

Part 14-16-3 Overlay Zones

3-1 OVERLAY ZONES ESTABLISHED

- 3-1(A) The Overlay zones listed in Sections 14-16-3-3 through 14-16-3-6 (Overlay Zones) are hereby created. These Overlay zones shall have the boundaries shown on the Official Zoning Map maintained in electronic form by the City Planning Department and available on the City of Albuquerque website.
- 3-1(B) These Overlay zones supplement, but do not replace, the underlying base zone districts listed in Sections 14-16-2-3 through 14-16-2-6 and applicable to the property. In the case of a conflict between the provisions of a base zone district and the provisions of an Overlay zone, the provisions of the Overlay zone shall prevail. Where multiple Overlay zones apply to a property, development must comply with all relevant provisions. Where an Overlay zone is silent, IDO requirements apply.

3-2 OVERLAY ZONE SUMMARY TABLE

Table 3-2-1 shows the City of Albuquerque’s previous overlays in relation to IDO Overlay zones.

Previous Zone or Overlay		IDO Overlay Zone	
Airport Protection		Airport Protection Overlay Zones	
AP-1	Airport Protection	APO	Airport Protection Overlay
AP-2	Airport Protection		
Design and Urban Conservation Overlay Zones		Character Protection Overlay Zones	
DOZ	Design Overlay Zone	CPO-1	Barelas
		CPO-2	Coors Boulevard
		CPO-3	Downtown Neighborhood Area
SDP	Sector Development Plan	CPO-4	East Downtown
		CPO-5	High Desert
		CPO-6	Los Duranes
UCOZ	Urban Conservation Overlay Zone	CPO-7	Martineztown/Santa Barbara
		CPO-8	Nob Hill/Highland
		CPO-9	North I-25
		CPO-10	Rio Grande Boulevard
		CPO-11	Sawmill/Wells Park
		CPO-12	Volcano Mesa
Historic Zones and Overlays		Historic Protection Overlay Zones	
H-1	Historic Old Town Zone	HPO-5	Old Town
HOZ	Historic Overlay Zones	HPO-1	East Downtown
		HPO-2	Eighth & Forrester
		HPO-3	Fourth Ward
		HPO-4	Huning Highland
		HPO-6	Silver Hill
View Protection Regulations		View Protection Overlay Zones	
DOZ	Design Overlay Zone	VPO-1	Coors Boulevard
SDP	Sector Development Plan	VPO-2	Northwest Mesa Escarpment

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3-3 AIRPORT PROTECTION OVERLAY ZONE

3-3(A) PURPOSE

The purpose of the Airport Protection Overlay (APO) zone is to require that land use and development at or around public airport facilities comply with the regulations of the Federal Aviation Administration (FAA) that protect the public from noise, vibration, and hazard impacts of airport operations and that protect the safety of aircraft operators.

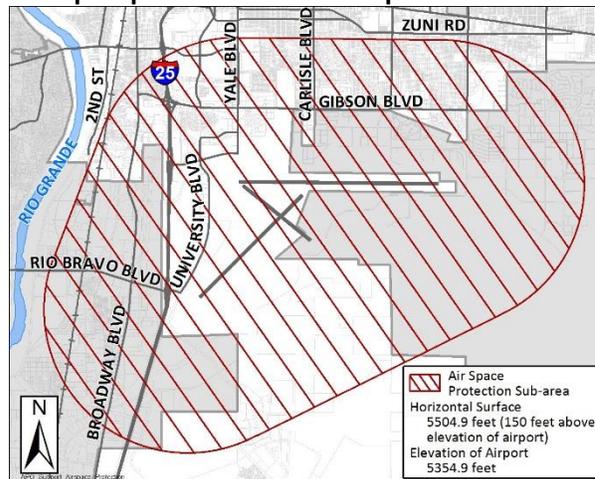
3-3(B) APPLICABILITY

The standards in this Section 14-16-3-3 apply to the Albuquerque International Sunport and Double Eagle II Airport and other properties in all zone districts within the following sub-areas of the APO zone, which are mapped and briefly described below. These sub-areas correspond to FAA “zones” and/or “surfaces” and are detailed separately by the FAA.

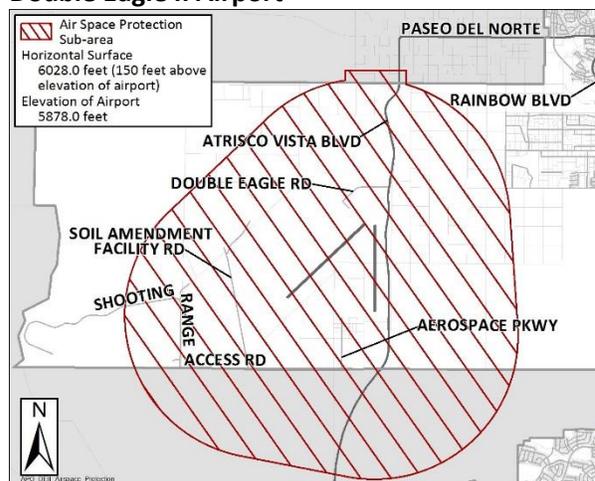
3-3(B)(1) Air Space Protection Sub-area

This sub-area underlies a Horizontal Surface established at a height of 150 feet above the highest point of the usable landing area at each airport, resulting in a Horizontal Surface at 5,504.9 feet in elevation for the Albuquerque International Sunport and at 6,028.0 feet in elevation for the Double Eagle II Airport.

3-3(B)(1)(a) Albuquerque International Sunport



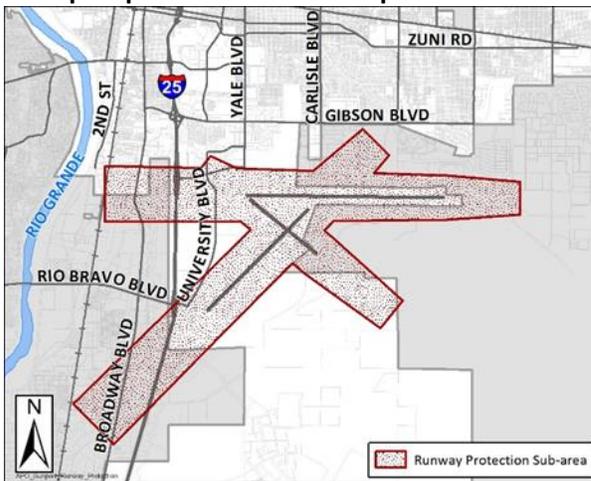
3-3(B)(1)(b) Double Eagle II Airport



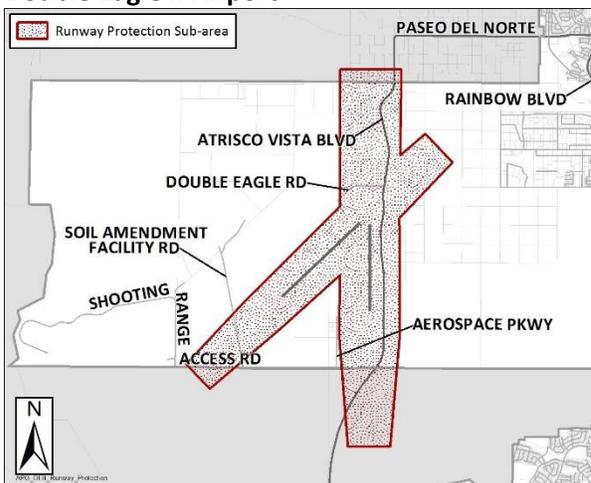
3-3(B)(2) Runway Protection Sub-area

This sub-area includes the runways, adjacent Approach Surfaces, and trapezoidal flares at the end of each runway.

3-3(B)(2)(a) Albuquerque International Sunport



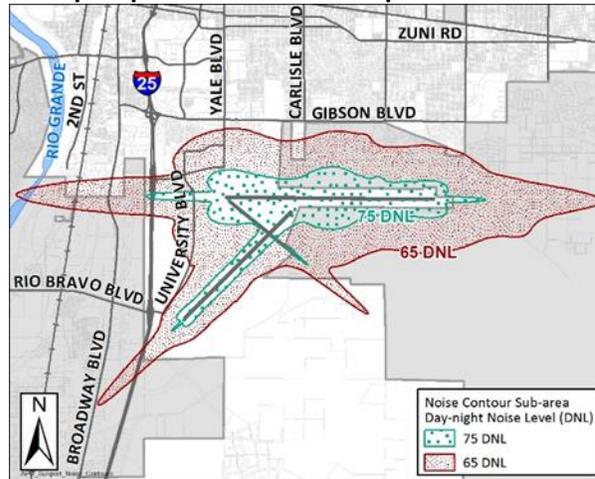
3-3(B)(2)(b) Double Eagle II Airport



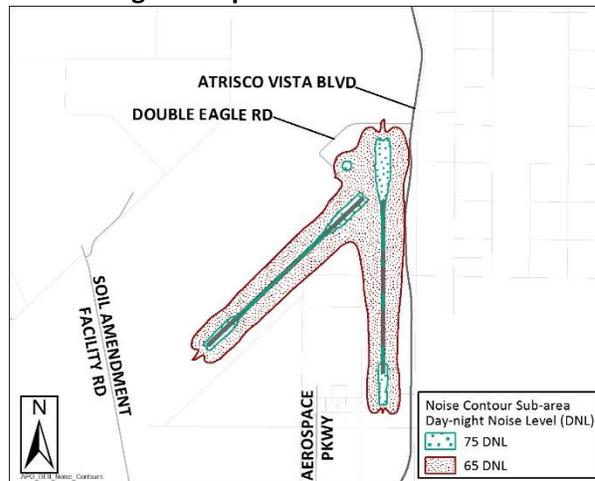
3-3(B)(3) Noise Contour Sub-area

This irregularly shaped sub-area reflects the intermittent noise levels that are expected in each airport area, based on averaged ambient conditions and existing and projected aircraft operations (landings and takeoffs). The effect of noise generated by any other specific land use is not reflected. The sub-area is bounded by the 65 Day-night Noise Level (DNL) contour and includes the 75 DNL contour, as calculated by the FAA Integrated Noise Model.

3-3(B)(3)(a) Albuquerque International Sunport



3-3(B)(3)(b) Double Eagle II Airport



3-3(C) USE REGULATIONS

3-3(C)(1) Air Space and Runway Protection Sub-areas

The following uses and activities are prohibited within the Air Space and Runway Protection Sub-areas:

- 3-3(C)(1)(a) Rifle range, public or private (see other outdoor entertainment in Table 4-2-1).
- 3-3(C)(1)(b) Private Airport or Helipad aircraft landing fields that would interfere with the safe use by aircraft of the Double Eagle II Airport or Albuquerque International Sunport as determined by the City Aviation Department.
- 3-3(C)(1)(c) Hot air balloon takeoff/landing (see Table 4-2-1).
- 3-3(C)(1)(d) Flying of kites.
- 3-3(C)(1)(e) Any primary, accessory, or temporary use that creates electrical interference with radio communication between the airport and aircraft, or that creates any interference with radar transmissions or with reception between aircraft and any radar installation or

between any radar installation and the airport, as determined by the City Aviation Department.

3-3(C)(1)(f) Any primary, accessory, or temporary use that makes it difficult for flyers to distinguish between airport lights and others, results in glare in the eyes of flyers using the airport, impairs visibility in the vicinity of the airport or otherwise endangers the landing, taking-off, or maneuvering of aircraft as determined by the City Aviation Department.

3-3(C)(1)(g) Any primary, accessory, or temporary use that produces smoke, fumes, gasses, or odors that would interfere with the safe use by aircraft of the Double Eagle II Airport or Albuquerque International Sunport, as determined by the City Aviation Department.

3-3(C)(2) Noise Contour Sub-area

The Permissive uses in the Noise Contour Sub-area are as listed in Table 3-3-1 and Table 3-3-2, unless prohibited or more restricted in Subsection 14-16-3-3(C)(1) above or by the base zone district.

3-3(C)(2)(a) 75 DNL contour of the Noise Contour Sub-area

Table 3-3-1: Permissive Uses within the 75 DNL Contour of the APO Noise Contour Sub-area

Uses	APO Use-specific Standard ^[1]
Primary Uses	
Agriculture, general	
Parks and open space	Open space only
Paid parking lot	
Airport	Private airport runways or taxiways only
Park-and-ride lot	
Natural resource extraction	Mining only
Accessory Uses	
Animal keeping	
Parking of more than 2 truck tractors and 2 semitrailers for more than 2 hours	
Parking of non-commercial vehicle	
Parking of recreational vehicle, boat, and/or recreational trailer	
Temporary Uses	
Park-and-ride facility, temporary	
[1] In addition to any Use-specific Standards referenced in Table 4-2-1.	

3-3(C)(2)(b) 65 DNL and 75 DNL contours of the Noise Contour Sub-area

Table 3-3-2: Permissive Uses between the 65 DNL and 75 DNL contours of the APO Noise Contour Sub-area

Uses	APO Use-specific Standard ^[1]
Primary Uses	
Cemetery	
Parks and open space	Open space only
COMMERCIAL USES ^[2]	
AGRICULTURE AND ANIMAL-RELATED ^[2]	

Table 3-3-2: Permissive Uses between the 65 DNL and 75 DNL contours of the APO Noise Contour Sub-area

Uses	APO Use-specific Standard ^[1]
FOOD, BEVERAGE AND INDOOR ENTERTAINMENT ^[2]	
Hotel or motel	Construction shall provide 10 decibels extra noise reduction over the industry average for similar structures. The establishment shall have airport hazard insurance.
MOTOR VEHICLE-RELATED ^[2]	
OFFICES AND SERVICES ^[3]	
RETAIL SALES ^[2]	
Airport	Private airport runways or taxiways only
Other TRANSPORTATION ^[2]	
Natural Resource Extraction	Mining only
Other MANUFACTURING, FABRICATION, AND ASSEMBLY ^[2]	
TELECOMMUNICATIONS, TOWERS, AND UTILITIES	Solar energy generation subject to Glint and Glare Study per FAA
WHOLESALE AND STORAGE ^[2]	
Accessory Uses	
Animal keeping	
Parking of more than 2 truck tractors and 2 semitrailers for more than 2 hours	
Parking of non-commercial vehicle	
Parking of recreational vehicle, boat, and/or recreational trailer	
Temporary Uses	
Park-ride-lot facility, temporary	
^[1] In addition to any Use-specific Standards referenced in Table 4-2-1. ^[2] All or "Other" (if stated in this table) uses in this category as listed in Table 4-2-1. ^[3] All uses in this category except Office as listed in Table 4-2-1.	

3-3(C)(3) The conditional uses in the Noise Contour Sub-area are the permissive uses or conditional uses allowed by the base zone district and not listed as permissive in Table 3-3-1 or Table 3-3-2. Conditional Use Approval shall be pursuant to Subsection 14-16-6-6(A) and shall also be subject to the ZHE's determination that, due to the particular nature of the use or the special character of the enclosing structure, one of the following applies:

- 3-3(C)(3)(a) The use will not be adversely affected by noise expected to be generated by operation of aircraft.
- 3-3(C)(3)(b) A small amount of adverse effect from the noise expected to be generated by operation of aircraft is clearly outweighed by a special need for the use.

3-3(D) DEVELOPMENT STANDARDS

3-3(D)(1) Height Standards

3-3(D)(1)(a) The height standards in this section apply to any permanent structure, temporary structure erected for however brief a period

of time, and to vegetation (typically trees) based on its expected height at maturity located within the Air Space Protection Sub-area and Runway Protection Sub-area.

3-3(D)(1)(b) In the Air Space Protection Sub-area, maximum building height is per the Dimensional Standards Tables in Section 14-16-5-1 for each base zone district, but in no case may a building be higher than the Horizontal Surface for each airport. Maximum height may therefore vary based on the elevation of the land at the location of the proposed structure or vegetation.

3-3(D)(1)(c) Where an area is covered by more than one height limitation, including standards in the base zone district or an Overlay zone, the most restrictive limitation shall prevail.

3-3(D)(2) Reflectivity

The exterior surfaces of structures shall not have a light reflective value (LRV) that results in glare in the eyes of flyers using the airport, impairs visibility in the vicinity of the airport, or otherwise endangers the landing, taking-off, or maneuvering of aircraft as determined by the City Aviation Department and per applicable FAA regulations.

3-3(E) TRANSPORTATION ROUTES

Public and private streets and rail lines are allowed within the Noise Contour Sub-area. See also Subsection 14-16-5-4(L) (Easements or Rights-of-Way).

