



Santa Fe County Cannabis Ordinance Regulations Summary

Background

On July 30, 2021, the Board of County Commissioners (Board or BCC) of Santa Fe County passed Ordinance 2021-3 (Cannabis Ordinance), which establishes regulations for cannabis through the Sustainable Land Development Code (SLDC). The Cannabis Ordinance identifies where cannabis uses are permitted for each zoning districts in accordance with the County Use Matrix in the SLDC.

The Board also provided an option for community district overlays to review and propose different cannabis regulations for their communities. Section 10.22.10 of the cannabis ordinance states, “Nothing in this Section shall preclude different cannabis regulations from being adopted for Community District Overlays in ordinances adopted after the effective date of Ordinance No. 2021-03.” This provision ensures that communities are empowered to create their own cannabis regulations that reflected their individual needs, goals, and character

Below is a Summary of the Cannabis Ordinance which identifies specific cannabis uses and identifies the zoning district for each use.

SF County Ordinance 2021-3:

10.22.3.1. Cannabis testing laboratories and cannabis research laboratories shall be treated the same as the following uses: Research and Development Services (scientific, medical, and technology).

10.22.3.2. Cannabis manufacturers shall be treated the same as the following uses: Food, Textiles, and Related Products.

10.22.3.3. A cannabis producer or cannabis producer microbusiness that cultivates cannabis plants indoors shall be treated the same as the following use: Commercial Greenhouse.

10.22.3.4. A cannabis producer or cannabis producer microbusiness that cultivates cannabis plants outdoors shall be a Permitted Use in Agriculture Ranching and Rural zoning districts, and is a Conditional Use in Rural Fringe, Residential, Residential Fringe and Traditional Community zoning districts.

10.22.3.5. A cannabis retailer shall be treated the same as the following use: Store or Shop.

10.22.3.6. Cannabis consumption areas are subject to the following:

- 1.** A cannabis consumption area in which consumption is limited to consumption by qualified patients or reciprocal participants may be located inside any cannabis retailer; provided, however, that smoking of cannabis products in such consumption areas is only allowed if the cannabis consumption area occupies a standalone building from which smoke does not infiltrate other indoor workplaces or other indoor public places where smoking is otherwise prohibited pursuant to the Dee Johnson Clean Indoor Air Act, NMSA 1978, Chapter 24, Article 16.

- 2.** Cannabis consumption areas that allow consumption by consumers shall be treated the same as the following uses: Bars, taverns and nightclubs.

Summary of Use SLDC 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 and require submittal and approval of a permit for development.

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. Conditional Use Permits require public hearings in front of the Hearing Officer and Planning Commission.

X- Prohibited Use: The letter “X” indicates that the use is not permitted within the zoning district.

Cannabis production-

- **Commercial Greenhouse**
 - Permitted use in Ag/Ranch, Rural, Rural Fringe, Commercial Neighborhood, Mixed Use, Commercial General, Industrial General, Industrial Light, Planned Development
 - Conditional use in Rural Residential, Rural Fringe, Residential Estate, Residential Community, Traditional Community Public Institutional
- **Outdoor cannabis production**
 - Permitted Use in Ag/Ranch and Rural zoning districts.
 - Conditional Use in Rural Fringe, Rural Residential, Residential Fringe and Traditional Community zoning districts.

Cannabis Retail

- **Store or Shop with drive-through**
 - Permitted Use in Planned Development District
 - Conditional Use in Commercial Neighborhood, Commercial General, Industrial General, Industrial Light
- **Store or Shop without drive-through facility**
 - Permitted Use in Commercial Neighborhood, Mixed Use, Commercial General, Industrial Light, Planned Development
 - Conditional Use in Traditional Community, industrial General

Cannabis manufacturing

- **Food, Textiles, and Related Products**
 - Permitted Use in Industrial General, Industrial Light, Planned Development
 - Conditional Use in Ag/Ranch, Rural, Rural Fringe

Consuming Cannabis-

- **Bars, taverns and nightclubs**
 - Permitted Use in Mixed Use, Commercial General, Planned Development
 - Conditional Use in Traditional Community, Commercial Neighborhood, Industrial General, Industrial Light

Cannabis Testing:

- **Research and Development**
 - Permitted Use in Commercial Neighborhood, Mixed Use, Commercial General, Industrial General, Industrial Light, Planned Development
 - Conditional Use in Ag/Ranch, Rural, Rural Fringe, Traditional Community

