

9.15. GALISTEO COMMUNITY DISTRICT OVERLAY.

9.15.1. Purpose and Intent. The provisions of the Galisteo Community District, (GCD) are intended to implement and be consistent with the land use goals, objectives, policies, and strategies of the Galisteo Community Plan and the Sustainable Growth Management Plan (SGMP). The GCD is designed to ensure compatibility among various land uses, encourage compact development, protect scenic features and environmentally sensitive areas, enhance rural development patterns, accommodate a variety of lifestyles, delineate historic community spaces and conserve water resources while accommodating the anticipated natural growth of the community. Provisions include standards and dimensions based on historic development patterns and incentives to encourage compact development in conjunction with conservation easements that preserve agricultural land and open space.

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

9.15.2.1. Fences and Walls. The standards for fences and walls shall be as identified in Chapter 7 of this Code with the following exceptions:

1. Location and height. Maximum height of walls and fences abutting SR 41 shall not exceed eight feet in height. The maximum height of all other walls or fences in this district shall not exceed six feet; provided however, that the height of pedestrian door or gate portals built into wall of fence may be up to 11 feet. Maximum height of walls and fences abutting SR 41 shall not exceed eight feet in height.

2. Materials. The standards for materials shall be as identified in Chapter 7 of this Code with the following exceptions:

a. Chain-link fencing is prohibited.

9.15.2.2. Lighting. The standards for lighting shall be as identified in Chapter 7 of this Code with the following exceptions:

1. Metal Halide lights are prohibited.

2. Street lights are prohibited unless required to protect the safety of motorists as regulated in Chapter 7 of this Code as determined by the Land Use Administrator.

9.15.2.3. Signs. The standards for signs shall be as identified in Chapter 7 of this Code with the following exception:

1. Illuminated signs are prohibited unless required for road safety.

9.15.2.4. Road Design Standards. The standards for road design shall be as identified in Chapter 7 of this Code with the following exceptions:

1. Residential Driveways. Driveways may serve up to 4 lots in the RE, and TC Districts pursuant to Table 7-12: Urban Road Classification and Design Standards (SDA-1 and SDA-2).

2. Additional Standards for Non-residential, Multi Family and Mixed Use Driveways.

a. Separation of driveways. If driveways are located on local roads with speed limits of 25 mph or less, the minimum distance between driveways shall be 30 feet.

b. Apron. A 20 foot long asphalt or concrete apron shall be required on driveways accessing a paved road.

c. Design Standards for Local Roads. The standards for local roads shall be as identified in Chapter 7 of this Code with the following exceptions:

i. A road shall contain two travel lanes each with a width of 9 feet.

ii. Existing Local Roads. Where new development has frontage along an existing road the right-of-way to be dedicated shall be a minimum of 10 feet beyond the edge of the existing pavement (asphalt/dirt) into the development.

3. Setback from State Road 41. As regulated in Chapter 7 of this Code, except as prescribed below:

a. Unless established through a right-of-way, all development fronting State Road 41 shall be setback at least 20 feet from the property boundaries in the RE, and TC and 35 feet from the property boundaries in all other zoning districts. Walls and fences may extend into the setback but shall remain at least 10 feet from the road pavement in the RE, and TC and 20 feet in all other zoning districts.

9.15.2.5. Water Supply, Wastewater and Water Conservation. As regulated in Chapter 7 of this Code, except as prescribed below:

1. Intent/Purpose. The intent of the water supply, conservation and waste water provisions is to ensure a sustainable water supply and to ensure new development will not impair senior water rights, existing domestic wells, stream and spring flows and water quality.

