the Sustainable Land Development Code (SLDC), with the County's overall Use Matrix. The 2019 San Marcos Community District Plan adopted by the Board of County Commissioners, provides basis for differences between the County Use Matrix and the San Marcos Community District Overlay Use Matrix in the SLDC. The spreadsheet highlights the categories of uses that are currently more restrictive in San Marcos than in the rest of the County.

Color Legend:

Orange = more restrictive than County

Red = needs to be addressed

Blue = less restrictive than County

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.

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
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
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.
Retirement Housing	P	P	P	P	P	P	P	P	
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	
Dormitories	A	X	A	X	X	X	C	X	
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	
Resorts	C	C	C	C	X	X	C	C	
Retreats	P	P	P	P	C	C	P	X	
Hotels, motels, and tourist courts	C	X	C	X	X	X	X	X	
Commercial									
Shop or store with drive-through facility	X	X	X	X	X	X	C	X	
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	
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	
Gasoline station	C	X	C	X	X	X	C	C	Action 1.1.2: Reasonable design standards should be established to require commercial developments to be compatible with surrounding areas
Automobile repair and service	C	X	C	X	X	X	P	P	Action 1.1.2:

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
Demolition, building and structure business	C	X	X	X	X	X	X	X	Action 1.1.2:
Warehouse or storage facility Structure	C	X	C	X	X	X	X	X	Action 1.1.2:
Mini-warehouse, mini-storage units	C	X	C	X	X	X	C	X	Action 1.1.2:
High-rise mini-warehouse	X	X	X	X	X	X	X	X	
Warehouse structure	C	X	C	X	X	X	X	X	
Produce warehouse	P	X	P	X	X	X	X	X	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
Refrigerated warehouse or cold storage	P	X	P	X	X	X	X	X	Action 2.3.2:
Large area distribution or transit warehouse	C	X	X	X	X	X	X	X	Action 2.3.2:
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	X	C	X	X	X	X	X	
Wood, paper, and printing products	C	X	C	X	X	X	X	X	
Tank farms	C	X	C	X	X	X	X	X	
Public assembly structures									
Performance theater	C	X	X	X	X	X	P	X	
Movie theater	X	X	X	X	X	X	P	X	
Amphitheater	C	X	C	X	X	X	X	X	
Drive-in theaters	C	X	X	X	X	X	X	X	
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	
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
Bowling, billiards, pool, etc.	X	X	X	X	X	X	P	C	Action 4.1.2:
Skating rinks	P	X	P	X	X	X	X	X	
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	X	A	X	X	X	X	X	
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:
Passenger terminal, mixed mode	P	X	P	X	P	X	X	X	
Active open space/ athletic fields/golf courses	P	X	P	X	C	X	X	X	
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	
Movie Ranch	P	X	P	X	P	P	P	C	
Camps, camping, and related establishments	P	X	P	X	C	X	P	X	
Exhibitions and art galleries	X	X	X	X	X	X	P	P	
Performing arts or supporting establishment	C	X	C	X	X	X	P	P	Action 3.1.1: Small business development and compatible home-based businesses should be supported
Theater, dance, or music establishment	C	X	C	X	X	X	P	P	Action 3.1.1:
Institutional or community facilities									

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
Community center	P	X	P	X	C	X	P	P	Action 4.1.2: Work with Santa Fe County to construct or repurpose a building to become a community center
Hospitals	X	X	X	X	X	X	X	X	
Medical clinics	P	C	P	C	P	C	P	P	
Social assistance, welfare, and charitable services (not otherwise enumerated)	P	X	P	X	P	X	P	X	
Child and youth services	P	C	P	C	P	C	P	P	
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
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
Other family services	P	X	P	X	P	X	P	C	Action 4.1.2:
Services for elderly and disabled	P	X	P	X	P	X		P	Action 4.1.2: Action 3.4.3: Make information available regarding services for elderly, including transportation and meal services
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	X	P	X	C	X	C	C	
Technical, trade, and other specialty schools	P	X	P	X	C	X	C	C	
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
Museum, exhibition, or similar facility	P	X	P	X	C	X	P	P	
Planetarium	P	X	C	X	X	X	C	C	
Aquarium	P	X	C	X	X	X	C	X	
Zoological parks	P	C	P	C	X	X	X	C	
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
Fire and rescue station	P	C	P	C	P	C	P	C	Action 3.4.1:
Police station	P	C	P	C	P	C	P	C	Action 3.4.1:
Emergency operation center	P	C	P	C	P	C	P	C	Action 3.4.1:
Correctional or rehabilitation facility	C	X	C	X	X	X	X	X	
Cemetery, monument, tombstone, or mausoleum	P	X	P	X	C	X	X	X	
Funeral homes	P	X	P	X	X	X	P	X	
Cremation facilities	P	X	P	X	X	X	X	X	
Public administration	P	X	P	X	X	X	P	X	
Post offices	P	X	P	X	P	X	P	C	
Space research and technology	P	X	P	X	X	X	P	X	
Clubs or lodges	C	X	C	X	C	X	C	X	
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	