3-3(F) HAZARD MARKING AND LIGHTING

The FAA or the City Aviation Department may require the owner of an existing structure or landscaping or the applicant for a new structure or landscaping in the APO zone at his/her own expense to install, operate, and maintain such markers and lights as may be necessary to indicate to flyers the presence of an airport hazard. Such markers and lights shall conform to all applicable federal regulations and specifications and may require permitting through the City Planning Department.

3-3(G) CROSS-REFERENCES

3-3(G)(1) Subsection 14-16-5-8(B)(2) (Outdoor Lighting).

3-3(G)(2) Subsection 14-16-6-4(I) (Referrals to Commenting Agencies).

3-3(G)(3) Subsection 14-16-6-6(N)(3)(b) (Variance in the APO Zone).

3-3(G)(4) Subsection 14-16-6-8(B)(2)(c) (Nonconforming Use of Land or a Structure in the APO Zone).

3-3(G)(5) Subsection 14-16-6-8(D)(9) (Airport Protection Overlay (APO) Zone).

3-4 CHARACTER PROTECTION OVERLAY ZONES

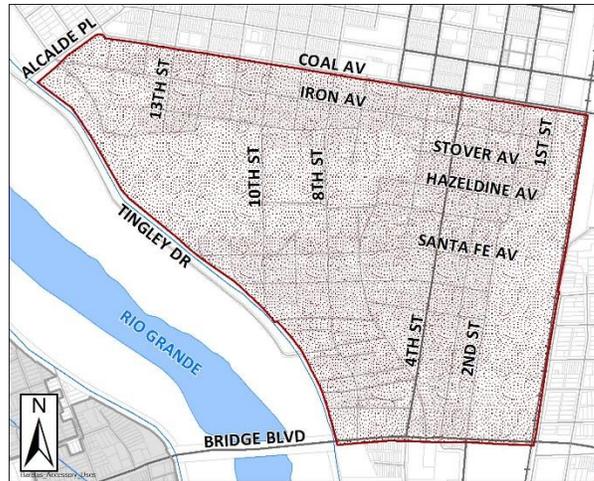
3-4(A) PURPOSE

The purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones. These areas meet 1 or more of the following characteristics:

- 3-4(A)(1) Have recognized neighborhood identity and character.
- 3-4(A)(2) Have high architectural value.
- 3-4(A)(3) Have a relationship to HPO zones that make the area’s conservation critical.
- 3-4(A)(4) Have a relationship with cultural landscapes identified in the Albuquerque/ Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended.

3-4(B) BARELAS – CPO-1**3-4(B)(1) Applicability**

The CPO-1 standards apply in the following mapped area. Where the CPO-1 boundary crosses a lot line, the entire lot is subject to these standards.

**3-4(B)(2) Site Standards****3-4(B)(2)(a) Lot Size, Minimum**

1. Single-family detached dwellings in the R-1, R-T, and R-ML zone districts, minimum: 2,500 square feet.
2. Townhouse dwellings in the R-MH zone district: 2,500 square feet.

3-4(B)(2)(b) Lot Width, Minimum

1. Single-family detached dwellings in the R-1, R-T, and R-ML zone districts: 25 feet.
2. R-MH zone district: 60 feet, except for townhouse dwellings, which have a minimum lot width of 25 feet.

3-4(B)(3) Setback Standards**3-4(B)(3)(a) Contextual Standards**

In the R-1, R-T, and R-ML zone districts, contextual standards for front setbacks in Subsection 14-16-5-1(C)(2)(c) shall apply regardless of development type or whether the development is in an Area of Consistency or an Area of Change.

3-4(B)(3)(b) R-1 Zone District

1. Front, minimum: 10 feet; garages must be set back at least 20 feet.
2. Side, minimum: 3 feet for lots less than 40 feet in width outside the Main Street area, or the setback required for adequate spacing between buildings as required by Articles 14-1 and 14-3 of ROA 1994 (Uniform Administrative Code and Uniform Housing Code).

3-4(B)(3)(c) R-T, R-ML, and R-MH Zone Districts

1. Front, minimum: 10 feet; garages must be set back at least 20 feet.
2. Side, minimum: 3 feet for lots less than 36 feet in width outside the Main Street area with a single-family detached dwelling, or the setback required for adequate spacing between buildings as required by Articles 14-1 and 14-3 of ROA 1994 (Uniform Administrative Code and Uniform Housing Code).

3-4(B)(3)(d) MX-H Zone District

1. Front, minimum: 0 feet.
2. Side, minimum: 0 feet.
3. Rear, minimum: 0 feet.

3-4(B)(3)(e) Exceptions

1. A 5-foot side or rear setback is required where a site abuts any lot with a residential use at any of the following addresses: 709 and 713 First Street SW, 704 2nd Street SW.

3-4(B)(4) Building Height**3-4(B)(4)(a) Maximum Building Height**

Maximum building height allowances associated with a Center or Corridor designation shall not apply.

3-4(B)(4)(b) Neighborhood Edges

1. The General Requirement for Building Height Stepdown in the Neighborhood Edges Subsection 14-16-5-9(C)(1) applies, regardless of Center or Corridor designation.
2. In the MX-H zone district, any portion of a building within 20 feet of any lot line is limited to 35 feet.

3-4(B)(5) Other Development Standards

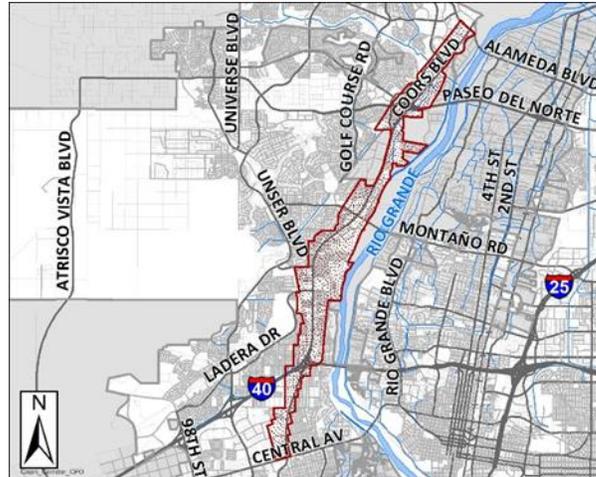
In the R-ML and R-MH zone districts, off-street parking shall be provided at the rear of the property. Where alleys exist, alley access is required.

3-4(B)(6) Cross-references

- 3-4(B)(6)(a) Subsection 14-16-4-3(D)(21) (Paid Parking Lots Prohibited).
- 3-4(B)(6)(b) Subsection 14-16-4-3(F)(5) (Accessory Dwelling Units Allowed).
- 3-4(B)(6)(c) Subsection 14-16-5-5(B)(2)(c) (Parking Reduction).
- 3-4(B)(6)(d) Subsection 14-16-6-4(O)(2)(e) (Deviations to Overlay Standards Not Allowed).

3-4(C) COORS BOULEVARD – CPO-2**3-4(C)(1) Applicability**

The CPO-2 standards apply in the following mapped area. Where the CPO-2 boundary crosses a lot line, the entire lot is subject to these standards.

**3-4(C)(2) Site Standards**

Lot size, width, and usable open space shall be provided according to the applicable standards listed in Section 14-16-5-1 (Dimensional Standards).

3-4(C)(3) Setback Standards**3-4(C)(3)(a) Bosque Buffer Strip**

A 100-foot-wide buffer strip shall be established west of the Corrales Riverside Drain between the Calabacillas Arroyo and Namaste Road. The buffer strip shall remain undeveloped or be landscaped with perennial plants native to the Bosque.

3-4(C)(3)(b) Setback from Coors Boulevard

1. Setback from the right-of-way of Coors Boulevard between Central Avenue and Western Trail or Namaste Road, minimum: 15 feet.
2. Setback from the right-of-way of Coors Boulevard between Western Trail or Namaste Road and NM 528 (Alameda Boulevard), minimum: 35 feet.

3-4(C)(4) Building Height and Bulk

Buildings and structures shall not exceed the height limitation in the underlying zone. Buildings within the Coors Boulevard – VPO-1 shall comply with the height, bulk, and massing regulations of that Subsection 14-16-3-6(D).

3-4(C)(5) Other Development Standards**3-4(C)(5)(a) Floodplain**

All development shall comply with all adopted drainage policies, including restrictions on development in the 100-year floodplain. Cluster development design on land above the flood level shall be

used to the maximum extent practicable, and the floodplain shall be used as open space.

3-4(C)(5)(b) Grading

Changes to natural topography shall be kept to a minimum. On slopes of 10 percent or greater, no grading shall take place until a specific development plan has been approved for construction. Grading, drainage, or paving proposals; Master Development Plans; and Site Plans shall retain the sense of the natural features and vegetation. Reconstruction and revegetation to a natural setting shall be pursued to the maximum extent practicable.

3-4(C)(5)(c) Landscaping in Setback along Coors Boulevard

All of the following must be incorporated into the required setback along Coors Boulevard:

1. Vegetative coverage is required for a minimum of 50 percent of the required setback area.
2. A combination of walls or decorative fences and a vegetative screen that visually screens vehicular circulation areas, parking lots, and parked cars from Coors Boulevard.

3-4(C)(5)(d) Outdoor Lighting

The mounting height of light fixtures in off-street parking, other vehicular use areas, and/or outdoor storage areas shall be no higher than 20 feet from finished grade.

3-4(C)(5)(e) Architectural Design and Details

1. The use of colors that contrast with the predominant color of the building is limited to 10 percent of each façade.
2. Parapet walls shall be treated as an integral part of the building design. Such walls shall not appear as unrelated visual elements.
3. In all zone districts, mechanical equipment shall be screened from public view from streets adjacent to the lot or from adjacent properties. The design of mechanical equipment screening shall be compatible with, and be an integral element of, the building structure. Location of such equipment within the building or at ground level is preferable to roof-mounting, unless such location would adversely affect the streetscape, pedestrian circulation, or open space.

3-4(C)(5)(f) Signs

1. Any sign type or design is prohibited that:
 - a. Consists of banners pennants, ribbons, streamers, strings of light bulbs, or spinners, except in cases where a business must close or temporarily relocate due to fire, unavoidable casualty, force majeure, or similar circumstance. In these cases, one temporary banner up to 3 feet by 6 feet may be allowed for up to 90 consecutive

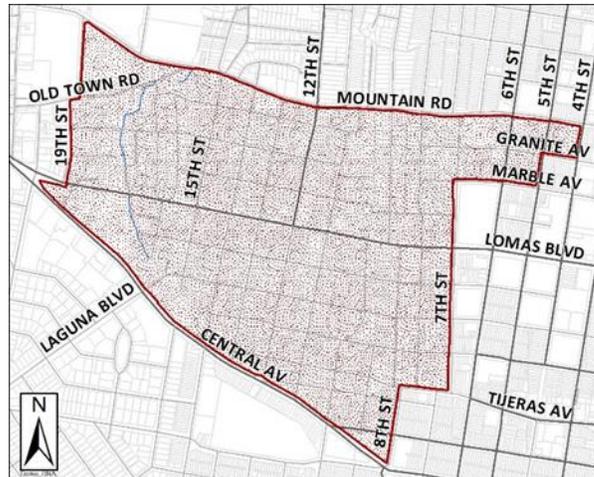
- days, with approval pursuant to Subsection 14-16-6-5(I) (Temporary Use Permit).
- b. Is in any way animated (including twinkling or wind-activated movable parts), emits smoke, visible vapors, particles or odor, or rotates or moves in any manner.
 - c. Has flashing lights incorporated as part of its design and performance.
 - d. Is located (painted, affixed, etc.) on a water tower, storage tank, smoke stack, utility pole, or other similar structure.
 - e. Is a building-mounted sign that extends above the wall of the building.
 - f. Overhangs the right-of-way or property line.
2. On-premises signs in Mixed-use and Non-residential zone districts shall comply with the following standards:
- a. Where 1 freestanding sign is allowed by the underlying zone district, a second freestanding sign is allowed on sites 5 acres or larger on any street frontage longer than 1,500 linear feet.
 - b. The size of freestanding and projecting signs shall comply with the sign standards in Table 5-12-2, but not exceed 75 square feet.
 - c. The height of freestanding signs in the area north of Western Trail/Namaste Road shall comply with the sign standards in Table 5-12-2, but not exceed 9 feet in height above grade.
 - d. The height of building-mounted signs shall comply with the sign standards in Table 5-12-2, but not exceed the height of the building.
 - e. No illuminated sign, or any illuminated element of any sign, shall flash, blink, or change its brightness.
 - f. No sign shall be erected, relocated, or maintained in such a manner as to cover or intrude upon any architectural features of a building such as windows, columns, moldings, or any major decoration or structural feature.

3-4(C)(6) Cross-references

- 3-4(C)(6)(a) Subsection 14-16-3-6(D) (View Protection in Coors Boulevard – VPO-1).
- 3-4(C)(6)(b) Subsection 14-16-5-12(F)(4)(a) (Neon Signs along Central Avenue).
- 3-4(C)(6)(c) Subsection 14-16-5-12(G)(1)(e) (Off-premises Signs Prohibited).
- 3-4(C)(6)(d) Subsection 14-16-5-12(F)(4)(b)2 (Portable Signs Prohibited).
- 3-4(C)(6)(e) Subsection 14-16-5-12(H)(2)(f) (Electronic Signs Prohibited).
- 3-4(C)(6)(f) Subsection 14-16-6-4(O)(2)(e) (Deviations to Overlay Standards Not Allowed).

3-4(D) DOWNTOWN NEIGHBORHOOD AREA – CPO-3**3-4(D)(1) Applicability**

The CPO-3 standards apply in the following mapped area. Where the CPO-3 boundary crosses a lot line, the entire lot is subject to these standards.

**3-4(D)(2) Site Standards****3-4(D)(2)(a) Lot Size, Minimum**

1. R-T zone district: 2,000 square feet.
2. Townhouse dwellings in the R-ML zone district: 1,000 square feet.

3-4(D)(2)(b) Required Usable Open Space

1. R-T and MX-T Zone Districts
 - a. 360 square feet per dwelling unit.
 - b. Where there is no alley access for a garage: 500 square feet per dwelling unit.
2. R-ML Zone District
 - a. Efficiency or 1 bedroom: 150 square feet per unit.
 - b. Two (2) or more bedrooms: 200 square feet per unit.
3. MX-L Zone District
 - a. 50 square feet per dwelling unit.
4. MX-M Zone District
 - a. Lots abutting Central Avenue or Lomas Boulevard: 100 square feet per dwelling unit.
 - b. A minimum 10 percent of the site area shall be designated as usable open space for non-residential development and may be satisfied through features such as patios, plazas, exterior walkways, balconies, roof decks, or courtyards.

3-4(D)(3) Setback Standards**3-4(D)(3)(a) Contextual Standards**

In the R-1, R-T, and R-ML zone districts, contextual standards for front setbacks in Subsection 14-16-5-1(C)(2)(c) shall apply regardless of development type or whether the development is in an Area of Consistency or an Area of Change.

3-4(D)(3)(b) MX-T and R-ML Zone Districts

1. Side, minimum: 5 feet; 10 feet if adjacent to an R-1A, R-1B or R-T zone district.
2. Rear: 15 feet.

3-4(D)(3)(c) MX-L and MX-M Zone Districts Abutting Central Avenue

1. Front, maximum
 - a. 10 feet.
 - b. If there is a front patio or dining space: 15 feet.
2. Side, minimum
 - a. Interior: 0 feet.
 - b. Street side of corner lots: 5 feet.
 - c. Abutting an R-1 or R-T zone district: 10 feet.
3. Rear, minimum
 - a. 15 feet.
 - b. Abutting an R-1 or R-T zone district: 25 feet.
4. Off-street parking must be set back a minimum of 10 feet from a property line where it fronts a public street, and 0 feet from an alley.
5. A minimum of 50 percent of street frontage shall be building. The remaining 50 percent may be courtyard, landscaping, outdoor restaurant seating, or a combination thereof.

3-4(D)(4) Building Height**3-4(D)(4)(a) R-1 and R-T Zone Districts**

A detached accessory dwelling shall not exceed the height of the primary dwelling or 18 feet, whichever is less.

3-4(D)(4)(b) R-ML and MX-T Zone Districts

1. Maximum building height: 40 feet.
2. Portions of buildings over 30 feet shall incorporate a minimum stepback of 6 feet from the front façade facing a public street.

3-4(D)(4)(c) MX-M Zone District

1. Additional building height associated with Main Street areas is not applicable.
2. For lots abutting Central Avenue, building height over 30 feet shall incorporate a minimum stepback of 6 feet from the front façade facing a public street.

