

# CHAPTER II

## regulations

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## 2.0 PLAN AUTHORITY

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## 2.0 PLAN AUTHORITY

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The Volcano Heights SDP (“The Plan” or “VHSDP”) is a Rank 3 plan that includes both regulations (i.e. law) and policies (i.e. guidance) as instruments to implement the goals, objectives, and policies of the Rank 1 Albuquerque/Bernalillo Comprehensive Plan, and more specifically the Rank 2 West Side Strategic Plan (WSSP).

### 2.1. Rank Plans

The City of Albuquerque uses a system of ranked plans, starting with the Rank 1 Albuquerque/Bernalillo County Comprehensive Plan, which sets the vision, goals, and overall policies from a City-wide perspective. There are also lower-ranked plans that must comply with the intent, policies, and goals of higher-ranked plans. Rank 2 Plans, such as the WSSP or the Arroyos Facility Plan, are exclusively policy documents that provide more detail and give more direction about large but distinct areas or facilities within Albuquerque. Rank 3 Plans, including Sector Development Plans (SDPs) such as this Volcano Heights SDP, take the most detailed look at smaller areas and can include both policy and regulations.

This Rank 3 VHSDP is intended to further and comply with the policies and intents of the adopted plans in **Table 2.1**. Where other plans and procedures are silent, the regulations and standards of this Plan shall prevail.

TABLE 2.1 – RELEVANT RANKED PLANS

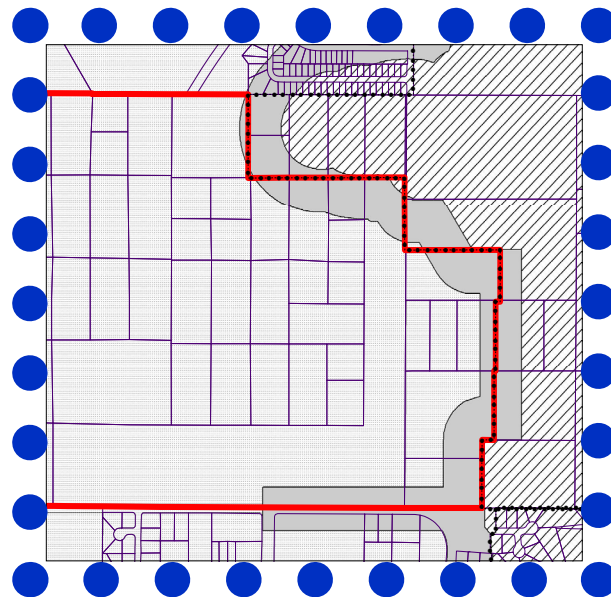
RELEVANT RANKED PLANS	AREA	PLAN TYPE
<b>Rank 1:</b> Albuquerque / Bernalillo County Comprehensive Plan	Entire Albuquerque Area	Policy
<b>Rank 2: Area / Facility Plans</b> <ul style="list-style-type: none"> <li>West Side Strategic Plan</li> <li>Facility Plan for Arroyos</li> <li>CABQ Major Public Open Space Facility Plan</li> <li>Trails and Bikeways Facility Plan</li> <li>Facility Plan: Electric System Generation and Transmission (2010-2020)</li> </ul>	Relevant Albuquerque Areas, including Volcano Mesa	Predominantly Policy
<b>Rank 3:</b> Northwest Mesa Escarpment Plan (NWMEP)	Specific Area	Policy & Regulation



### 2.2. Northwest Mesa Escarpment Plan (NWMEP)

The Rank 3 NWMEP provides policy guidance and regulations for development within its boundaries. Adopted in 1988, it sets regulations and policies to control design, construction mitigation, view preservation, and drainage to protect sensitive lands in and around the Escarpment, parts of which became the Petroglyph National Monument.

The NWMEP designates three distinct areas and distinguishes regulations and policies accordingly: Conservation, Impact, and View. Volcano Heights is included in the NWMEP boundary and contains a small portion of Impact Area along the boundary of the Petroglyph National Monument to the east, while the rest of Volcano Heights is designated as View Area and subject to policies applicable to that designation. [See **Exhibit 2.1.**]



DETAIL: NWMEP IMPACT AREA IN VOLCANO HEIGHTS

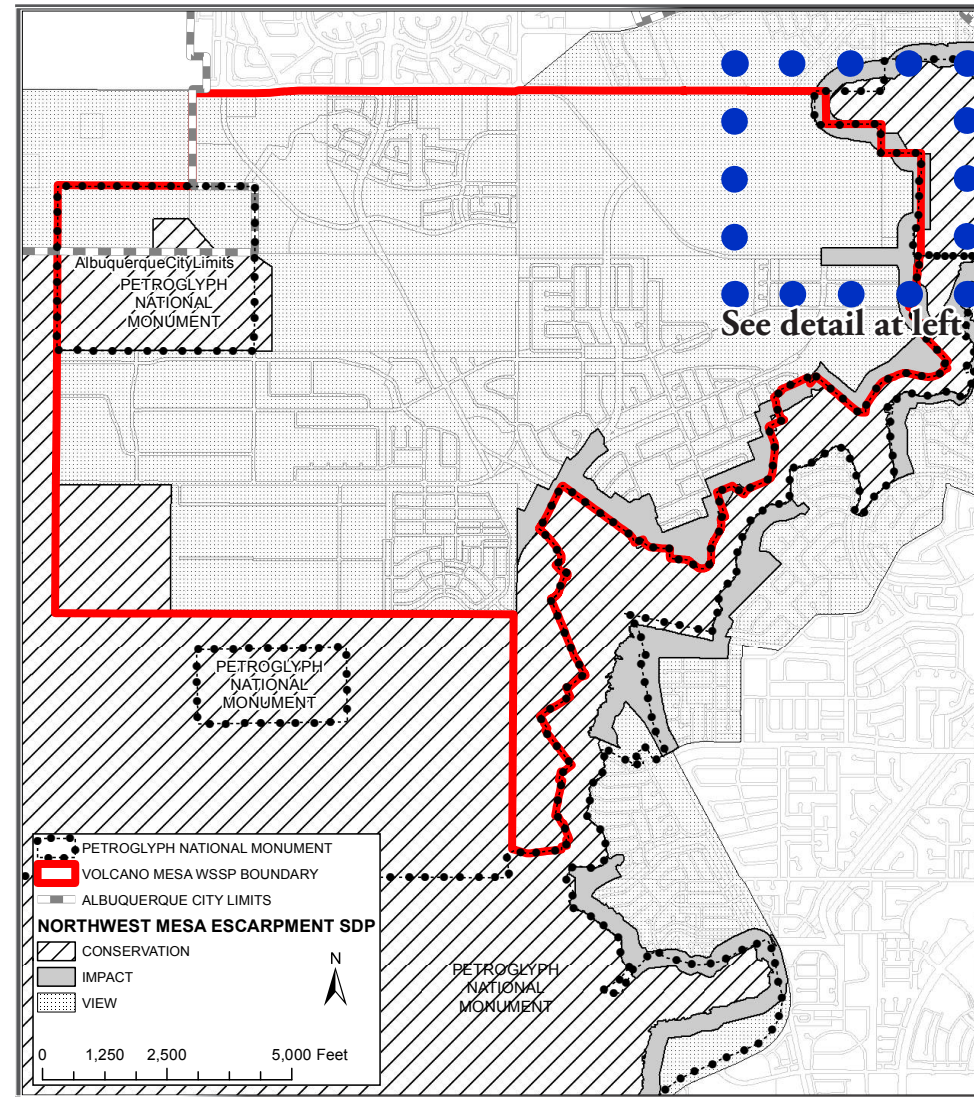


EXHIBIT 2.1 – NWMEP AND WSSP VOLCANO MESA AMENDMENT BOUNDARIES

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- 2.2.1. Because the VHSDP and the NWMEP are both Rank 3 plans with overlapping boundaries, where a policy or regulation conflicts, the VHSDP prevails, unless otherwise stated in this Plan. Where one plan is silent, the policies/regulations of the other plan prevail.
- 2.2.2. Maximum heights by right in Town Center, Regional Center, Mixed-Use, and Neighborhood Transition Zones in Volcano Heights comply with the 40-foot maximum height allowed in the NWMEP View area, although the NWMEP measures from natural grade, and this Plan measures from approved grade, which in some cases may include a minimum amount of fill necessary for construction or to connect to infrastructure. Within Volcano Heights, the approved grade is used to govern structure height.
- (i) In order to balance the intent of respecting and protecting the fabric of unique cultural and geological features of this area with the intent of creating opportunities for a regional employment center and Major Activity Center, the VHSDP includes an optional bonus height system that allows **building height** above 40 feet for the Center and Mixed-Use Zones. Projects must meet additional criteria intended to provide commensurate benefits to both the natural and built environments as a trade-off for bonus height and density.
  - (ii) Portions of the Escarpment Transition Zone and Regional Center Zone that are also within the NWMEP Impact Area have **structure height** restrictions of 15 feet per the NWMEP, with the exception that heights shall be measured from approved grade. No variances or deviations shall be granted.
  - (iii) No bonus heights shall be granted within the Escarpment Transition or Neighborhood Transition Zones.
- 2.2.3. Color shall be regulated per this Plan. All structures and fences shall have exterior colors within a light reflective value of 20-50 percent. This restriction includes building walls and surfaces, roofs, mechanical equipment, and landscaping walls and fences [See **Section 7.5** starting on page 127 for building color restrictions. See **Section 9.7.4** starting on page 156 for walls and fences.] The intent is to minimize visibility for the purpose of views into the Plan area and maximize harmony with the natural environment within the Petroglyph National Monument, as the NWMEP intended.
- 2.3. **Unser Boulevard Design Overlay Zone (DOZ):** The Unser Boulevard Design Overlay Zone, adopted in 1992, sets design regulations regarding signs along the Unser Boulevard corridor between I-40 and the Sandoval County line. [See **Exhibit 2.2** and **Exhibit 8.1** on page 135.]



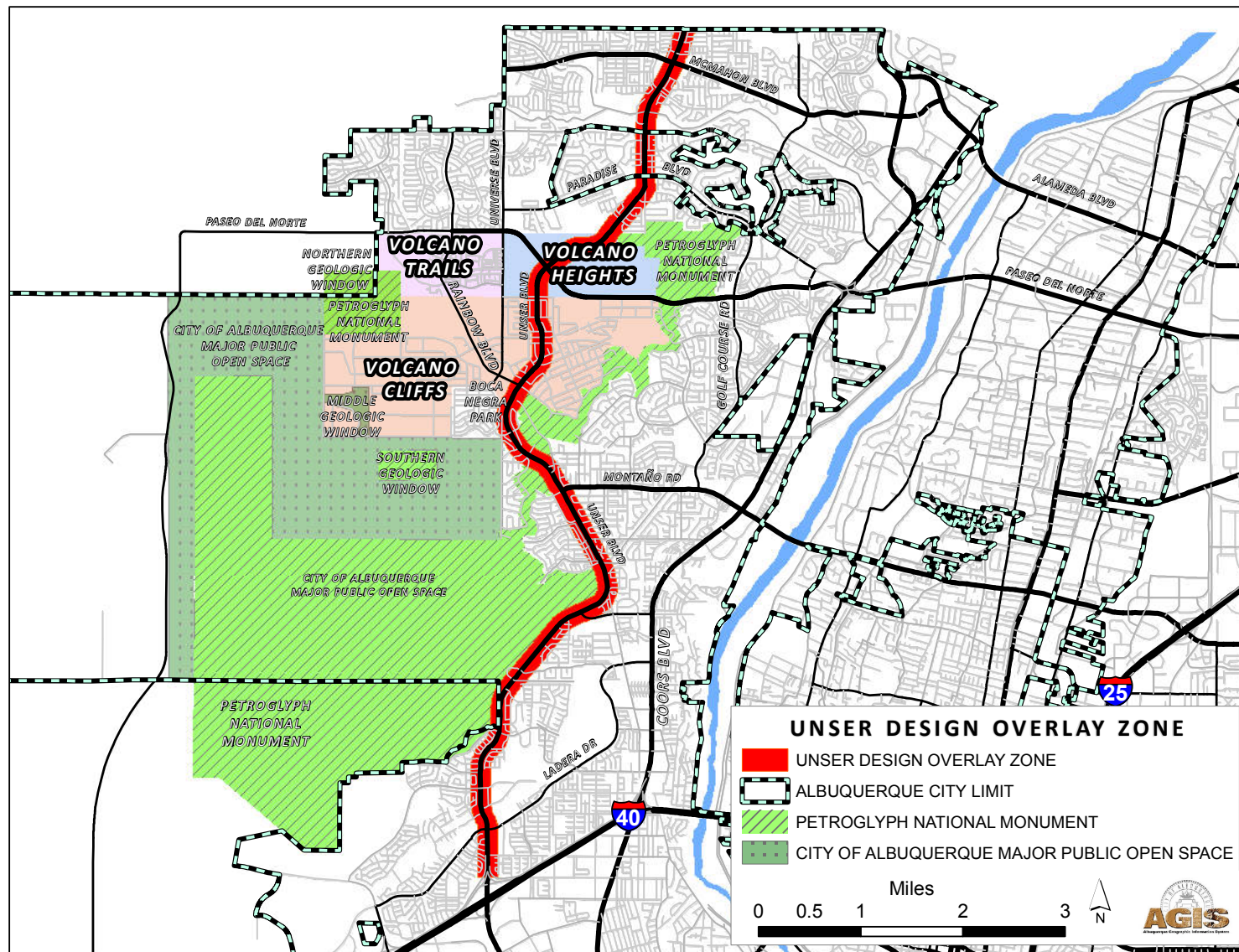


EXHIBIT 2.2 – UNSER BOULEVARD DESIGN OVERLAY ZONE BOUNDARY

### 2.0 PLAN AUTHORITY



Enacted to preserve views of the Rio Grande Valley, the Sandia Mountains and the West Mesa Escarpment, it affects an area extending 500 feet on either side of the centerline of the roadway. The **DOZ** prohibits off-premise signs, portable signs, and signs that flash, move, or rotate. On-premise signs within the **DOZ** boundaries are generally limited to one wall or permanent free-standing sign per façade per business, the height and size of which are regulated based on façade area. For additional details and regulations, please consult the Unser Boulevard **DOZ**, available on the Planning Department's publications webpage: <http://www.cabq.gov/planning/publications/>

Because the VHSDP and the Unser Boulevard **DOZ** have overlapping boundaries, where a policy or regulation conflicts, the more restrictive prevails, except as noted in **Section 8.1.2** starting on page 134. Where one plan is silent, the policies/regulations of the other plan prevail.

- 2.4. City Zoning Code:** Development standards not addressed in this Plan shall be governed by the City Zoning Code to the extent they are not in conflict with the intent or provisions of this Plan. Where in conflict with this Plan, the development standards under City Zoning Code §14-16-3-18 General Building and Site Design Regulations for Non-Residential Uses, as amended, shall not apply to property within Volcano Heights.

- 2.5. City Subdivision Ordinance:** Development projects shall be subject to the City Subdivision Ordinance with the following exception: Right-of-way widths identified in **Section 10.6** starting on page 173 in this Plan shall prevail over those in the Subdivision Ordinance, where conflicting. Where the Subdivision Ordinance is silent in regard to street or streetscape standards in this Plan, the standards in this Plan apply.

- 2.6. Development Process Manual (DPM):** Development projects shall be subject to the City DPM. Where the DPM is silent in regard to street or streetscape standards in this Plan, the standards in this Plan apply.

