

San Marcos Community District Overlay Use Table

Summary of Changes

28 June 2023

Based on the 2019 San Marcos Community District Plan, Staff revised the Use Table in align with the Plan’s intentions to reflect Community and County standards where differences are not justified. As stated in the Plan,

“The 2019 San Marcos District Land Use Plan 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 as appropriate based on established land use patterns of the area” (p. 42).

Furthermore, in the Plan’s Implementation Strategy section (p. 46) specific goals, strategies, and actions were used to justify changes. See the next page for some of the specific goals, strategies, or actions that are regularly used.

Approximately 15%, or 35, uses are proposed to be changed in the Use Table based on Plan justification. For example, the “Grain silos and other storage structure for grains and agricultural products” use was previously prohibited for all zoning districts. Staff changed it from prohibited to matching the County standard in each zoning district. 2019 Plan Strategy 5.1 and Action 2.3.2 justify the need to support agriculture and matching the County standards for each zoning district accomplishes the Plan intention.

For the remaining uses, Staff are not proposing to change due to lack of Plan justification or not fitting the ‘appropriate uses’ of the San Marcos Community District. For specific justification of changes (or not) on a specific use, please refer to the “Staff Comments” and “SM 2019 Plan Actions + Notes” columns in the Implementation Matrix document.

Selected Goals, Strategies, and Actions
from the 2019 Plan's Implementation Strategy (p. 46)

Strategy 1.3: Encourage use of renewable energy on all new and existing buildings, keeping in mind sustainable land use patterns (such as protecting wildlife habitat) to conserve natural resources, which enable a rural lifestyle, while also setting an example for education, sustainability and resource management

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

Goal 2: Support the traditional use of the San Marcos area for agricultural, ranching and equestrian purposes.

Strategy 2.2: Promote continued use of land for agricultural purposes and agricultural lifestyle, creating cultural and economic connections to support sustainably practiced agriculture (water, soil amendments, proper care of animals, manure disposal)

Strategy 2.3: Support the viability of agricultural businesses through appropriately placed food system infrastructure that enable the continued rural lifestyle and character of the District

Action 2.3.4: Neighborhood-Scale accessory uses that support agricultural businesses and rural lifestyles should be allowed.

Goal 3: Develop and provide adequate public facilities and infrastructure to support a diverse, sustainable local economy

Strategy 3.1: Pursue a diverse and sustainable local economy to allow Neighborhood-Scale arts businesses, cottage industry, home-based businesses, and home occupations

Action 3.1.2: Support Neighborhood-Scaled, mixed-use development that balances employment-generating land uses with residential land uses

Action 4.2.1 Create development standards for the siting and installation of Neighborhood-Scale renewable energy production facilities

Goal 5: Land use development should comply with the principles of sustainable development established in the San Marcos District Plan

Strategy 5.1: Support agriculture, arts and rural commercial throughout the San Marcos Community District Overlay in the SLDC

Strategy 5.3: Support the rural lifestyle that residents of San Marcos area have chosen because of its low density, quiet and private nature

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