

Regulations are labeled "R" and Guidelines are labeled "G". Regulations are mandatory. Guidelines are recommended.

1. Trail connections

Intent: Provide for safe, effective, and attractive pedestrian- friendly transportation systems that interconnect with residential, commercial, and recreational areas.

1R-1: Trail connections shall be provided from all sites that abut major and minor trails designated in the Trails and Bikeways Facility Plan at a minimum interval of 300 feet. Connections may include intersecting streets with sidewalks, a 6' asphalt trail, or similar pedestrian facility.

2. On-Site Open Space

Intent: Create more harmonious transitions to adjacent developments and create more open space opportunities.

2R-1: Where on-site open space of residential developments abuts arroyo trails, the open space shall be integrated with the arroyo so more usable open space is created.

2G-1: Cluster development is encouraged to allow larger pockets of open space.

3. Pedestrian Circulation

Intent: Provide pedestrian connections through mixed-use areas and activity centers and separation between parking and pedestrian circulation.

3R-1: Sidewalks shall connect the public street sidewalks, the main entrances to all businesses, transit stops on or off- site, and other buildings on the site, in addition to providing convenient access to adjacent residential neighborhoods. In shopping centers, clear, logical pathways must be provided to each building on the site, including pad sites.

3R-2: Structures and on-site circulation systems shall be designed to minimize pedestrian/vehicle conflicts.

3R-3: Internal pedestrian walkways shall be distinguished from driving surfaces through the use of special materials such as special pavers, bricks, or scored concrete to enhance pedestrian safety and the attractiveness of the walkways. In parking lots, raised pathways must be provided through parking areas.

3R-4: A 15-foot sidewalk shall be provided along the entire entry facade of all buildings. Shading shall be provided along the facade, using canopies, portals or shade trees spaced at 25 feet. The sidewalk area should be predominantly a walkable surface, although shade structures, landscaping and seating may be placed within this area.

3R-5: The internal pedestrian circulation system is intended to provide clear, logical pathways within and between properties. The site plan shall demonstrate that a development will not impair access to adjoining properties or to major public facilities such as parks and schools.

3R6: All drive-up service facilities shall be designed to minimize the conflict between pedestrians and automobiles. Drive-up facilities shall be located away from the main retail areas, pedestrian areas, and plazas. Drive-up facilities shall be covered with canopies to mitigate the impact of noise and odors.

4. Non-Residential Building orientation

Intent: Provide pleasing views to surrounding uses by providing higher quality facades at the rear and sides of new buildings.

4R-1: Buildings shall orient customer entrances and/or windows to all public spaces, including common areas, trails and streets.

4R-2: When the side of a building faces open space, trails or any street, one of the following shall be provided to create an attractive facade facing the public space:

- display windows and landscaping
- at least one customer entrance and landscaping
- building design and details similar to a front facade and landscaping

4R-3: When the rear of a building faces open space, trails or any street, one of the following shall be provided to create an attractive facade facing the public space:

- display windows and landscaping
- building design and details similar to the front facade and landscaping

Loading docks and trash receptacles shall be integrated into the overall building and landscaping design as described in item 15 below.

4R-4: Customer entrances shall be located convenient to pedestrian walkways and bus stops.

4G1: Buildings should be located on sites in close proximity to plazas and streets. Large areas of parking should be located to the side of plazas and main building entrances.

5. Architectural Character, Non-Residential Buildings Intent: Reduce the apparent scale and uniformity of facades to make large buildings seem more inviting.

5R-1: Multiple buildings on the same site shall be designed to create a cohesive visual relationship between buildings.

5R-2: Exterior building design and details on all elevations shall be coordinated with regard to color, types of materials, number of materials, and architectural form to achieve harmony and continuity of design.

5R-3: Building masses shall be broken up into smaller scale components to reduce perceived height and bulk and to provide visual interest consistent with the community's identity, character, and scale.

5R-4: Facades greater than 100 feet in length must incorporate recessions or projections along at least 20% of the length of the facade. Recessions must be a minimum depth of three feet and minimum width of 10 feet.

5R-5: No individual building shall be greater than 50,000 square feet in size.

5R-6: Smaller retail stores that are part of a large retail building shall have display windows. Such smaller stores are encouraged. Outside entrances to these smaller stores are encouraged

5R-7: Each commercial or office building shall have a clearly defined, highly visible customer entrance with features such as canopies or porticos, arcades, arches, wing walls and/or integral planters.

5R-8: No generic prototypical architecture is allowed. Design shall be contextual to its surroundings.

6. Architectural Character, Multi-family Residential Buildings

Intent: Avoid large building blocks and blank facades in multifamily buildings and townhouse clusters.

6R-1: Multiple buildings on the same site shall be designed to create a cohesive visual relationship between buildings and between buildings and on-site open space.