- 2.7. Other City Regulations:** In order to meet the intent of development in this unique area, the provisions of this Plan, when in conflict, shall take precedence over those of other City codes, ordinances, regulations, and standards as amended except for the New Mexico Electrical Code, the New Mexico Electrical Safety Code and as noted elsewhere in this Plan. Where this Plan is silent, relevant City of Albuquerque codes, ordinances, regulations, and standards shall apply.



## 3.0 ADMINISTRATION

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#### 3.1. Applicability

- 3.1.1. The uses, buildings, and structures on all land within Volcano Heights shall conform to this Plan. **Table 3.1** shall determine which sections of the Plan apply to any proposed development based on the type and scope of the proposed development.
- 3.1.2. Provisions of this Plan are activated by “shall” when required, “should” when recommended, and “may” when optional.
- 3.1.3. Terms used throughout this Plan [as noted in bold] are defined in **Section 3.5** starting on page 40 of this Plan. Development within Volcano Heights shall be held to these definitions. For those terms not defined in this Plan, City Zoning Code §14-16-1-5 shall apply. Terms not defined in either section shall be accorded commonly accepted meanings. In the event of conflict, the definitions of this Plan shall prevail.
- 3.1.4. Where in conflict, numerical metrics shall prevail over graphic metrics.
- 3.1.5. In order to meet the intent of development in this unique area, the provisions of this Plan, when in conflict, shall take precedence over those of other City of Albuquerque codes, ordinances, regulations, standards, and plans as amended except as noted elsewhere in this Plan. Where this Plan is silent, relevant City of Albuquerque codes, ordinances, regulations, and standards shall apply. [See **Section 2.0 Plan Authority** starting on page 15].

#### 3.1.6. Projects Subject to Review:

- (i) All private development and redevelopment projects are subject to administrative review by the Planning Department and/or official review by the Development Review Board (DRB) and/or Environmental Planning Commission (EPC) for compliance with the Plan. **Table 3.1** establishes the standards for the applicability of the various sections of this Plan to development and redevelopment projects.
- (ii) Applications for redevelopment projects shall be accompanied by a full-size set of the approved Site Development Plan for Building Permit or Subdivision, whichever is relevant. No building permit shall be approved unless it is consistent with the approved Site Development Plan and landscaping plan, particularly for any items contributing to a bonus height granted for buildings on the property. [See **Section 6.4** starting on page 111.]

#### 3.2. Development Review and Approval Process

- 3.2.1. **Intent / Purpose:** In order to encourage and support development in Volcano Heights, review and **approval** of proposed projects should be conducted as speedily as possible. As such, this Plan proposes several opportunities to streamline **approval**, notwithstanding any efforts needed to coordinate infrastructure for development in the short-term.

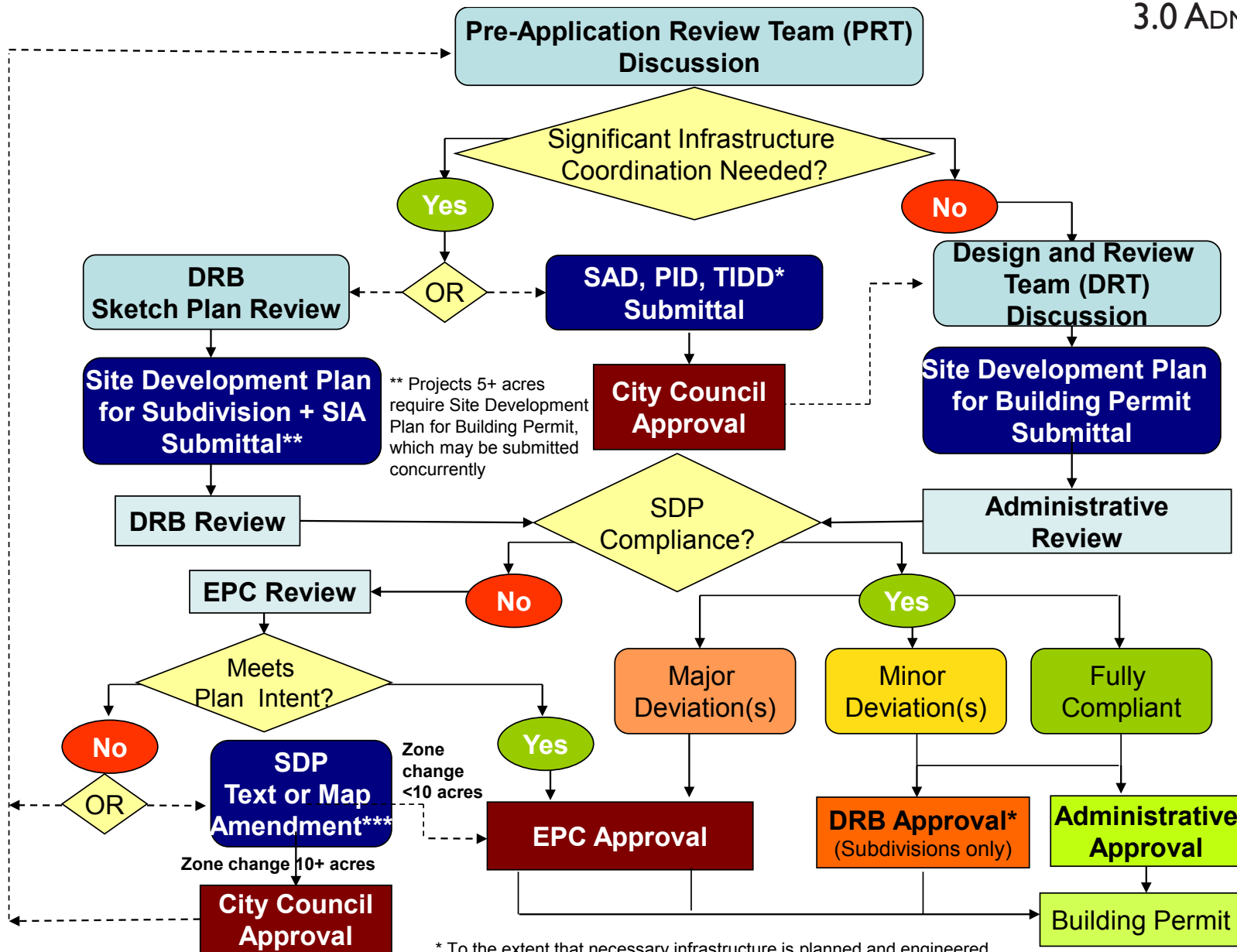


EXHIBIT 3.1 – VOLCANO HEIGHTS APPROVAL PROCESS DIAGRAM

## CHAPTER II: REGULATIONS

### 3.0 ADMINISTRATION

TABLE 3.1 – APPLICABILITY OF PLAN SECTIONS BY DEVELOPMENT TYPE

PLAN SECTION	4.1 Land Use Table	5.X.2 Building Placement	5.X.4 Height Standards	5.X.6 Parking & Service	5.X.7.i Encroachments	5.X.7.iii Single-Family Buffer	5.X.9-12 Building Design Standards by Zone	6.0 General Site Development Standards	7.0 General Building Design Standards	8.0 Signage	9.0 Open Space Standards	9.6 Landscaping & Lighting	10.0 Street Standards	11.0 Streetscape Standards
<b>TYPE OF DEVELOPMENT</b>														
<b>Residential (including single-family attached and detached buildings)</b>														
New construction	X	X	X	X	X		X	X	X	X	X	X	X	X
Change of Use with no expansion of building	X			X					X	X		X		
Expansion of use/structure (any building addition, deck, porch, etc.)	X	X	X	X	X		X	X	X			X		
Expansion of use/structure (new accessory building/structure on the lot)	X	X	X		X		X	X	X			X		
<b>Façade changes to existing buildings*</b>														
‘A’ Street façade					X		X	X	X			X		
All other street façades					X		X	X	X					
<b>Non-residential or Mixed Use</b>														
New Construction	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Renovations associated with change of use/expansion of use with no expansion of building	X			X	X				X	X				
<b>Building Expansion</b>														
0% - 49% increase in building square footage <i>(Standards in applicable sections shall apply only to the expansions)</i>	X	X	X	X	X	X	X	X	X	X	X	X		
50% or greater increase of building area <i>(Standards in applicable sections shall apply the entire building including retrofitting of the existing building if non-conforming)</i>	X	X	X	X	X	X	X	X	X	X	X	X	X	X

\* Restuccoing with a color other than originally approved requires a permit in order to ensure compliance with color regulations per **Section 7.5** starting on page 127.

TABLE 3.1 – APPLICABILITY OF PLAN SECTIONS BY DEVELOPMENT TYPE (Cont'd)

PLAN SECTION	4.1 Land Use Table	5.X.2 Building Placement	5.X.4 Height Standards	5.X.6 Parking & Service	5.X.7.i Encroachments	5.X.7.iii Single-Family Buffer	5.X.9-12 Building Design Standards by Zone	6.0 General Site Development Standards	7.0 General Building Design Standards	8.0 Signage	9.0 Open Space Standards	9.6 Landscaping & Lighting	10.0 Street Standards	11.0 Streetscape Standards
Expansion of parking area only (not in conjunction with expansion of building or use)														
Up to 10 spaces				X				X	X	X		X		
11 or more additional spaces				X		X		X	X	X	X	X		
Façade changes to existing buildings*														
'A' Street façade					X		X	X	X	X		X	X	X
All other street façades					X		X	X	X	X		X		
Signage														
Modification of an existing sign where the cost of the modification is valued at <u>more than</u> 50% of the replacement value of the sign										X				
New sign or complete replacement of an existing sign										X				

[Amended  
November 5,  
2014]

\* Restuccoing with a color other than originally approved requires a permit in order to ensure compliance with color regulations per **Section 7.5** starting on page 127.

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#### 3.2.2. Pre-Application Review Team (PRT)

**Discussions:** Prior to submitting an application for a new development project, all potential **applicants** shall schedule and attend a discussion with the Planning Director or his/her designee. The Planning Department holds Pre-Application Review Team discussions weekly to provide informal guidance to property owners and/or developers during the conceptual design phase. This discussion will help determine whether major infrastructure will be needed, options for infrastructure planning and coordination, and opportunities for streamlining approvals. Based on conceptual plans, a staff planner may be assigned to the project to help **applicants** navigate necessary **approval** processes.

#### 3.2.3. Significant Infrastructure Coordination:

**Significant infrastructure** is determined on a case-by-case basis but generally applies to a major street, drainage or utility facility, etc. that is necessary for the subject property as well as other nearby properties to develop. **Applicants** have two process options to coordinate **significant infrastructure**:

- (i) A Site Development Plan for Subdivision may be submitted to the Development Review Board (DRB). This submittal includes a Subdivision Improvement Agreement, which documents financial guarantees of funds available to provide infrastructure. The developer must provide evidence that adequate and appropriate coordination with private utilities has occurred and may be required to show evidence of coordination with nearby property owners for other necessary infrastructure.

- a. Once approved by the **DRB**, Site Plans for Subdivision for projects less than 5 acres may proceed directly to building permit.
- b. Subject to approval by the **DRB**, Site Plans for Subdivision 5 acres or greater shall require a Site Plan for Building Permit, eligible for Administrative Review and Approval per **Section 3.2.5** in this Plan. These site plans may be submitted concurrently.

- (ii) Applications for a **Special Assessment District (SAD)**, **Tax Increment Development District (TIDD)**, or **Public Improvement District (PID)** may be submitted to the City Council for **approval**, per the following City Ordinances.

- a. SAD: Albuquerque Code of Ordinances Section 6-8.
- b. TIDD: Albuquerque Code of Ordinances Section 4-10.
- c. PID: Albuquerque Code of Ordinances Section 6-9.
- d. To the extent that these processes include planning for **significant infrastructure** and provide a financial mechanism to fund infrastructure improvements, applications that receive City Council **approval** are eligible for Administrative Approval of Site Development Plans for Building Permit.



3.2.4. **DRB Sketch Plat Review:** All **applicants** shall schedule and attend a discussion with the **DRB** before submitting a Site Development Plan for Subdivision or a Site Development Plan for Building Permit that requires infrastructure. The **DRB** holds weekly sketch plat reviews for no fee.

3.2.5. **Administrative Review and Approval:** Once infrastructure is either in place or coordinated with financial guarantees in place per **Section 3.2.3** of this Plan, Site Development Plans for Building Permit that fully comply with all standards of the Plan shall be processed administratively by the Planning Director or his/her designee and, if approved, proceed to **building permit**.

The Planning Department offers Design Review Team (DRT) appointments to applicants every other week to review projects within Sector Development Plan areas. Projects that comply with design regulations may receive a stamp from the **DRT** and proceed to building permit.

The Planning Director or his/her designee shall be responsible for the following:

- (i) Conducting Pre-Application Review Team Discussions;
- (ii) Assigning Staff to follow the project through the necessary **approvals**;
- (iii) Conducting **DRT** Discussions;
- (iv) Reviewing Site Plans for Building Permit for compliance with the intent, policies, and requirements of the Plan;
- (v) Determining whether a Site Plan for Building Permit deviates from any standard within the thresholds for:

- a. Minor Deviation per **Section 3.2.10** and **Table 3.2** below and therefore eligible for Administrative Approval;
  - b. Major Deviation per **Section 3.2.11** and **Table 3.3** below and therefore required to obtain approval by the **EPC**;
  - c. Non-compliance without meeting the intent of this Plan and therefore required to modify the Project or amend this Sector Development Plan per City Zoning Code §14-16-4-3; OR
  - d. Non-compliance yet still meeting the intent of this Plan and therefore eligible for approval by the **EPC** with an exception per **Section 3.2.13** in this Plan.
- (vi) Determining the public notice required for proposed projects, based on the **approval** process determined above
    - a. Public Notice for Site Plans for Subdivision per **Table 3.4** OR
    - b. Public Notice for Site Plans for Building Permit per **Table 3.5**.
  - (vii) Mailing Public Notice, at the applicant's expense, to relevant Property Owners as noted by (PO) in **Table 3.4** or **Table 3.5**;
  - (viii) Determining whether convening the Volcano Heights Review Team is appropriate;
  - (ix) Convening a Volcano Heights Review Team of relevant City staff and/or members of the public, if deemed appropriate;

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- (x) Processing Site Development Plans for Building Permit that fully comply with the intent, policies, and requirements of the Plan;
- (xi) Approving minor deviations to Site Development Plans for Building Permit that comply with this Plan and all applicable City ordinances, as per **Section 3.2.10** in this Plan and City Zoning Code §14-16-2-22(A)(6), including Site Development Plans previously approved either by the **EPC** or administratively;
- (xii) Forwarding any major deviations to the **EPC** per **Section 3.2.11** starting on page 32 below; and
- (xiii) Forwarding any appeals of the decision of the Planning Director, **DRB**, or **EPC** to the City Council, per City Zoning Code §14-16-4-4.

#### 3.2.6. Volcano Heights Review Team (VHRT)

- (i) As part of the Administrative Review Process, a Volcano Heights Review Team (“the Review Team” or VHRT) may be convened by the Planning Director or his/her designee for projects that require interpretation or discretionary judgment with respect to the project’s compliance with standards. This non-judicial Review Team shall be charged with working cooperatively and creatively with the applicant to solve problems and resolve conflicts regarding elements of a proposed development project that seem to meet the intent and policies of this Plan but face logistic challenges in meeting its numeric or text regulations or standards.