SLDC Use Matrix Summary in Appendix B for Cannabis Uses

Use	Agriculture/Ranching	Rural	Rural Fringe	Rural Residential	Residential Fringe	Residential Estate	Residential Community	Traditional Community	Commercial Neighborhood	Mixed Use	Commercial General	Industrial General	Industrial Light	Public Institutional	Planned Development
Commercial															
Shop or store with drive-through facility	X	X	X	X	X	X	X	X	C	X	C	C	C	X	P
Store or shop without drive through facility	X	X	X	X	X	X	X	C	P	P	P	C	P	X	P
Research and development services (scientific, medical, and technology)	C	C	C	X	X	X	X	C	P	P	P	P	P	X	P
Bars, taverns and nightclubs	X	X	X	X	X	X	X	C	C	P	P	C	C	X	P
Industrial , manufacturing and wholesale trade															
Food, textiles, and related products	C	C	C	X	X	X	X	X	X	X	X	P	P	X	P
Transportation-related facilities															
Courier and messenger service facilities	X	X	X	X	X	X	X	C	X	P	P	P	P	X	P
Agriculture, forestry, and conservation/open space															
Commercial greenhouses	P	P	P	C	C	C	C	C	P	P	P	P	P	C	P

SLDC Chapter 9 Community Districts

9.4 Los Cerrillos – 4 zoning districts

9.4. LOS CERRILLOS COMMUNITY DISTRICT OVERLAY.

Table 9-4-8: LCCD Use Table Excerpts

Use	Function	Structure	Activity	LCCD RUR-R	LCCD RES-E	LCCD TC	LCCD PI	Special Conditions
Commercial								
Shop or store with drive-through facility		2210		X	X	X	X	
Store or shop without drive through facility		2230		X	X	X	X	
Research and development services (scientific, medical, and technology)	2416			X	X	X	X	
Bars, taverns and nightclubs				X	X	X	X	
Industrial, manufacturing and wholesale trade								
Food, textiles, and related products				X	X	X	X	
Transportation-related facilities								
Courier and messenger service facilities	4190			X	X	C	X	
Agriculture, forestry, and conservation/open space								
Commercial greenhouses		8500		P	C	C	C	

Cannabis production-

- **Commercial Greenhouse**
 - Permitted use in Rural Residential
 - Conditional use in Residential Estate, Traditional Community and Public Institutional
- **Outdoor cannabis production**
 - Conditional Use in Rural-Residential and Traditional Community zoning districts.

Growing Cannabis- Los Cerrillos would require a Conditional Use process in the Traditional Community zoning district.

Selling Cannabis- Los Cerrillos would not allow any cannabis retailers, limited to 2,500 square feet.

Consuming Cannabis- Los Cerrillos would not allow any cannabis consumption areas in this overlay district, limited to 2,500 square feet.

- **Research and development**
 - Prohibited throughout
- **Food, Textiles, and Related Products**

- Prohibited throughout
- **Commercial Greenhouse**
 - Conditional in Residential Estate, Traditional Community, Public Institutional
 - Permitted in Rural Residential
- **Store or Shop with drive-through**
 - Prohibited throughout
- **Store or Shop without drive-through facility**
 - Prohibited throughout
- **Bars, taverns and nightclubs**
 - Prohibited throughout

Los Cerrillos Overlay Zones-

- Conditional Uses- Services such as stand-alone stores, bars/taverns/nightclubs, support business and operations for agriculture and forestry.

9.5. TESUQUE COMMUNITY DISTRICT OVERLAY.

Table 9-5-10: Tesuque Community District Use Table

Use	Function	Structure	Activity	TCDRUR-R	TCDRRES-F	TCDRRES-E	TCDRRES-C	TCDRTC	TCDRPI	Special Conditions
Commercial										
Shop or store with drive-through facility		2210		X	X	X	X	X	X	
Store or shop without drive through facility		2230		X	C	X	C	C	X	
Department store		2240		X	X	X	X	X	X	
Research and development services (scientific, medical, and technology)	2416			X	X	X	X	X	X	Ch. 9
Bars, taverns and nightclubs				X	X	X	X	X	X	
Industrial , manufacturing and wholesale trade										
Food, textiles, and related products				X	X	X	X	X	X	
Transportation-related facilities										
Courier and messenger service facilities	4190			X	X	X	X	X	X	
Agriculture, forestry, and conservation/open space										
Commercial greenhouses		8500		C	C	C	C	C	C	Ch. 9

Cannabis Production-

- **Commercial Greenhouse**
 - Conditional use in Rural Residential, Residential Fringe, Residential Estate, Residential Community, Traditional Community, Public Institutional, limited to 3,000 square feet
- **Outdoor cannabis production**
 - Conditional Use in Rural Residential, Residential Fringe and Traditional Community zoning districts.