2. Required Connection to Public or Publicly-Regulated Private Water Utility. Connection to Public or Publicly-Regulated Private Water Utility is required for all subdivisions, residential and non-residential development applications permitted after the date of this ordinance as specified below:

a. All commercial/mixed-use or non-residential subdivision and/or developments in the Galisteo Community District Overlay shall make connection to a public or publicly-regulated private water system when the utility becomes ready, willing and able to supply the development.

b. Development located in Traditional Community and Residential Estate, Residential Fringe, and Rural Zoning Districts shall make connection to a public or publicly-regulated private water system when the utility becomes ready, willing and able to supply the development.

c. The development order, plats, disclosure statement and private covenants, as applicable, shall clearly specify that the drilling or use of individual wells is strictly prohibited on property supplied by Public or Publicly-Regulated Private Water Utility or shared domestic wells.

9.15.2.6. Open Space and Trails. As regulated in Chapter 7 of this Code, except as prescribed below:

1. Official Map. Open Space and Trails identified in the Galisteo Community Plan may be added to the Appendix C: Official Map Series Map 5: Open Space and Trails Map.

9.15.2.7. Protection of Historic and Archaeological Resources; Purpose. This section is intended to preserve and enhance the historic, archeological and cultural heritage of the Galisteo Community District. The unique heritage of the area began thousands of years ago when people traveled through the area seeking resources, inspiration and eventually a place to call home. The numerous archeological sites, spectacular petroglyphs and traditional village pattern of small lots, clustered adobe homes, accessory structures, unpaved rural roads, adobe and rock walls, wood gates and coyote fencing provide important and even sacred connections to the past. Ensuring continued connection to the past is a high priority of the community.

1. Areas of High Potential for Discovery of Archeological Resources. All properties in the Galisteo Community District are covered by the High Potential Archeological District as depicted in Appendix D: Archeological Resources Protection Map.

2. NM State Designated Galisteo Historic District. The Galisteo Community District contains the State designated Galisteo Historic District which is listed on the “New Mexico Register of Cultural Properties,” therefore, is regulated in Chapter 7 of this ordinance.

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

9.15.3.1. Generally. The Galisteo Community Overlay 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.

9.15.3.2. Base Zoning Districts. Base zoning districts approved for use in the Galisteo Community District are listed in Table 9.15.1.

Table 9.15.1: Galisteo Base Zoning Districts.

A/R	Agriculture/ Ranch
RUR	Rural
RES-F	Residential Fringe
RES-E	Residential Estate
TC	Traditional Community
PI	Public/Institutional

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 GCD Use Table.

a. Temporary structures, tents etc. for shelter:

- i. These uses shall be permitted with a septic system.

b. Duplex:

- i. This use is permitted and limited to one duplex (2 units) per development.

c. Retirement Housing:

- i. This use is limited to a maximum of 5,000 square feet.

d. Active leisure sports and related activities:

- i. These uses are conditional and limited in scale to 5,000 square feet.

e. Exhibitions and art galleries:

- i. These uses are permitted and limited in scale to 5,000 square feet.

f. Stables and other equine-related facilities-All personal use and commercial up to 12 horses:

- i. These uses are conditional use in the Rural, Residential Fringe, Residential Estate and Traditional Community.
- ii. These uses require a manure/waste removal and management plan.

g. Cattle ranching, and the grazing or cattle or other livestock:

i. These uses are conditional in the Rural, Residential Fringe, Residential Estate and Traditional Community:

ii. These uses require a manure/waste removal and management plan.

2. GCD Agriculture/Ranch (GCD A/R); Purpose. The Agricultural and Ranch designation applies to properties in the far west and southern portions of the plan area that are associated with the historic acequia land grant property and the current La Jara and San Cristobol Ranch operations. Large lots will continue to support ranching and associated activities including the Rodeo grounds. Rural cluster development in conjunction with conservation easements that preserve agricultural land and open space shall be permitted.

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 GCD Use Table.

i. Research and development services (scientific, medical, and technology):

i. These uses are conditional limited to a maximum of 5,000 square feet.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.15.2.

Table 9.15.2: Dimensional Standards GCD A/R (Agriculture/Ranching).

Zoning District	GCD A/R
Density (# of acres per dwelling unit)	160
Lot width (minimum, feet)	400
Lot width (maximum, feet)	n/a
Height (maximum, feet)	36
Height (maximum, feet), hay or animal barn, silo	50

i. Setbacks. Except as required for SR 41; Front, side and rear setbacks shall be 50 feet from the property line.