The VHRT may include, but is not limited to, the following City staff and/or agency representatives:

- Planning Director or his/her designee
- Staff Planner assigned to proposed project;
- City Planning & Zoning;
- City Hydrologist;
- City Department of Municipal Development (DMD);
- City Open Space Division;
- City Parks and Recreation;
- City Office of Neighborhood Coordination;
- Albuquerque-Bernalillo Water Utility Authority (ABCWUA);
- Albuquerque Metropolitan Area Flood Control Authority (AMAFCA)
- Mid-Region Council of Governments (MRCOG);
- Public Service Company of New Mexico (PNM);
- New Mexico Gas Company;
- Telecommunications companies;
- Adjacent property owners;
- Potential tenants;
- Neighborhood Association representatives;
- Merchants’ Associations representatives; and/or
- American Institute of Architects (AIA) representative(s) or other licensed design professional(s).

- (ii) City Planning shall designate a staff planner to specialize in this Plan and participate in all VHRT meetings.
- (iii) City Open Space Division shall be included in the review process where development is proposed within the Impact Area as defined by the NWMEP or within 200 feet of a significant rock outcropping as shown in **Exhibit 9.1** on page 147.
- (iv) As the Plan area develops, PNM shall be involved in all aspects of significant infrastructure development in order to allow for adequate utility planning and placement.

### 3.2.7. Development Review Board (DRB) Approval

The **DRB** shall be responsible for the following:

- (i) Conducting sketch plat reviews weekly;
- (ii) Reviewing/acting on Site Development Plans for Subdivisions that comply with this Plan, the **DPM**, and City ordinances;
- (iii) Reviewing/acting on minor deviations from any dimensional standard in a Site Development Plan for Subdivision per **Section 3.2.10** starting on page 30 of this Plan;
- (iv) Reviewing/acting on Site Development Plans for Building Permit that involve 4 or more feet of fill; and
- (v) Reviewing/acting on Site Development Plans for Building Permit that involve construction within the Impact Area as defined by the NWMEP. [See **Exhibit 2.1** on page 17.]

### 3.2.8. Environmental Planning Commission (EPC)

**Approval:** The EPC shall be responsible for the following:

- (i) Reviewing/approving Major Deviations from the standards beyond Minor Deviations as defined in **Table 3.2** below, which includes an opportunity for public review and comment at a public hearing. Major Deviation thresholds shall be allowed per **Table 3.3**. The **EPC** shall not approve projects that fail to meet the intent of this Plan.
- (ii) Reviewing/approving requests for adjustments to street standards beyond the thresholds specified in **Table 10.1** on page 168 that meet the intent of this Plan and can demonstrate policy justification for such requests to the satisfaction of the **EPC**.
- (iii) Reviewing/approving requests for **exceptions** to the regulations of this Plan that still meet the Plan's intent, per **Section 3.2.13** in this Plan.
- (iv) Reviewing/approving requests for zone changes 10 acres or less in size and reviewing/recommending to City Council **approval** or **denial** of zone change requests for more than 10 acres.

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#### 3.2.9. City Council Appeal and Approval

- (i) The City Council shall be the body to review/act on SAD, TIDD, and/or PID applications. [See **Section 3.2.3.ii** in this Plan.]
- (ii) Per City Zoning Code §14-16-4-1, the City Council shall be the final review and decision-making body in the following circumstances:
  - a. Zone Map amendments for projects 10 or more acres in size; and/or
  - b. Text amendments, including design regulations.
- (iii) The City Council shall be the final appeal body for proposed projects, per City Zoning Code §14-16-4-3.

#### 3.2.10. Minor Deviations:

- (i) As defined in **Table 3.2**, the **DRB** shall have the authority to approve minor deviations from Site Development Plans for Subdivision and the Planning Director or his/her designee shall have the authority to approve minor deviations to Site Development Plans for Building Permit that:
  - a. Meet the intent of this Plan;
  - b. Do not materially change the circulation and building location on the site;
  - c. Do not increase the building area permitted;
  - d. Do not change the relationship between the buildings and the street, except in the case of preserving a rock outcrop, sensitive land, and/or culturally significant features;

- e. Do not allow greater height of any building without a commensurate benefit to the natural environment and built environment;
  - f. Do not eliminate regulations intended as protections for single-family development existing at the time of this Plan's adoption; and
  - g. Do not change any required element of the **zoning map** beyond the thresholds established in **Table 3.2** below.
- (ii) Minor deviations should be considered especially appropriate where they help to preserve a rock outcrop or other cultural or natural feature deemed significant by the City Open Space Division.
- (iii) Any appeals shall be heard by the City Council, per City Zoning Code §14-16-4-4.

TABLE 3.2 – MINOR DEVIATION CRITERIA

STANDARD	MINOR DEVIATION ALLOWED	CRITERIA
Non-dimensional standard	Any non-dimensional standard deemed minor by the Planning Director or his/her designee.	<ul style="list-style-type: none"> <li>Any deviation shall be based on specific development context that poses a challenge to meet the standards OR a demonstration that the proposed change improves the project's ability to meet the Plan's intent(s).</li> </ul>
Site Development Standards		
Build-to zones/setbacks	<ul style="list-style-type: none"> <li>No more than a 20% change in the maximum or minimum setback.</li> <li>On 'B' Streets, <b>BTZ</b> may be extended to 75 feet in the case of avoiding natural and/or culturally significant features.</li> </ul>	<ul style="list-style-type: none"> <li>May be granted due to changes to the street cross sections; changes in the width of a sidewalk; changes to building placement to protect view corridors and/or enhance solar efficiencies; and/or changes to avoid major topography, road elevation changes, or natural and/or culturally significant features or sensitive lands, particularly rock outcroppings.</li> <li>May be granted to create a <b>parking court</b>, where appropriate.</li> <li>In no case shall the sidewalk be less than 6 feet in width.</li> </ul>
Building Frontage	No more than a 15% reduction in the required <b>building frontage</b> along each block of an ' <b>A</b> ' Street.	<ul style="list-style-type: none"> <li>Any reduction in the required <b>building frontage</b> shall be to accommodate <b>porte cocheres</b> for drop-off and pick-up.</li> </ul>
Street screen	Waiver of street screen requirement along a ' <b>B</b> ' Street.	<ul style="list-style-type: none"> <li>Requirement for a <b>street screen</b> may only be waived along a '<b>B</b>' Street frontage of any interim surface parking lot (off-street) that is intended to be in-filled with a parking structure within 2 years. <b>Applicant</b> may be required to show financial records and/or sketch plats indicating intent and/or planning.</li> <li>In no case shall any portion of the surface parking have frontage along an '<b>A</b>' Street without a required <b>street screen</b>.</li> <li>In no case shall the (off-street) surface parking lot be located at a street intersection for a minimum depth of 20' along each street (regardless of street type).</li> <li>Requirement may be waived where street screens are incompatible with utility infrastructure, particularly to address safety considerations for utility crews during maintenance and repair, as long as other satisfactory screening methods are employed or the applicant can demonstrate that the proposed use poses no negative visual impact to the built environment.</li> </ul>
	Waiver of street screen requirement next to elevated roadways.	<ul style="list-style-type: none"> <li>Where the roadway grade exceeds the approved property grade by more than 4 feet, the requirement for a street screen may be eliminated as long as the uses pose no negative visual impact from adjacent roadways and/or other methods of screening unsightly visual elements are employed.</li> <li>Requirement may be waived where street screens are incompatible with utility infrastructure, particularly to address safety considerations for utility crews during maintenance and repair.</li> </ul>



TABLE 3.2 – MINOR DEVIATION CRITERIA (Cont'd)

STANDARD	MINOR DEVIATION ALLOWED	CRITERIA
Building Design Standards	Any dimensional standard change (increase or decrease) up to 10%.	<ul style="list-style-type: none"> <li>Any deviation shall be based on specific development context that poses a challenge to meet the standards OR a demonstration that the proposed change improves the project's ability to meet the Plan's intent(s).</li> </ul>
	Any non-dimensional standard deemed minor by the Planning Director or his/her designee.	<ul style="list-style-type: none"> <li>Any deviation shall be based on specific development context that poses a challenge to meet the standards OR a demonstration that the proposed change improves the project's ability to meet the Plan's intent(s).</li> </ul>
Off-street Parking Spaces	Additional spaces may be added where limits are placed on conditional uses.	<ul style="list-style-type: none"> <li>Applicant shall provide evidence of no adverse effects on surrounding uses.</li> <li>One or more of the following shall be required, subject to the approval of the Planning Director or his/her designee: <ul style="list-style-type: none"> <li>Parking shall be fully screened via landscaping, wall, and/or fence per <b>Section 6.8.4</b> starting on page 123 in this Plan.</li> <li>Parking shall be broken up with landscaping every 10 spaces and as otherwise regulated per City Zoning Code §14-16-3-1.</li> <li>Pedestrian walkways shall be included to front entrances, per City Zoning Code § 14-16-3-1(H).</li> </ul> </li> </ul>

### 3.2.11. Major Deviations:

- (i) The **EPC** shall have the authority to approve major deviations, as defined in **Table 3.3**, that:
  - a. Meet the intent of this Plan;
  - b. Do not materially change the circulation and building location on the site;
  - c. Do not increase the building area permitted;
  - d. Do not change the relationship between the buildings and the street, except in the case of preserving a rock outcrop, sensitive land, and/or culturally significant features;

- e. Do not allow greater height of any building without a commensurate benefit to the natural environment and built environment;
- f. Do not eliminate regulations intended as protections for single-family development existing at the time of this Plan's adoption; and
- g. Do not change any required element of the **zoning map** beyond the thresholds established in **Table 3.3**.
- (ii) Major deviations should be given special consideration where they help to preserve a rock outcrop or other cultural or natural feature deemed significant by the City Open Space Division.

TABLE 3.3 – MAJOR DEVIATION CRITERIA

STANDARD	MAJOR DEVIATION ALLOWED	CRITERIA
Site Development Standards		
Build-to Zones/Setbacks	A change in the maximum or minimum setback between 20-50%. In the case of avoiding natural and/or culturally significant features or for the purpose of utility use, a greater allowance is permitted on a case-by-case basis.	<ul style="list-style-type: none"> <li>Changes to the build-to zones and setbacks may only be due to any changes to the street cross sections, changes due to utility use, changes in the width of a sidewalk, and/or changes to building placement to protect view corridors and/or enhance solar efficiencies.</li> <li>In no case shall the sidewalk be less than 6 feet in width.</li> </ul>
Building Frontage	A reduction in the required <b>building frontage</b> along each block of an ' <b>A</b> ' Street between 15-30%.	<ul style="list-style-type: none"> <li>Any reduction in the required <b>building frontage</b> shall be to accommodate porte cocheres for drop-off and pick-up.</li> </ul>
Building Design Standards	Any dimensional standard change (increase or decrease) between 10-40%.	<ul style="list-style-type: none"> <li>Any change shall be based on specific development context that poses a challenge to meet the standards OR a demonstration that the proposed change improves the project's ability to meet the Plan's intent(s).</li> </ul>
	Any non-dimensional standard deemed major by the Planning Director or his/her designee.	<ul style="list-style-type: none"> <li>Any change shall be based on specific development context that poses a challenge to meet the standards OR a demonstration that the proposed change improves the project's ability to meet the Plan's intent(s).</li> </ul>

- (iii) Any appeals shall be heard by the City Council, per City Zoning Code §14-16-4-4.

3.2.12. **Non-compliance:** This Plan distinguishes projects that meet the intent of this Plan, as determined by the Planning Director or his/her designee, from those that do not.

- (i) Projects that meet the intent of this Plan but require deviations beyond those considered Major per **Table 3.3** in this Plan shall follow one of the relevant processes below:

- a. Request and justify a variance because of unique parcel conditions through the process outlined in City Zoning Code §14-16-4-2 OR
- b. Request and justify an **exception** to a design standard (e.g. Site Development or Building Design Standards) per **Section 3.2.13** in this Plan.

- (ii) Projects that do not meet the intent of this Plan shall require either modification to the project or amendment of this Plan, per **Section 3.3** of this Plan and City Zoning Code §14-16-4-3.

#### 3.2.13. Exceptions from Design Standards in this Plan, Subdivision Ordinance, and/or DPM

- (i) As long as a proposed project meets the intent of this Plan, the **EPC** shall be authorized to approve Site Development Plan submittals with appropriate **exceptions** to adopted standards and regulations, provided a project meets at least one of the following conditions, as justified by the **applicant**:
  - a. The project includes **exceptional** civic, architectural, or environmental design. These design elements should provide a benefit to the City, **adjacent** property owners, and/or the built or natural environment that justifies the requested **exception** to the satisfaction of the **EPC**.
  - b. The **exception** will help to preserve and/or enhance significant views, **rock outcroppings**, or other natural features.
  - c. The **exception** will help to coordinate and/or enhance development or improvements on **adjacent** properties and/or accommodate utility use or public utility structures.
  - d. The **exception** is needed to accommodate a **major employer**. Such an exception may be subject to a development agreement with the City that includes clawback provisions in the event that the major employer leaves the Plan area within 5 years of project approval.

- (ii) In order to justify requests for **exceptions**, the **applicant** shall submit sufficient design sketches, photographs, and other detailed information as may be necessary to demonstrate the case and solution requested for an exception to the adopted regulations.
- (iii) Site Development Plans may require additional analysis and/or documentation, such as, but not limited to: site elevations, site sections, and building heights showing impacts to views and/or relationship to nearby **sensitive lands**.

3.2.14. **Review of Phased Projects:** To minimize review steps for phased projects, the **DRB** may approve a Site Development Plan for Subdivision for all phases provided that the **applicant** submits drawings that depict the initial phase as well as all future phases. The Site Development Plan is valid for seven years from the date of the **approval** and may be amended administratively per City Zoning Code §14-16-2-22.

3.3. **Amendments to the Sector Development Plan and/or Zoning Map:** Amendments and/or changes to the **zoning map** shall be considered by the **EPC** for sites 10 acres or less. For sites more than 10 acres and for all text amendments, the **EPC** is the recommending body, and the City Council is the decision-making body per City Zoning Code §14-16-4-1.

**3.4. Public Notification**

3.4.1. Notification for Site Plans for Subdivision shall be required as per **Table 3.4**.

3.4.2. Notification for Site Plans for Building Permit shall be required as per **Table 3.5**.

3.4.3. **Applicant Responsibilities:** When required (as noted with “NA” in **Table 3.4** or **Table 3.5**), the **applicant** shall give written **notification** of the Application for Site Development Plan to the relevant groups registered with the Office of Neighborhood Coordination. This may include recognized **Neighborhood Associations**, Neighborhood Coalition, non-recognized neighborhood organization, homeowner association, property owner association, or merchant association that covers, abuts, or is across the public **right-of-way** (ROW) from the project site.

(i) The Office of Neighborhood Coordination (ONC) shall provide the applicant with a complete list of the names and addresses for all people who require notification, including any interested parties in the area who have registered with ONC to receive notice. The applicant shall not be held responsible for notifying people who are not on the ONC list.

(ii) Notification shall include a reduced version of the proposed Site Development Plan, including the Landscape Plan; the date, time, and location of the **DRB** or **EPC** hearing; contact information for the applicant; and the name, e-mail, and phone number of the Staff Planner.

(iii) Notification shall be sent by certified mail, return receipt requested, and postmarked at least fifteen (15) days in advance of the hearing.