Selling Cannabis- Tesuque would only consider cannabis retailers without drive-through facilities. They would be required to go through a Conditional Use Process in three of the zoning districts, while being prohibited in the remaining zoning districts of Tesuque.

Consuming Cannabis - Tesuque would not allow any cannabis consumption areas in this overlay district.

Size Limitations- Within Rural Commercial Overlays, Stores or Shops; Bars, Taverns and Nightclubs shall not exceed 5,000 sq. ft. and Bars, Taverns and Nightclubs may only replace existing facilities.

- **Research and development**
 - Prohibited throughout
- **Food, Textiles, and Related Products**
 - Prohibited throughout

- **Commercial Greenhouse**
 - Conditional throughout
- **Store or Shop with drive-through**
 - Prohibited throughout
- **Store or Shop without drive-through facility**
 - Conditional in Residential Fringe, Residential Community, Traditional Community
- **Bars, taverns and nightclubs**
 - Prohibited throughout

Tesuque Overlay Zones-

- Area A:
 - Conditional Uses- (c) Retail services market shops and open markets, bars, taverns, and nightclubs. (i) Bars, taverns and nightclubs may replace existing facilities only. All of the above limited to 5,000 square feet.
- Area B:
 - Conditional Uses- (c) Retail services market shops and open markets, (e) Research and development services including scientific, medical and technological. All of the above limited to 5,000 square feet.

9.6 Madrid – 4 zoning district

9.6. MADRID COMMUNITY DISTRICT OVERLAY.

Table 9-6-8: MCD Use Table

Use	Function	Structure	Activity	MCD RUR	MCD TC	MCD CN	MCD PI	Special Conditions
Commercial								
Shop or store with drive-through facility		2210		X	X	X	X	
Store or shop without drive through facility		2230		X	X	P	X	
Research and development services (scientific, medical, and technology)	2416			X	X	C	X	
Bars, taverns and nightclubs				X	X	C	X	
Industrial, manufacturing and wholesale trade								
Food, textiles, and related products				X	X	X	X	
Transportation-related facilities								
Courier and messenger service facilities	4190			X	X	C	X	
Agriculture, forestry, and conservation/open space								
Commercial greenhouses		8500		X	X	C	C	

Cannabis Production-

- **Commercial Greenhouse**
 - Conditional use in Commercial Neighborhood and Public Institutional
- **Outdoor cannabis production**
 - Permitted Use in Rural zoning districts.
 - Conditional Use in Traditional Community zoning districts.

Selling Cannabis- Madrid would allow cannabis retailers without drive-through facilities in the Commercial Neighborhood of the community.

Consuming Cannabis - Madrid would require a Conditional Use process for cannabis consumption areas within the Commercial Neighborhood zoning district. Cannabis consumption areas would be prohibited in all other zoning districts in Madrid.

Size Limitations- The Madrid Rural Commercial Overlay restricts uses to 2,500 square feet.

- **Research and development**
 - Conditional in Commercial Neighborhood
- **Food, Textiles, and Related Products**
 - Prohibited throughout
- **Commercial Greenhouse**
 - Conditional in Commercial Neighborhood, Public Institutional
- **Store or Shop with drive-through**
 - Prohibited throughout
- **Store or Shop without drive-through facility**
 - Permitted in Commercial Neighborhood
- **Bars, taverns and nightclubs**
 - C in Commercial Neighborhood

Madrid Overlay Zones-

- Permitted Uses- i. Commercial and retail shops and stores, agricultural production and sales, green houses; all of which limited to 2,500 square feet.
- Conditional Uses- iii. Agricultural and environmental related uses such as animal hospitals, grain silos, commercial greenhouses, nurseries, game preserves and retreats, ag/forestry support services and composting facilities. vi. Supplemental Conditional Uses; MCD TC. The following uses area only allowed in the MCD O-RC within the MCD TC Base Zoning District: bars, taverns, nightclubs. All of the above limited to 2,500 square feet.

9.7 San Pedro – 3 zoning districts

9.7. SAN PEDRO COMMUNITY DISTRICT OVERLAY.

Table 9-7-6: SPCD Use Table.