3. GCD Rural (GCD RUR); Purpose. This designation covers several large lot residential and agricultural properties in the northern and western portions of the plan area and several lots south of the village that front CR 42. This area is appropriate for single-family development with options for clustering, agricultural related uses and low to medium impact home occupations. Rural cluster development in conjunction with conservation easements that preserve agricultural land and open space shall be permitted.

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 GCD Use Table.

i. Research and development services (scientific, medical, and technology):

i. These uses are conditional and limited to a maximum of 5,000 square feet.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.15.3.

Table 9.15.3: Dimensional Standards GCD RUR (Rural).

Zoning District	GCD RUR
Density (# of acres per dwelling unit)	40
Lot width (minimum, feet)	150
Lot width (maximum, feet)	n/a
Height (maximum, feet)	36
Height (maximum, feet), hay or animal barn, silo	50

i. Setbacks. Except as required for SR 41; Front, side and rear setbacks shall be 50 feet from the property line.

4. GCD Residential Fringe (GCD RES-F); Purpose. This designation covers areas associated with contemporary residential subdivisions. This includes the Ranchitos de Galisteo Subdivision. This area is appropriate for single-family development with options for clustering, agricultural related uses and no to low, but not medium impact home occupations and businesses.

a. Use Regulations. Uses shall be permitted, conditional, accessory and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on the GCD Use Table.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.15.4.

Table 9.15.4: Dimensional Standards GCD RES-F (Residential Fringe).

Zoning District	GCD RES-F
Density (# of acres per dwelling unit)	5
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24

i. Setbacks. Except as required for SR 41, Front, side and rear setbacks shall be 50 feet from the property line.

5. GCD Residential Estate (GCD RES-E); Purpose. This designation covers areas adjacent to the GCD Traditional Community District which is historically associated with the historic village core due to proximity, use and subdivision patterns. To preserve the existing development pattern and recognize this area as contributing to the character of the historic village and as a transition zone from the denser village area to the larger agricultural and ranching lots; this area is appropriate for single-family development with options for clustering, agricultural related uses and no to medium impact home occupations and businesses.

a. Use Regulations. Uses shall be permitted, conditional, accessory and prohibited as identified in Chapter 8 and Appendix B of this Code, with exceptions identified on the GCD Use Table.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.15.5.

Table 9.15.5: Dimensional Standards GCD RES-E (Residential Estate).

Zoning District	GCD RES-E
Density (# of acres per dwelling unit)	2.5
Frontage (minimum, feet)	100
Lot width (minimum, feet)	100
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24

6. GCD Traditional Community (GCD TC); Purpose. This designation covers the historic village area associated with historic development patterns and uses. This area is appropriate for single-family development with options for clustering, agricultural related uses and no to medium impact home occupations and businesses. Minimum lot size of .75 acres is established to ensure that liquid waste disposal systems will not contaminate domestic wells, and that there will continue to be an adequate supply of ground water in the future.

a. Use Regulations. Uses shall be permitted, conditional, accessory and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on the GCD Use Table.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.15.6.

Table 9.15.6: Dimensional Standards GCD TC (Traditional Community).

Zoning District	GCD TC
Density (# of acres per dwelling unit)	0.75/0.33*
Frontage (minimum, feet)	50
Lot width (minimum, feet)	50
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24
Maximum building size (commercial)	2,500 sq. ft.

* The standard density of one dwelling unit/0.75 acres may be increased to one dwelling unit/0.33 acres if the lot is served by public water and sewer.

7. GCD Public/Institutional (GCD PI); Purpose. This designation covers areas including the fire station, community center and parks that accommodates governmental, educational, and non-profit or institutional uses, but excludes any such uses of an extensive heavy industrial character.

a. Use Regulations. Uses shall be permitted, conditional, accessory and prohibited as identified in Chapter 8 and Appendix B of this Code with exceptions identified on the GCD Use Table.

b. Dimensional Standards. The dimensional standards shall be as identified in Chapter 8 of this Code except as prescribed in Table 9.15.7.