(iv) The **applicant** shall give copies of the ONC **notification** list and proof of mailings to the Approval Body for the hearing record. Failure by the **applicant** to show proof of **notification** shall be grounds for a deferral of the applicant’s proposal at the Hearing until proper proof of **notification** is provided by the **applicant**.

3.4.4. **Planning Director Responsibilities:** When required (as noted with “PO” in **Table 3.4** or **Table 3.5**), the Planning Director or his/her designee shall provide mailed **notification** to property owners within one hundred (100) feet of the boundaries of the proposed project site, excluding public rights-of-way, at the applicant’s expense.

**Notification** shall be postmarked a minimum of fifteen (15) days prior to the hearing and shall include reduced copies of the proposed Site Development Plan, the Landscape Plan, and contact information for the Planning Department and the **applicant**.

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TABLE 3.4 – APPROVAL PROCESS AND NOTIFICATIONS: SITE PLANS FOR SUBDIVISION

ZONES	PROPOSED PROJECT	COMPLIANCE	APPROVAL PROCESS		NOTIFICATION		
Transition Zones	Any Project < 5 acres	Fully Compliant	DRB				NR
		Minor Deviation(s)	DRB				NR
		Major Deviation(s)		EPC	NA	PO	
	Any Project 5+ acres	Fully Compliant	DRB				NR
		Minor Deviation(s)	DRB		NA	PO	
		Major Deviation(s)		EPC	NA	PO	
Center Zones + VHMx	Any Project < 5 acres	Fully Compliant	DRB				NR
		Minor Deviation(s)	DRB				NR
		Major Deviation(s)		EPC	NA	PO	
	Any Project 5+ Acres	Fully Compliant	DRB				NR
		Minor Deviation(s)	DRB				NR
		Major Deviation(s)		EPC	NA	PO	

#### Approval Process Abbreviations

DRB = Development Review Board

EPC = Environmental Planning Commission

#### Notification Abbreviations

NA = Neighborhood Associations *(Includes relevant Merchants Associations registered with the Office of Neighborhood Coordination. Notice shall be the responsibility of the applicant.)*

PO = Property Owners within 100 feet *(Notice shall be the responsibility of the Planning Director or his/her designee at the applicant's expense.)*

NR = Not Required



TABLE 3.5 – APPROVAL PROCESS AND NOTIFICATIONS: SITE PLANS FOR BUILDING PERMIT

ZONES	PROPOSED PROJECT	COMPLIANCE	APPROVAL PROCESS			NOTIFICATION		
Transition Zones	Residential Project < 5 acres	Fully Compliant	AA					NR
		Minor Deviation(s)	AA	VHRT				NR
		Major Deviation(s)			EPC	NA	PO	
	Residential Project 5+ acres OR Project with Non-residential Component (any size)	Fully Compliant	AA	VHRT				NR
		Minor Deviation(s)	AA	VHRT		NA	PO	
		Major Deviation(s)		VHRT	EPC	NA	PO	
Center Zones + VHMX	Any Project < 5 acres	Fully Compliant	AA	VHRT				NR
		Minor Deviation(s)	AA	VHRT				NR
		Major Deviation(s)		VHRT	EPC	NA	PO	
	Any Project 5+ Acres	Fully Compliant	AA	VHRT				NR
		Minor Deviation(s)	AA	VHRT				NR
		Major Deviation(s)		VHRT	EPC	NA	PO	

Approval Process Abbreviations

AA = Administrative Approval

VHRT = Volcano Heights Review Team

EPC = Environmental Planning Commission

Notification Abbreviations

NA = Neighborhood Associations *(Includes relevant Merchants Associations registered with the Office of Neighborhood Coordination. Notice shall be the responsibility of the applicant.)*

PO = Property Owners within 100 feet *(Notice shall be the responsibility of the Planning Director or his/her designee at the applicant's expense.)*

NR= Not Required

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TABLE 3.6 – APPROVAL PROCESS BY DEVELOPMENT TYPE

TYPE OF REQUEST	Administrative Review (PRT/DRT)	Administrative Approval (AA)	DRB Decision	EPC Decision	City Council Decision	Building Permit (Front Counter)	APPLICABLE SECTIONS/CRITERIA
1. Ordinary building maintenance (includes changes to the exterior and/or interior)						X	<ul style="list-style-type: none"> <li>Interior changes may require building, electrical, and/or other city permits</li> <li>Exterior changes affecting more than 120 SF require a <b>building permit</b>.</li> </ul>
2. Renovation or alteration of a building interior with no exterior façade changes						X	<ul style="list-style-type: none"> <li>Interior changes may require building, electrical, and/or other city permits.</li> </ul>
3. Renovation, alteration of, or addition to an existing building	X	X				X	<ul style="list-style-type: none"> <li>Any decision on Major Deviations from dimensional elements limited to <b>building height</b> and building <b>setbacks</b> shall be made by the EPC.</li> </ul>
4. Demolition of a building	X					X	<ul style="list-style-type: none"> <li>Requires demolition permit from the City.</li> </ul>
5. New construction with < 4 ft. fill NOT requiring significant infrastructure	X	X		Major Deviat.		X	
6. New construction with < 4 ft. fill requiring significant infrastructure	X		X	Major Deviat.		X	
7. New construction with 4+ ft. fill	X		X	Major Deviat.		X	<ul style="list-style-type: none"> <li>Requires sign-off from City hydrologist.</li> </ul>
8. Construction of a parking garage	X	X		Major Deviat.		X	<ul style="list-style-type: none"> <li>Building Design Standards shall apply.</li> </ul>
9. Construction of a new surface parking lot or expansion of an existing surface parking lot	X		X	Major Deviat.		X	

**Notes:**

1. Appeals per City Zoning Code §14-16-4-4
2. Deviat. = Deviation [See **Table 3.2** and **Table 3.3**]

TABLE 3.6 – APPROVAL PROCESS BY DEVELOPMENT TYPE (Cont'd)

TYPE OF REQUEST	Administrative Review (PRT/DRT)	Administrative Approval (AA)	DRB Decision	EPC Decision	City Council Decision	Building Permit (Front Counter)	APPLICABLE SECTIONS/CRITERIA
10. Renovation associated with change of use within an existing building or structure (with no exterior façade changes)	X	X				X	
11. New sign or alteration of an existing sign	X	X				X	<ul style="list-style-type: none"> <li>Sign permits shall be required for all new and altered signs within any character zone.</li> <li>Signs may be approved administratively for all signs that conform to Sign Standards.</li> </ul>
12. Master Sign Plan approval	X		X	Major Deviat.			<ul style="list-style-type: none"> <li>See #11 above.</li> </ul>
13. Character zone boundary change request	X			Recomm.	X		<ul style="list-style-type: none"> <li>All requests to change the underlying zoning boundaries shall be processed as an SDP Zoning Map Amendment per City Zoning Code §14-16-4-3.</li> <li>Zone changes shall not eliminate any Character Zone from the Plan area or change the overall boundary of the Plan area.</li> </ul>
14. Request to change zoning standards or design standards (i.e. text amendment)	X			Recomm.	X		<ul style="list-style-type: none"> <li>All requests to change the underlying zoning and/or design regulations shall be processed as an SDP text amendment per City Zoning Code §14-16-4-3.</li> </ul>

**Notes:**

1. Appeals per City Zoning Code §14-16-4-4
2. Deviat. = Deviation [See **Table 3.2** and **Table 3.3**]
3. Recomm. = Recommendation to the City Council

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Mezzanine on the West Side

#### 3.5. Definitions

The following definitions shall apply within Volcano Heights. For those terms not defined in this Plan, City Zoning Code §14-16-1-5 shall apply. In the event of conflict, the definitions of this Plan shall prevail. Where used elsewhere in this Plan, these terms appear in bold.

- A' Street:* A street designation in this Plan used to denote pedestrian-friendly streets with few or no curb cuts, particularly suited to retail opportunities.
- Abutting:* The condition under which two properties touch, without separation by a public **right-of-way (ROW)**.
- Accessory Building:* Defined per City Zoning Code §14-16-1-5, accessory buildings do not count as **buildings** for the purposes of **building frontage** or Site Development Standards in this Plan. Accessory buildings shall conform to the Building Design Standards in this Plan.
- Accessory Use:* A use that is appropriate, subordinate and customarily incidental to the primary use of the lot.
- Adjacent:* The condition under which two properties are next to each other, whether **abutting** or separated from a public **ROW**.
- Alley:* A thoroughfare designated by the City as public **ROW**, which affords secondary means of access to an **abutting** property.

#### *Amphitheater:*

An open-air venue for entertainment, typically comprised of a stage facing a sloping, semi-circular seating gallery. The scale should complement surrounding development. Where located within 500 feet of existing residential uses, special design measures, such as locating the stage so sound is directed away from homes or employing berms or walls to redirect sound as necessary, shall be taken to reduce ambient impacts off-site. Amphitheaters shall comply with the City noise control ordinance [Article 9 of Building and Safety: ROA 1994 Sec. 9-9].

#### *Ancillary Structure:*

A standalone structure with at least one open side located in an open space area. While it may include minor commercial uses, such as small food or news vendors, it is primarily intended to serve as a civic element for general public use to support and complement more passive activities. Ancillary structures may take the form of a pavilion, pergola, or kiosk. The style should complement surrounding buildings while remaining clearly subordinate to them in mass and scale. Ancillary structures do not count as buildings for the purpose of building frontage or Site Development Standards in this Plan but shall conform to the Building Design Standards in this Plan.

#### *Angled Parking:*

See **Parking, Angled**.

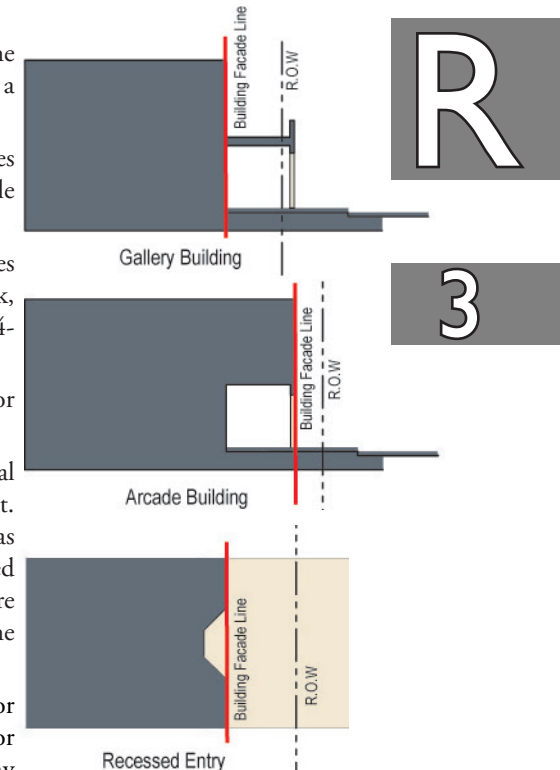
#### *Appeal Process:*

The process by which a land-use decision made by the DRB, EPC, or Planning Director may be challenged.

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<i>Applicant:</i>	A person applying for Site Development Plan <b>approval</b> . The person may be the property owner or owner's agent.
<i>Approval:</i>	An action taken by the Planning Director (or his/her designee) or EPC issuing a <b>Notice of Decision (NOD)</b> or by the DRB signing and dating a Site Development Plan as <b>approved</b> .
<i>Approved Grade:</i>	The grade approved by the City Hydrologist that meets the requirements of the City drainage ordinance, provides sufficient conditions to link to utilities, but imports the least amount of fill. Approved grade may or may not be the same as the nearest roadway grade.
<i>Articulation:</i>	A means of breaking up large expanses of blank wall both horizontally and vertically by adding changes of relief (i.e. how far a portion of the façade projects from or is recessed into the main façade surface), alternating building materials, and/or the placement of windows, <b>portals</b> , and other exterior features.
<i>Attics / Mezzanines:</i>	The interior part of a <b>building</b> contained within a pitched roof structure or a partial story between two main stories of a building.
<i>Auto-related Sales and Service Uses:</i>	Establishments that provide <b>retail sales</b> and services related to automobiles including, but not limited to, cars, tires, batteries, gasoline, etc.
<i>Auto-oriented:</i>	A term describing those aspects of a project intended primarily for the benefit of vehicle access, amenities, and service, including but not limited to drive-through lanes, drive-up windows, queuing, parking, <b>alleys</b> , loading areas, etc.

<i>Awning:</i>	A decorative feature extending from the exterior of a <b>building</b> that may serve as a shelter from the sun, rain, or wind.
<i>'B' Street:</i>	A street designation in this Plan that denotes an <b>auto-oriented</b> street that provides vehicle access to parking, services areas, etc.
<i>Block Size:</i>	Block size is measured between centerlines of the vehicular streets that frame the block, which is defined per City Zoning Code §14-16-1-5.
<i>Bikeway:</i>	Any bicycle lane, bicycle route, and/or bicycle trail.
<i>Build-to Zone (BTZ):</i>	The area within which the principal building's front façade is to be built. (Porches and courtyards do not count as principal façades.) The BTZ is measured from the required minimum setback. Where appropriate, parking is allowed within the BTZ, given the required screening.
<i>Building:</i>	Any structure used or intended for supporting or sheltering any use or occupancy that is entirely separated from any other structure by space or by walls in which there are no common doors, windows, or similar openings; is covered by a roof; and forms an enclosed space. Buildings generally enclose primary uses of the site, as opposed to <b>accessory buildings</b> , which enclose accessory (i.e. secondary or auxiliary) uses.
<i>Building Façade Line:</i>	The vertical plane along a lot where the building's front façade is actually located.



Sample Building Façade Lines

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[Amended November 5, 2014]

#### *Building Frontage:*

The percentage of ground floor façade width located within the **Build-to Zone** as a proportion of the total building façade along an **'A'** or **'B'** Street. **Civic space** that meets the criteria in **Table 9.4**, including **parks**, **plazas**, **forecourts**, and **paseos**, shall be considered as buildings for the calculation of building frontage. [See calculation diagram.]

#### *Building Height:*

The height of a **building** measured from approved grade to the eave line in the case of a pitched roof or to the roof line in the case of a **parapet**. See also **structure height**.

#### *Building Permit:*

An official certificate of Entitlement issued by the City to an **applicant** in order to construct, enlarge, or alter a structure.

#### *Business Improvement District (BID):*

Business Improvement Districts (BIDs) are created by petition of at least ten or more business owners comprising at least 51% of the total business owners in the proposed district. Upon receipt of the petition, a municipality typically passes an ordinance creating the district and establishing the time and terms for paying the BID fee, which could be assessed as part of property taxes or paid annually by tenants. The municipality appoints a management committee, typically an existing revitalization nonprofit or a committee of nominees submitted by business owners, to manage collected fees and act as the legal entity to provide ongoing maintenance, services, and liability for a self-defined area. BIDs often employ a property manager that can act as a recruiting, marketing, and brokering agent for the district. [See also State of New Mexico BID Act, Sections 3-63-1 to 3-63-16 NMSA 1978.]

#### *Bus Rapid Transit (BRT):*

A public transportation system with some dedicated infrastructure and additional resources that enables service that is timely and more efficient than an ordinary bus line can provide. These systems approach the service quality of rail transit with the cost savings and flexibility of bus transit.

#### *Center Zones:*

Character Zones within Volcano Heights meant to provide gravity to hold together surrounding development. Center Zones are intended to have the most dense, urban, walkable built environment and the most intense activity, particularly for pedestrians. In this Plan, Center Zones include Town Center, Regional Center, and Village Center zones.