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
Surface parking, covered	A	X	A	X	A	X	A	X	
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	
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	
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	
Long-distance or bulk pipelines for petroleum products, natural gas, or mineral slurry	C	X	C	X	C	X	X	X	
Courier and messenger service facilities	X	X	X	X	X	X	X	X	
Commercial airports	C	X	C	X	X	X	X	X	
Private airplane runways and landing strips	C	X	C	X	C	X	X	X	
Airport maintenance and hangar facilities	C	X	C	X	X	X	X	X	
Heliport facility	C	X	C	X	X	X	X	X	
Helistops	C	X	C	X	X	X	X	X	
Glide port, stolport, ultralight airplane, or balloon port facility	C	X	C	X	X	X	X	X	
Railroad tracks, spurs, and sidings	P	X	P	X	P	X	P	X	
Railroad switching, maintenance, and storage facility	C	X	X	X	X	X	X	X	
Railroad passenger station	P	X	P	X	P	X	P	X	
Railroad freight facility	C	X	X	X	X	X	X	X	
Utility									
Local distribution facilities for water, natural gas, and electric power	P	C	P	C	P	C	A	C	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
Telecommunications lines	P	C	P	C	P	C	P	C	Action 3.2.2: Support installation and investment in internet infrastructure, such as fiber optics and high speed internet
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	
Dam	C	X	C	X	C	X	X	X	
Livestock watering tank or impoundment	P	P	P	P	P	P	A	X	
Levee	C	X	C	X	C	X	A	X	
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	
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
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

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
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.
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
Solid waste landfill facility	DCI	X	DCI	X	DCI	X	DCI	X	
Composting facility	P	X	P	X	C	X	P	X	Appropriate uses include artist studios, agriculture, and ranching with equestrian uses as appropriate based on established land use patterns of the area.
Recycling transfer center	P	X	P	X	C	X	P	X	
Solid waste collection transfer station (Governmental)	P	X	P	X	C	X	P	X	
Solid waste collection transfer station (Private)	C	X	C	X	C	X	X	X	
Solid waste combustor or incinerator	C	X	C	X	X	X	X	X	
Septic tank service, repair, and installation business	X	X	X	X	X	X	C	X	
Household hazardous waste collection facility	C	X	C	X	X	X	X	X	
Hazardous waste storage facility	C	X	X	X	X	X	X	X	
Hazardous waste treatment and disposal facility	C	X	X	X	X	X	X	X	
Sewage treatment plant and disposal facilities	C	X	C	X	C	X	X	X	
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
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	X	P	X	P	X	A	X	Strategy 1.6: Set an example for education, sustainability and resource management, including a balanced wildfire ecosystem
Environmental monitoring station (air, soil, etc.)	P	X	P	X	P	X	A	X	Strategy 1.6:
Commercial solar energy production facility	C	X	C	X	X	X	C	X	Action 4.2.1 Create development standards for the siting and installation of Neighborhood-Scale renewable energy production facilities
Geothermal production facility	C	X	C	X	X	X	X	X	Action 4.2.1
Large scale wind facility	C	X	C	X	C	X	C	X	Action 4.2.1
Small scale wind facility	A		A		A		A		Action 4.2.1
Highway rest stops and welcome centers	P	X	P	X	P	X	X	X	
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	
Agriculture, forestry, and conservation/open space									
Grain silos and other storage structure for grains and agricultural products	P	X	P	X	A	X	X	X	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

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
Animal production that includes slaughter	C	X	C	X	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.
Livestock pens or hog houses	P	X	C	X	X	X	X	X	Same as above
Commercial greenhouses	P	X	P	P	C	X	P	C	Same as above
Nurseries and other growing of ornamental plants	P	X	P	X	P	X	P	C	Same as above
Stables and other equine-related facilities- All personal use	P	P	P	P	P	P	P	P	
Stables and other equine-related facilities - Commercial up to 12 horses.	P	C	P	C	P	C	P	X	Same as above
Stables and other equine-related facilities - Commercial over 12 horses	P	X	P	X	P	X	C	X	Same as above
Kennels and commercial dog breeding facilities	C	X	C	X	C	X	C	X	Same as above
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
Game preserves and retreats	P	X	P	X	C	X	X	X	Same as above
Support business and operations for agriculture and forestry	P	X	P	X	A	X	P	X	Action 2.3.4: Neighborhood-Scale accessory uses that support agricultural businesses and rural lifestyles should be allowed
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
Concentrated animal feeding operation	DCI	X	DCI	X	DCI	X	DCI	X	
Grazing and ranching of livestock	P	P	P	P	P	P	P	P	
Dairy farms	P	X	C	X	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.
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
Poultry farms and poultry production facilities	P	X	C	X	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.
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
Animal waste lagoons	DCI	X	DCI	X	DCI	X	DCI	X	
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	