Table 9.15.7: Dimensional Standards GCD PI (Public/Institutional).

PI Zoning District	PI
Density	2.5*
Frontage (minimum, feet)	40
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	48
Lot coverage (maximum, percent)	80

*density shall be 1 acre if the surrounding zoning district is RC, reduced to 0.75 acres if the surrounding zoning district is TC.

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

9.15.4.1. Home Occupations. The standards for home occupations shall be as regulated in Chapter 10 of this Code except as prescribed in Table 9.15.8.

Table 9.15.8 Home Occupation Table.

	GCD Agriculture/Ranching	GCD Rural	GCD Residential Fringe	GCD Residential Estate	GCD Traditional Community
No Impact	P	P	P	P	P
Low Impact	P	P	P	C	C
Medium Impact	C	C	C	C	C

9.15.5. Use Table. Uses permitted in the base zones and planned development zoning districts are shown in the GCD Use Table 9.15.10. All uses are designated as permitted, accessory, or conditional, as further explained in Table 9.15.9. 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 14. In addition, uses may be subject to modification by the overlay zoning regulations included in this chapter.

Table 9.15.9: Use Table Labels.

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 14.
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.

Table 9.15.10: GCD Use Table

Use	Function	Structure	Activity	GCD A/R	GCD RUR	GCD RES-F	GCD RES-E	GCD TC	GCD PI	Special Conditions
Residential										
Single family		1110		P	P	P	P	P	A	
Accessory dwelling units		1130		A	A	A	A	A	A	Ch.10
Townhouses				X	X	X	X	X	A	
Multifamily dwellings		1202-99		X	X	X	X	X	X	
Retirement Housing	1210			C	C	C	C	C	X	Ch. 9
Assisted living facility	1230			X	X	X	X	X	X	
Life care or continuing care facilities	1240			X	X	X	X	X	X	
Nursing facilities	1250			X	X	X	X	X	X	
Community Home, NAICS 623210				P	P	P	P	P	P	
Barracks		1310		X	X	X	X	X	X	
Dormitories		1320		X	X	X	X	X	X	
Temporary structures, tents etc. for shelter		1350		P	P	P	P	P	P	Ch. 9
Hotels, motels, or other accommodation services										
Bed and Breakfast inn	1310			C	C	C	C	C	X	Ch.10
Rooming and boarding housing	1320			X	X	X	X	X	X	
Resorts				C	C	X	X	X	X	
Retreats				C	C	X	X	X	X	-
Hotels, motels, and tourist courts	1330			X	X	X	X	X	X	
Commercial										
Shop or store with drive-through facility		2210		X	X	X	X	X	X	
Restaurant, with incidental consumption of alcoholic beverages		2220		X	X	X	X	C	X	
Restaurant, with no consumption of alcoholic beverages permitted		2220		X	X	X	X	C	X	
Stand-alone store or shop		2230		X	X	X	X	C	X	
Department store		2240		X	X	X	X	X	X	
Warehouse discount store/superstore	2124	2250		X	X	X	X	X	X	
Market shops, including open markets		2260		C	C	C	C	C	X	
Gasoline station		2270		X	X	X	X	X	X	
Automobile repair and service		2280		X	X	X	X	X	X	
Car dealer	2111			X	X	X	X	X	X	
Bus, truck, mobile home, or large vehicle dealers	2112			X	X	X	X	X	X	
Bicycle, motorcycle, all terrain vehicle dealers	2113			X	X	X	X	X	X	
Boat or marine craft dealer	2114			X	X	X	X	X	X	