#### *Character Zone:*

A zone within Volcano Heights that creates an urban form distinct from other zones in the Plan area. Character Zones are identified in the zoning map in **Section 4.1** starting on page 57.

#### *Civic Space:*

See **Open Space, Civic**.

#### *Colonnade:*

A row of regularly spaced columns supporting a major horizontal element above.

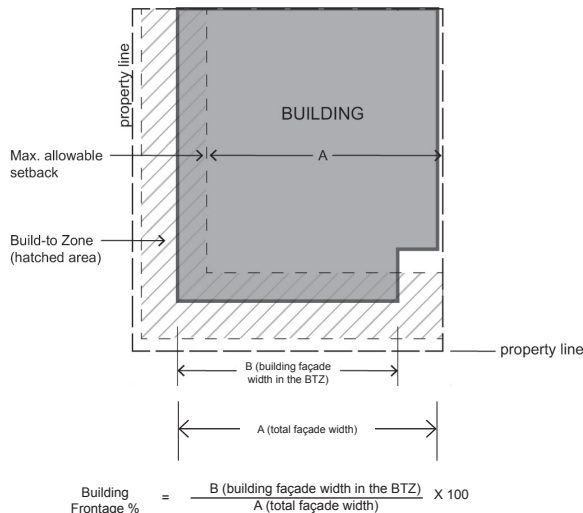
#### *Commercial Ready:*

A space constructed at a minimum ground floor height as established by character zone that may be used for non-commercial uses and/or be converted into retail/commercial use. The space must comply with all building and construction codes for retail use in place at the time of site plan **approval**. Commercial-ready spaces are intended to provide additional flexibility to use space according to market demand.

#### *Commercial Surface Parking Lot:*

Typically for-fee parking as the primary use of the property. This does not include commercial garages or required off-street parking that supports an associated, primary commercial use located on the same property, such as store or office parking.

[Amended November 5, 2014]



**Building Frontage Calculation**



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*Community Garden:* A small- to medium-size garden cultivated by members of an area for small-scale agricultural uses for the benefit of the same people. It may consist of individually tended plots on a shared parcel or may be communal (everyone shares a single plot).

*Cornice:* The uppermost section of the trim along the top of a wall or just below a roof.

*Courtyard:* A landscaped open space in the center of the block with no street frontage, surrounded by walls or buildings on all sides. It shall be large enough to allow for public activities and have sunlight during midday. It should be designed to connect to **adjacent buildings** or to the public sidewalk through a pedestrian passage and should incorporate **water harvesting**.

*Denial:* A refusal by any relevant **approval** body to approve an application because of non-compliance with the intent, requirements, regulations, and/or standards of a Sector Development Plan and/or applicable City codes.

*Development Review Board (DRB):* A 5-member board of City staff (designees for the Planning Director, Parks and Recreation, and ABCWUA; City Engineer; and Traffic Engineer) charged with administering the Subdivision Ordinance and granting **approval** or **denial** of Site Development Plans. [DRB Hearings are weekly.]

*DRB Hearing:* Hearings held to review Site Development Plans and take public comment on proposed projects.

*EIFS:* Exterior Insulating Finishing System, a relatively inexpensive building material limited by the Building Design Standards in this Plan.

*Encroachment:* Any structural or non-structural element such as a sign, **shade structure**, canopy, terrace, or balcony, that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback, into the public ROW, or above a height limit. Encroachments are allowed via revocable permit and subject to license and fee restrictions per the DPM, Chapter 8.

*Escarpment:* A linear, steeply sloped landform or cliff-like area that separates flatter terrain above and below it. The Northwest Mesa escarpment consists of lands in excess of 9% slopes covered with basalt boulders, which form the division between the mesa top above and the edge of the former Rio Grande floodplain below. Most of the escarpment is protected from development as part of the Petroglyph National Monument. The escarpment generally provides a visual demarcation between built and natural environments and between public and private lands.

*Exception:* In addition to exceptions allowed by City Zoning Code §14-16-4-2, this Plan defines criteria under which a project can request an exemption from a regulation in this Plan. [See **Section 3.2.13** starting on page 34.]



Action Buzz Community Garden



Sawmill Courtyard



Brickyard District Courtyard

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Forecourt in East Downtown



Gallery in Downtown

*Exceptional Project:*

Any project incorporating elements of exceptional civic, architectural, or environmental design that benefit the City, **adjacent** properties, and/or the built or natural environments, including outstanding public spaces, innovative buildings or structures, or forward-thinking design for sustainability and/or context-sensitive design. Important benefits to the natural environment relevant to this Plan include habitat preservation; interpretation and/or preservation of cultural and/or archaeological resources; or sustainability, **Low-Impact Design**, or **water harvesting**.

*Façade:*

Any separate external face of a **building**, including **parapet** walls and recessed walls. Where separate faces are oriented in the same direction, or in directions within 45 degrees of one another, they are considered part of a single façade.

*First Flush Storm Event:*

The stormwater runoff during the early stages of a storm that can deliver a potentially high concentration of pollutants due to the washing effect of runoff from impervious areas directly connected to the storm drainage system.

*Forecourt:*

Similar to a **courtyard** but located in the front of a **building** such that the forecourt is surrounded on two or three sides by wings of the building. See also **parking court**.

*Frontage:*

See **building frontage**.

*Gallery:*

An extension of the main façade of the **building** at or near the front property line. The gallery may overlap the public sidewalk, subject to **encroachment** license and fees per the DPM, Chapter 8.

*Gross Square Feet (GSF):*

Corresponds to the definition of Gross Floor Area per City Zoning Code §14-16-1-5. (GSF = Net Usable Area + Structural Space).

*Homeowners Association (HOA):*

An organization in a subdivision, planned community, or condominium that makes and enforces rules for the properties in its jurisdiction. HOAs collect monthly or annual dues and act as the legal entity responsible for construction, ownership, ongoing maintenance, and liability for amenities in common areas, such as **parks**, tennis courts, elevators, and swimming pools. HOAs can levy special assessments on homeowners when the association lacks sufficient reserves to pay for unexpected repairs and can place liens on property owners behind on their dues. An HOA that chooses to register with the City ONC shall be included in official **notification** requirements of projects per **Table 3.4** on page 36 and **Table 3.5** on page 37 of this Plan.

*Institutional Uses*

Uses related to non-profit organizations dedicated to religious, educational, healthcare, or social functions.

*Intent:*

A clarifying statement that sets forth a broad desired outcome. A statement of intent does not require specific actions unless the mandatory word “shall” is specifically used.

*Intelligent Transportation Systems (ITS):*

Telecommunications technologies employed to minimize traffic congestion, air pollution and fuel consumption. ITS can include variable message signs, wireless communication, closed-circuit television (CCTV) cameras and advanced traffic signal controls.

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*Kiosks:* Mobile structures that have functioning wheels and an axle, including mobile vending carts, mobile food units, and raw produce vending stands, for the sale of goods including but not limited to food, produce, flowers, and/or arts and crafts.

*Live-Work:* A dwelling unit that is also used for work purposes, such as professional office, artist's workshop, or studio, located on the street level and constructed as separate condominium units or as a single unit. The 'live' component may be located on the street level (behind the work component) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined by this Plan in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises, and customers may be served on site.

*Living Fence:* A landscaping treatment, which may include earth berms, a minimum of three feet tall with vegetation dense and tall enough at maturity to screen **abutting** uses, particularly parking areas. Appropriate species shall be selected from the Plant List in **Table 9.5** starting on page 153 in this Plan.

*Lot:* A separate tract or parcel of land platted and placed in the County Clerk's record in accordance with applicable laws and ordinances.

*Low Impact Design (LID):*

An approach to managing rainwater runoff that emphasizes conservation and use of on-site natural features to protect water quality. Using engineered small-scale hydrologic controls, LID works to replicate the pre-development condition by infiltrating, filtering, storing, evaporating, and detaining runoff close to its source. Frequently used LID techniques include bioretention cells (rain gardens), cisterns, pervious paving, bioswales, water harvesting in landscape areas, parking islands, street medians, and commercial filter systems.

*Major Employer:* A company with 150+ employees in a particular structure or campus.

*Manufacturing, Light* Manufacture from previously prepared materials or finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution.

*Massing* As referenced in Building Design Standards in **Section 5**, massing describes the arrangement of three-dimensional volumes that make up a building's form. Architectural elements such as windows, doors and roofs as well as interior floor plans can also affect building mass. Massing is an important factor in the visual interest of a building and how it complements its surroundings.



*Living Fence on the West Side*

### 3.0 ADMINISTRATION

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*Merchants Association:*

A voluntary member organization of businesses within a self-defined area. Merchants Associations typically collect regular dues to pool funds that pay for maintenance, improvements, property management, marketing, etc. for privately owned amenities. Merchants Associations that choose to register with the City Office of Neighborhood Coordination (ONC) shall be included in official **notification** of projects per **Table 3.4** on page 36 and **Table 3.5** on page 37 of this Plan.

*Mixed Use:*

Any legal combination of permitted or approved conditional land uses, typically referring to a mix of residential and non-residential uses. In this Plan, all Character Zones include a mix of uses. The particular mix of uses is tailored for each zone based on location, access, and surrounding context. One character zone is named Mixed Use to distinguish it from the **Center Zones** and the **Transition Zones**.

*Neighborhood Association:*

A voluntary member organization of residents within a self-defined area. Membership in a Neighborhood Association is defined by each individual Neighborhood Association's by-laws. A neighborhood association that chooses to register with the City ONC shall be included in official **notification** requirements of projects per **Table 3.4** on page 36 and **Table 3.5** on page 37 of this Plan.

*Notice of Decision (NOD):*

The official document issued by the Planning Director or his/her designee, the DRB, or the EPC that contains the decision regarding a given application.

*Notification:*

Notification is the requirement of an **applicant** to notify, by certified/return receipt mail, two duly authorized representatives of any **Neighborhood Association** or other association registered with the Office of Neighborhood Coordination within, abutting, or adjacent to the area covered by the Site Development Plan. See **Table 3.4** and **Table 3.5** for projects requiring the Planning Director or his/her designee to notify property owners within 100 feet of the project boundary, at the applicant's expense.

*Open Space:*

In lowercase letters, a generic term for any outdoor space or amenity intended to retain access to open air and sunlight, regardless of location, ownership, or management responsibility—e.g., landscaped medians, buffers, **paseos**, **setbacks**, **courtyards**, **community gardens**, or balconies. Open space is required through various means in order to provide a psychological and physical respite from development densities. Healthy places balance density vs. openness, urban vs. natural environments. For City-owned open space, see Open Space, Major Public.

*Open Space, Civic:*

Publicly accessible areas within the **Build-to Zone** along public rights-of-way, such as plazas, **paseos**, and patios, or other private open space areas to which the public has been granted access through a public access easement. These spaces may count as either **usable** or **detached open space**.



*Open Space,  
Detached:*

Outdoor space required by zone to balance development densities in a developing area. **Detached open space** shall be provided via dedication, on-site, or cash-in-lieu per City Zoning Code §14-16-3-8. See requirements in **Section 9.4** starting on page 143. Management responsibilities for dedicated lands shall be determined as part of the developer's dedication agreement. Detached open space requirements are in addition to, and calculated and administered separately, from **usable open space** or Impact Fees.

*Open Space,  
Developed:*

Any portion of **usable open space** that has been improved from its natural state with a constructed **private open space amenity**, whether accessible privately or publicly (i.e. **plaza**, **amphitheater**, **playground**, **balcony**, etc.) .

*Open Space,  
Major Public  
(MPOS):*

Publicly-owned spaces managed by City Open Space Division. These are typically greater than five acres and may include natural resources, preserves, recreational facilities, dedicated lands, or trail corridors. The **Petroglyph National Monument** is Major Public Open Space, managed jointly by the National Park Service and City Open Space Division.

*Open Space,  
Usable:*

Outdoor space to be preserved on-site and managed privately to help ensure livable conditions on each site. See **Section 9.5** starting on page 144. On-site open space in non-residential and mixed use developments shall be accessible to the public, with the exception of balconies, porches, **courtyards**, and landscape areas.

*Open Space  
Network:*

The totality of **Major Public Open Space** managed by the City Open Space Division, comprising native or minimally-developed areas such as public rights-of-way, trail corridors, and environmentally **sensitive lands** that are preferably (but not necessarily) visually or physically linked.

*Open Space,  
Private:*

Any open space owned, managed, and maintained privately. Private open space may count as **usable** or **detached open space**, depending on whether it is provided on the same site as the proposed project. For all residential and mixed uses, privately accessible open spaces such as **courtyards**, porches, and balconies may count as **usable open space**. Private open space amenities shall be the responsibility of property owners/ developers for the cost of construction, and ongoing maintenance and liability shall also be privately funded, such as by a **POA** or **HOA**. Property owners may grant public access to **private open space** via a public access easement that remains with the property in perpetuity. To be dedicated to the City for ongoing maintenance and liability responsibility, such spaces must meet City standards and be acceptable to and accepted by the relevant City department.

*Parapet:*

A low wall that serves as a vertical barrier at the edge of a roof, terrace, or other raised area; in an exterior wall, the part entirely above the roof.

*Park:*

A **civic space** programmed for active recreation, available for passive recreation, and accessible to the public.

## CHAPTER II: REGULATIONS

### 3.0 ADMINISTRATION



Parking Court in Nob Hill



Paseo



Paseo in Downtown



Patio on the West Side

*Parking, Angled:* Refers to both “head-in” parking and “reverse-angle” parking, sometimes referred to as “back-in” angle parking. [See also “Reverse-angle Parking.”]

*Parking Court:* A small parking area surrounded by three wings of a **building**, served by one-way access from an **‘A’ Street**, with angled parking spaces screened by vegetation or **living fence**.

*Paseo:* Linear urban spaces that connect one street to another at through-block locations. These civic open spaces are dedicated to pedestrian movement between blocks and buildings or along **alleys**. Paseos may terminate public streets within the Plan area.

*Patio:* An outdoor space for dining or recreation that adjoins a residence or non-residential use and is often paved. It may also be a roofless inner **courtyard** within a residential or non-residential use.

*Pedestrian-oriented:* A term describing those aspects of a project intended primarily for the benefit of access, amenities, or services for people on foot or bicycle, including design details at the scale of the human body.

*Permeable Paving:* Hardscape material used as a means of allowing water and air to penetrate to underlying soil or gravel reservoir for storm water control, reduction in heat island effect, and the health of planted materials. Examples include pave stones, matrix materials, permeable asphalt, or permeable concrete.

*Planning Director:* The Director of the City of Albuquerque Planning Department or his/her designee.

*Petroglyph National Monument:*

*Playgrounds*

*Plaza:*

*Pilaster:*

*Portal:*

*Porte Cocheres:*

Over 7,000 acres of **Major Public Open Space** designated a national monument by the U.S. Congress in 1990 and jointly managed in the public interest by the City Open Space Division and the National Park Service. The Plan area abuts the Monument to the east.

**Civic open spaces** designed and equipped for children’s recreation. Playgrounds should serve as quiet, safe places – protected from the street and typically located where children do not have to cross major streets to access. Playgrounds may be fenced. An open shelter, play structures, interactive art and/or fountains may be included. A larger playground may be incorporated into a **park**, whereas a more intimate playground may be incorporated into a **recreation area**.

A primarily hardscaped, **civic open space** with formal landscaping, available for civic purposes and commercial activities. A plaza shall be defined spatially by **buildings** but may have street frontage on up to two sides.