3-4(D)(5) Other Development Standards**3-4(D)(5)(a) Parking Location and Design**

1. Parking Location
 - a. Where alleys are available, garages and other off-street parking areas shall be located at the rear of the property and accessed from the alley.
 - b. Where alleys are not available, garages and other off-street parking areas may be located on the side of the primary building. No garage door facing a street shall be more than 9 feet wide.
2. Parking Access
Primary vehicular access to and from properties facing Central Avenue shall be provided as follows:
 - a. For properties east of 14th Street, primary vehicular access from Central Avenue is prohibited.
 - b. For properties west 14th Street, primary vehicular access shall be from Central Avenue. Access to non-residential development along Central from 15th Street, 16th Street, and Fruit Avenue is prohibited.

3-4(D)(5)(b) Building Design

1. Residential Building Design
 - a. The primary pedestrian entrance to the building shall be oriented toward the street.
 - b. Reflective or mirrored glass is prohibited on any ground floor façade.
 - c. Front entry porches with a minimum depth of 5 feet at finished floor elevation are required.
 - d. Individual dwellings in the R-T zone district shall be distinguished through articulation of building massing, roof forms, color, or material.
 - e. Balconies in the R-ML zone shall be designed and located to minimize impacts on the privacy of adjacent residential properties. Planters or trellises can be used to obstruct views while retaining the benefits of upper-level outdoor spaces.
 - f. Façades shall meet the standards for windows in Subsection 14-16-5-11(D)(2).
2. Non-residential Building Design
 - a. Front doors must face the nearest street and be connected to the public sidewalk by a walkway.
 - b. In the R-ML, MX-T, MX-M, and MX-L zone districts, façades facing a public street shall change a minimum of every 50 linear feet in height, setback, or material.

- c. In the MX-L zone district, shading shall be provided along the front façade using canopies, awnings, portals, or shade trees spaced 25 feet on center.
- d. Each ground floor façade shall contain a minimum of 60 percent of its surfaces in clear, transparent windows and/or doors, with the lower edge of window sills no higher than 30 inches above the finished floor.
- e. Each second floor and higher façade shall contain a minimum of 30 percent of its surfaces in clear, transparent windows and/or doors.

3-4(D)(5)(c) Signs

- 1. R-ML Zone District
 - a. Freestanding signs shall not exceed 4 feet in height and 16 square feet per sign face.
 - b. Internally lit signs are prohibited.
- 2. MX-T Zone District
 - a. Wall and window signs combined shall not exceed 6 percent of the area of the façade to which they are related.
 - b. Freestanding signs for office uses shall not exceed 4 feet in height and 16 square feet per sign face.
 - c. Internally lit signs are prohibited.
- 3. MX-L and MX-M Zone Districts
 - a. Wall, window, and canopy signs are the only allowed sign types.
 - b. One (1) canopy sign per entrance or exit shall be allowed.
 - c. Wall and window signs combined shall not exceed 6 percent of the area of the façade to which they are related.
 - d. Internally lit signs are prohibited.
 - e. Notwithstanding Subsections a and d above, neon signs facing Central Avenue may be building-mounted or marquee signs and may be internally lit.

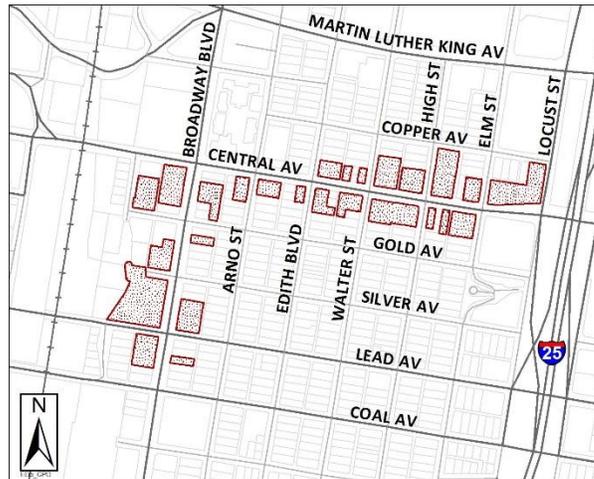
3-4(D)(6) Cross-references

- 3-4(D)(6)(a) Subsection 14-16-4-3(D)(21) (Paid Parking Lots Prohibited).
- 3-4(D)(6)(b) Subsection 14-16-4-3(F)(4) (Drive-through Facilities Prohibited).
- 3-4(D)(6)(c) Subsection 14-16-4-3(F)(5) (Accessory Dwelling Units Allowed).
- 3-4(D)(6)(d) Subsection 14-16-5-1(C)(2) (Contextual Residential Development).
- 3-4(D)(6)(e) Subsection 14-16-5-5(F)(2)(a)2 (Carports Prohibited).
- 3-4(D)(6)(f) Subsection 14-16-5-7(D)(3)(e) (Front and Side Yard Walls).
- 3-4(D)(6)(g) Subsection 14-16-5-11(C)(1) (Primary Building Stepback).
- 3-4(D)(6)(h) Subsection 14-16-5-12(F)(4)(a) (Neon Signs along Central Avenue).

- 3-4(D)(6)(i) Subsection 14-16-5-12(H)(2)(f) (Electronic Signs Prohibited).
- 3-4(D)(6)(j) Subsection 14-16-6-4(O)(2)(e) (Deviations to Overlay Standards Not Allowed).
- 3-4(D)(6)(k) Subsection 14-16-6-6(B) (Demolition Review).

3-4(E) EAST DOWNTOWN – CPO-4**3-4(E)(1) Applicability**

The CPO-4 standards apply to the specific parcels in the following mapped area. Where the CPO-4 boundary crosses a lot line, the entire lot is subject to these standards. The CPO-4 standards apply to construction of new structures within the East Downtown - HPO-1.

**3-4(E)(2) Site Standards**

Lot size, width, and usable open space shall be provided according to the applicable standards listed in Section 14-16-5-1 (Dimensional Standards).

3-4(E)(3) Setback Standards**3-4(E)(3)(a) Front**

1. Minimum: 0 feet.
2. Maximum: 1 foot.

3-4(E)(3)(b) Side, Minimum

1. Interior: 0 feet.
2. Street side of corner lots: 5 feet.

3-4(E)(3)(c) Rear, Minimum

5 foot.

3-4(E)(4) Building Height Stepdown

3-4(E)(4)(a) Any portion of a building within 35 feet of an R-1 or R-T zone district shall be limited to 30 feet, in which case Neighborhood Edge provisions for building height in Subsection 14-16-5-9(C) do not apply.

3-4(E)(4)(b) The height limit of any portion of a structure within 15 feet of a significant or contributing building or City landmark in the HPO-1 or HPO-4 zone shall be no more than 3 stories higher than the contributing building or the maximum height allowed by the base zone district, whichever is less.

3-4(E)(5) Other Development Standards**3-4(E)(5)(a) Parking Location and Design**

1. Parking areas must be set back as follows:
 - a. A minimum of 30 percent of the lot depth from the front lot line.
 - b. A minimum of 10 feet from other street frontages.
 - c. A minimum of 5 feet from rear lot lines.
2. Vehicular access is allowed only from a side street or alley.
3. Parking structures shall have ground floor uses along all street frontages to the maximum extent practicable. Where not practicable, opaque walls at least 3 feet high or vegetative screens at least 3 feet high at the time of planting shall be provided.

3-4(E)(5)(b) Façade Design

1. Each ground floor façade facing Central Avenue between Arno and High Streets shall be built to function as or appear as shopfronts, and shall contain a minimum of 60 percent of its surfaces in clear, transparent windows and/or doors, as measured to include the first 12 feet of building height above the sidewalk, with the lower edge of window sills no higher than 30 inches above the finished floor.
2. All other ground floor façades facing Central Avenue or Broadway Boulevard shall contain a minimum of 40 percent of their surfaces in clear, transparent windows and/or doors, as measured to include the first 12 feet of building height above the sidewalk, with the lower edge of window sills no higher than 30 inches above the finished floor.
3. Wall openings shall not span vertically more than 1 story; double height entryways are not allowed.
4. Storefronts may extend a maximum of 1 linear foot beyond the rest of the façade.

3-4(E)(5)(c) Street Walls

1. A street wall is a masonry wall that defines outdoor spaces and separates the public right-of-way from the private realm (e.g. parking lots, trash cans, gardens, and equipment).
2. The street wall shall be set back 8 inches or less from the public right-of-way or adjacent façade alignment.
3. An opaque vehicle entry gate, of a maximum 18 feet wide, and a pedestrian entry gate, of a maximum 6 feet wide, are both allowed as limited substitutions within any street wall length.
4. All street wall façades shall be as carefully designed as the building façade, with the finished side facing the street.
5. Where clearly visible from the public right-of-way, the following materials are allowed: native/regional stone and

equivalent imitation stone, metal (e.g. wrought iron, welded steel, and/or aluminum electro-statically plated black), brick, stucco, or a combination of materials (e.g. stone piers with brick infill panels).

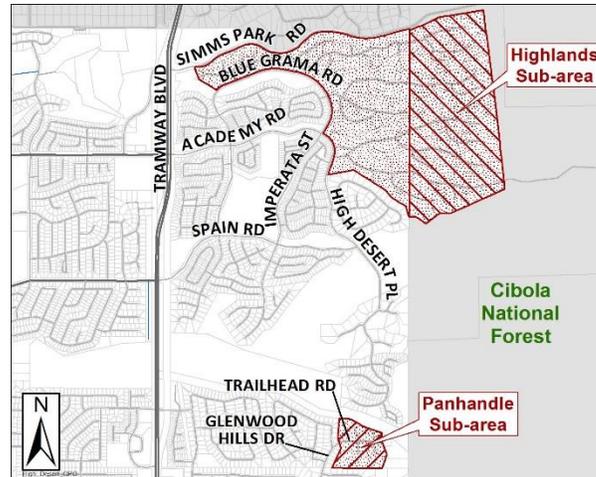
6. Metal work may additionally be treated to imitate a wrought-iron or copper patina.
7. Copings shall project between 1 inch and 4 inches from the face of the wall.

3-4(E)(6) Cross-references

- 3-4(E)(6)(a) Subsection 14-16-3-5(F) (Historic Preservation in East Downtown – HPO-1).
- 3-4(E)(6)(b) Subsection 14-16-4-3(F)(4) (Drive-through Facilities Prohibited).
- 3-4(E)(6)(c) Subsection 14-16-5-5(G) (Parking Structure Design).
- 3-4(E)(6)(d) Subsection 14-16-5-12(F)(3) (Rooftop Signs Allowed).
- 3-4(E)(6)(e) Subsection 14-16-5-12(F)(4)(a) (Neon Signs along Central Avenue).
- 3-4(E)(6)(f) Subsection 14-16-5-12(G)(1)(e) (Off-premises Signs Prohibited).
- 3-4(E)(6)(g) Subsection 14-16-6-4(O)(2)(e) (Deviations to Overlay Standards Not Allowed).
- 3-4(E)(6)(h) Subsection 14-16-6-6(B) (Demolition Review).

3-4(F) HIGH DESERT – CPO-5**3-4(F)(1) Applicability**

The CPO-5 standards apply in the following mapped area. Where the CPO-5 boundary crosses a lot line, the entire lot is subject to these standards.

**3-4(F)(2) Site Standards**

The following standards apply only to portions of the CPO-5 that are not within the Panhandle Sub-area.

3-4(F)(2)(a) Lot Size, Minimum

21,780 square feet (½ acre).

3-4(F)(2)(b) Lot Width, Minimum

100 feet.

3-4(F)(2)(c) Development Envelopes

All development on the lot must take place within an envelope that encloses no more than 12,000 square feet of land. The development envelope must include all buildings, structures, and landscaping other than native plant species on the site.

3-4(F)(3) Setback Standards

The following standards apply only to portions of the CPO-5 that are not within the Panhandle Area.

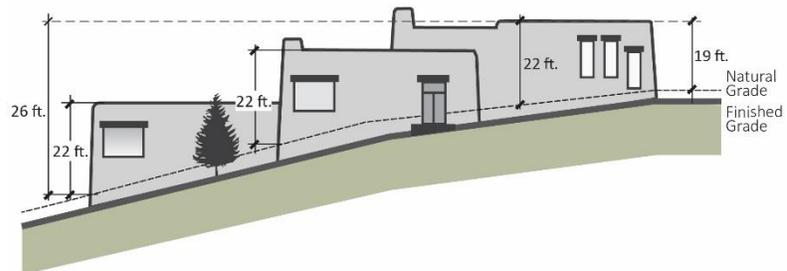
3-4(F)(3)(a) Development envelopes shall be set back as follows:

1. From property lines, minimum: 10 feet.
2. From rights-of-way, minimum: 20 feet.

3-4(F)(3)(b) Within the Highlands Sub-area, the minimum setback from the edge of the CPO-5 shall be 100 feet, except that the minimum setback from the western boundary of Simms Park is 360 feet.

3-4(F)(4) Building Height**3-4(F)(4)(a) Highlands Sub-area**

1. From the highest point of natural grade abutting a building, the building height (excluding chimneys) shall not exceed 19 feet (see figure below).
2. From the lowest point of natural grade abutting any individual mass of a building, the building height (excluding chimneys) shall not exceed 22 feet in height (see figure below).
3. From the lowest point of natural grade abutting a building, the overall building height (excluding chimneys) shall not exceed 26 feet (see figure below).



4. Within 250 feet of the northern boundary of the CPO-5, no part of a building or structure (exclusive of chimneys) shall be higher than any straight line beginning 5 feet above the finished grade at the centerline of Simms Park Road just north of the CPO-5 and extending through any point 16 feet over the average natural grade along the north line of the platted building envelope in order to minimize their visual impact on the approach of Simms Park.

3-4(F)(4)(b) Panhandle Sub-area

Maximum building height: 26 feet.

3-4(F)(5) Other Development Standards

The following standards apply only in the Highlands Sub-area.

3-4(F)(5)(a) Color

Exterior surfaces of buildings and structures, including but not limited to roofs, mechanical devices, roof vents, and screening materials, shall be colors with LRV of 40 percent or less.

1. Colors include the yellow ochres, browns, dull reds, and grey-greens existing in the natural landscape of the mesa and in the foothills.
2. Trim materials on façades constituting less than 20 percent of the façade's opaque surface may be any color.

3-4(F)(5)(b) Reflectivity

Reflective or mirrored glass is prohibited.

3-4(F)(5)(c) Roofs

Pitched roofs must comply with all of the following:

1. Maximum slope of 1:3.
2. No ridges or peaks may be silhouetted against the skyline. They must abut a parapet or wall that is higher.
3. No metal roofs or asphalt shingles are allowed.
4. No mechanical equipment or skylights may be located on pitched roofs.
5. Tile roof materials must be 1 of the following type or characteristic:
 - a. Two-part molded.
 - b. Variegated colors darker than the building walls.
 - c. Non-reflective.
 - d. Mudded or grouted joints.
 - e. Serpentine in pattern.

3-4(F)(5)(d) Massing and Articulation

1. Each building shall be composed of at least 3 building masses perceivable in each building elevation and distinguished from one another by both horizontal and vertical offsets of at least 2 feet. The height of each mass shall be measured from its highest adjacent natural grade. While it is anticipated that buildings will follow natural site contours, nothing in these standards shall prohibit residences with a single floor level, provided the building height requirements previously described are otherwise met. The floor or roof plan of each structure should clearly show the extent of each building, with relevant information pertaining to its height above grade.
2. All doors and windows not protected by overhangs or portales shall be recessed at least 4 inches as measured from the door surface or window sash to the exterior face of the finished wall.

3-4(F)(5)(e) Views

1. The development envelope, and buildings and outdoor lighting within the development envelope, shall be sited to minimize impacts to views to and from adjacent lots and views of development from adjacent public rights-of-way.
2. Within 250 feet of the northern boundary of the CPO-5, views of the north line of any platted building envelope from Simms Park Road at its centerline shall be blocked by topography and existing or planted native vegetation that forms a vegetative screen at least 75 percent opaque at maturity, either within the CPO-5 or the National Forest. Sightings shall be taken from 90 degrees (perpendicular) from the centerline of Simms Park Road to the centerline of the north line of each platted building envelope and then 45 degrees generally northwest

from the centerline of the north line of the platted building envelope back to the centerline of Simms Park Road.

3-4(F)(6) Cross-references

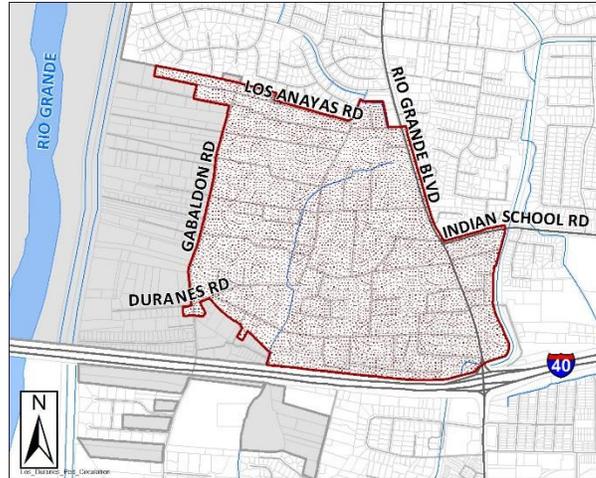
3-4(F)(6)(a) Subsection 14-16-4-3(F)(5) (Accessory Dwelling Units Allowed).