Use	Function	Structure	Activity	GCD A/R	GCD R/R	GCD RES-F	GCD RES-E	GCD TC	GCD PI	Special Conditions
Automotive Parts, accessories, or tires	2115			X	X	X	X	X	X	
Gasoline service	2116			X	X	X	X	X	X	
Lumberyard and materials	2126			C	C	C	C	C	X	
Outdoor resale business	2145			X	X	X	X	X	X	
Pawnshops	NAICS 522298			X	X	X	X	X	X	
Beer, wine, and liquor store (off-premises consumption of alcohol)	2155			X	x	X	X	X	X	
Shopping center		2510-2580		X	X	X	X	X	X	
Convenience stores or centers		2591		C	C	C	C	C	X	
Car care center		2593		X	X	X	X	X	X	
Car washes	NAICS 811192			X	X	X	X	X	X	
Office or bank (without drive-through facility)		2100		X	X	X	X	X	X	
Office (with drive-through facility)		2110		X	X	X	X	X	X	
Office or store with residence on top		2300		X	X	X	X	X	X	
Office-over storefront structure		2400		X	X	X	X	X	X	
Research and development services (scientific, medical, and technology)	2416			C	C	X	X	X	X	Ch. 9
Car rental and leasing	2331			X	X	X	X	X	X	
Leasing trucks, trailers, recreational vehicles, etc.	2332			X	X	X	X	X	X	
Services including pest control, janitorial, landscaping, carpet upholstery, cleaning and other services	2450			X	X	X	X	X	X	
Bars, taverns and nightclubs				X	X	X	X	X	X	
Sexually oriented business				X	X	X	X	X	X	Sec.10.20
Tattoo parlors				X	X	X	X	X	X	
Industrial, manufacturing and wholesale trade										
Light industrial structures and facilities (not enumerated in Codes 2611-2615, below)		2610		C	C	X	X	X	X	
Loft		2611		X	X	X	X	X	X	
Mill-type factory structures		2612		X	X	X	X	X	X	
Manufacturing plants		2613		X	X	X	X	X	X	
Industrial parks		2614		X	X	X	X	X	X	
Laboratory or specialized industrial facility		2615		X	X	X	X	X	X	

Use	Function	Structure	Activity	GCD A/R	GCD RUR	GCD RES-F	GCD RESE	GCD TC	GCD PI	Special Conditions
Assembly and construction-type plants	3000	2621		X	X	X	X	X	X	
Process plants (metals, chemicals asphalt, concrete, etc.)	3000	2622		X	X	X	X	X	X	
Construction-related businesses	7000			X	X	X	X	X	X	
Heavy construction	7400			X	X	X	X	X	X	
Machinery related	7200			X	X	X	X	X	X	
Special trade contractor	7300			C	C	C	X	X	X	
Automotive paint and body				C	C	C	C	C	X	Sec. 10
Automotive wrecking and graveyards, salvage yards, and junkyards				X	X	X	X	X	X	
Vehicle storage for towing or related business				X	X	X	X	X	X	
Demolition, building and structure business				X	X	X	X	X	X	
Warehouse or storage facility Structure		2700		X	X	X	X	X	X	
Mini-warehouse, mini-storage units		2710		X	X	X	X	X	X	
High-rise mini-warehouse		2720		X	X	X	X	X	X	
Warehouse structure		2730		X	X	X	X	X	X	
Produce warehouse		2740		X	X	X	X	X	X	
Refrigerated warehouse or cold storage		2750		X	X	X	X	X	X	
Large area distribution or transit warehouse		2760		X	X	X	X	X	X	
Wholesale trade— durable goods	3510			X	X	X	X	X	X	
Wholesale trade nondurable goods	3520			X	X	X	X	X	X	
Food, textiles, and related products				X	X	X	X	X	X	
Wood, paper, and printing products				X	X	X	X	X	X	
Tank farms		2780		X	X	X	X	X	X	
Public assembly structures										
Performance theater			3110	X	X	X	X	X	X	
Movie theater			3120	X	X	X	X	X	X	
Amphitheater			3130	X	X	X	X	X	X	
Drive-in theaters			3140	X	X	X	X	X	X	
Indoor games facility		3200		X	X	X	X	X	X	
Amusement, sports, or recreation establishment not specifically enumerated	5300			X	X	X	X	X	X	
Amusement or theme park	5310			X	X	X	X	X	X	
Arcade	5320			X	X	X	X	X	X	
Miniature golf establishment	5340			X	X	X	X	X	X	
Fitness, recreational sports, gym, or athletic club	5370			C	C	X	C	C	X	