6R-2: Exterior building design and details on all elevations shall be coordinated with regard to color, types of materials, number of materials, and architectural form to achieve harmony and continuity of design.

6R-3: Residential structures shall not present a blank wall, large block face or predominant garage doors (more than 50% of the facade length) to a street or trail. Building masses shall be broken up into smaller scale components to reduce perceived height and bulk, with facade recessions or projections a minimum depth of three feet and minimum width of 10 feet.

6G-1: Residential structures shall orient porches, doors and windows to the street

7. Architectural Character, Single Family Residential Intent: Develop innovative designs for new subdivisions that enhance

the sense of place, neighborhood interaction, and reinforce existing architectural character in established neighborhoods.

7R-1: All new subdivisions shall incorporate CPTED (Crime Prevention Through Environmental Design) principles into the design of new homes.

7G-1: De-emphasize garages, and orient porches, doors, and windows to the street.

8. Open Space and Common Areas

Intent: Provide public places for people to meet, gather and interact.

8R-1: Open space, as provided in the RD zone is required for residential development in the RD and SU-2/Mixed Use Zone. Priority areas for open space dedications are:

- First Priority: east/west arroyo trails or "pockets" adjacent to the trails
- Second Priority: north/south mid-block pedestrian ways

8R-2: Every non-residential development shall contribute to the enhancement of the community and public spaces by providing amenities such as a plaza, courtyard, patio seating area, or a pedestrian plaza with benches.

8R-3: Non-residential development shall provide public open space amenities equal to the greater of 400 square feet or four percent or greater of the building footprint. A plaza shall have a minimum depth of at least 30 feet on a portion of the plaza. These amenities shall be labeled as such on the site development plan.

8R-4: Maintenance of public open space amenities shall be the responsibility of the property owner.

9. Building Materials and Colors

Intent: Foster community identity through the use of compatible building materials and colors.

9R-1: Predominant exterior building materials must be of high quality. These materials include tinted/textured concrete masonry units or stucco. Smooth-faced concrete block, tilt-up concrete panels or pre-fabricated steel panels are prohibited as the predominant exterior building materials.

9R-2: Facade colors must be of low reflecting, subtle, neutral or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors is prohibited.

9R-3: Dark-colored roofs contribute to higher HVAC cost and should be prohibited. Roof colors must be of low reflecting, subtle, neutral or earth tone colors. Pueblo style flat roofs or pitched roofs with roof tiles are preferred.

9R-4: Trim materials and colors must blend with the predominant building materials. The use of high intensity colors, metallic colors or fluorescent colors is prohibited. No plastic, vinyl, or back-lit panels, fascias or canopies are allowed.

9RS: All canopies and outbuildings shall be contextual and shall be of the same materials used in the general building design.

10. Perimeter Walls

Intent: Add visual interest and character to the streetscape and increase the overall appeal of the development

10R-1: Walls shall be designed to complement the architectural character of the subdivision or neighboring architecture by incorporating the architectural features and motifs used on adjacent homes or buildings

10R-2: Materials such as stucco over concrete masonry units, curved interlock block, split face block, slump block, stabilized adobe, brick, tubular wrought iron, see-through masonry blocks, landscaping or a combination of those materials shall be used for perimeter walls. Wood and chain link are not allowed. Concertina wire is not allowed.

10R-3: Long expanses of unbroken walls are prohibited. Walls shall be indented, offset or in serpentine form to avoid "tunnel" effect, as shown in Figure 9.

10R-4: The adopted City of Albuquerque Wall Design Guidelines shall be adopted as regulations.

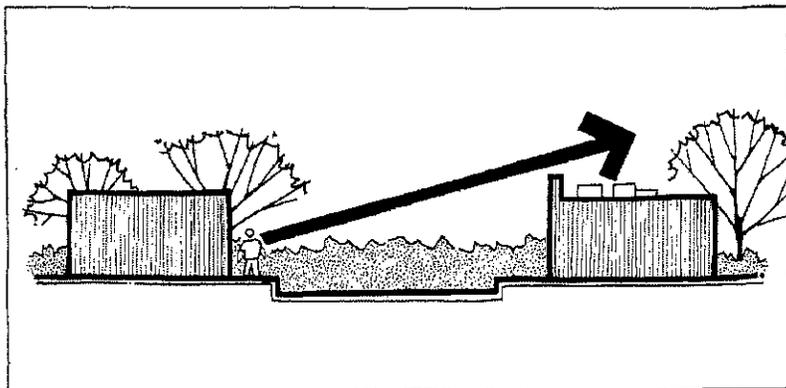
II. Views

Intent: Ensure that development respects the views of the Sandia Mountains to the east and the mesa to the west. This includes preserving views from out of the site and site design to take advantage of views from the site.

IIR-1: Site development plans shall include a View Analysis that shall identify views into and out of the site and indicate how these views will be protected within the site.

IIR-2: All utilities shall be placed underground.