Use	Function	Structure	Activity	SPCD RUR	SPCD RUR-F	SPCD RUR-R
Commercial						
Shop or store with drive-through facility		2210		X	X	X
Store or shop without drive through facility		2230		P	P	P
Research and development services (scientific, medical, and technology)	2416			P	P	P
Bars, taverns and nightclubs				X	X	X
Industrial , manufacturing and wholesale trade						
Food, textiles, and related products				X	X	X
Transportation-related facilities						
Courier and messenger service facilities	4190			X	X	X
Agriculture, forestry, and conservation/open space						
Commercial greenhouses		8500		X	X	X

Cannabis Production-

- **Commercial Greenhouse**
 - Prohibited
- **Outdoor cannabis production**
 - Permitted Use in Rural zoning districts.
 - Conditional Use in Rural Fringe and Rural Residential zoning districts.

Selling Cannabis- San Pedro would allow cannabis retailers throughout the community, as long as the retailers did not have drive-through facilities.

Consuming Cannabis - San Pedro would not allow any cannabis consumption areas in this district.

- **Research and development**
 - Permitted throughout
- **Food, Textiles, and Related Products**
 - Prohibited throughout
- **Commercial Greenhouse**
 - Prohibited throughout
- **Store or Shop with drive-through**
 - Prohibited throughout
- **Store or Shop without drive-through facility**
 - Permitted throughout
- **Bars, taverns and nightclubs**
 - Prohibited throughout

9.8 La Cienega and La Cieneguilla – 9 zoning districts

9.8 LA CIENEGA AND LA CIENEGUILLA COMMUNITY DISTRICT OVERLAY.

Table 9-8-15: LCLCCD Use Table.

Uses	Function	Structure	Activity	LCLCCD A/R	LCLCCD RUR-F	LCLCCD RUR-R	LCLCCD RES-F	LCLCCD RES-E	LCLCCD RES-C	LCLCCD TC	LCLCCD CN	LCLCCD PI	Special Conditions
Commercial													
Shop or store with drive-through facility		2210		X	X	X	X	X	X	X	C	X	
Store or shop without drive through facility		2230		X	X	X	X	X	X	C	P	A	Ch. 9
Research and development services (scientific, medical, and technology)		2416		C	C	X	X	X	X	C	P	X	
Bars, taverns and nightclubs				X	X	X	X	X	X	C	C	X	
Industrial, manufacturing and wholesale trade													
Food, textiles, and related products				C	C	X	X	X	X	X	C	X	
Transportation-related facilities													
Courier and messenger service facilities		4190		X	X	X	X	X	X	C	X	X	
Agriculture, forestry, and conservation/open space													
Commercial greenhouses		8500		P	P	C	C	C	C	C	P	C	

Cannabis Production-

- **Commercial Greenhouse**
 - Permitted use in Ag/Ranch, Rural Fringe, and Commercial Neighborhood zoning districts.
 - Conditional use in Rural Residential, Residential Fringe, Residential Estate, Residential Community, Traditional Community, Public Institutional
- **Outdoor cannabis production**
 - Permitted Use in Ag/Ranch zoning districts.
 - Conditional Use in Rural Fringe, Rural Residential, Residential Fringe and Traditional Community zoning districts.

Selling Cannabis-

- Cannabis retailers with a drive-through facility would require a Conditional Use process in Commercial Neighborhood zoning districts.
- Cannabis retailers without a drive-through facility would be Permitted in Commercial Neighborhood zoning districts.
- Cannabis retailers without a drive-through facility would be Conditional in Traditional Community zoning districts.
- Cannabis retailers without a drive-through facility would be an Accessory Use in Public Institutional zoning districts.

Consuming Cannabis - LCLC would require a Conditional Use process for cannabis consumption areas within the Traditional Community and Commercial Neighborhood zoning districts. Cannabis consumption areas would be prohibited in all other zoning districts in LCLC.

- **Research and development**
 - Conditional in Ag/Ranch, Rural Fringe, Traditional Community
 - Permitted in Commercial Neighborhood
- **Food, Textiles, and Related Products**
 - Conditional in Ag/Ranch, Rural Fringe, Commercial Neighborhood
- **Commercial Greenhouse**
 - Conditional in Rural Residential, Residential Fringe, Residential Estate, Residential Community, Traditional Community, Public Institutional
 - Permitted in Ag/Ranch, Rural Fringe, Commercial Neighborhood
- **Store or Shop with drive-through**
 - Conditional in Commercial Neighborhood
- **Store or Shop without drive-through facility**
 - Conditional in Traditional Community
 - Permitted in Commercial Neighborhood
- **Bars, taverns and nightclubs**
 - Conditional in Traditional Community, Commercial Neighborhood

9.9 El Valle de Arroyo Seco – 3 zoning districts

9.9 EL VALLE DE ARROYO SECO COMMUNITY DISTRICT OVERLAY.

Table 9-9-8: ASHCD Use Table.