3-4(F)(6)(b) Subsection 14-16-6-4(O)(2)(e) (Deviations to Overlay Standards Not Allowed).

3-4(G) LOS DURANES – CPO-6

3-4(G)(1) Applicability

The CPO-6 standards apply in the following mapped area. Where the CPO-6 boundary crosses a lot line, the entire lot is subject to these standards.



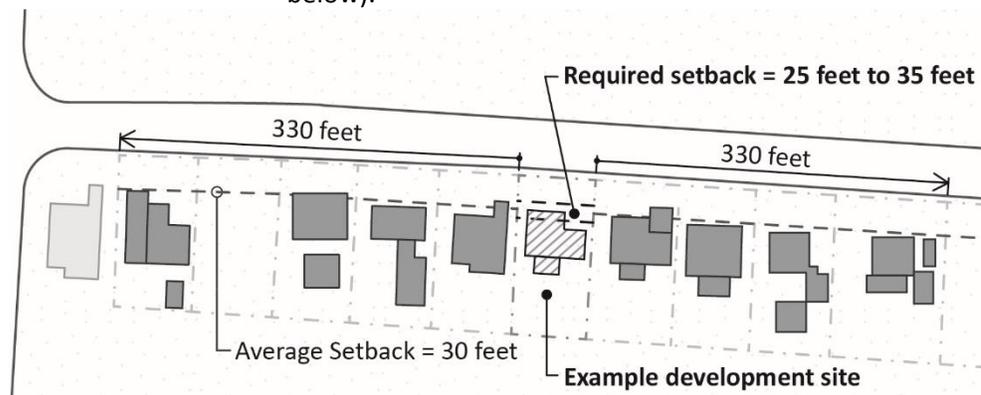
3-4(G)(2) Site Standards

In the R-A zone district, building coverage shall not exceed 50 percent of the lot.

3-4(G)(3) Setback Standards

3-4(G)(3)(a) Front Setbacks

1. Single-family and two-family detached dwellings, minimum: 10 feet to encourage staggered setbacks, compliant with 1 of the following:
 - a. Within plus or minus 5 feet of the average setback of existing residential buildings within 330 feet in both directions, as measured from the corners of the lot line that abuts the primary public right-of-way (see figure below).



- b. In new subdivision developments of 5 or more single-family detached dwellings, front setbacks shall be a minimum 5 feet behind or in front of the front façade of a

primary dwelling located on 1 abutting property fronting the same street.

2. Townhouses: façades of townhouses on the same frontage shall be articulated at least every 40 feet or every third dwelling unit with a minimum change of 2 feet in setback.
3. Multi-family residential buildings, minimum: 15 feet.

3-4(G)(3)(b) Setbacks for Cluster Development Dwellings

1. Front, minimum
 - a. From public right-of-way: 15 feet.
 - b. From a private street: 10 feet.
2. Rear, minimum
From cluster development boundary: 25 feet.
3. Side, minimum
From cluster development boundary: 10 feet.

3-4(G)(4) Building Height

3-4(G)(4)(a) R-A, R-1, R-T, and R-ML Zone Districts

1. Building height, maximum: 26 feet.
2. Portions of buildings over 15 feet in height must meet 1 of the following standards, as noted:
 - a. Single-family and Two-family Detached Dwellings
Any portion of the building over 15 feet in height is limited to 65 percent of the building footprint.
 - b. Townhouse and Multi-family Dwellings
Any portion of the building over 15 feet in height is limited to 75 percent of the building footprint.

3-4(G)(4)(b) MX-M Zone District

Building height, maximum: 35 feet for buildings located more than 450 feet from Interstate Highway 40.

3-4(G)(5) Other Development Standards

3-4(G)(5)(a) Common Open Space in Cluster Developments

1. If the project site abuts a ditch, lateral, or drain designated on the Los Duranes Community Acequias map in Subsection 14-16-5-2(F) (Irrigation Facility (Acequia) Standards), at least ½ of the common open space shall be abutting and parallel to this facility. The common open space may include an easement associated with a Los Duranes Community Acequia.
2. Common open space may be within a plazuela compound, i.e. bounded on 3 sides by detached or attached dwellings, provided no street goes through the common open space.
3. If a common open space abuts a Los Duranes Community Acequia or is in a plazuela compound, it is not required to be partially visible from a public right-of-way.

3-4(G)(5)(b) Parking Access

Two-family detached dwellings and townhouses: 2 adjoining dwelling units with vehicle access from the street are required to share a drive pad with a maximum width of 16 feet.

3-4(G)(5)(c) Drive-through Facilities

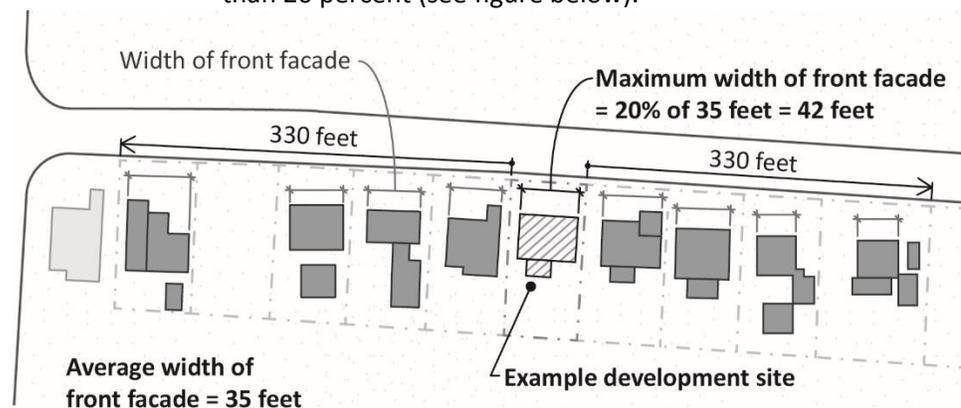
1. Drive-through service windows shall not be on any façade facing Rio Grande Boulevard.
2. Drive-through service windows shall be oriented away from pedestrian areas, including but not limited to sidewalks, plazas, Residential zone districts, and other public streets where practicable.
3. Drive-through lanes shall not be located parallel to Rio Grande Boulevard, unless they are behind a building.

3-4(G)(5)(d) Building Separation, Minimum

Townhouse and multi-family residential: 15 feet.

3-4(G)(5)(e) Building Design

1. Single-family detached dwelling: The front façade shall not exceed the average width of primary buildings on lots within 330 feet in both directions measured from both corners of the lot line that abuts the primary public right-of-way by more than 20 percent (see figure below).



2. Multi-family residential buildings in any Residential or Mixed-use zone district shall comply with all of the following:
 - a. Entrances to second floor units shall be internal to the building.
 - b. The maximum building length shall be 80 feet.

3-4(G)(6) Cross-references

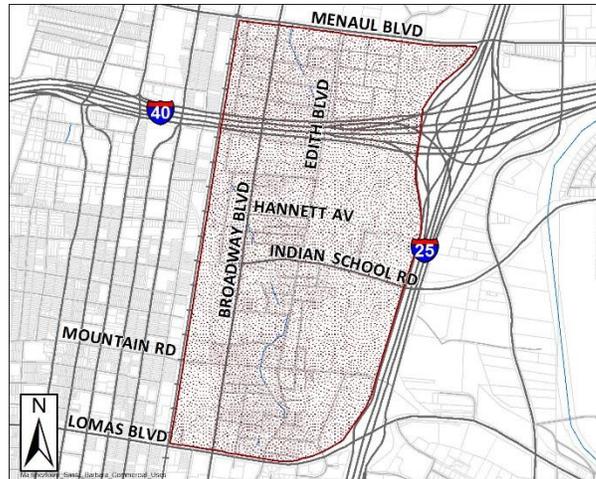
3-4(G)(6)(a) Subsection 14-16-3-4(K) (Rio Grande Boulevard – CPO-10; where there is conflict between the Los Duranes – CPO-6 and the Rio Grande Boulevard – CPO-10 the provisions of the Los Duranes – CPO-6 prevail, except that the second story building stepback requirements in the Rio Grande Boulevard – CPO-10 also apply).

3-4(G)(6)(b) Subsection 14-16-4-3(B)(2) (Dwelling, Cluster Development).

- 3-4(G)(6)(c) Subsection 14-16-4-3(D)(21)(d) (Paid Parking Lots Prohibited).
- 3-4(G)(6)(d) Subsection 14-16-5-2(F)(3)(a) (Acequia Setbacks).
- 3-4(G)(6)(e) Subsection 14-16-5-3(D)(1) (Sidewalks in Residential Development).
- 3-4(G)(6)(f) Subsection 14-16-5-11(C)(1) (Primary Building Stepback).
- 3-4(G)(6)(g) Subsection 14-16-5-12(G)(1)(e) (Off-premises Signs Prohibited).
- 3-4(G)(6)(h) Subsection 14-16-6-4(O)(2)(e) (Deviations to Overlay Standards Not Allowed).

3-4(H) MARTINEZTOWN/SANTA BARBARA – CPO-7**3-4(H)(1) Applicability**

The CPO-7 standards apply in the following mapped area. Where the CPO-7 boundary crosses a lot line, the entire lot is subject to these standards.

**3-4(H)(2) Site Standards****3-4(H)(2)(a) Lot Width, Minimum**

Multi-family dwellings (where allowable): 60 feet.

3-4(H)(2)(b) Usable Open Space, Minimum

Usable open space for multi-family development is required as follows:

1. General
 - a. Efficiency or 1 bedroom: 300 square feet per unit.
 - b. Two (2) bedrooms: 350 square feet per unit.
 - c. Three (3) or more bedrooms: 400 square feet per unit.
2. MX-T Zone District

500 square feet per unit.

3-4(H)(3) Setback Standards**3-4(H)(3)(a) Low-density Residential Development**

1. Front, minimum: 10 feet.
2. Garages and carports, minimum: 20 feet.

3-4(H)(3)(b) MX-L Zone District

Front, minimum: 10 feet.

3-4(H)(4) Building Height, Maximum

In Residential and Mixed-use zone districts: 26 feet, unless the site is 5 acres or greater, in which case the height standards in Table 5-1-2 apply.

3-4(H)(5) Other Development Standards**3-4(H)(5)(a) Signs**

1. MX-L Zone District

Signs are allowed pursuant to Subsection 14-16-5-12 (Signs) for the MX-T zone district.

2. MX-M Zone District

- a. Signs on lots abutting arterial or collector streets are allowed pursuant to Subsection 14-16-5-12 (Signs) for the MX-M zone district.
- b. Signs on lots in other locations are allowed pursuant to Subsection 14-16-5-12 (Signs) for the MX-L zone district.

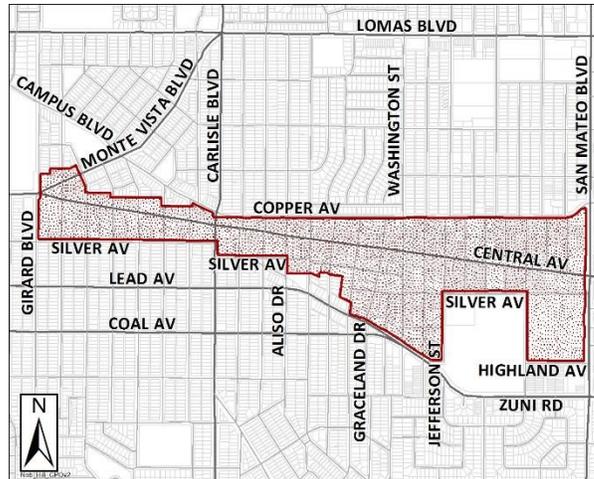
3-4(H)(6) Cross-references

3-4(H)(6)(a) Subsection 14-16-4-3(D)(21) (Paid Parking Lots Prohibited).

3-4(H)(6)(b) Subsection 14-16-6-4(O)(2)(e) (Deviations to Overlay Standards Not Allowed).

3-4(I) NOB HILL/HIGHLAND – CPO-8**3-4(I)(1) Applicability**

The CPO-8 standards apply in the following mapped area. Where the CPO-8 boundary crosses a lot line, the entire lot is subject to these standards.

**3-4(I)(2) Site Standards**

Lot size, width, and usable open space shall be provided according to the applicable standards listed in Section 14-16-5-1 (Dimensional Standards).

3-4(I)(3) Setback Standards**3-4(I)(3)(a) Side, Minimum**

0 feet.

3-4(I)(3)(b) Rear, Minimum

0 feet.

3-4(I)(3)(c) Street Wall for Existing Setbacks

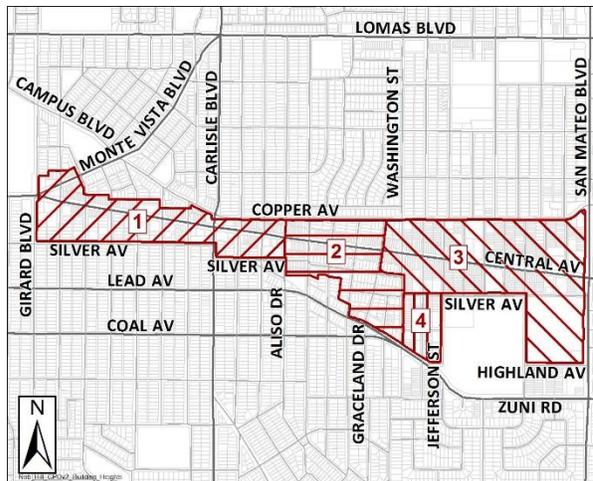
Where existing buildings are set back from the front property line along Central Avenue, the street wall shall be strengthened through vegetative screens or walls no more than 3 feet high along a minimum of 50 percent of the length of the building or parcel along each street frontage.

3-4(I)(4) Building Height**3-4(I)(4)(a) Exception to Unlimited Building Height**

The provision for unlimited building height over 100 feet from each lot line in the Dimensional Standards Tables in Section 14-16-5-1 does not apply. Maximum building heights are pursuant to Subsection 14-16-3-4(I)(4)(b) below.

3-4(I)(4)(b) Maximum Building Height

The following map illustrates the sub-areas within the Nob Hill/Highland – CPO-8 where the maximum building height is pursuant to this Subsection 14-16-3-4(I)(4)(b). In these areas, building height allowances associated with a Center or Corridor designation shall not apply.



1. In sub-area 1 mapped above, between Girard Boulevard and Aliso Drive, building heights shall not exceed 30 feet (2 stories), except that 1 of the bonuses in Subsection 5 below may be applied.
2. In sub-area 2 mapped above, generally between Aliso Drive and Graceland Drive (north of Silver Avenue) or Washington Street (south of Silver Avenue), building heights shall not exceed 45 feet (3 stories), except that 1 of the bonuses in Subsection 5 below may be applied.
3. In sub-area 3 mapped above, generally between Graceland Drive and San Mateo Boulevard, building heights shall not exceed 65 feet (5 stories), except that up to 2 of the bonuses in Subsection 5 below may be applied.
4. In sub-area 4 mapped above, generally between Washington Street and Jefferson Street south of Silver Avenue, building heights shall not exceed 55 feet (4 stories), except that 1 of the bonuses in Subsection 5 below may be applied.
5. The following bonuses may be applied for an additional 12 feet (1 story) of building height each as noted in Subsections 1 through 4 above:
 - a. Workforce Housing Bonus
 - b. Structured Parking Bonus
 - c. Ground Floor Commercial Bonus

3-4(I)(4)(c) Neighborhood Edges

1. The Building Height Stepdown for Neighborhood Edges in Subsection 14-16-5-9(C)(1) (General Requirement) applies, regardless of Center or Corridor designation.
2. For properties fronting the south side of Copper Avenue between Graceland Drive and San Mateo Boulevard, the maximum building height shall be as follows:
 - a. For any portion of a building within 50 feet from the property line abutting Copper Avenue: 45 feet.

- b. For any portion of a building more than 50 feet and up to 100 feet from the property line abutting Copper Avenue: 65 feet.