A pier or pillar attached to the wall or portion of the wall that projects slightly to resemble a column, often with capital and base.

A portion of the ground-level, main façade of the **building** that is recessed, with a **colonnade** supporting the upper floors of the building. Portals are intended to provide weather protection for pedestrians to access buildings with ground-floor commercial or retail uses.

A roofed structure covering a driveway at the entrance of a building to provide shelter while entering or leaving a vehicle.



## 3.0 ADMINISTRATION

<i>Primary Street:</i>	See <b>Streets, Primary.</b>
<i>Private Open Space Amenity:</i>	Could include a pool (swimming, lap pool, spa area), play courts (basket ball, tennis), picnic areas with shade structures, etc.
<i>Property Owners Association (POA):</i>	Typically a non-voluntary organization that collects regular dues from all property owners within a self-defined area to pay for ongoing maintenance, liability, and operations of privately owned amenities that benefit properties within the self-defined area. A POA that chooses to register with the City ONC shall be included in official <b>notification</b> requirements of projects per <b>Table 3.4</b> on page 36 and <b>Table 3.5</b> on page 37 of this Plan.
<i>Public Improvement District (PID):</i>	A method of funding subdivision improvements, such as roads, public buildings, drainage infrastructure and recreational facilities through special assessments added to property taxes for properties within the defined boundaries of the district. See <b>Section 14.3.2</b>
<i>Public Utility Structure:</i>	Per City Zoning Code §14.16.1.5.
<i>Recreation Area:</i>	A <b>civic open space</b> intended for passive, unprogrammed, low-impact recreation not typically defined spatially by building façades. Recreational areas are typically naturalistic with minimal improvements.

### *Retail Sales:*

Retail establishments are the final step in the distribution of merchandise. They are organized to sell items in small quantities to many customers. Establishments in stores operate as fixed point-of-sale locations, which are designed to attract walk-in customers. Retail establishments often have displays of merchandise and sell to the general public for personal or household consumption, though they may also serve businesses and institutions. Some establishments may further provide after-sales services, such as repair and installation. Included in, but not limited to, this category are durable consumer goods sales and service, consumer goods, other grocery, food, specialty food, beverage, dairy, etc., and health and personal services.

On-street, angled parking where cars back into a parking space, sometimes referred to as “back-in angled parking.” The procedure is generally easier than parallel parking and safer for multimodal streets – particularly for cyclists – because of greater visibility when cars pull into the travel lane. [See **Exhibit 13.2** for examples.]

The area of land dedicated to or acquired by the city, county, or state primarily for the use of the public for the movement of people, goods, and vehicles.

Bedrock or other stratum a minimum of 6 feet high on its steepest side as measured from the adjacent 10% slope line and in excess of 500 SF in surface area.

### *Reverse-angle Parking:*

[Amended November 5, 2014]

### *Right-of-Way (ROW):*

### *Rock Outcropping:*



*Playground on the West Side*



*Portal on the West Side*



*Rock Outcropping in Volcano Heights*

## CHAPTER II: REGULATIONS

### 3.0 ADMINISTRATION

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RoofTerrace in East Downtown



Building Blade Sign in Downtown

*Roof Terraces/  
Gardens:*

Flat areas on top of a building that are accessible for use as a recreation or gardening space for the residents and users of the building.

*Sensitive Lands:*

Areas with environmental concerns that warrant special consideration for nearby development. Sensitive lands include, but are not limited to, the volcanic Escarpment; the Petroglyph National Monument; **Major Public Open Space**; or archaeologically, culturally, and/or geologically significant areas.

*Service Uses:*

A category for limited personal service establishments that offer a range of personal services including (but not limited to) clothing alterations, shoe repair, dry cleaners, laundry, health and beauty spas, tanning and nail salons, hair care, etc.

*Setback:*

The required minimum distance between the property line and the **building façade** or structure.

*Secondary  
Dwelling Unit:*

A minor second dwelling unit up to 650 SF associated with a single-family detached dwelling unit permitted anywhere on the lot except the front yard.

*Secondary Street:*

See **Streets, Secondary**.

*Senior Housing  
Facility:*

An age restricted residential complex that may be in a variety of housing forms— attached or detached dwelling units, apartments, private or semi-private rooms — occupied by senior citizens. The property shall be operated as “Housing for Older Persons” as defined in the Federal Housing for Older Persons Act (42U.S.S., para 3607(b)(2)) and uses will include related facilities and services, such as a common dining area, private recreational facilities, housekeeping assistance, medical services including but not limited to dietary and nutritional assistance, or incidental services related to daily living. Facilities meeting the definition of a Community Residential Program cannot be included under the Senior Facility Housing use.

*Sign, Building  
Blade:*

A **pedestrian-oriented** sign affixed perpendicular to the corner of a building or along the front façade of a building above the ground floor to provide identification for the whole building.

*Sign,  
Freestanding:*

Includes both permanent and temporary signs placed within a building’s front yard. Freestanding signs may be pole or **monument signs**.

## 3.0 ADMINISTRATION

*Sign, Marquee:* A sign structure placed over the entrance to a theatre or other public gathering venue. It has signage stating either the name of the establishment or, in the case of theatres or other public venues, the name of the event, artist, and other details of the event appearing at that venue. The marquee is often identifiable by a surrounding cache of light bulbs, usually yellow or white, that flash intermittently or in sequence as chasing lights. Marquee signs may be combined with **building blade signs**.

*Sign, Monument:* Any **freestanding sign** connected to the ground with no clear space for the full width of the sign between the bottom of the sign and the surface of the ground. A monument sign may include a sign face and sign structure and may also include a sign base and sign cap.

*Sign, Sandwich Board:* A portable sign consisting of two panels of equal size, which are hinged at the top or one panel with a support and placed on the ground or pavement so as to be self-supporting.

*Sign, Tenant Blade:* A **pedestrian-oriented** sign smaller than a **building blade sign**, affixed perpendicular to the building façade under a canopy or **awning** or immediately over a tenant space to provide identification for individual tenants within a building.

*Sign Plan, Master:*

A plan submitted along with a Site Development Plan indicating the dimensions, location, colors, lighting, motion, and materials of all proposed signage. Elevation drawings of all signs shall be included on the signage plan.

*Significant Infrastructure:*

Determined on a case-by-case basis but generally including a major street, drainage or utility facility, etc. necessary to develop the subject property as well as other nearby properties.

*Significant Rock Outcropping:*

See “Rock Outcropping.”

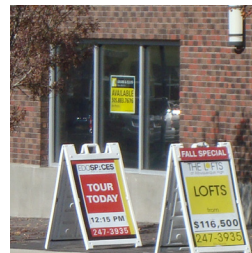
[Amended November 5, 2014]



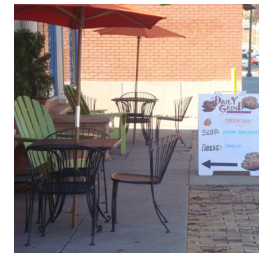
Blade and Marquee Signs in Downtown



Monument Sign on the West Side



Sandwich Board Signs in East Downtown



Tenant Blade Signs in East Downtown



## CHAPTER II: REGULATIONS

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Single-loaded Roads Next to Open Space  
in Albuquerque

*Single-loaded  
Road:*

A road with development only on one side. In this Plan, a single-loaded road is the recommended transition from the Petroglyph Monument Boundary to development in the Escarpment Transition Zone.

*Site Development  
Plan:*

A shortened phrase referring to a Site Development Plan for Building Permit. [Site Development Plan cannot be used interchangeably with “Site Development Plan for Subdivision.”] Where used as a plural in this Plan (i.e. “Site Development Plans”) without a qualifier (i.e. “for Building Permit” or “for Subdivision”), it refers to both Site Development Plans for Building Permit and Site Development Plans for Subdivision.

*Site Development  
Plan for Building  
Permit:*

As per City Zoning Code §14-16-1-5, an accurate Plan at a scale of at least 1 inch to 100 feet, which covers a specific site. Submittal requirements may vary based on the size of the development, proposed uses, and existing conditions surrounding the site.

*Site Development  
Plan for  
Subdivision:*

As per City Zoning Code §14-16-1-5, a Site Development Plan for Subdivision includes information used to plat a lot for future development.

*Site Development  
Standards:*

Standards established for each Character Zone that specify the height, bulk, orientation, and arrangement of elements for all new construction and redevelopment.

*Slip Lane:*

A traffic lane provided along a thoroughfare to allow vehicles to drive at a slower rate than the through lanes without interfering with through traffic. Slips lanes are separated from through lanes by a median and typically allow parking on one or both sides.

*Soffit:*

The exposed underside of any architectural element, especially a roof, or the underside of a structural component such as a beam, arch, or recessed area.

*Special Assessment  
District (SAD):*

A defined area in which property owners pay a fee in addition to property taxes to fund necessary infrastructure improvements to support development, such as drinking water and sewer lines, streets, and other government services, in new subdivisions. The assessed fee cannot be greater than the calculated benefit to the value of the property. [See **Section 14.3.1**]

*Sprayground:*

A fully automated water feature in which people of all ages can play. Spraygrounds may be private or public.

*Stepback:*

An offset between the lower and upper story or stories of a building in order to eliminate the “canyon effect” of multi-story buildings along a roadway.

*Storage:*

A space or place where goods, materials, or personal property is placed and kept for more than 24 consecutive hours.

*Street  
Designations:*

Refer to either ‘**A**’ or ‘**B**’ **Streets** in this Plan. **Exhibit 4.1** on page 64 in **Section 4.5** shows character zones and street types and street designations applicable to **Primary Streets**, subject to the standards in this Plan.

*Street, Neighborhood:* A street that is primarily for access to **abutting** properties and carries relatively low traffic volumes.

*Streets, Primary:* A minimal network of streets critical to supporting future development within Volcano Heights. Primary Street alignments are mapped in **Exhibit 10.1**. Street locations have some flexibility per **Table 10.1** but shall retain the general grid pattern and a minimum level of connectivity to serve pedestrians and disperse auto traffic. Primary Streets include cross sections per **Section 10.6** starting on page 173.

*Streets, Secondary:* Local streets added to the backbone grid of Primary Streets primarily to provide access to individual developments but also to enhance connectivity for all modes of transportation and to help support retail and employment uses. This Plan provides a menu of options for Secondary Street standards and typical cross sections in **Section 10.7** starting on page 199.

*Streetlights, Cobrahead:* A typical streetlight installation with a light fixture resembling a cobra head mounted on a distribution pole high enough to light a roadway. Cobrahead lights are typically used to serve **auto-oriented** streets, as the tall distribution poles are out of scale with the pedestrian realm.

*Streetlights, Column:* A typical streetlight installation for retail areas. The light fixture is mounted on a distribution pole at a height at the pedestrian scale to serve the pedestrian as well as the auto realm.

*Streetscape:* All elements within the public right-of-way between private property lines, including but not limited to travel lanes, median, curb and gutter, bike lanes, bike buffer, street trees, sidewalk, and landscaping. The term generally connotes the intent to create attractive, multi-modal streets that work well for all users.

*Street Screen:* A freestanding wall or **living fence** built along the frontage line or in line with the **building façade** along the street. It may mask a parking lot or a loading/service area from view or provide privacy to a side yard and/or strengthen the spatial definition of the public realm.

*Structure:* Per City Zoning Code §14-16-1-5. Includes buildings, carports, porches, and wireless communications facilities, for example. [A **building** is a structure, but a structure is not necessarily a building.]

*Structure Height:* The vertical distance above the approved grade of the highest point of any structure on the site, except where defined by roof pitch. See **Building Height**.

*Tax Increment Development District (TIDD):* The geographic area where a Tax Increment (i.e. a piece or portion of future gains of taxes used to finance current improvements) is generated and in which the proceeds of the tax increment must be expended. [See **Section 14.3.3** starting on page 248.]



*Sprayground Features in Albuquerque*

## CHAPTER II: REGULATIONS

### 3.0 ADMINISTRATION

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*Transition Zones:* Areas intended to buffer existing and planned lower-density and single-family residential development and **sensitive lands** from higher-density, higher-intensity uses toward the center of the Plan area. In this Plan, Neighborhood Transition zones are located on the northern and southern boundaries of the Plan area, and Escarpment Transition zone is located along the eastern edge of the Plan area. Transition Zones include limits on building heights and scale, as well as business operations for conditional uses.

*Transom:* A bar, typically wood or stone, across the top of a door or window, or a small hinged window above a door or another window.

*Undevelopable Land:* Land that is not suitable for cut or fill and includes, but is not limited to, significant **rock outcroppings** as defined by this Plan.

*Water Harvesting:* A water conservation method used to capture, divert, and/or store rainwater for plant irrigation and other uses. A simple system usually consists of an area to catch water (i.e. catchment area or cistern) and a means to distribute water using gravity. Water is directed to landscape holding areas, concave or plated areas with “edges” to retain water, which can be used immediately by nearby plants.

*Zoning Map:* A regulatory map that shows the character zones applicable to the Volcano Heights Plan area subject to the standards in this Plan.





## 4.0 ZONING

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## CHAPTER II: REGULATIONS

### 4.0 ZONING

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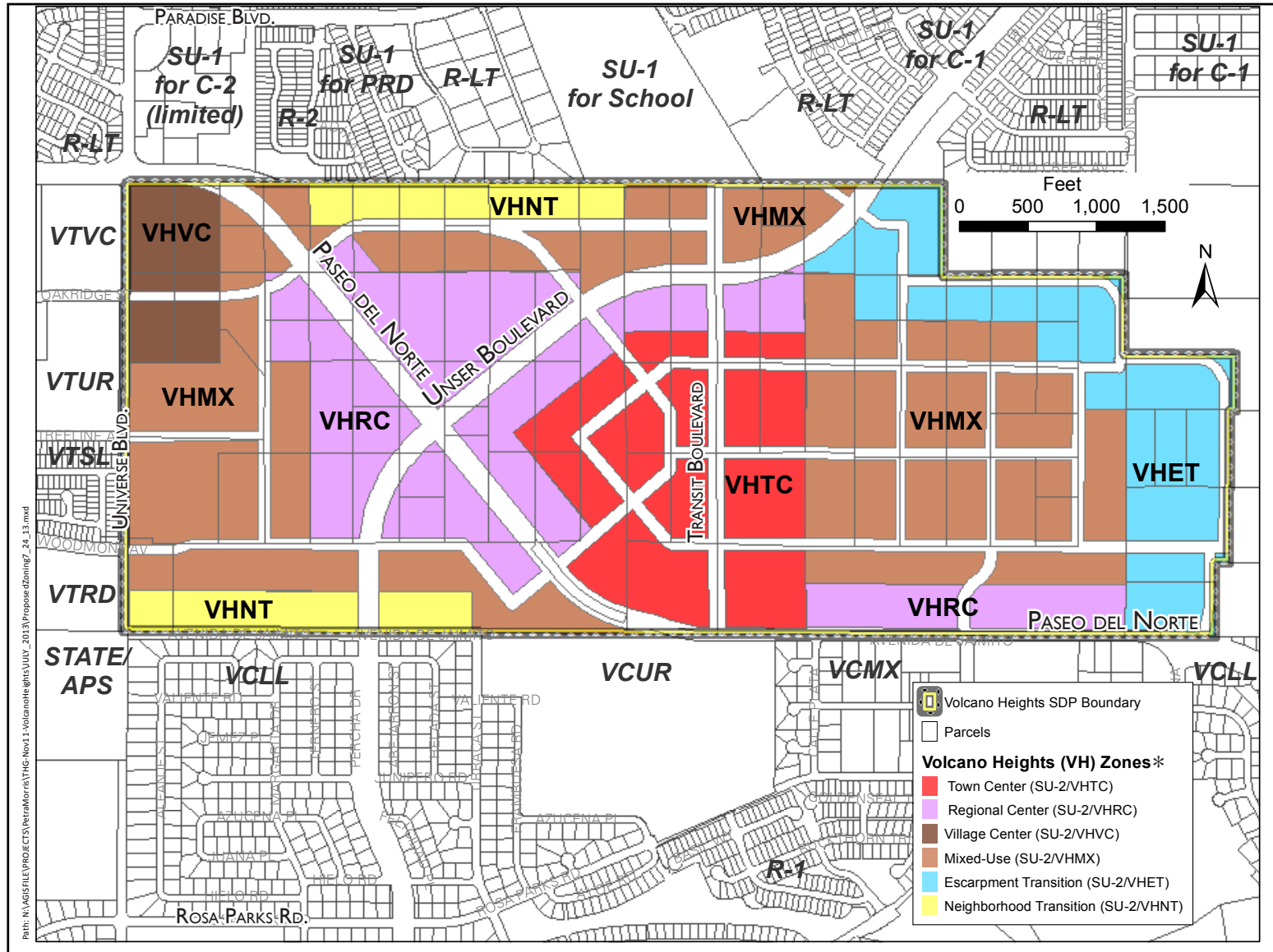