Use	Function	Structure	Activity	ASHCD TC	ASHCD CN	ASHCD PI	Special Conditions
Commercial							
Shop or store with drive-through facility		2210		X	C	X	
Store or shop without drive through facility		2230		C	P	X	
Research and development services (scientific, medical, and technology)	2416			C	P	X	
Bars, taverns and nightclubs				X	X	X	
Industrial, manufacturing and wholesale trade							
Food, textiles, and related products				X	C	X	
Transportation-related facilities							
Courier and messenger service facilities	4190			X	C	X	
Agriculture, forestry, and conservation/open space							
Commercial greenhouses		8500		C	P	C	

Cannabis production-

- **Commercial Greenhouse**
 - Permitted use Commercial Neighborhood
 - Conditional use in Traditional Community and Public Institutional
- **Outdoor cannabis production**
 - Conditional Use in Traditional Community

Selling Cannabis- Cannabis retailers with drive-through facilities would require a Conditional Use process in Commercial Neighborhood zoning districts. Cannabis retailers without drive-through facilities would be Permitted in Commercial Neighborhood zoning, but would require a Conditional Use process in Traditional Community zoning districts.

Consuming Cannabis - El Valle de Arroyo Seco would not allow any cannabis consumption areas in this overlay district.

Size Limitations- Non-residential uses shall have a maximum of 25,000 square feet of building area and only 3 businesses may occupy a single lot.

- **Research and development**
 - Conditional in Traditional Community
 - Permitted in Commercial Neighborhood
- **Food, Textiles, and Related Products**
 - Conditional in Commercial Neighborhood
- **Commercial Greenhouse**
 - Conditional in Traditional Community, Public Institutional
 - Permitted in Commercial Neighborhood
- **Store or Shop with drive-through**

- Conditional in Commercial Neighborhood
- **Store or Shop without drive-through facility**
 - Conditional in Traditional Community
 - Permitted in Commercial Neighborhood
- **Bars, taverns and nightclubs**
 - Prohibited throughout

9.10 US 285 South Highway Corridor – 8 zoning districts

9.10 US 285 SOUTH HIGHWAY CORRIDOR DISTRICT OVERLAY.

Table 9-10-12: 285 SHCD Use Table.

Use	Function	Structure	Activity	285 SHCD A/R	285 SHCD RUR	285 SHCD RUR-F	285 SHCD RUR-R	285 SHCD RES-F	285 SHCD RES-E	285 SHCD CN	285 SHCD PI	Special Conditions
Commercial												
Shop or store with drive-through facility		2210		X	X	X	X	X	X	C	X	
Store or shop without drive through facility		2230		X	X	X	X	X	X	P	X	
Research and development services (scientific, medical, and technology)	2416			X	X	X	X	X	X	C	X	
Bars, taverns and nightclubs				X	X	X	X	X	X	C	X	
Industrial, manufacturing and wholesale trade												
Food, textiles, and related products				X	X	X	X	X	X	X	X	
Transportation												
Courier and messenger service facilities	4190			X	X	X	X	X	X	C	X	
Agriculture, forestry, and conservation/open space												
Commercial greenhouses		8500		P	C	C	C	C	C	P	C	

Cannabis production-

- **Commercial Greenhouse**
 - Permitted use in Ag/Ranch and Commercial Neighborhood
 - Conditional use in Rural, Rural Residential, Rural Fringe, Residential Fringe, Residential Estate, and Public Institutional
- **Outdoor cannabis production**
 - Permitted Use in Ag/Ranch and Rural zoning districts.
 - Conditional Use in Rural Fringe, Rural Residential, and Residential Fringe

Selling Cannabis- Cannabis retailers with drive-through facilities would require a Conditional Use process in Commercial Neighborhood zoning districts. Cannabis retailers without drive through facilities would be Permitted in Commercial Neighborhood.

Consuming Cannabis - US 285 South Highway Corridor would require a Conditional Use process for cannabis consumption areas within the Commercial Neighborhood zoning district. Cannabis consumption areas would be prohibited in all other zoning districts in US 285 South Highway Corridor.