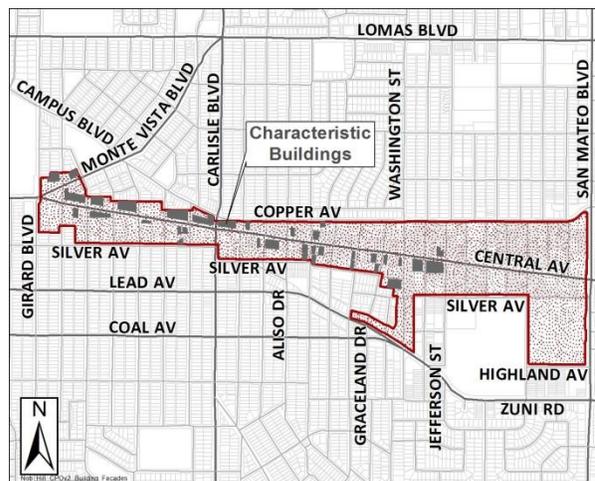
3-4(I)(5) Other Development Standards

3-4(I)(5)(a) Vehicular Access

1. Vehicular access to the site shall be provided from the alley. Where it is impractical, as determined by the Planning Director, parking ingress and egress to the site may be provided in 1 of the following ways:
 - a. One (1) ingress location, no more than 12 feet in width, is allowed from the side street.
 - b. One (1) ingress/egress location, no more than 30 feet in width, is allowed from the side street if Subsection a is infeasible.
2. Alternate vehicular ingress/egress may be approved where pedestrian access to storefronts or residences is infeasible due to the adjacent sidewalk grades as determined by the Planning Director.

3-4(I)(5)(b) Façade Design

The following articulation standards apply to all properties within the sub-area of Nob Hill/Highland – CPO-8 mapped below.



1. Each ground floor façade facing Central Avenue, shall do all of the following:
 - a. Be built to function as or appear as shopfronts.
 - b. Contain a minimum of 60 percent of its surfaces in clear, transparent windows and/or doors, as measured to include the first 12 feet of building height above the sidewalk, with the lower edge of window sills no higher than 30 inches above the finished floor.

2. Between Girard Boulevard and Washington Street, openings shall occur every 25 feet, and building façades shall change in height, setback, or material every 25 feet.
3. Between Washington Street and San Mateo Boulevard, openings shall occur every 40 feet, and building façades shall change in height, setback, or material every 40 feet.
4. On streets that intersect Central Avenue, each ground floor street-facing façade within 150 feet of or to the first alley or street from Central Avenue, whichever occurs first, shall do all of the following:
 - a. Have at least 1 entrance within 40 feet of Central Avenue.
 - b. Be built to function as or appear as shopfronts or residential façade.
 - c. Contain a minimum of 60 percent of its surfaces in clear, transparent windows and/or doors, as measured to include the first 12 feet of building height above the sidewalk, with the lower edge of window sills no higher than 30 inches above the finished floor.
5. Each second floor and higher façade facing a public street shall comply with the following:
 - a. Non-residential and mixed-use: each façade shall contain a minimum of 40 percent of its surfaces in clear, transparent windows and/or doors.
 - b. Residential use: each façade shall contain a minimum of 20 percent of its surface in clear, transparent windows and/or doors.
 - c. The lower edges of windows shall be located no more than 30 inches above the finished floor.
6. Existing façades of buildings that are designated on State and National Historic Registers, as City landmarks, or as characteristic buildings in the map above, and that abut a public right-of-way, shall comply with all of the following:
 - a. Façade rehabilitation or remodeling shall maintain the historically characteristic window and door proportion and character of the building.
 - b. Any new building materials shall be consistent with historically employed materials on such façades.
 - c. Additions to Characteristic Buildings shall reflect the historic façade demarcations (i.e., walls, pilasters, or similar elements).
 - d. Additions above Characteristic Buildings shall be vertically aligned with the historic demising walls of the storefronts below (see figure below).



3-4(I)(5)(c) Signs

1. Building-mounted signs shall not extend above the wall of the building more than 5 feet.
2. Freestanding signs are prohibited, except for pole signs that meet the provisions of Subsection 14-16-5-12(F)(4)(a) (Neon Signs along Central Avenue) and any other applicable provisions of Section 14-16-5-12 (Signs).

3-4(I)(6) Cross-references

- 3-4(I)(6)(a) Subsection 14-16-4-3(F)(4) (Drive-through Facilities Prohibited).
- 3-4(I)(6)(b) Subsection 14-16-5-5(B)(2) (Parking Exemptions).
- 3-4(I)(6)(c) Subsection 14-16-5-5(F)(2) (Carports Prohibited).
- 3-4(I)(6)(d) Section 14-16-5-7 (Walls and Fences).
- 3-4(I)(6)(e) Subsection 14-16-5-11(C)(1) (Primary Building Stepback).
- 3-4(I)(6)(f) Subsection 14-16-5-12(G)(1)(e) (Off-premises Signs Prohibited).
- 3-4(I)(6)(g) Subsection 14-16-6-4(O)(2)(e) (Deviations to Overlay Standards Not Allowed).
- 3-4(I)(6)(h) Subsection 14-16-6-6(B) (Demolition Review).

3-4(J) NORTH I-25 – CPO-9**3-4(J)(1) Applicability**

The CPO-9 standards apply in the following mapped area. Where the CPO-9 boundary crosses a lot line, the entire lot is subject to these standards.

**3-4(J)(2) Site and Setback Standards**

Lot size, width, usable open space, and setbacks shall be provided according to the applicable standards listed in Section 14-16-5-1 (Dimensional Standards).

3-4(J)(3) Building Height**3-4(J)(3)(a) Exception to Unlimited Building Height**

The provision for unlimited building height over 100 feet from each lot line in the Dimensional Standards Tables in Section 14-16-5-1 does not apply. Maximum building heights are pursuant to Subsection 14-16-3-4(J)(3)(b) below.

3-4(J)(3)(b) Maximum Building Height

Maximum building height for each sub-area within the North I-25 – CPO-9 is pursuant to this Subsection 14-16-3-4(J)(3)(b).

1. In sub-area 1: 26 feet.
2. In sub-area 2: 39 feet.
3. In sub-area 3: 52 feet.
4. In sub-area 4: 65 feet, except for hotel or motel uses, which are limited to 120 feet (10 stories).

3-4(J)(4) Other Development Standards**3-4(J)(4)(a) Outdoor Lighting**

1. The height of light poles within 330 feet of Balloon Fiesta Park as delineated on its approved Master Plan shall not exceed 20 feet.
2. Pedestrian-scale lighting for sidewalks and trails on properties abutting Balloon Fiesta Park shall be limited to bollard lighting only.

3-4(J)(4)(b) Building Design

All multi-family, mixed-use, and non-residential development shall comply with the standards in Subsection 14-16-5-11(E) (Mixed-use and Non-residential Zone Districts), with the following exceptions:

1. Notwithstanding the exclusion of the NR-LM and NR-GM zone districts in Subsection 14-16-5-11(E) (Mixed-use and Non-residential Zone Districts), development in these zone districts shall meet the standards in that Subsection.
2. Primary building façades that face a public street shall wrap around the building at a distance of 1/3 the depth of the building or 20 feet, whichever is greater.
3. Building materials and colors shall have a light reflective value (LRV) ranging from 20 percent to 50 percent.
4. Reflective or mirrored glass is prohibited.

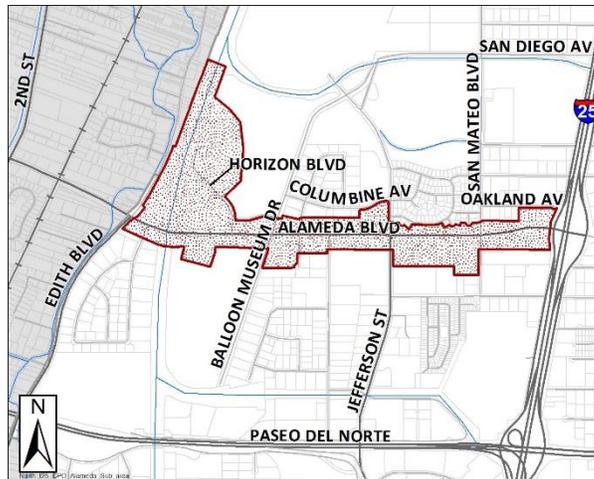
3-4(J)(4)(c) On-premises Signs

Sign standards for the MX-M zone district in Section 14-16-5-12(F) (On-premises Signs) apply in the Mixed-use and Non-residential zone districts of CPO-9, unless specified otherwise in this Subsection 14-16-3-4(J)(4)(c).

1. Projecting Signs
 - a. Maximum size: 2 feet in height and 4 feet in width.
 - b. A projecting sign on a multi-story building shall be located no higher than the top of the ground floor.
2. Freestanding Signs
 - a. Pole signs are prohibited.
 - b. Monument signs shall be a maximum size of 50 square feet with a maximum height of 13 feet, including a base with a height of at least 2 and no more than 3 feet.
 - c. 1 additional monument sign is allowed on a premises of 5 acres or more.

3. Alameda Boulevard Sub-area

Additional standards in this Subsection 14-16-3-4(J)(4)(c)3 apply in the following mapped area along Alameda Boulevard:



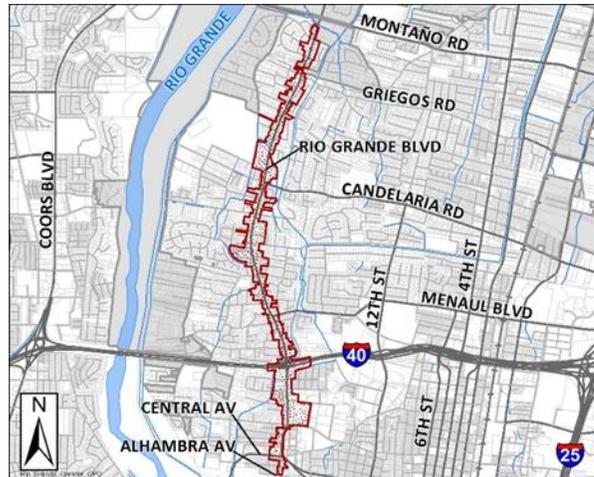
- a. Wall signs shall not exceed 10 percent of the façade area, inclusive of door and window openings.
- b. Freestanding signs shall be monument signs only with a maximum height of 8 feet.
- c. No sign or any part of a sign shall rotate.

3-4(J)(5) Cross-references

- 3-4(J)(5)(a) Subsection 14-16-4-3(E)(10)(j) (Co-locations, Public Utility Co-locations, and Architecturally Integrated WTFs)
- 3-4(J)(5)(b) Subsection 14-16-5-2(G) (Landfill Buffers).
- 3-4(J)(5)(c) Subsection 14-16-5-12(F)(4)(b)2 (Portable Signs Prohibited).
- 3-4(J)(5)(d) Subsection 14-16-5-12(H)(2)(f) (Electronic Signs Prohibited).
- 3-4(J)(5)(e) Subsection 14-16-5-12(G)(1)(e) (Off-premises Signs Prohibited).
- 3-4(J)(5)(f) Subsection 14-16-6-4(O)(2)(e) (Deviations to Overlay Standards Not Allowed).

3-4(K) RIO GRANDE BOULEVARD – CPO-10**3-4(K)(1) Applicability**

The CPO-10 standards apply in the following mapped area. Where the CPO-10 boundary crosses a lot line, the entire lot is subject to these standards.

**3-4(K)(2) Site Standards**

Lot size, width, and usable open space shall be provided according to the applicable standards listed in Section 14-16-5-1 (Dimensional Standards).

3-4(K)(3) Setback Standards

3-4(K)(3)(a) Between Alhambra Road and Indian School Road (except properties in the Los Duranes – CPO-6), front, side, and rear setbacks for properties facing Rio Grande Boulevard shall be the same as the required front setback in the underlying zone district.

3-4(K)(3)(b) Between Indian School Road and Montano Road, front, side, and rear setbacks for properties facing Rio Grande Boulevard in all zone districts except R-A shall 20 feet minimum.

3-4(K)(4) Building Height Stepback

Portions of buildings over 1 story in height shall be stepped back a minimum of 6 feet from the façade of the preceding story on sides of the building abutting a street or a lot containing any use in the Household Living category.

3-4(K)(5) Other Development Standards**3-4(K)(5)(a) Outdoor Storage and Display**

1. All outdoor storage and display of construction equipment, materials, or vehicles (other than as required for temporary construction projects) shall meet the standards in Subsection 14-16-5-6(G) (Screening of Mechanical Equipment and Support Areas) and in Subsection 14-16-4-3(D)(24) (Construction Contractor Facility and Yard).
2. Outdoor storage or display of construction equipment and materials (other than as required for temporary construction

projects) shall be located at least 10 feet outside the Rio Grande Boulevard right-of-way.

3-4(K)(5)(b) Parking Lots

Parking lots shall be designed and landscaped to minimize glare and reflection and reduce the visual impact of large numbers of cars and trucks. Parking and buffering regulations shall be the same as Sections 14-16-5-5 (Parking and Loading) and 14-16-5-6 (Landscaping, Buffering, and Screening) with the following exceptions and additions:

1. At least 15 percent of the parking lot area shall be landscaped. Landscaping shall consist primarily of shade trees distributed throughout the parking area.
2. Trees shall be planted so that no parking space is farther than 50 feet from a tree.
3. Parking lots for new non-residential development shall not be located between buildings and the public right-of-way. On lots less than 200 feet deep, parking may be located behind or beside non-residential buildings.

3-4(K)(5)(c) Lighting

Site lighting regulations shall be the same as Section 14-16-5-8 (Outdoor Lighting), except that the mounting height of lights in vehicle and/or storage areas shall be no higher than the building height or 26 feet, whichever is lower.

3-4(K)(5)(d) Building Design

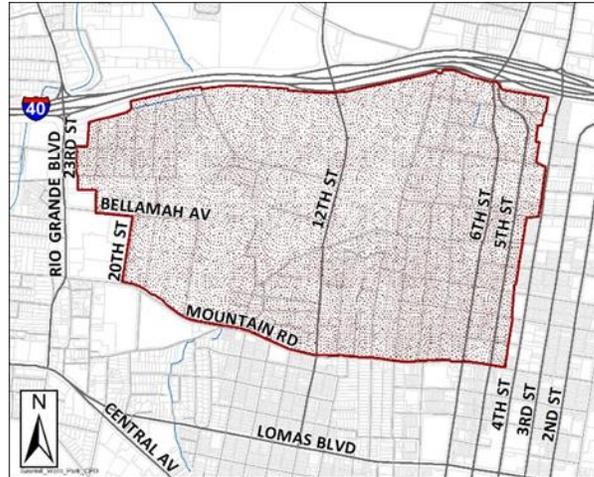
1. Exposed concrete masonry unit (CMU) block and untreated metal are not allowed as finish materials for buildings or walls.
2. New non-residential development shall have windows, plazas, and porches on the street-side of buildings.
3. Secondary entrances for new non-residential development shall be oriented toward rear and side parking lots.
4. Reflective or mirrored glass is prohibited on façades facing public streets.
5. Exterior mechanical and electrical equipment must be screened from public view as required by Subsection 14-16-5-6(G) (Screening of Mechanical Equipment and Support Areas). Such equipment shall be located at ground level unless such a location would adversely affect the streetscape, pedestrian circulation, or open space.

3-4(K)(6) Cross-references

- 3-4(K)(6)(a) Subsection 14-16-5-12(F)(4)(a) (Neon Signs along Central Avenue).
- 3-4(K)(6)(b) Subsection 14-16-5-12(G)(1)(e) (Off-premises Signs Prohibited).
- 3-4(K)(6)(c) Subsection 14-16-5-12(H)(2)(c) (Electronic Signs Prohibited).
- 3-4(K)(6)(d) Subsection 14-16-6-4(O)(2)(e) (Deviations to Overlay Standards Not Allowed).

3-4(L) SAWMILL/WELLS PARK – CPO-11**3-4(L)(1) Applicability**

The CPO-11 standards apply in the following mapped area. Where the CPO-11 boundary crosses a lot line, the entire lot is subject to these standards.

**3-4(L)(2) Site Standards****3-4(L)(2)(a) Lot Size**

1. R-T, MX-T, and MX-L zone districts
 - a. Two-family detached dwelling on a lot, minimum 7,000 square feet.
 - b. Townhouse dwellings, minimum: 3,200 square feet per dwelling.
 - c. Lot size, maximum: 10,000 square feet.
2. R-ML zone district
 - a. Two-family detached dwelling on a lot, minimum: 2,700 square feet.
 - b. Townhouse dwellings, minimum: 2,400 square feet per dwelling.
 - c. Multi-family, minimum: 7,000 square feet.

3-4(L)(2)(b) Lot Width, Minimum

1. R-T zone district

Townhouse dwellings: 32 feet per dwelling unit.
2. R-ML zone district
 - a. Two-family detached dwelling on a lot: 24 feet.
 - b. Townhouse dwellings: 32 feet per dwelling.
 - c. Multi-family: 70 feet.