11R-3: Rooftop mechanical and electrical equipment, microwave antennae, or similar rooftop hardware shall be screened from public view. The building elements to screen such equipment shall be designed as an integral part of the building architecture. All HVAC equipment shall be less than or equal to the top of any parapet or screen wall. The parapet or screen wall shall be architecturally integrated into the general building design. Where a public road or other public area is elevated, rooftop equipment visible from the road must be covered.



12. Off-street Parking

Intent: Provide safe vehicular parking with attention to functional and aesthetic concerns. All parking should be justified. Oversized parking lots or facilities should be discouraged.

In addition to the off-street parking regulations in the City Zoning Code, the following regulations must be met.

12R-1: The number of required parking spaces can be reduced 10% where the site is adjacent to a bus stop and direct pedestrian access is provided to the bus stop.

12R-2: Parking spaces shall be distributed on the site to minimize visual impact. Parking at the rear of the site is encouraged. When parking is located at the front or sides of the site, parking areas shall be placed on at least two sides of a building. Parking areas must be broken up into modules separated by landscaping and other features.

12R-3: The minimum required parking spaces plus ten percent is the maximum parking allowed. A variance to the standard must be approved to increase the allowed parking.

12G-1: Parking areas should be designed to minimize local temperature gain and reduce air pollution. Potential methods of accomplishing this include light colored materials in parking lot surfaces and trees or other shading devices to shade the surface area of the lot.

12G-2: Parking should be placed to encourage and facilitate parking once and walking to multiple destinations.

12G-3: Shared parking in mixed-use areas is encouraged and total spaces may be reduced when the owner demonstrates that the mix of uses has staggered parking needs.

13. Signage

Intent: Establish continuity and consistency in the design and location of public signage, so that the aesthetic appearance is improved.

In addition to the regulations of the City Zoning Code, the following regulations must be met.

13R-1: All signage shall be designed to be consistent with and complement the materials, color and architectural style of the building or site.

13R-2: Wall mounted signs shall not extend above the roof line.

13R-3: No wall mounted signs are allowed on facades that face abutting residential zones.

13R-4: Where freestanding signs are allowed, all freestanding signs shall be monument signs. Height of monument signs is limited to eight (8) feet with a maximum face area of 50 square feet.

13R-5: No off-premise signs are allowed.

13R-6: No signage is allowed that uses flashing, oscillating, revolving, blinking or audible devices. No banners, pennants, ribbons or streamers are allowed except for thematic special events and with prior approval by the Planning Director.

13R-7: Signage may be illuminated in accordance with the lighting regulation regulations in section 14 of the City zoning code.

13R-8: The maximum individual letter size of all building mounted signs shall be two feet.

13R-9: Logo design signs shall not exceed two feet in height or width.

14. **Lighting**

Intent: Lighting design should be consistent with the North Albuquerque Acres and Sandia Heights Light Pollution Ordinance as a transition from an urban to a rural environment.

14R-1: Searchlights, spotlights or floodlights are prohibited.

14R-2: All outdoor light fixtures shall be fully shielded and equipped with automatic timing devices

14R-3: All outdoor light fixtures within commercial or office zones shall remain off between 11:00 PM and sunrise except for security purposes or to illuminate walkways, driveways, equipment yards and parking lots

14R-4: All outdoor light fixtures used for security purposes or to illuminate walkways, driveways, equipment yards and parking lots shall be designed and operated as cutoff or semi- cutoff fixtures and shall be equipped with light and motion sensors and/or automatic timing devices.

14R-5: All outdoor light fixtures used for decorative effects shall be shielded and focused to minimize light pollution. Such outdoor lighting fixtures shall be turned off between 11:00 PM and sunrise.

14R-6: All outdoor lighting fixtures mounted on buildings or structures shall be mounted at a height no more than 16 feet above finished grade.

14R-7: All outdoor lighting systems shall be designed and operated so that the area 10 feet beyond the property line of the premises receives no more than 0.25 (one-quarter) of a foot candle of light from the premises lighting system. Gas station canopy lighting shall be shielded or recessed to avoid impact on surrounding residences

15. **Loading docks, trash collection, and similar facilities**

Intent: Improve overall community design by minimizing negative visual impacts .

15R-1: Loading docks, trash receptacles, utility structures and similar facilities shall be incorporated into the overall design of the building and landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Screening materials for these areas shall be the same as the principal materials of the building and landscape.

15R-2: Roof canopies shall be provided over all loading docks. Roof canopies shall be architecturally integrated with the building.

16. **Landscaping**

Intent: Provide a pleasant microclimate for pedestrians and increase the aesthetic appeal of a development

16G-1: The standards of the Street Tree Ordinance and landscaping provisions of the City Zoning Code apply except that

Trees placed along the primary pedestrian walkway must be no more than 25 feet apart

Trees may be clustered at plaza areas or other public gathering