Size Limitations- In Village Crossroads Commercial Neighborhood zoning district, no building shall exceed 35,000 square feet. In San Sebastian/Old Las Vegas Highway, Entryway Crossroads Crossroads, and Alma Crossroads Commercial Neighborhood zoning districts, the maximum size of any building shall not exceed 15,000 square feet. In the Community Facility Crossroads Commercial Neighborhood zoning district, the maximum size of any building shall not exceed 5,000 square feet. In the Rural Commercial Overlay Zone, single non-residential structures or buildings shall not exceed five thousand (5,000) square feet.

- **Research and development**

- Conditional in Commercial Neighborhood
- **Food, Textiles, and Related Products**
 - Prohibited throughout
- **Commercial Greenhouse**
 - Conditional in Rural, Rural Fringe, Rural Residential, Residential Fringe, Residential Estate, Public Institutional
 - Permitted in Ag/Ranch, Commercial Neighborhood
- **Store or Shop with drive-through**
 - Conditional in Commercial Neighborhood
- **Store or Shop without drive-through facility**
 - Permitted in Commercial neighborhood
- **Bars, taverns and nightclubs**
 - Conditional in Commercial Neighborhood

US 285 Overlay Zones-

- Permitted Uses- i. Retail services, such as small-scale retail shops and stores
- Conditional Uses- i. Services such as greenhouses and nurseries, agriculturally related supplies and equipment, farmers or other outdoor markets.
- Size Limitations in Overlay Zone- Single non-residential structures or buildings shall not exceed five thousand (5,000) square feet. iii. No building shall exceed 18 feet in height.

9.11 Tres Arroyos del Poniente – 1 zoning district

9.11 TRES ARROYOS DEL PONIENTE COMMUNITY DISTRICT OVERLAY.

Table 9-11-5: TAPCD Use Table.

Use	Function	Structure	Activity	TAPCD RES-E	Special Conditions
Commercial					
Shop or store with drive-through facility		2210		X	
Store or shop without drive through facility		2230		X	
Research and development services (scientific, medical, and technology)	2416			X	
Bars, taverns and nightclubs				X	
Industrial, manufacturing and wholesale trade					
Food, textiles, and related products				X	
Transportation-related facilities					
Courier and messenger service facilities	4190			X	
Agriculture, forestry, and conservation/open space					
Commercial greenhouses		8500		X	

Cannabis production-

- **Commercial Greenhouse**
 - Prohibited throughout
- **Outdoor cannabis production**
 - Prohibited throughout

Selling Cannabis- Tres Arroyos del Poniente would prohibit all cannabis retailers in the community.

Consuming Cannabis - Tres Arroyos del Poniente would not allow any cannabis consumption areas in this overlay district.

- **Research and development**
 - Prohibited throughout
- **Food, Textiles, and Related Products**
 - Prohibited throughout
- **Commercial Greenhouse**
- **Prohibited Store or Shop with drive-through**
 - Prohibited throughout
- **Store or Shop without drive-through facility**
 - Prohibited throughout
- **Bars, taverns and nightclubs**
 - Prohibited throughout

9.12 VILLAGE OF AGUA FRIA COMMUNITY DISTRICT OVERLAY.

Table 9-12-8: VAFCD Use Table.

Use	Function	Structure	Activity	VAFCD RES-E	VAFCD TC	VAFCD CN	VAFCD PI	Special Conditions
Commercial								
Shop or store with drive-through facility		2210		X	X	C	X	
Store or shop no drive through facility		2230		X	C	P	C	
Research and development services (scientific, medical, and technology)	2416			X	X	C	X	
Bars, taverns and nightclubs				X	X	C	X	
Industrial, manufacturing and wholesale trade								
Food, textiles, and related products				X	X	C	X	
Transportation-related facilities								
Courier and messenger service facilities	4190			X	X	C	X	
Agriculture, forestry, and conservation/open space								
Commercial greenhouses		8500		C	C	P	C	

Cannabis production-

- **Commercial Greenhouse**
 - Permitted use in Commercial Neighborhood,
 - Conditional use in Residential Estate, Traditional Community and Public Institutional
- **Outdoor cannabis production**
 - Conditional Use in Traditional Community zoning districts.

Selling Cannabis- The Village of Agua Fria would require a Conditional Use process for cannabis retailers with drive-through facilities in Commercial Neighborhood zoning districts. Cannabis Retailers without drive-through facilities would be Permitted in Commercial Neighborhood zoning districts, and would require a Conditional Use process in Traditional Community and Public Institutional zoning districts.