3-4(L)(2)(c) Usable Open Space, Minimum

In the R-ML, MX-T, and MX-L zone districts, usable open space for multi-family development is required as follows:

1. Efficiency or 1 bedroom: 400 square feet per unit.

2. Two (2) bedroom: 500 square feet per unit.
3. Three (3) or more bedrooms: 600 square feet per unit.

3-4(L)(3) Setback Standards

3-4(L)(3)(a) Low-density Residential Development in Any Zone District

1. Front, minimum
 - a. 15 feet.
 - b. Garage: 25 feet from the property line abutting a street.
2. Side, minimum
 - a. Interior: 0 feet.
 - b. Street side of corner lots: 10 feet.
 - c. Between a single-family detached dwelling and any other residential building: 10 feet.
3. Rear, minimum: 15 feet.

3-4(L)(3)(b) MX-L Zone District

Except as noted in Subsection (a) above for low-density residential development, front setbacks are required as follows:

1. Minimum: 15 feet.
2. On lots abutting Mountain Road: 0 feet minimum; 15 feet maximum.

3-4(L)(3)(c) NR-LM and NR-BP Zone Districts:

Front, side, and rear, minimum: 10 feet, except 25 feet minimum adjacent to any Residential zone district, a lot containing a Residential use in a Mixed-use zone district, or a designated trail.

3-4(L)(4) Building Height, Maximum

- 3-4(L)(4)(a) R-ML and MX-L zone districts: 26 feet.
3-4(L)(4)(b) NR-BP zone district: 35 feet.
3-4(L)(4)(c) NR-LM zone district: 55 feet.

3-4(L)(5) Other Development Standards

3-4(L)(5)(a) Enclosures and Screening

1. Non-residential uses within or adjacent to any Residential zone district shall be conducted within a building.
2. All non-residential outdoor storage and parking and vehicular circulation areas adjacent to a lot in any Residential zone district, a lot containing a Residential use in any Mixed-use zone district, or a lot containing a Civic and Institutional use in any zone district shall be visually screened with an opaque wall or fence at least 6 feet high and a landscaped buffer at least 10 feet wide with evergreen trees and/or shrubs.

3-4(L)(5)(b) Residential Building Design

For all residential development, the following building design regulations apply:

1. No portion of any building within 25 feet of the front property line or within 10 feet of any interior side lot line shall exceed 15 feet in height.
2. Building exterior materials, colors, window and door styles, and roof slope and materials must be the same or similar on all parts of the building and any detached dwellings on the lot.
3. Front doors must face the nearest street, except that in townhouse and multi-family development, only the dwelling unit(s) abutting the street must have front doors facing the street.
4. Each façade facing a public street shall contain 12.5 percent or more of its surface in clear, transparent windows and/or doors.
5. New windows must be recessed not less than 2 inches and/or shall be surrounded by a window casing not less than 2 inches wide.
6. Exposed CMU block is not allowed as a finished material for buildings.
7. Reflective or mirrored glass is prohibited.
8. Residential buildings with over 35 linear feet of street-facing façade must be designed to appear as a collection of smaller buildings.
9. Half gables or shed roofs may only be used on lean-to portions of buildings, on the first story only.
10. The slope of new roofs may not exceed a 45 degree angle.
11. The slope of roofs on new buildings over 15 feet high must be 30 to 45 degrees.

3-4(L)(5)(c) Non-residential Building Design

In the MX-T, MX-L, and NR-LM zone districts, the following building design regulations apply:

1. No portion of any building within 25 feet of the front property line shall exceed 15 feet in height.
2. Front doors must face the nearest street.
3. Exposed CMU block is not allowed as a finished material for buildings.
4. Reflective or mirrored glass is prohibited.
5. Non-residential buildings with over 35 linear feet street-facing façade must be designed to appear as a collection of smaller buildings.

3-4(L)(5)(d) Mixed-use and Non Residential Zone Districts

For all development except residential and industrial development, each façade facing a public street shall contain 25 percent or more of its surface in clear, transparent windows and/or doors.

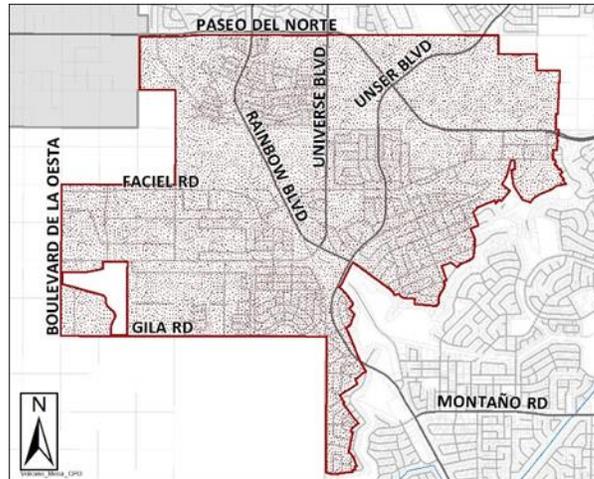
3-4(L)(6) Cross-references

- 3-4(L)(6)(a) Subsection 14-16-5-11(C) (Second Story Addition Stepback).
- 3-4(L)(6)(b) Subsection 14-16-5-12(H)(2)(f) (Electronic Signs Prohibited).
- 3-4(L)(6)(c) Subsection 14-16-6-4(O)(2)(e) (Deviations to Overlay Standards Not Allowed).

3-4(M) VOLCANO MESA – CPO-12

3-4(M)(1) Applicability

The CPO-12 standards apply to low-density residential development in the following mapped area. Where the CPO-12 boundary crosses a lot line, the entire lot is subject to these standards.



3-4(M)(2) Site Standards

Lot size, width, and usable open space shall be provided according to the applicable standards listed in Section 14-16-5-1 (Dimensional Standards).

3-4(M)(3) Setback Standards

For lots larger than 10,000 square feet, building setbacks shall be as follows:

- 3-4(M)(3)(a) Front, minimum: 25 feet.
- 3-4(M)(3)(b) Side, minimum: 15 feet.
- 3-4(M)(3)(c) Rear, minimum: 15 feet.

3-4(M)(4) Building Height

Standards in this Subsection 14-16-3-4(M)(4) apply only outside of the area indicated in Subsection 14-16-3-6(E)(2) as the Northwest Mesa VPO-2 Height Restrictions area.

- 3-4(M)(4)(a) Building height, maximum: 18 feet.
- 3-4(M)(4)(b) Building height may be increased to 26 feet on a maximum of 50 percent of the building footprint.

3-4(M)(5) Other Development Standards

3-4(M)(5)(a) Façade Design

1. No more than 60 linear feet of façade may occur without a change in material and/or a vertical or horizontal offset of at least 24 inches.
2. Each single-family detached dwelling shall address the street with 1 of the options below:

- a. A covered porch or stoop at least 5 feet in depth with a floor area of at least 100 square feet and at least 6 feet clear in any direction.
- b. A walled courtyard with an entry feature, including but not limited to a gate, easily visible from the public right-of-way and a minimum of 6 feet wide and height between 6 feet, 8 inches and 8 feet, placed within the appropriate setback, connected by a courtyard wall at least 4 feet and no more than 5 feet high, and both designed and finished to complement the house in color and architectural style. Notwithstanding Subsection 14-16-5-7(D)(3)(d) (Exceptions to Maximum Wall Height), any wall or entry feature provided to meet this standard shall not require a Variance – ZHE.
- c. A façade facing a public street containing at least 25 percent of its surfaces in clear, transparent windows and/or doors, with the lower edge of window sills no higher than 30 inches above the finished floor.

3-4(M)(5)(b) Building Design Standards

1. Exterior Finishes
Wall finishes may be stucco, masonry, adobe, and/or native stacked stone (or synthetic equivalent). Plain block, wood, and reflective panels shall not be used as an exterior finish. Veneer materials shall extend around exterior corners at least 1 foot. Brick coping and trims as per traditional New Mexico architectural styles are encouraged. Steel and synthetic wood substitutes are allowed for trim and detailing.
2. Roofs
 - a. Reflective roofs are prohibited.
 - b. Mansard roofs are prohibited.
 - c. Parapets shall hide flat roofs.
3. Where there is no setback from the property line, gutters and downspouts shall drain to the street or water harvesting area to avoid impact to abutting lots.

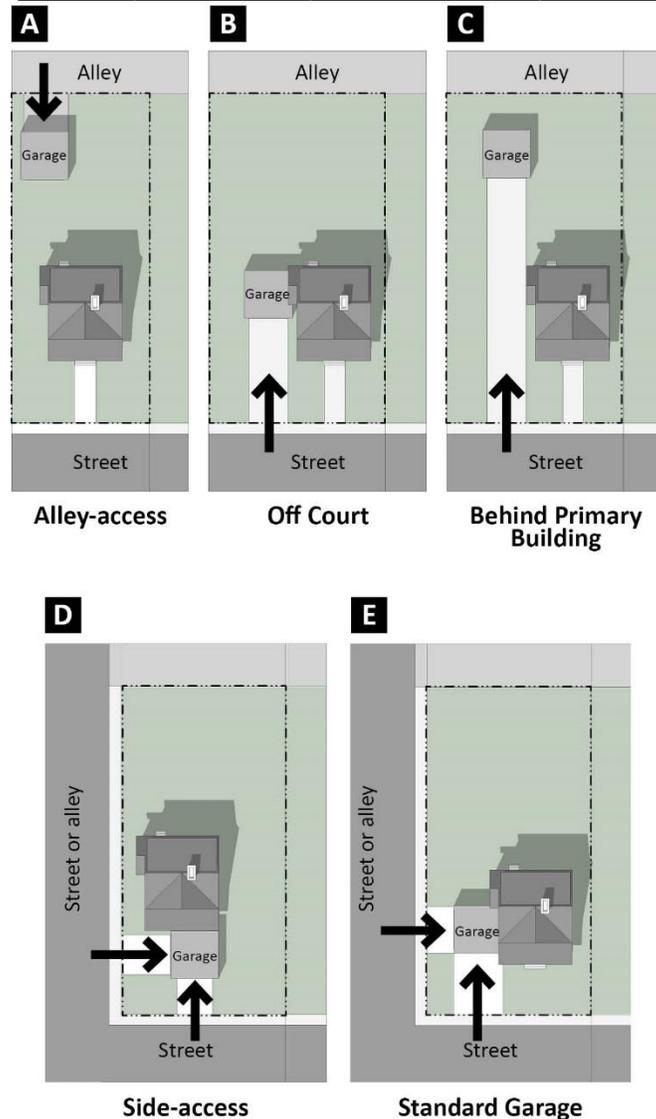
3-4(M)(5)(c) Residential Garage Access

1. Where alleys are available, residential garages for detached dwellings shall be accessed via the alley. On streets designated collector or lower, residential garages on corner lots shall be accessed from an alley or side street.
2. Townhouses shall use rear-loaded garages.
3. Garage types are limited by lot width, as described in Table 3-4-1 and illustrated below.
4. Garage Types D and E may be accessed from either front or side.

5. Driveway access, including drive pad but exclusive of wings, is limited to 20 feet wide for Garage Types B, C, D, and E, except where providing access from alleys.

Table 3-4-1: Allowable Garage Types in Volcano Mesa

Lot Width	Allowable Garage Types	Front Garage Setback from Front Façade (<i>front-loaded</i>), minimum	Side Garage Setback from Property Line (<i>side-accessed</i>), minimum	Rear Garage Setback from Property Line (<i>rear-loaded</i>), minimum
< 40 ft.	A, D	10 ft.	5 ft.	2 ft.
≥ 40 ft.	A, B, C, D, E	5 ft.	5 ft.	2 ft.



3-4(M)(5)(d) Residential Garage Design

In addition to setback requirements in Table 5-1-1 and garage design standards in Subsection 14-16-5-11(C)(2), the following provisions apply:

1. Garage Type D shall have a minimum of 5 linear feet of windows on the front façade and be articulated to resemble the primary building.
2. Garages other than Type D shall be set back from the street-facing façade of the dwelling. The street-facing façade shall share a common roof with the dwelling and garage.
3. Three-car garages are only allowed on lots over 55 feet wide, and the third garage shall be set back a minimum of 2 feet from the façade of the other garage.
4. The color of garage doors shall blend with or complement the exterior wall color in order to minimize the prominence of the garage door.
5. Where allowed, property owners intending to build garages on the property lot line shall submit a platted and filed maintenance easement agreement signed by the abutting property owner prior to being issued a building permit.

3-4(M)(6) Cross-references

- 3-4(M)(6)(a) Subsection 14-16-3-6(E)(4) (All development within Volcano Mesa – CPO-12 is subject to color limitations in Northwest Mesa Escarpment – VPO-2).
- 3-4(M)(6)(b) Subsection 14-16-5-12(G)(1)(e) (Off-premises Signs Prohibited).
- 3-4(M)(6)(c) Subsection 14-16-6-4(O)(2)(e) (Deviations to Overlay Standards Not Allowed).

3-5 HISTORIC PROTECTION OVERLAY ZONES

3-5(A) PURPOSE

The purpose of the Historic Preservation Overlay (HPO) zone is to preserve, protect, enhance, perpetuate, and promote the use of structures and areas of historical, cultural, architectural, engineering, archeological, or geographic significance located in the city; to strengthen the city's economic base by stimulating the tourist industry; to enhance the identity of the city by protecting the city's heritage and prohibiting the unnecessary destruction or defacement of its cultural assets; and to conserve existing urban developments as viable economic and social entities. Properties in this district have 1 or more of the following characteristics:

- 3-5(A)(1) Embody the distinctive characteristics of a type, period, or method of construction.
- 3-5(A)(2) Portray the environment of a group of people in an era of history characterized by a distinctive architectural type.
- 3-5(A)(3) Have yielded, or are likely to yield, information important in history or prehistory.
- 3-5(A)(4) Possess high artistic value.
- 3-5(A)(5) Have a relationship to designated landmarks or a registered historic district that makes the area's preservation critical.

3-5(B) DESIGNATED CITY LANDMARKS

- 3-5(B)(1) The list of individually designated City landmarks and the standards and guidelines applicable to each City landmark are available online:
<http://www.cabq.gov/planning/boards-commissions/landmarks-urban-conservation-commission/historic-landmarks>.
- 3-5(B)(2) Maintenance requirements for City landmarks can be found in Subsection 14-16-5-13(B)(3).

3-5(C) DESIGNATION OF HISTORIC PROTECTION OVERLAY ZONES AND CITY LANDMARKS

- 3-5(C)(1) Landmark sites or structures and HPO Zones may be designated by the City Council pursuant to Subsection 14-16-6-7(C) (Adoption or Amendment of Historic Designation).
- 3-5(C)(2) Restrictions on and procedures for demolition of landmark structures and structures in HPO zones are regulated pursuant to Subsection 14-16-6-6(D) (Historic Certificate of Appropriateness – Major).

3-5(D) CERTIFICATE OF APPROPRIATENESS REQUIRED

- 3-5(D)(1) Within the boundaries of an HPO zone, the exterior appearance of any structure, including but not limited to any sign, shall not be altered; new structures shall not be constructed; and existing structures shall not be demolished until a Certificate of Appropriateness is approved pursuant to Subsection 14-16-6-5(D) (Historic Certificate of Appropriateness – Minor) or Subsection 14-16-6-6(D) (Historic Certificate of Appropriateness – Major).

- 3-5(D)(2) On a City landmark, the appearance of any structure, including but not limited to interior and exterior elements, landscaping, and signs, shall not be altered; new structures shall not be constructed; and existing structures shall not be demolished until a Certificate of Appropriateness is approved pursuant to Subsection 14-16-6-5(D) (Historic Certificate of Appropriateness – Minor) or Subsection 14-16-6-6(D) (Historic Certificate of Appropriateness – Major).

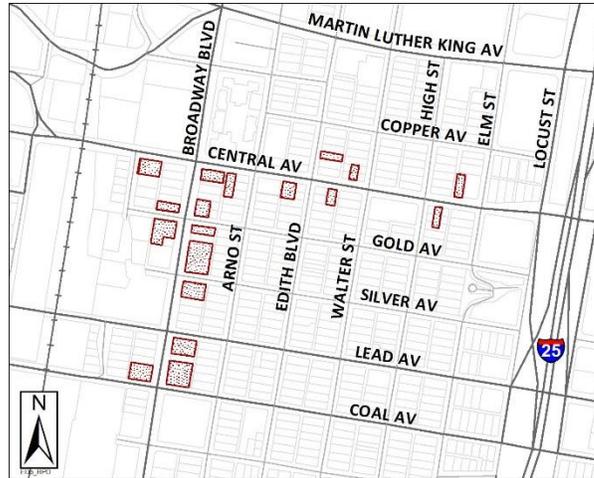
3-5(E) WIRELESS TELECOMMUNICATIONS FACILITIES

Where allowed, Wireless Telecommunications Facilities located in a designated HPO zone shall comply with the Use-specific Standards in Subsection 14-16-4-3(E)(10).