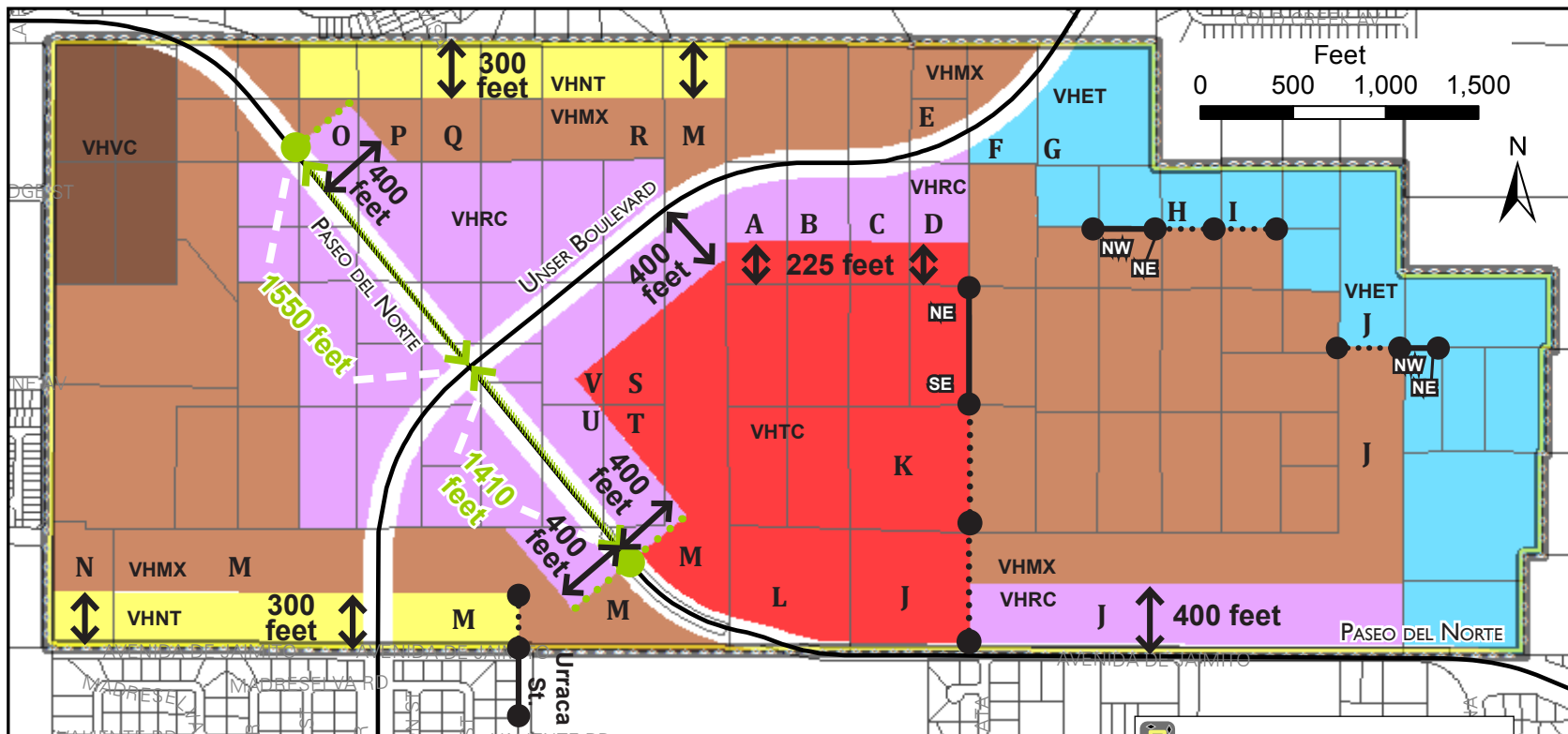
EXHIBIT 4.1 – ZONING ESTABLISHED BY THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN

#### 4.1. Adoption of Volcano Heights Zoning

4.1.1. The Volcano Heights Zoning Map (**Exhibit 4.1**) is hereby adopted as the official **zoning map**. Within any area subject to the approved zoning map, this Plan establishes mandatory regulations and governs all subject properties.

4.1.2. **Zone Lines and Property Lines:** In **Exhibit 4.2**, properties designated with more than one zone are identified by labels A-V. Where zone lines do not correspond to property lines, they shall begin at or be measured according to the methods corresponding to **Exhibit 4.2** and **Table 4.1**.

- (i) **Property Index:** The properties with multiple zones are also shown in **Table 4.2**, organized alphabetically by property as an index for easy reference.
- (ii) **Property Ownership:** See **Exhibit A.39** in **Appendix A**.
- (iii) **Legal Descriptions:** Available for each property on the City of Albuquerque Geographic Information Systems (GIS) page: <http://www.cabq.gov/gis>



## EXHIBIT 4.2 – ZONING DEMARCATION FOR PROPERTIES WITH MULTIPLE ZONES

## CHAPTER II: REGULATIONS

### 4.0 ZONING

TABLE 4.1 – ZONE DEMARCATION FOR PROPERTIES WITH MULTIPLE ZONES

ITEM	VOLCANO HEIGHTS SU-2 ZONE	ZONE DEMARCATION DESCRIPTION	RELEVANT PROPERTIES
TC 1	Town Center	For properties labeled A, B, C, or D, the Town Center zone shall extend 225 feet from the southern property edge due north. The remaining portion of the property shall be zoned RC. [See also <b>RC 1</b> .]	A B C D
TC 2		For properties labeled J and K, the eastern edge of Town Center shall follow the same bearing as the line formed between the northeast and southeast corners (i.e. the eastern property edge) of the property to the north as shown in <b>Exhibit 4.2</b> to the southern edge of the subject property.	J K
TC 3		For the property labeled L, the portion of the property north of Paseo del Norte shall be zoned Town Center; the remainder of the property shall be zoned MX. [See also <b>MX 5</b> .]	L
TC 4		For the portion of the property labeled M that is northeast of Paseo del Norte, the RC zone shall be designated per <b>RC 3</b> in this table, with the remainder zoned Town Center. [For the portion of the property southwest of Paseo del Norte, see also <b>RC 5</b> , <b>MX 6</b> , <b>NT 1</b> , and <b>NT 2</b> .]	M
TC 5		For properties labeled S through V, the Regional Center zone shall be designated per <b>RC 3</b> in this table; the remainder of the properties shall be zoned Town Center.	S T U V
RC 1	Regional Center	For the properties labeled A through D, the Town Center zone shall be designated per <b>TC 1</b> in this table. The remaining portion of the property to the northern property line shall be zoned Regional Center.	A B C D
RC 2		For the property labeled E, the portion of the property southeast of Unser Boulevard shall be designated the Regional Center zone.	E

## 4.0 ZONING

TABLE 4.1 – ZONE DEMARCATION FOR PROPERTIES WITH MULTIPLE ZONES (Cont'd.)

ITEM	VOLCANO HEIGHTS SU-2 ZONE	ZONE DEMARCATION DESCRIPTION	RELEVANT PROPERTIES
RC 3	Regional Center <i>(continued)</i>	Where this zone applies to a portion of the property only, the zone shall extend 400 feet from the centerline of Unser Boulevard or Paseo del Norte as of 2013, whichever is closer to the property, except for the four properties labeled A through D.	J M O P S T U V
RC 4		For the property labeled J, the western edge of Regional Center shall be defined per the line described in <b>TC 2</b> in this table. [See also <b>RC 3</b> , <b>RC 4</b> , <b>MX 3</b> , and <b>ET 3</b> .]	J
RC 5		For the properties labeled M and O, the edge of the Regional Center zone not defined by a property line shall be defined by a line perpendicular to the centerline of Paseo del Norte as of 2013 beginning at the intersection approved by TCC Resolution R-13-03. [See <b>Appendix C</b> .]	M O
MX 1	Mixed Use	For properties labeled E, F, and G the portion northwest of Unser Boulevard shall be zoned Mixed Use.	E F G
MX 2		For properties labeled H and I, Escarpment Transition zone shall be designated per <b>ET 2</b> . The remaining portion of the property shall be zoned Mixed Use.	H I
MX 3		For the property labeled J, the portions of the property not zoned as noted below shall be zoned Mixed Use: <ul style="list-style-type: none"> <li>The portion of the property zoned Town Center shall be designated per <b>TC 2</b> in this table.</li> <li>The portion of the property zoned Regional Center shall be designated per <b>RC 3</b> and <b>RC 4</b> in this table.</li> <li>The portion of the property zoned Escarpment Transition shall be designated per <b>ET 3</b> in this table.</li> </ul>	J
MX 4		For the property labeled K, the Town Center portion of the property shall be zoned per <b>TC 2</b> in this table; the remainder of the property shall be zoned MX.	K
MX 5		For the property labeled L, the Town Center portion of the property shall be zoned per <b>TC 3</b> in this table; the remainder of the property southwest of Paseo del Norte shall be zoned MX.	L

R

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## CHAPTER II: REGULATIONS

### 4.0 ZONING

TABLE 4.1 – ZONE DEMARCATION FOR PROPERTIES WITH MULTIPLE ZONES (Cont'd.)

ITEM	VOLCANO HEIGHTS SU-2 ZONE	ZONE DEMARCATION DESCRIPTION	RELEVANT PROPERTIES
MX 6	Mixed Use ( <i>continued</i> )	For the property labeled M: <ul style="list-style-type: none"> <li>the portion of the property zoned TC shall be designated per <b>TC 4</b> in this table; and</li> <li>the portion of the property zoned RC shall be designated per <b>RC 3</b> and <b>RC 5</b> in this table; and</li> <li>the portion of the property zoned NT shall be designated per <b>NT 1</b> and <b>NT 2</b> in this table; and</li> <li>the remainder of the property shall be zoned MX.</li> </ul>	M
MX 7		Where a property is zoned a combination of Mixed Use and Neighborhood Transition and/or Regional Center: <ul style="list-style-type: none"> <li>the portion of the property zoned RC shall be designated per <b>RC 3</b> in this table; and/or</li> <li>the portion of the property zoned NT shall be designated per <b>NT 1</b> in this table; and</li> <li>the remainder of the property shall be zoned MX.</li> </ul>	N O P Q R
ET 1	Escarpment Transition	For the properties labeled E, F, and G, the portion of the subject property southeast of Unser Boulevard shall be zoned Escarpment Transition. [See also <b>MX 1</b> in this table.]	E F G
ET 2		For the properties labeled H and I, the Escarpment Transition zone shall extend from the northernmost property edge south to a line following the same bearing as the line formed between the northwest and northeast corners (i.e. the northern property edge) of the property to the west as shown in <b>Exhibit 4.2</b> extending to the eastern edge of the subject property.	H I
ET 3		For the property labeled J, the Escarpment Transition zone shall extend from the northernmost property edge south to a line following the same bearing as the line formed between the northwest and northeast corners (i.e. the northern property edge) of the property to the east as shown in <b>Exhibit 4.2</b> extending to the western edge of the subject property. [See also <b>TC 2</b> , <b>RC 3</b> , <b>RC 4</b> , and <b>MX 3</b> in this table.]	J
NT 1	Neighborhood Transition	Where this zone applies to a portion of the property only, the zone shall extend 300 feet from the border of the Plan area, which corresponds to property edges.	M N P Q R
NT 2		For the property labeled M, the eastern edge of the Neighborhood Transition zone shall follow the same bearing as the line formed by the eastern edge of the platted roadway Urraca St. to the south. [See also <b>NT 1</b> and <b>MX 6</b> .]	M



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**TABLE 4.2 – ALPHABETICAL INDEX OF PROPERTIES WITH MULTIPLE ZONES**

SUBJECT PROPERTY LABEL(S)	VOLCANO HEIGHTS SU-2 ZONES	RELEVANT ITEMS PER TABLE 4.1
A B C D	Town Center Regional Center	<b>TC 1</b> <b>RC 1</b>
E	Regional Center Mixed Use	<b>RC 2</b> <b>MX 1</b>
F G	Mixed Use Escarpment Transition	<b>MX 1</b> <b>ET 1</b>
H I	Mixed Use Escarpment Transition	<b>MX 2</b> <b>ET 2</b>
J	Town Center Regional Center Mixed Use Escarpment Transition	<b>TC 2</b> <b>RC 3 and RC 4</b> <b>MX 3</b> <b>ET 3</b>
K	Town Center Mixed Use	<b>TC 2</b> <b>MX 4</b>
L	Town Center Mixed Use	<b>TC 3</b> <b>MX 5</b>
M	Town Center Regional Center Mixed Use Neighborhood Transition	<b>TC 4</b> <b>RC 3 and RC 5</b> <b>MX 6</b> <b>NT 1 and NT 2</b>
N	Mixed Use Neighborhood Center	<b>MX 7</b> <b>NT 1</b>
O P	Regional Center Mixed Use	<b>RC 3 and RC 5</b> <b>MX 7</b>
Q R	Mixed Use Neighborhood Transition	<b>MX 7</b> <b>NT 1</b>
S T U V	Town Center Regional Center	<b>TC 5</b> <b>RC 3</b>

### 4.2. Establishment of Character Zones

The zoning map designates the following **character zones**.

**4.2.1. Town Center:** The Volcano Heights Town Center (SU-2/VHTC) zone is intended to implement the City's vision for an urban center. Development in this zone is intended to create a major employment center with office, entertainment, urban residential, and supporting retail uses. Development can be a mix of employment centers, destination retail, and entertainment, restaurant, and urban residential uses. In addition to general standards in **Sections 6-9**, development within the Town Center Zone shall meet the Site Development and Building Design Standards in **Section 5.1** of this Plan.



*Town Center Character Zone*

**4.2.2. Regional Center:** The Volcano Heights Regional Center (SU-2/VHRC) zone is intended to provide an appropriate transition into Volcano Heights from the regional, limited-access Paseo del Norte and Unser Boulevard. This area is also intended for large-format and destination retail and office development. In addition to general standards in **Sections 6-9**, development within the Regional Center Zone shall meet the Site Development and Building Design Standards in **Section 5.2** of this Plan.