Consuming Cannabis - The Village of Agua Fria would require a Conditional Use process for cannabis consumption areas within the Commercial Neighborhood zoning district. Cannabis consumption areas would be prohibited in all other zoning districts in the Village of Agua Fria.

Size Limitations- Non-residential development shall be a maximum of 5,000 square feet.

- **Research and development**
 - Conditional in Commercial Neighborhood
- **Food, Textiles, and Related Products**
 - Conditional in Commercial Neighborhood
- **Commercial Greenhouse**

- Prohibited throughout
- **Store or Shop with drive-through**
 - Conditional in Commercial Neighborhood
- **Store or Shop without drive-through facility**
 - C in Traditional Community, Public Institutional
 - P in Commercial Neighborhood
- **Bars, taverns and nightclubs**
 - C in Commercial Neighborhood

9.13. POJOAQUE VALLEY COMMUNITY DISTRICT OVERLAY.

Table 9-13-6: PVCD Use Table.

Use	Function	Structure	Activity	PVCD TC	PVCD PI	Special Conditions
Commercial						
Shop or store with drive-through facility		2210		X	X	
Store or shop without drive through facility		2230		C	X	
Research and development services (scientific, medical, and technology)	2416			C	X	
Bars, taverns and nightclubs				X	X	
Industrial , manufacturing and wholesale trade						
Food, textiles, and related products				X	X	
Transportation-related facilities						
Courier and messenger service facilities	4190			C	X	
Agriculture, forestry, and conservation/open space						
Commercial greenhouses		8500		P	C	

9.13 Pojoaque – 2 zoning districts

Cannabis production-

- **Commercial Greenhouse**
 - Permitted use in Traditional Community
 - Conditional use in Public Institutional
- **Outdoor cannabis production**
 - Conditional Use in Traditional Community zoning districts.

Selling Cannabis- Cannabis retailers with drive-through facilities would be prohibited throughout Pojoaque. Cannabis retailers without drive-through facilities would be Conditional in Traditional Community zoning districts.

Consuming Cannabis - Pojoaque would not allow any cannabis consumption areas in this overlay district.

Size Limitations- Rural Commercial Overlay uses shall not exceed five thousand (5,000) square feet

- **Research and development**
 - C in Traditional Community
- **Food, Textiles, and Related Products**
 - X throughout
- **Commercial Greenhouse**
 - C in Public Institutional
 - P in Traditional Community
- **Store or Shop with drive-through**
 - X throughout
- **Store or Shop without drive-through facility**

- C in Traditional Community
- **Bars, taverns and nightclubs**
 - X throughout

Pojoaque Overlay Zones-

- Permitted Uses. a. Retail services including market shops and open markets, retail shops and stores, offices and stores with residence included, c. All agricultural uses including agricultural production and sales; Above uses shall not exceed five thousand (5,000) square feet:
- Conditional Uses- bars taverns and nightclubs (to replace existing facilities only). Above uses shall not exceed fifteen thousand (15,000) square feet

Use	Function	Structure	Activity	SMD RUR	SMD RUR-F	SMD RUR-R	SMD CN	Special Conditions
Commercial								
Shop or store with drive-through facility		2210		X	X	X	X	
Store or shop without drive through facility		2230		X	X	X	P	
Research and development services (scientific, medical, and technology)	2416			X	X	X	P	
Bars, taverns and nightclubs				X	X	X	X	
Industrial, manufacturing and wholesale trade								
Food, textiles, and related products				X	X	X	X	
Transportation-related facilities								
Courier and messenger service facilities	4190			X	X	X	X	
Agriculture, forestry, and conservation/open space								
Commercial greenhouses		8500		X	P	X	C	

9.14 San Marcos – 4 zoning districts

Cannabis production-

- **Commercial Greenhouse**
 - Permitted use in Rural Fringe,
 - Conditional use in Commercial Neighborhood
- **Outdoor cannabis production**
 - Permitted Use in Rural zoning districts.
 - Conditional Use in Rural Fringe and Rural Residential

Selling Cannabis- Cannabis retailers with drive-through facilities would be prohibited throughout San Marcos. Cannabis retailers without drive-through facilities would be Permitted in the Commercial Neighborhood zoning district.

Consuming Cannabis - San Marcos would not allow any cannabis consumption areas in this overlay district.

