

# **ATTACHMENT 1**

## **Attachment 1 - Purpose/Objective of Zones Included in the Cannabis Land Use Ordinance and Licensing Program**

The following list includes the stated purpose/objective of each zone that has been included for consideration of possible commercial cannabis activities, as part of the Cannabis Land Use Ordinance and Licensing Program.

### **Agricultural Zones:**

#### Agricultural I (AG-I):

Land Use and Development Code (LUDC) Section 35.21.020.A – *The AG-I zone is applied to areas appropriate for agricultural use within Urban, Inner Rural, Rural (Coastal Zone only), and Existing Developed Rural Neighborhood areas, as designated on the Comprehensive Plan maps. The intent is to provide standards that will support agriculture as a viable land use and encourage maximum agricultural productivity.*

Coastal Zoning Ordinance (CZO) Section 35-68.1 — *The purpose of the Agriculture I district is to designate and protect lands appropriate for long-term agricultural use within or adjacent to urbanized areas, and to preserve prime agricultural soils.*

#### Agricultural II (AG-II):

LUDC Section 35.21.020.B – *The AG-II zone is applied to areas appropriate for agricultural land uses on prime and non-prime agricultural lands located within the Rural Area as shown on the Comprehensive Plan maps. The intent is to preserve these lands for long-term agricultural use.*

CZO Section 35-69.1 — *The purpose of the Agriculture II district is to establish agricultural land use for large prime and non-prime agricultural lands in the rural areas of the County (minimum 40 to 320 acre lots) and to preserve prime and non- prime soils for long-term agricultural use.*

### **Commercial Zones:**

#### Limited Commercial (C-1):

LUDC Section 35.24.020.A — *The C-1 zone is appropriate for both retail and service commercial activities that serve the local community and in the Coastal Zone, the traveling public as well. This zone allows diverse uses, yet restricts allowable uses to those that are also compatible with neighboring residential uses to protect residential uses from negative impacts, including noise, odor, lighting, traffic, or degradation of visual aesthetic values.*

CZO 35-77A.1— *The purpose of the C-1 zone district is to provide areas for commercial activities, including both retail businesses and service commercial activities, that serve the travelling public as well as the local community. This zone district allows diverse uses, yet restricts the allowable uses to those that are also compatible with neighboring residential land uses in order to protect such uses from any negative impacts such as noise, odor, lighting, traffic, or degradation of visual aesthetic values.*

#### Retail Commercial (C-2):

LUDC Section 35.24.020.B – *The C-2 zone is appropriate for retail business and commercial needs including stores, shops, and offices supplying commodities or performing services for the residents of the surrounding community.*

CZO Section 35-78.1— *To provide areas for local retail business and commercial needs including stores, shops, and offices supplying commodities or performing services for the residents of the surrounding community.*

General Commercial (C-3):

LUDC Section 35.24.020.C – *The C-3 zone is applied to areas appropriate for wholesale and heavy commercial uses and services that are not suited to the commercial zones that accommodate lighter commercial uses. The intent is to provide for commercial uses in these areas while protecting adjacent uses from negative impacts including noise, odor, lighting, or traffic.*

Service Commercial (CS):

LUDC Section 35.24.020.G — *The CS zone is applied to areas appropriate for service commercial activities, including wholesale service and business facilities with ancillary offices and inside storage areas, which are more limited in scope than the range of uses permitted in the general commercial zones. The intent is to provide for commercial uses in these areas and ensure compatibility with and the protection of neighboring land uses from negative impacts including noise, odor, lighting, or traffic.*

Shopping Center (SC):

LUDC Section 35.24.020.J – *The SC zone is applied to areas appropriate for clustered shopping center uses. The intent is to establish provisions for the comprehensive development of property suitable for commercial use, and to prevent piecemeal commercial development in areas that may be more appropriate for a clustered shopping center use. This zone identifies the following two types of shopping centers:*

- 1. Convenience Shopping Centers. Shopping centers that are classified as Convenience Shopping Centers...serve the everyday, frequent needs of the consumer.*
- 2. Community Shopping Centers. Shopping centers that are classified as Community Shopping Centers...provide the opportunity to comparison shop and provide consumer goods and services.*

Professional and Institutional (PI):