Use	Function	Structure	Activity	GCD A/R	GCD RUR	GCD RES-F	GCD RESE	GCD TC	GCD PI	Special Conditions
Bowling, billiards, pool, etc.	5380			X	X	X	X	X	X	
Skating rinks	5390			X	X	X	X	X	X	
Sports stadium or arena		3300		X	X	X	X	X	X	
Racetrack or raceway	5130			X	X	X	X	X	X	
Exhibition, convention or conference structure		3400		X	X	X	X	X	X	
Churches, temples, synagogues, mosques, and other religious facilities		3500		P	P	P	P	P	P	*
Covered or partially covered atriums and public enclosure		3700		X	X	X	X	X	X	
Passenger terminal, mixed mode		3810		X	X	X	X	X	X	*
Active open space/ athletic fields/golf courses	6340			C	C	C	C	C	C	*
Passive open space	6340			C	C	C	C	C	C	
Arts, entertainment, and recreation										
Active leisure sports and related activities			7100	C	C	C	C	C	C	
Movie Ranch				X	X	X	X	X	X	
Camps, camping, and related establishments	5400			X	X	X	X	X	X	
Exhibitions and art galleries		4410		P	P	P	P	P	P	
Performing arts or supporting establishment	5100			C	C	C	C	C	C	
Theater, dance, or music establishment	5101			C	C	C	X	C	X	
Institutional or community facilities										
Community center		2200		C	C	C	C	C	P	
Hospitals		4110		X	X	X	X	X	X	
Medical clinics		4120		C	C	C	C	C	C	
Social assistance, welfare, and charitable services (not otherwise enumerated)	6560			C	C	C	C	C	C	
Child and youth services	6561			C	C	C	C	C	C	
Child care institution (basic)	6562			P	P	P	P	P	P	
Child care institution (specialized)	6562			P	P	P	P	P	P	
Day care center	6562			P	P	P	P	P	P	
Community food services	6563			C	C	C	C	C	C	
Emergency and relief services	6564			C	C	C	C	C	C	
Other family services	6565			C	C	C	C	C	C	
Services for elderly and disabled	6566			C	C	C	C	C	C	
Animal hospitals	6730			X	X	X	X	X	X	
School or university (privately owned)		4200		P	P	P	P	P	P	

Use	Function	Structure	Activity	GCD A/R	GCD RUR	GCD RES-F	GCD RESE	GCD TC	GCD PI	Special Conditions
Grade school (privately owned)		4210		P	P	P	P	P	P	
College or university facility (privately owned)		4220		C	C	C	C	C	C	
Technical, trade, and other specialty schools	6140	4230		C	C	C	C	C	C	
Library		4300		P	P	C	C	C	C	
Museum, exhibition, or similar facility	5200	4400		C	C	C	C	C	C	
Planetarium		4420		X	X	X	X	X	X	
Aquarium		4430		X	X	X	X	X	X	
Zoological parks		4450		X	X	X	X	X	X	
Public safety related facility			4500	C	C	C	C	C	C	
Fire and rescue station			4510	P	P	P	P	P	P	
Police station			4520	C	C	C	C	C	C	
Emergency operation center			4530	P	P	P	P	P	P	*
Correctional or rehabilitation facility			4600	X	X	X	X	X	X	*
Cemetery, monument, tombstone, or mausoleum			4700	C	C	C	C	C	C	
Funeral homes			4800	X	X	X	X	X	X	
Cremation facilities			4800	X	X	X	X	X	X	
Public administration		6200		X	X	X	X	X	X	
Post offices		6310		C	C	C	C	C	C	
Space research and technology		6330		X	X	X	X	X	X	*
Clubs or lodges				C	C	C	C	C	C	
Transportation-related facilities										
Commercial automobile parking lots		5200		X	X	X	X	X	X	
Commercial automobile parking garages				X	X	X	X	X	X	
Surface parking, open		5210		X	X	X	X	X	X	
Surface parking, covered		5220		X	X	X	X	X	X	
Underground parking structure with ramps		5240		X	X	X	X	X	X	
Rooftop parking facility		5250		X	X	X	X	X	X	
Bus terminal		3830		X	X	X	X	X	X	
Bus stop shelter		5300		P	P	P	P	P	P	
Truck storage and maintenance facilities		5400		X	X	X	X	X	X	
Truck freight transportation facilities	4140			X	X	X	X	X	X	
Light rail transit lines and stops	4151			X	X	X	X	X	X	
Local rail transit storage and maintenance facilities	4153			X	X	X	X	X	X	
Taxi and limousine service maintained and storage facilities	4155			X	X	X	X	X	X	