- **Research and development**
 - P in Commercial Neighborhood
- **Food, Textiles, and Related Products**
 - X throughout
- **Commercial Greenhouse**
 - C in Commercial Neighborhood
 - P in Rural Fringe
- **Store or Shop with drive-through**
 - X throughout
- **Store or Shop without drive-through facility**
 - P in Commercial Neighborhood
- **Bars, taverns and nightclubs**
 - X throughout

9.15 GALISTEO COMMUNITY DISTRICT OVERLAY.

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
Commercial										
Shop or store with drive-through facility		2210		X	X	X	X	X	X	
Store or shop without drive through facility		2230		X	X	X	X	C	X	
Research and development services (scientific, medical, and technology)	2416			C	C	X	X	X	X	Ch. 9
Bars, taverns and nightclubs				X	X	X	X	X	X	
Industrial , manufacturing and wholesale trade										
Food, textiles, and related products				X	X	X	X	X	X	
Transportation-related facilities										
Courier and messenger service facilities	4190			X	X	X	X	X	X	
Agriculture, forestry, and conservation/open space										
Commercial greenhouses		8500		C	C	C	C	C	C	

9.15 Galisteo – 6 zoning districts

Cannabis production-

- **Commercial Greenhouse**
 - Conditional use in Ag/Ranch, Rural, Residential Fringe, Residential Estate, Traditional Community, Public Institutional
- **Outdoor cannabis production**
 - Permitted Use in Ag/Ranch and Rural zoning districts.
 - Conditional Use in Residential Fringe and Traditional Community zoning districts.

Selling Cannabis- Galisteo would prohibit cannabis retailers with drive-through facilities and would require a Conditional Use process in Traditional Community zoning districts. All other zoning districts in Galisteo would prohibit the sale of cannabis.

Consuming Cannabis - Galisteo would not allow any cannabis consumption areas in this overlay district.

Size Limitations- Research and Development limited to a maximum of 5,000 square feet. Traditional Community maximum building size of 2,500 sq. ft. Rural Commercial Permitted uses of Stores and Shops are limited to 2,500 square feet.

- **Research and development**
 - C in Ag/Ranch, Rural
- **Food, Textiles, and Related Products**
 - X throughout
- **Commercial Greenhouse**
 - C throughout
- **Store or Shop with drive-through**
 - X throughout
- **Store or Shop without drive-through facility**

- C in Traditional Community
- **Bars, taverns and nightclubs**
 - X throughout

Galisteo Overlay Zone-

- Permitted-: i. small scale shops, up to 2,500 square feet.

9.16 CHIMAYO COMMUNITY DISTRICT OVERLAY.

Table 9-16-9: ChCD Use Table.

Use	Function	Structure	Activity	CHCDRUR-R	CHCDRES-F	CHCDRES-E	CHCDTC	CHCD CN	CHCDPI	Special Conditions
Commercial										
Shop or store with drive-through facility		2210		X	X	X	X	X	X	
Store or shop without drive through facility		2230		X	X	X	C	P	X	
Research and development services (scientific, medical, and technology)		2416		X	X	X	C	P	X	
Bars, taverns and nightclubs				X	X	X	X	X	X	
Industrial, manufacturing and wholesale trade										
Food, textiles, and related products				C	C	X	C	C	C	
Transportation-related facilities										
Courier and messenger service facilities		4190		X	X	X	C	C	X	
Agriculture, forestry, and conservation/open space										
Commercial greenhouses		8500		P	P	P	P	P	P	

9.16 Chimayo – 6 zoning districts

Cannabis production-

- **Commercial Greenhouse**
 - Permitted use in Rural Residential, Residential Fringe, Residential Estate, Traditional Community, Commercial Neighborhood, and Public Institutional
- **Outdoor cannabis production**
 - Conditional Use in Rural Residential, Residential Fringe and Traditional Community zoning districts.

Selling Cannabis- Chimayo would prohibit drive-through cannabis retailers throughout the district. Cannabis retailers without a drive-through facility would be Permitted in Commercial Neighborhood zoning and Conditional in Traditional Community zoning.

Consuming Cannabis - Chimayo would not allow any cannabis consumption areas in this overlay district.

- **Research and development**
 - P in Commercial Neighborhood
 - C in Traditional Community
- **Food, Textiles, and Related Products**
 - C in Rural Residential, Residential Fringe, Traditional Community, Commercial Neighborhood, Public Institutional
- **Commercial Greenhouse**
 - P throughout
- **Store or Shop with drive-through**
 - X throughout
- **Store or Shop without drive-through facility**
 - P in Commercial neighborhood
 - C in Traditional Community

- **Bars, taverns and nightclubs**
 - X throughout