3-5(F) EAST DOWNTOWN – HPO-1

3-5(F)(1) Applicability

The HPO-1 standards and guidelines apply to all buildings that have been identified as significant and contributing to the relevant historic era and City landmarks listed in the Huning Highland National District on the National Register of Historic Places within the following mapped area. For City landmarks, the Landmark Guidelines shall prevail over these standards and guidelines. Construction of new structures within the HPO-1 shall comply with the standards in Subsection 14-16-3-4(E) (East Downtown – CPO-4).



3-5(F)(2) Setback Standards

Setbacks shall be maintained as is to preserve the pattern of building fronts and setbacks from the street.

3-5(F)(3) Building Height

3-5(F)(3)(a) Height shall be maintained as is, and in the case of additions, alterations or new construction, not exceed neighboring building heights.

3-5(F)(4) Other Development Standards

3-5(F)(4)(a) Parking

Parking areas shall not be located between buildings and the public right-of-way.

3-5(F)(4)(b) Walls and Fences

1. New walls and fences shall be wood, stone, brick, adobe, or wrought iron. Chain link is not allowed.
2. Exposed materials and features shall comply with the standards in Subsection 14-16-3-4(E)(5)(c) (Street Walls in East Downtown – CPO-4).

3-5(F)(4)(c) Building Design

1. Mass and scale shall be maintained as is or proportional to other buildings on the block in the case of additions or alterations.

2. Profiles shall maintain the geometry created by similar shapes and sizes (for example, by pitched roofs).
3. The patterns of existing walls, steps, and raised entrances shall be maintained.

3-5(F)(4)(d) Façade Design

1. Primary building entrances shall be oriented toward the sidewalk on the most used street abutting the façade of the building.
2. If an addition or alteration is made to a historic building, all materials shall be compatible with materials on that building.
3. Original exposed materials shall not be covered by other materials.

3-5(F)(4)(e) Energy Efficient Design

Additions to existing structures to allow the use of solar energy to increase energy efficiency are allowed. The design of such elements must be integrated into the overall building pattern with particular emphasis on preserving façades and roof slope and shape. Solar panels should not be visible from the front street.

3-5(F)(4)(f) Interiors

No interior elements are governed by these HPO-1 standards. However, if the structure is a City landmark, interior guidelines may be applicable to that structure only, according to the guidelines for that landmark.

3-5(F)(5) Standards and Guidelines

Additional standards and guidelines adopted by the LC that apply in this HPO-1 zone are found in the East Downtown Development Standards and Guidelines and are available online:

<http://documents.cabq.gov/planning/UDD/UDD-EDoDevelopmentStandardsGuidelines-May2018.pdf>

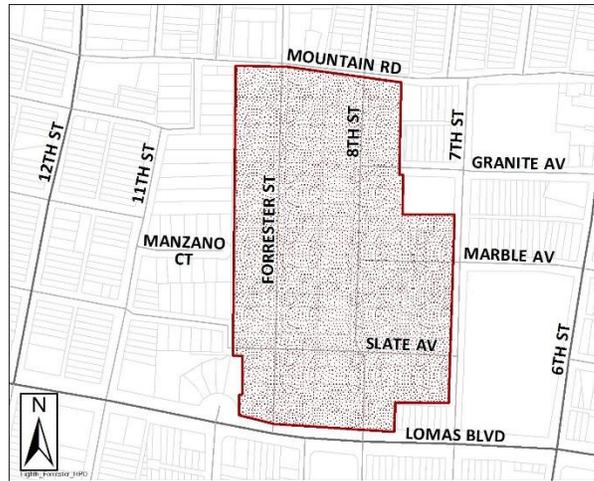
3-5(F)(6) Cross-references

- 3-5(F)(6)(a) Subsection 14-16-5-5(F)(4) (Parking Location and Design in HPOs).
- 3-5(F)(6)(b) Subsection 14-16-5-12(F)(4)(a) (Neon Signs along Central Avenue).
- 3-5(F)(6)(c) Subsection 14-16-5-12(F)(3) (Rooftop Signs Allowed).
- 3-5(F)(6)(d) Subsection 14-16-5-12(H)(2) (Electronic Signs Prohibited).
- 3-5(F)(6)(e) Subsection 14-16-6-4(O)(2)(e) (Deviations to Overlay Standards Not Allowed).
- 3-5(F)(6)(f) Subsection 14-16-6-5(J)(3) (Sign Review in HPOs).

3-5(G) EIGHTH & FORRESTER – HPO-2

3-5(G)(1) Applicability

The HPO-2 standards and guidelines apply in the following mapped area.



3-5(G)(2) Standards and Guidelines

The standards and guidelines applicable in this HPO-2 zone are found in the New Town Neighborhoods Development Guidelines and are available online: <http://www.cabq.gov/planning/documents/8forresterdesign.pdf>

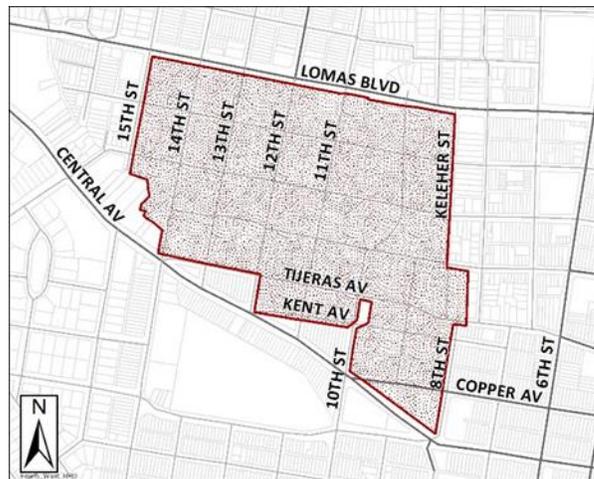
3-5(G)(3) Cross-references

- 3-5(G)(3)(a) Subsection 14-16-5-5(F)(4) (Parking Location and Design in HPOs).
- 3-5(G)(3)(b) Subsection 14-16-5-12(H)(2) (Electronic Signs Prohibited).
- 3-5(G)(3)(c) Subsection 14-16-6-4(O)(2)(e) (Deviations to Overlay Standards Not Allowed).
- 3-5(G)(3)(d) Subsection 14-16-6-5(J)(3) (Sign Review in HPOs).

3-5(H) FOURTH WARD – HPO-3

3-5(H)(1) Applicability

The HPO-3 standards and guidelines apply in the following mapped area.



3-5(H)(2) Standards and Guidelines

The standards and guidelines applicable in this HPO-3 zone are found in the New Town Neighborhoods Development Guidelines and are available online:

<http://www.cabq.gov/planning/documents/fourthwarddesign.pdf>

3-5(H)(3) Cross-references

3-5(H)(3)(a) Subsection 14-16-5-5(F)(4) (Parking Location and Design in HPOs).

3-5(H)(3)(b) Subsection 14-16-5-12(F)(4)(a) (Neon Signs along Central Avenue).

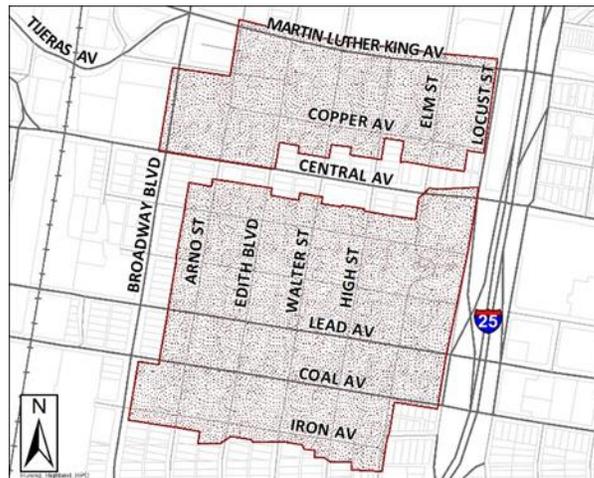
3-5(H)(3)(c) Subsection 14-16-5-12(H)(2) (Electronic Signs Prohibited).

3-5(H)(3)(d) Subsection 14-16-6-4(O)(2)(e) (Deviations to Overlay Standards Not Allowed).

3-5(H)(3)(e) Subsection 14-16-6-5(J)(3) (Sign Review in HPOs).

3-5(I) HUNING HIGHLAND – HPO-4**3-5(I)(1) Applicability**

The HPO-4 standards and guidelines apply in the following mapped area.

**3-5(I)(2) Standards and Guidelines**

The standards and guidelines applicable in this HPO-4 zone are found in the New Town Neighborhoods Development Guidelines and are available online:

<http://www.cabq.gov/planning/documents/HuningHighlandHistoricOverlayZoneGuidelines0811.pdf>

3-5(I)(3) Cross-references

3-5(I)(3)(a) Subsection 14-16-5-5(F)(4) (Parking Location and Design in HPOs).

3-5(I)(3)(b) Subsection 14-16-5-12(F)(4)(a) (Neon Signs along Central Avenue).

3-5(I)(3)(c) Subsection 14-16-5-12(H)(2) (Electronic Signs Prohibited).

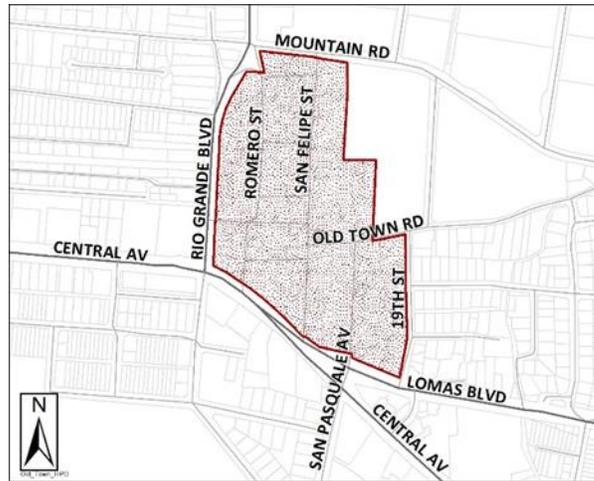
3-5(I)(3)(d) Subsection 14-16-6-4(O)(2)(e) (Deviations to Overlay Standards Not Allowed).

3-5(I)(3)(e) Subsection 14-16-6-5(J)(3) (Sign Review in HPOs).

3-5(J) OLD TOWN – HPO-5

3-5(J)(1) Applicability

The HPO-5 standards and guidelines apply in the following mapped area.



3-5(J)(2) Building Height

Building height, maximum: 26 feet, unless the Landmarks Commission (LC) requires a lower height to protect the historic character of the area.

3-5(J)(3) Other Development Standards

3-5(J)(3)(a) Parking and Loading, Minimum

None, except that 1 off-street loading space a minimum 9 feet by 25 feet shall be provided for each property with primarily commercial uses if there is ground floor space available on the lot to accommodate that loading space.

3-5(J)(3)(b) Parking Lot Landscaping

The Rio Grande Boulevard – CPO-10 provisions in Subsection 14-16-3-4(K)(5)(b) (Parking Lots), shall apply within this HPO-5.

3-5(J)(3)(c) Signs [See also https://tinyurl.com/OldTownSignTapRoom](https://tinyurl.com/OldTownSignTapRoom)

1. Prohibited Signs
 - a. Signs that flash or blink or signs with visible bulbs, neon tubing, luminous paint, or plastics (with the exception of vinyl lettering).
 - b. Moving signs or streamers.
2. On-premises Signs
 - a. Establishments facing Old Town Plaza or within a 150 foot radius of the exterior boundaries of the Plaza Park may only have wall or canopy signs.
 - b. Establishments in other locations may have wall, canopy, freestanding, or projecting signs.
 - c. No more than 2 signs are allowed for any 1 establishment, except that an establishment with frontage on 2 or more streets will be allowed a total of 3 signs. A composite

- group of small signs integrated into 1 framed unit shall be considered 1 sign.
- d. No wall sign's area shall exceed 8 square feet except that a wall sign on a street-facing façade on a street designated as an arterial or a collector street in the LRTS Guide that is wholly visible from an arterial street shall not exceed 16 square feet.
 - e. For any sign other than a wall sign, the sign area shall not exceed 3 square feet on each of 1 or 2 sides.
 - f. No sign shall exceed the height of the façade, eaves, or fire wall of a building, whichever is lower.
 - g. Signs posted in windows or on doors are allowed, provided that they do not exceed a combined total of 1.5 square feet in area, and no individual window or door sign is more than 16 square inches.
 - h. Premises with 2 or more buildings, at least 1 of which does not face the public right-of-way, are allowed an additional sign, provided that all of the following provisions are met:
 - i. Sign height shall not exceed 10 feet above grade.
 - ii. Sign area shall not exceed ½ square foot for each establishment located on the premises.
 - iii. Total sign area shall not exceed 20 square feet.
 - iv. Only wall signs or freestanding signs are allowed; freestanding signs cannot be located less than 150 feet from the exterior boundaries of the Plaza Park.
 - v. Additional signs in this category may be approved by the LC for premises with more than 1 entry from the public right-of-way or adjacent property where the LC determines that there is not reasonable public notice of businesses on the premises without such additional signs.
 - i. Restaurants serving food prepared on premises for consumption on or off premises are allowed an additional wall sign of up to 6 square feet.
3. Off-premises Signs
- a. Signs may be located no more than 20 feet from the intersection point of the public right-of-way lines of 2 streets or alleys or the intersection of a public right-of-way and a parking lot with over 20 parking spaces.
 - b. The sign area relating to any 1 business shall not exceed 1/2 square foot.
 - c. Sign height shall not exceed 10 feet.

3-5(J)(4) Additional Standards and Guidelines

3-5(J)(4)(a) Additional standards and guidelines adopted by the LC that apply in this HPO-5 zone are available online:

<http://documents.cabq.gov/planning/UDD/UDD-OldTownDevelopmentGuidelines-May2018.pdf>

3-5(J)(5) Cross-references

3-5(J)(5)(a) Subsection 14-16-3-4(K) (Rio Grande Boulevard – CPO-10).

3-5(J)(5)(b) Subsection 14-16-4-3(D)(34)(a) (Outdoor Display or Storage).

3-5(J)(5)(c) Subsection 14-16-4-3(D)(34)(c) (General Retail, Small Allowed in MX-T).

3-5(J)(5)(d) Subsection 14-16-5-5(B)(2) (Parking and Loading Exemptions and Reductions).

3-5(J)(5)(e) Subsection 14-16-5-5(F)(4) (Parking Location and Design in HPOs).

3-5(J)(5)(f) Subsection 14-16-5-12(F)(4)(a) (Neon Signs along Central Avenue).

3-5(J)(5)(g) Subsection 14-16-5-12(F)(4)(b)2 (Portable Signs Prohibited).

3-5(J)(5)(h) Subsection 14-16-5-12(H)(2) (Electronic Signs Prohibited).

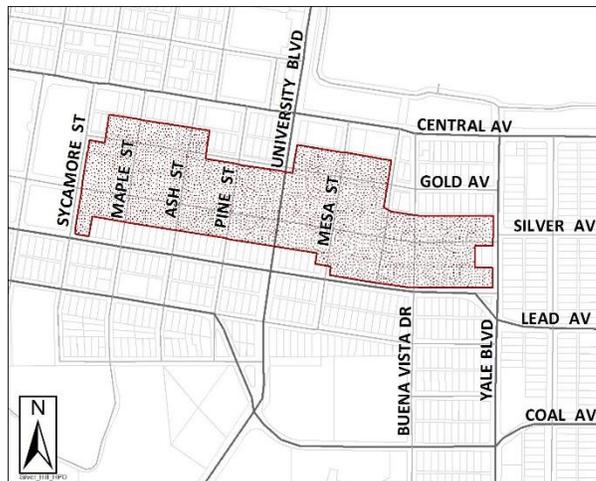
3-5(J)(5)(i) Subsection 14-16-6-4(O)(2)(e) (Deviations to Overlay Standards Not Allowed).

3-5(J)(5)(j) Subsection 14-16-6-5(F)(2)(a)2 (Sign Review in HPOs).

3-5(K) SILVER HILL – HPO-6

3-5(K)(1) Applicability

The HPO-6 standards and guidelines apply in the following mapped area.