Use	Function	Structure	Activity	GCD A/R	GCD RUR	GCD RES-F	GCD RESE	GCD TC	GCD PI	Special Conditions
Taxi and limousine service dispatch facilities				X	X	X	X	X	X	
Bus transportation storage and maintenance facilities	4156			X	X	X	X	X	X	
Towing and other road service facilities, excluding automobile salvage, wrecking, or permanent vehicle storage	4157			X	X	X	X	X	X	
Long-distance or bulk pipelines for petroleum products, natural gas, or mineral slurry	4170			X	X	X	X	X	X	
Courier and messenger service facilities	4190			X	X	X	X	X	X	
Commercial airports		5600		X	X	X	X	X	X	
Private airplane runways and landing strips		5610		X	X	X	X	X	X	
Airport maintenance and hangar facilities		5620		X	X	X	X	X	X	
Heliport facility		5640		X	X	X	X	X	X	
Helistops				X	X	X	X	X	X	
Glideport, stolport, ultralight airplane, or balloon port facility		5650		X	X	X	X	X	X	
Railroad tracks, spurs, and sidings				X	X	X	X	X	X	
Railroad switching, maintenance, and storage facility		5700		X	X	X	X	X	X	
Railroad passenger station		5701		X	X	X	X	X	X	
Railroad freight facility		5702		X	X	X	X	X	X	
Utility										
Local distribution facilities for water, natural gas, and electric power		6100		X	X	X	X	X	X	
Telecommunications lines				C	C	C	C	C	C	
Electric power substations				C	C	X	X	X	X	
High-voltage electric power transmission lines				X	X	X	X	X	X	
Dam		6220		X	X	X	X	X	X	
Livestock watering tank or impoundment				P	P	C	C	C	C	
Levee		6230		C	C	C	C	C	C	
Water tank (elevated, at grade, or underground)		6250		C	C	C	C	C	C	
Water wells, well fields, and bulk water transmission pipelines		6260		C	C	C	C	C	C	
Water treatment and purification facility		6270		C	C	C	C	C	C	
Water reservoir		6280		C	C	C	C	C	C	