LUDC Section 35.24.020.I — *The PI zone is applied to areas appropriate for professional uses, and for educational, institutional, governmental, and other public facilities. It is the intent of this zone to ensure that these uses are well-designed and landscaped, and harmonious with surrounding land uses.*

CZO Section 35-83.1 – *The purpose of this district is to provide appropriately located areas for professional uses and for educational, institutional, governmental, and other public facilities. It is the intent of this district to ensure that such uses are well-designed and landscaped so as to be harmonious with surrounding land uses.*

**Industrial zones:**

Industrial Research Park (M-RP):

LUDC Section 35.25.020.A – *The M-RP zone is intended to provide areas exclusively for light industry, technical research, and business headquarters office as the primary land use types, uses in well-designed buildings and attractively landscaped areas. The intent is to establish development standards and landscaping requirements to ensure a park-like environment for the uses permitted and compatibility with adjacent non-industrial areas.*

CZO Section 35-84.1 – *The purpose of this district is to provide areas exclusively for light industry, technical research, and business headquarters office uses in well-designed buildings and attractively landscaped areas. The intent is to establish development standards and landscaping requirements to ensure a park-like environment for the uses permitted and compatibility with adjoining non-industrial area.*

Light Industry (M-1):

LUDC Section 35.25.020.B – *The M-1 zone is intended to provide areas exclusively for light industrial uses. The intent is to encourage sound industrial development through appropriate areas for these uses, and to protect nearby residential, commercial, and industrial uses from hazards, noise, and other disturbances.*

General Industry (M-2):

LUDC Section 35.25.020.C – *The M-2 zone is intended to provide areas for all types of industrial uses while providing the level of project review necessary to ensure that adverse impacts will be minimized and that these uses will be compatible with surrounding properties.*

**Mixed Use Zones:**

Mixed Use (MU):

LUDC Section 35.26.020.A – *The MU zone is applied to areas that are suited for mixed-use development (i.e., residential, commercial and/or industrial uses) because of their location in relation to existing or planned land uses of adjacent areas and infrastructure improvements such as transportation corridors. The purpose and intent of the MU zone is to:*

- 1. Create attractive and diverse areas that include a mix of housing, shopping, workplace and entertainment uses and nodes for transportation access that foster a variety of small, entrepreneurial, and flexible residential-based businesses, generate economic and social vitality, and create community gathering spaces, entertainment venues, and pedestrian friendly streetscapes.*
- 2. Provide flexibility and connectivity in the arrangement and location of residential, commercial and/or industrial development in order to create areas that are accessible, attractive and inviting to pedestrians.*
- 3. Establish development standards that allow residential, commercial and/or industrial activities to compatibly co-exist and provide a transition between existing, adjacent neighborhoods in order to avoid conflicts between incompatible uses.*

4. *Plan for the development of sustainable communities that provide varied housing opportunities and multi-modal transportation capabilities.*

Community Mixed Use – Los Alamos (CM-LA):

*LUDC Section 35.24.020.E – The CM-LA zone applies to areas only within the Los Alamos Community Plan along the Bell Street Corridor. The purpose is to create a sense of place and provide certainty in the permitting process as to what is allowed within the Bell Street Commercial Core area. The result will be a vibrant mix of uses along Bell Street with retail on the ground floor fronting Bell Street and housing above and in buildings fronting secondary streets of the corridor.*

Old Town – Residential/Light Commercial (OT-R/LC), LUDC:

*LUDC Section 35.26.020.C.2 – The OT-R/LC zone allows for residential and commercial uses, individually or combined, in areas that contain predominantly one-family dwellings, or that are in close proximity to one-family residential zones, to provide neighborhood-oriented goods and services, and to create a buffer area of low intensity commercial land uses combined with residential uses between areas of strictly residential and general commercial use. The intent is to maintain the existing mixture of residential and commercial uses, and to preserve the character and architectural styles of the neighborhood areas.*

Old Town – Residential/General Commercial (OT-R/GC):

*LUDC Section 35.26.020.C.3 — The OT-R/GC zone allows for residential and commercial uses, individually or combined, especially in older urban areas where an "Old Town" atmosphere is to be maintained, and to provide for local business and commercial needs and services for the community, while maintaining a residential quality in the area. The intent is to maintain a mixture of residential and commercial uses, and to preserve the character and architectural style of the neighborhood areas.*