3-5(K)(2) Standards and Guidelines

The standards and guidelines applicable in this HPO-6 zone are found in the Early Automobile Suburbs Development Guidelines and are available online: <http://www.cabq.gov/planning/documents/SilverHillHistoricZoneDevelopmentGuidelines102010.pdf>

3-5(K)(3) Cross-references

- 3-5(K)(3)(a) Subsection 14-16-5-5(F)(4) (Parking Location and Design in HPOs).
- 3-5(K)(3)(b) Subsection 14-16-5-12(H)(2) (Electronic Signs Prohibited).
- 3-5(K)(3)(c) Subsection 14-16-6-4(O)(2)(e) (Deviations to Overlay Standards Not Allowed).
- 3-5(K)(3)(d) Subsection 14-16-6-5(J)(3) (Sign Review in HPOs).

3-6 VIEW PROTECTION OVERLAY ZONES

3-6(A) PURPOSE

The purpose of the View Protection Overlay (VPO) zone is to preserve areas with unique and distinctive views that are worthy of conservation, such as those from public rights-of-way to cultural landscapes identified in the ABC Comp Plan, as amended.

3-6(B) WIRELESS TELECOMMUNICATIONS FACILITIES

Where allowed, Wireless Telecommunications Facilities located in a designated VPO zone or view corridor identified in Subsection 14-16-4-3(E)(10)(j) shall comply with the standards in that subsection, in addition to relevant Use-specific Standards in Subsection 14-16-4-3(E)(10).

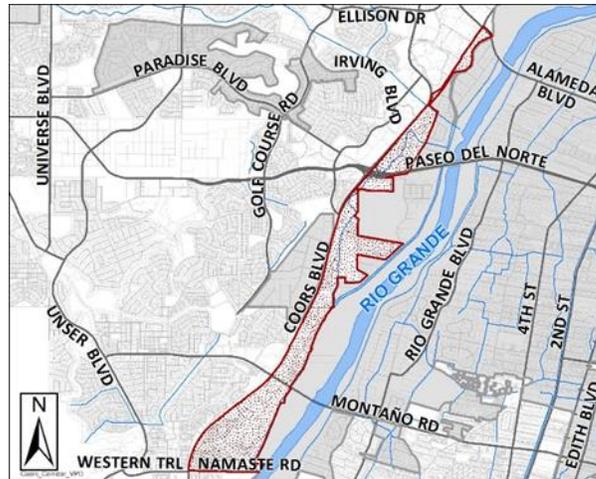
3-6(C) DEVIATIONS AND VARIANCES

Administrative deviations from VPO zone standards are not allowed. Variances from these standards are only available pursuant to Subsection 14-16-6-6(N) (Variance – ZHE) or Subsection 14-16-6-6(M) (Variance – EPC), which require a public hearing.

3-6(D) COORS BOULEVARD – VPO-1

3-6(D)(1) Applicability

The VPO-1 standards apply in the following mapped area. Where the VPO-1 boundary crosses a lot line, the entire lot is subject to these standards.



3-6(D)(2) Protected Views

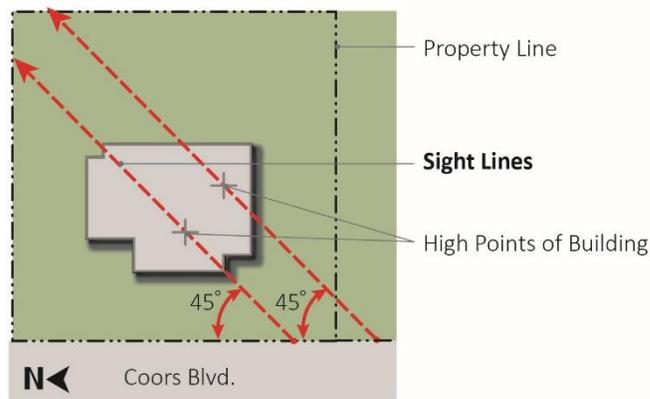
Views protected by this VPO-1 are from Coors Boulevard, along the segment between Western Trail/Namaste Road and Alameda Boulevard, looking toward the Rio Grande Bosque and Sandia Mountains.

3-6(D)(3) Definitions

The terms defined and illustrated below are used in the standards of this VPO-1.

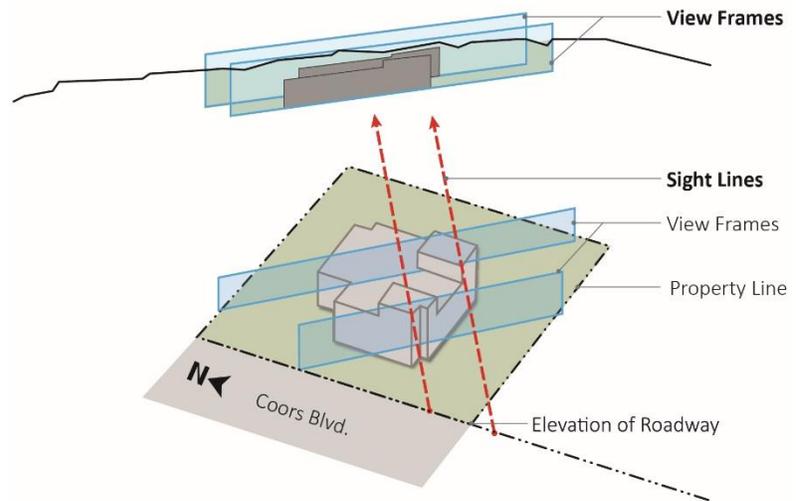
3-6(D)(3)(a) Sight Lines

Lines that begin at the east edge of the Coors Boulevard right-of-way and follow a 45 degree angle to the road alignment, in an approximately northeast direction toward the Sandia ridgeline. Sight lines are required to intersect the highest point(s) of the proposed building(s) on the site and, if the building has no higher point, the lowest elevation(s) of the Coors Boulevard right-of-way abutting or nearest the site (see figure below).



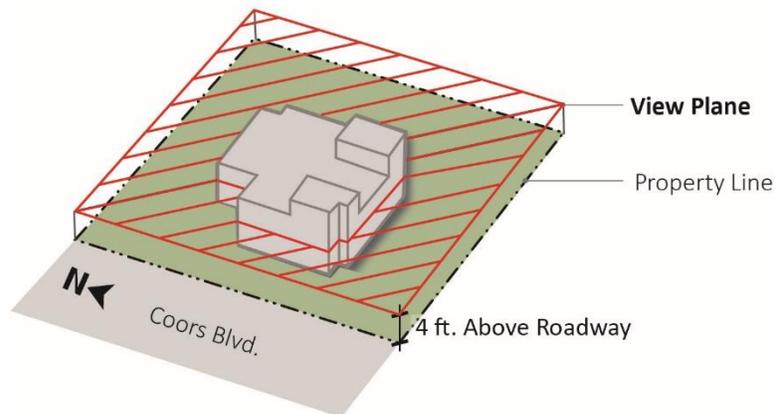
3-6(D)(3)(b) View Frame

A vertical rectangular frame drawn perpendicular (i.e. 90 degrees) to a given sight line through the highest point of the proposed building. The top of the view frame is established by the highest visible point of the Sandia ridgeline within the view frame. The bottom of the view frame is the elevation of the Coors Boulevard right-of-way where the sight line begins. The left and right edges of the view frame are an upward projection of the property lines at the site boundary where the view frame intersects the property lines. As many view frames as necessary to capture all the sight lines on a site are required (see figure below).



3-6(D)(3)(c) View Plane

A view plane 4 feet above the elevation of the east edge of the east driving lane on Coors Boulevard and extending horizontally above sites located east of Coors Boulevard (see figure below).



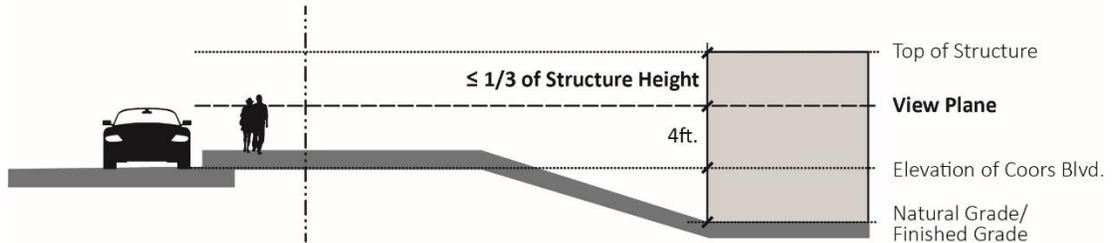
3-6(D)(4) Setback Standards

Within this VPO-1, the setback standards in Subsection 14-16-3-4(C)(3)(b) (Setback from Coors Boulevard) shall apply for lots abutting Coors Boulevard.

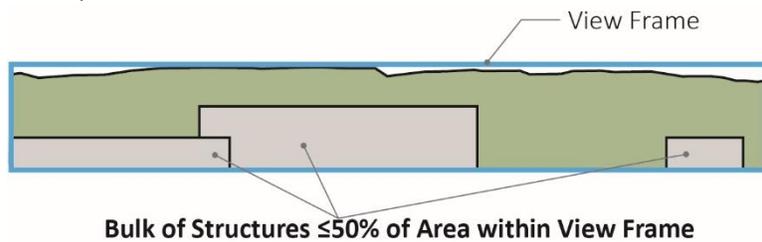
3-6(D)(5) Height, Bulk, and Massing

All development within this VPO-1 shall meet all of the following requirements.

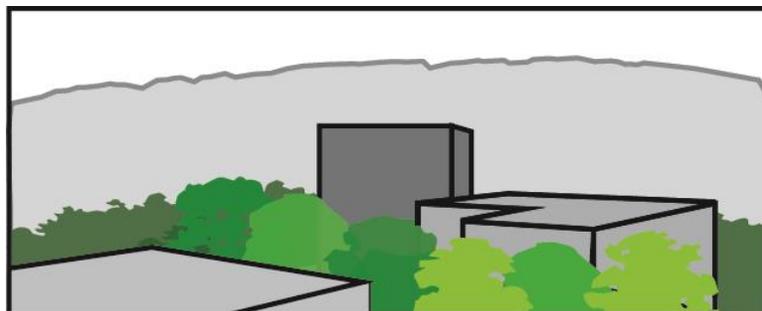
3-6(D)(5)(a) No more than 1/3 of the height of structures (including building parapets, mechanical equipment and associated screening, walls, and fences) shall be allowed to penetrate above the view plane as shown in section diagram below. On lots with developable area that is constrained because the natural grade (or finished grade, if infrastructure is already installed) is less than or equal to 10 feet below the elevation of the east edge of Coors Boulevard and may also include sensitive lands (see Subsection 14-16-5-2(C)), a total height of 16 feet for low-density residential and 20 feet for other uses is allowed (see figure below).



3-6(D)(5)(b) Not more than 50 percent of the area within any view frame for a property shall be obscured by the bulk of the structure(s) (including walls and fences) placed on the property (see figure below).



3-6(D)(5)(c) Projects containing several buildings shall provide variety in building size and massing. Lower, smaller buildings shall be located closer to Coors Boulevard, with larger, taller buildings located farther back on the property, to the maximum extent practicable (see figure below).



3-6(D)(6) Colors

The exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, shall be colors with light reflective

value (LRV) ranging from 20 percent to 50 percent. This middle range of reflectance is intended to avoid very light and very dark colors.

3-6(D)(6)(a) Allowable colors include the browns and greens existing within the Bosque.

3-6(D)(6)(b) Trim materials on façades constituting less than 10 percent of the façade’s opaque surface may be any color.

3-6(D)(7) Site Landscaping Within Coors Boulevard Setback

3-6(D)(7)(a) Any private landscaping other than trees shall not be higher at maturity than the view plane.

3-6(D)(7)(b) Tree varieties shall be selected for small “see through” type foliage texture and shall be planted singularly or in small groupings with concern for enhancing, not blocking, views to the east.

3-6(D)(8) Variances

Variances to standards for setback, structure height, or structure bulk and massing in this Coors Boulevard – VPO-1 shall be reviewed and decided by the EPC pursuant to Subsection 14-16-6-6(M).

3-6(D)(9) Cross-references

3-6(D)(9)(a) Subsection 14-16-3-4(C) (Coors Boulevard – CPO-2).

3-6(D)(9)(b) Subsection 14-16-3-4(C)(3) (Coors Boulevard – CPO-2 Setback Standards).

3-6(D)(9)(c) Subsection 14-16-5-12(G)(1)(e) (Off-premises Signs Prohibited).

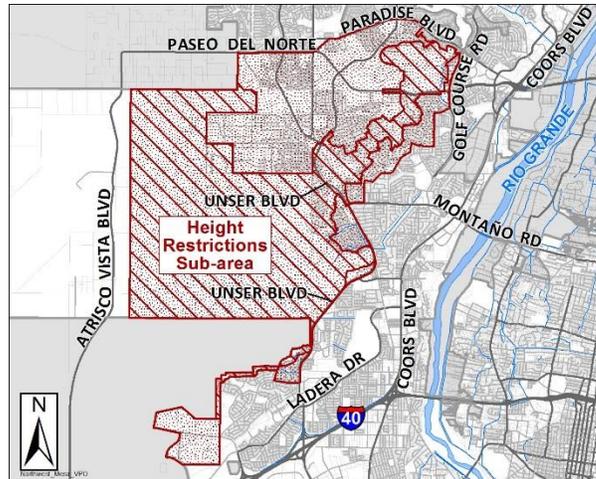
3-6(D)(9)(d) Subsection 14-16-6-4(O)(2)(e) (Deviations to Overlay Standards Not Allowed).

3-6(D)(9)(e) Subsection 14-16-6-6(M) (Variance – EPC).

3-6(E) NORTHWEST MESA ESCARPMENT – VPO-2

3-6(E)(1) Applicability

The VPO-2 standards apply in the following mapped area. Where the VPO-2 boundary crosses a lot line, the entire lot is subject to these standards.



3-6(E)(2) Protected Views

Views protected by this VPO-2 are looking to and from the Petroglyph National Monument, Volcanic Escarpment, and Volcano Mesa.

3-6(E)(3) Structure Height

The following standards apply in the Height Restrictions Sub-area shown in the map above.

- 3-6(E)(3)(a) Structure height shall not exceed 15 feet, as measured from natural grade.
- 3-6(E)(3)(b) For properties with undulating terrain that would require fill as part of site grading, the resulting building shall not be taller than the tallest abutting building located within the Height Restriction sub-area and shall not block views to or from the escarpment, as shown in view plane exhibits.
- 3-6(E)(3)(c) Additional height may be requested through a Variance – EPC pursuant to Subsection 14-16-6-6(M).
 - 1. No structure shall exceed 19 feet in height from the finished grade, inclusive of any Variance granted.
 - 2. When a Variance is requested for structure height, the visual impact of additional structure height on views to and from the escarpment shall be minimized through at least 1 of the following techniques:
 - a. Height/Slope
An increase in height in response to slope to produce a stepped-down effect and a smooth transition in scale. For example, 1 foot of additional structure height may be granted for every 3 feet to 4 feet of drop in ground elevation from a base elevation established at the

escarpment face (i.e. where the 9 percent slope line begins). Buildings may also be depressed below the natural grade.

b. View Corridors

Two-story construction that is located and designed so that massing maintains views to the escarpment at the perimeter of the site, or at the nearest public road (whichever offers the predominant public views) and views from the escarpment – primarily from public trails and access points. The intent is to preserve the maximum amount of unobstructed lateral views to the base of the escarpment. If the site is located above the escarpment, the views will be to the top of the escarpment.

c. Height/Slope/Setback

Structures set back from major public views (i.e. views from the site perimeter, nearest public road, public trails, or access points along the escarpment; views to the east, west, south, and north property lines; or views to the escarpment) so that building height increases in proportion to the size of the setback and the slope without increasing the visual impact from a particular vantage point.

3-6(E)(4) Colors

The exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, shall be colors with light reflective value (LRV) ranging from 20 percent to 50 percent. This middle range of reflectance is intended to avoid very light and very dark colors.

3-6(E)(4)(a) Colors include the yellow ochers, browns, dull reds, and grey-greens existing on the Northwest Mesa and escarpment, exclusive of the basalt.

3-6(E)(4)(b) Trim materials on façades constituting less than 20 percent of the façade's opaque surface may be any color.

3-6(E)(5) Reflectivity

Reflective or mirrored glass is prohibited.

3-6(E)(6) Roof-mounted Equipment

No exposed roof-mounted heating, ventilation, and air conditioning equipment shall be allowed. Any such equipment shall be fully screened from view from the nearest public streets and from the escarpment.

3-6(E)(7) Cross-references

3-6(E)(7)(a) Subsection 14-16-6-4(O)(2)(e) (Deviations to Overlay Standards Not Allowed).

3-6(E)(7)(b) Subsection 14-16-6-6(M) (Variance – EPC).

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