Use	Function	Structure	Activity	GCD A/R	GCD RUR	GCD RES-F	GCD RESE	GCD TC	GCD PI	Special Conditions
Irrigation facilities, including impoundments for on-site irrigation or acequia system irrigation		6290		C	C	C	C	C	C	
Wastewater storage or pumping station facility, lift stations, and collection lines		6310		C	C	C	C	C	C	
Solid waste landfill facility	4345	6320		X	X	X	X	X	X	
Composting facility		6330		C	C	C	C	C	C	
Recycling transfer center		6331		X	X	X	X	X	X	
Solid waste collection transfer station (Governmental)	4343		3210	X	X	X	X	X	X	
Solid waste collection transfer station (Private)	4343		3210	X	X	X	X	X	X	
Solid waste combustor or incinerator	4344			X	X	X	X	X	X	
Septic tank service, repair, and installation business	4346			X	X	X	X	X	X	
Household hazardous waste collection facility				X	X	X	X	X	X	
Hazardous waste storage facility		6340		X	X	X	X	X	X	
Hazardous waste treatment and disposal facility				X	X	X	X	X	X	
Sewage treatment plant and disposal facilities		6350		X	X	X	X	X	X	
Gas or electric power generation facility		6400		X	X	X	X	X	X	
New Wireless Communication Facilities/Modification of existing wireless communication facility with substantial changes		6500		C	C	X	X	X	P	-
Modification of existing wireless communication facility with no substantial changes/Collocation		6500		P	P	P	P	P	P	-
Roof Mounted/Surface Mounted/Stealth		6500		P	P	P	C	C	P	-
Amateur radio antenna		6510		P	P	P	P	P	P	-
Weather stations		6520		X	X	X	X	X	X	
Environmental monitoring station (air, soil, etc.)		6600		C	C	C	C	C	C	
Commercial solar energy production facility				C	C	X	X	X	X	
Geothermal production facility		6450		C	C	X	X	X	X	
Large scale wind facility				C	C	X	X	X	X	Sec. 10.16
Highway rest stops and welcome centers		6930		C	C	X	X	X	X	
Fountain, sculpture, or other similar		6950		P	P	P	P	P	P	

Use	Function	Structure	Activity	GCD A/R	GCD RUR	GCD RES-F	GCD RESE	GCD TC	GCD PI	Special Conditions
decorative structures										
Permanent outdoor stage, bandstand, or similar structure		6960		X	X	X	X	C	C	
Agriculture, forestry, and conservation/open space										
Grain silos and other storage structure for grains and agricultural products		8100		C	C	X	X	X	X	
Animal production that includes slaughter	9300			C	C	X	X	X	X	
Livestock pens or hog houses		8200		X	X	X	X	X	X	
Commercial greenhouses		8500		C	C	C	C	C	C	
Nurseries and other growing of ornamental plants				C	C	C	C	C	C	
Stables and other equine-related facilities - All personal use and commercial up to 12 horses.		8240		P	C	C	C	C	C	Ch. 9
Stables and other equine-related facilities - Commercial over 12 horses				C	C	X	X	X	X	
Kennels and commercial dog breeding facilities		8700		C	C	X	X	X	X	
Apiary and other related structures		8700		P	P	P	P	P	P	
Crop production outdoor	9100			P	P	C	C	C	C	
Crop production greenhouse		8500		P	P	C	C	C	X	
Display or sale of agricultural products raised on the same premises				P	P	A	A	A	A	
Forestry and logging operations	9300			X	X	X	X	X	X	
Game preserves and retreats	9400			X	X	X	X	X	X	
Support business and operations for agriculture and forestry				C	C	X	X	X	X	
Parks, open space areas, conservation areas, and preservation areas				P	P	P	P	P	P	
Public or community outdoor recreation facilities				C	C	C	C	C	C	
Concentrated animal feeding operation		8310		X	X	X	X	X	X	Ch. 11
Cattle ranching, and the grazing or cattle or other livestock		8230		P	C	C	C	C	C	Ch. 9
Dairy farms		8210		X	X	X	X	X	X	
Other farm and farming-related structures		8900		A	A	A	A	A	A	
Poultry farms and poultry production facilities		8220		C	C	C	C	C	C	
Sheds, or other agricultural facilities		8000		A	A	A	A	A	A	

Use	Function	Structure	Activity	GCD A/R	GCD RUR	GCD RES-F	GCD RES-E	GCD TC	GCD PI	Special Conditions
Animal waste lagoons		8420		X	X	X	X	X	X	Ch.11
Mining and extraction establishments										
Oil and natural gas exploration or extraction	8100			DCI	DCI	DCI	DCI	DCI	DCI	Ch.11
Hard rock mining	8200			DCI	DCI	DCI	DCI	DCI	DCI	Ch. 11
Sand and gravel Mining				X	X	X	X	X	X	
Sand and gravel mining with blasting (as specified in Section 11.2.7)				DCI	DCI	DCI	DCI	DCI	DCI	Ch.11

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