*Regional Center Character Zone*

**4.2.3. Village Center:** The Volcano Heights Village Center (SU-2/VHVC) zone is intended for smaller-scale, neighborhood-oriented retail and office development with gateway elements at key intersections. In addition to general standards in **Sections 6-9**, development within the Village Center Zone shall meet the Site Development and Building Design Standards in **Section 5.3** of this Plan.



*Village Center Character Zone*

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Mixed-Use Character Zone

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Escarpment Transition Character Zone



Neighborhood Transition Character Zone

4.2.4. **Mixed-Use:** The Volcano Heights Mixed Use (SU-2 VHMx) zone is intended to provide the most flexibility of use and development standards surrounding the Regional and Town Centers. VHMx also serves to buffer **Transition zones** from the **auto-oriented** uses of the Regional Center and the more intensive urban uses and taller buildings allowed within the Town Center. In addition to general standards in **Sections 6-9**, development within the Mixed Use Zone shall meet the Site Development and Building Design Standards in **Section 5.4** of this Plan.

4.2.5. **Escarpment Transition:** The Volcano Heights Escarpment Transition (SU-2 VHET) zone is intended to protect **sensitive lands** in the eastern portion of the Plan area **adjacent** to the Petroglyph National Monument from the higher-density and intensity **mixed uses** in adjacent zones. Properties **adjacent** to or **abutting** the Monument are subject to the Rank 3 NWMEP regulations for “Impact Area” designation where it covers this area.

This zone is intended for single-family residential, live-work, and townhouse uses as well as smaller-scale office, and neighborhood retail in key locations. In addition to general standards in **Sections 6-9**, development within the Escarpment Transition zone shall meet the Site Development and Building Design Standards in **Section 5.5** of this Plan.

4.2.6. **Neighborhood Transition:** The Volcano Heights Neighborhood Transition (SU-2 VHNT) zone is intended to provide transitions of building scale and uses from the more dense, urban Mixed Use zone to adjoining neighborhoods north and south of the Plan area.

This zone is intended for single-family residential, **live-work**, and townhouse uses as well as some smaller-scale office uses in appropriate areas. In addition to general standards in **Sections 6-9**, development within the Neighborhood Transition zone shall meet the Site Development and Building Design Standards in **Section 5.6** of this Plan.

TABLE 4.3 – CHARACTER ZONES BY LAND USE CATEGORY

CHARACTER ZONE		LAND USE CATEGORY
<b>CENTER ZONES</b>		
	Town Center	Mixed Use / Non-residential
	Regional Center	Mixed Use / Non-residential
	Village Center	Mixed Use / Non-residential
	Mixed Use	Mixed Use / Non-residential
<b>TRANSITION ZONES</b>		
	Escarpment Transition	Mixed Use / Residential
	Neighborhood Transition	Residential

**4.3. Table of Land Uses:** Due to the emphasis on urban form over land uses, general land use categories have been identified by **character zone** in **Table 4.4**. Zones allow a mix of appropriate uses from the following categories, listed on a separate page(s) in this order:

- Residential Uses
- Commercial Uses (Office, Retail, Sales, and Service Uses)
- Arts, Entertainment, and Recreation Uses
- Educational, Public Administration, Health Care, and Other Institutional Uses
- Manufacturing, Transportation, Communication, and Utility Uses
- Other Uses

Where a use is allowed on a conditional basis, **Table 4.5** provides performance criteria relevant to protect the quality of the built environment and intent of the vision of this Plan, in addition to the criteria for conditional uses in City Zoning Code §14-16-4-2.

**4.3.1.** Uses not listed but substantially similar and that meet the intent of the Zone in which it is proposed may be permitted upon approval of the Planning Director or his/her designee.

**4.3.2.** All uses shall be conducted in a fully-enclosed building, except as provided below, and shall have no noise, vibration, particulate, or odor that poses an adverse impact on adjacent properties.

- (i) Where allowed by zone per **Table 4.4**, the following may be conducted partially or completely outdoors:
  - a. Auto-related sales, including vehicle fuel sales;
  - b. Any permitted use with a drive through facility;
  - c. Plant nurseries, retail garden centers, and community gardens;
  - d. Recreational uses;
  - e. Wind and solar energy equipment;
  - f. Transit facilities;
  - g. Public utility facilities;
  - h. Sales from kiosks;
  - i. Commercial surface parking lots;
  - j. Structured parking
- (ii) See **Section 6.9.3** starting on page 124 for regulations affecting outdoor storage.
- (iii) See **Section 6.9.4** starting on page 124 for design regulations affecting loading/unloading areas on 'B' Streets.
- (iv) See **Section 6.8.3** starting on page 123 for street screen requirements.

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TABLE 4.4 – LAND USE TABLE BY CHARACTER ZONE

	CHARACTER ZONE	TOWN CENTER	REGIONAL CENTER	VILLAGE CENTER	MIXED-USE	ESCARPMENT TRANSITION	NEIGHBORHOOD TRANSITION
	LAND USE						
	RESIDENTIAL USES						
RU-1	Home Occupations	P	P	P	P	P	P
RU-2	Multi-family residential						
RU-2 G	Ground floor	C	P	C	P	P	C
RU-2 U	Upper floors	P	P	P	P	P	C
RU-3	Residential Lofts	P	P	P	P	P	P
RU-4	Single-family residential attached dwelling unit (Townhomes)	P	NP	P	P	P	P
RU-5	Single-family residential detached	NP	NP	NP	NP	P	P
RU-6	Secondary dwelling unit	P	NP	P	P	P	P
RU-7	Live-work unit	P	NP	P	P	P	P
RU-8	Senior housing facility	C	C	P	P	C	C

P= Permitted by right NP= Not Permitted

C = Permitted with specific criteria as established in **Table 4.5** (i.e. conditional)

A = **Accessory Use**, not to exceed 25% of the primary use building square footage

NA= Not applicable

TABLE 4.4 – LAND USE TABLE BY CHARACTER ZONE (Cont'd)

	CHARACTER ZONE	TOWN CENTER	REGIONAL CENTER	VILLAGE CENTER	MIXED- USE	ESCAPMENT TRANSITION	NEIGHBORHOOD TRANSITION
	LAND USE						
	COMMERCIAL USES (OFFICE, RETAIL, SALES, AND SERVICE USES)						
CU-1	Retail Sales or Service with no drive through facility (includes alcohol sales). <i>Excluded from this category are retail sales and service establishments geared toward the automobile.</i>	P	P	P	P	C	NP
CU-2	Auto-related Sales or Service establishments	C	P	C	C	NP	NP
CU-3	Finance and Real Estate establishments including banks, credit unions, real estate, and property management services, with no drive through facility	P	P	P	P	C	NP
CU-4	Offices for business, professional, administrative, and technical services such as, but not limited to, accountants, architects, lawyers, doctors, insurance sales/services , etc.	P	P	P	P	C	C
CU-5	Research laboratory headquarters, laboratories and associated facilities	P	P	P	P	NP	NP
CU-6	Food Service Uses such as full-service restaurants, cafeterias, bakeries and snack bars with no drive-through facilities*	P	P	P	P	C	NP
CU-7	Pet and animal sales or service (including vet clinic)	P	P	P	P	C	NP
CU-8	Any permitted use with a drive through facility	C	P	C	C	NP	NP

P= Permitted by right NP= Not  
Permitted

C = Permitted with specific criteria  
as established in **Table 4.5** (i.e.  
conditional)

A = **Accessory Use**, not to  
exceed 25% of the primary  
use building square footage

NA= Not applicable

\* Note for CU-6: Included in this category is café seating within a public or private sidewalk area with no obstruction of pedestrian circulation. Also included in this category is the sale of alcoholic beverages for consumption on and off-premise.

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TABLE 4.4 – LAND USE TABLE BY CHARACTER ZONE (Cont'd)

	CHARACTER ZONE	TOWN CENTER	REGIONAL CENTER	VILLAGE CENTER	MIXED-USE	ESCAPMENT TRANSITION	NEIGHBORHOOD TRANSITION
LAND USE							
ARTS, ENTERTAINMENT, AND RECREATION USES							
AU-1	Art galleries	P	P	P	P	C	NP
AU-2	Art, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service)	P	P	P	P	C	NP
AU-3	Games establishments (includes arcades)	P	P	P	P	NP	NP
AU-4	Theater, cinema, dance, or music establishment	P	P	P	P	NP	NP
AU-5	Museums and other special purpose recreational institutions	P	P	P	P	NP	NP
AU-6	Adult amusement establishments or adult store*	NP	P	NP	NP	NP	NP
AU-7	Fitness, recreational sports, gym, or athletic club	P	P	P	P	C	NP
AU-8	Parks, greens, plazas, squares, and playgrounds	P	P	P	P	P	P

P= Permitted by right

NP= Not  
Permitted

C = Permitted with specific criteria  
as established in **Table 4.5** (i.e.  
conditional)

A = **Accessory Use**, not to  
exceed 25% of the primary use  
building square footage

NA= Not applicable

\* Note for AU-6: A separation of at least 1,000 feet shall be maintained between adult amusement establishments or adult stores. No adult amusement establishments or adult stores shall be allowed within 500 feet of a residential zone, including but not limited to Volcano Heights Transition Zones.



TABLE 4.4 – LAND USE TABLE BY CHARACTER ZONE (Cont'd)

	CHARACTER ZONE	TOWN CENTER	REGIONAL CENTER	VILLAGE CENTER	MIXED-USE	ESCARPMENT TRANSITION	NEIGHBORHOOD TRANSITION
	LAND USE						
	EDUCATIONAL, PUBLIC ADMINISTRATION, HEALTH CARE, AND OTHER INSTITUTIONAL USES						
EU-1	Business associations, professional membership organizations, social & fraternal organizations	P	P	P	P	NP	NP
EU-2	Child day care and preschools	P	P	P	P	P	P
EU-3	Schools, libraries, and community halls	P	P	P	P	P	NP
EU-4	Universities and colleges	P	P	P	P	NP	NP
EU-5	Technical, trade, and specialty schools	P	P	P	P	NP	NP
EU-6	Hospitals and nursing establishments	P	P	P	P	NP	NP
EU-7	Social services and philanthropic organizations	P	P	P	P	C	C
EU-8	Rehabilitative clinics	P	P	P	P	NP	NP
EU-9	Public administration uses (including local, state, and federal government uses, public safety, health and human services)	P	P	P	P	C	C
EU-10	Religious institutions	P	P	P	P	C	NP
EU-11	Funeral homes	P	P	P	P	NP	NP

P= Permitted by right    NP= Not Permitted

C = Permitted with specific criteria as established in **Table 4.5** (i.e. conditional)

A = **Accessory Use**, not to exceed 25% of the primary use building square footage

NA= Not applicable



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TABLE 4.4 – LAND USE TABLE BY CHARACTER ZONE (Cont'd)

	CHARACTER ZONE	TOWN CENTER	REGIONAL CENTER	VILLAGE CENTER	MIXED-USE	ESCAPMENT TRANSITION	NEIGHBORHOOD TRANSITION
	LAND USE						
	MANUFACTURING, TRANSPORTATION, COMMUNICATION, AND UTILITY USES						
MU-1	Food, beverage, and textile product manufacturing	C	P	NP	P	NP	NP
MU-2	Wood, paper, and printing products manufacturing	NP	P	NP	NP	NP	NP
MU-3	Machinery, electronics, and transportation equipment manufacturing	NP	P	NP	P	NP	NP
MU-4	Miscellaneous <b>light manufacturing</b> (included in this category are jewelry, silverware, personal metal goods, flatware, dolls, toys, games, musical instruments, office supplies, and signs.)	NP	P	NP	C	NP	NP
MU-5	Wholesale trade establishment	NP	P	NP	P	NP	NP
MU-6	Warehouse and storage services	NP	P	NP	P	NP	NP
MU-7-A	Transit Facilities*	P	P	P	P	P	C
MU-7-B	Transportation services (air, rail, road, truck and freight)	NP	P	NP	NP	NP	NP
MU-8	Publishing (newspaper, books, periodicals, software)	P	P	P	P	NP	NP
MU-9	Motion picture and sound recording	P	P	P	P	C	NP
MU-10	Telecommunications and broadcasting (radio, TV, cable, wireless communications, telephone, etc)	P	P	P	P	NP	NP
MU-11	Information services and data processing	P	P	P	P	NP	NP

P= Permitted by right NP= Not Permitted

C = Permitted with specific criteria as established in **Table 4.5** (i.e. conditional)

A = **Accessory Use**, not to exceed 25% of the primary use building square footage

NA= Not applicable

\* Note for MU-7-A: Bus maintenance facilities shall only be permitted in Regional Center.

TABLE 4.4 – LAND USE TABLE BY CHARACTER ZONE (Cont'd)

	CHARACTER ZONE	TOWN CENTER	REGIONAL CENTER	VILLAGE CENTER	MIXED-USE	ESCARPMENT TRANSITION	NEIGHBORHOOD TRANSITION
	LAND USE						
MU-12	Electric switching stations, electric generation stations, natural gas regulating stations, public water system treatment plants and storage facilities, wastewater treatment plants, and/or other major utility services	NP	P	NP	P	NP	NP
MU-13	Electric substations, telephone switching stations, and/or other minor utility services	P	P	P	P	P	P

P= Permitted by right NP= Not Permitted

C = Permitted with specific criteria as established in **Table 4.5** (i.e. conditional)

A = **Accessory Use**, not to exceed 25% of the primary use building square footage

NA= Not applicable

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TABLE 4.4 – LAND USE TABLE BY CHARACTER ZONE (CONT'D)

	CHARACTER ZONE	TOWN CENTER	REGIONAL CENTER	VILLAGE CENTER	MIXED-USE	ESCARPMENT TRANSITION	NEIGHBORHOOD TRANSITION
	LAND USE						
	OTHER USES						
OU-1	Model homes for sales and promotion*	P	P	P	P	P	P
OU-2	Hotels	P	P	P	P	P	NP
OU-3	Bed and Breakfast	NP	NP	NP	P	P	P
OU-4	Commercial surface parking lot (primary use of property)	C	C	C	C	NP	NP
OU-5	Parking, structured	P	P	P	P	NP	NP
OU-6	Private attached garage**	C	NP	C	P	P	P
OU-7	Private detached garage**	NP	NP	NP	P	P	P
OU-8	Sales from kiosks (includes food carts)	C	C	C	C	C	NP
OU-9	Veterinary clinic	P	P	P	P	NP	NP
OU-10	Community garden	C	C	C	P	P	P
OU-11	Concealed Antennas including cell, accessory, and mounted on top of buildings. <i>(Excluded from this category are freestanding and commercial antennas and equipment buildings.)</i> [See <b>Section 7.9</b> starting on page <b>131</b> .]	P/A	P/A	P/A	P/A	NP	P/A
OU-12	Wind energy equipment***	P/A	P/A	P/A	P/A	C/A	C/A
OU-13	Solar energy equipment***	P/A	P/A	P/A	P/A	P/A	P/A

P= Permitted by right NP= Not Permitted

C = Permitted with specific criteria as established in **Table 4.5** (i.e. conditional)

A = **Accessory Use**, not to exceed 25% of the primary use building square footage

NA= Not applicable

\* Note for OU-1: Model homes are limited to a time period until all the homes are sold in the neighborhood.

\*\* Note for OU-6: Subject to Garage design standards in **Section 7.7** starting on page 129.

\*\*\* Note for OU-12 and OU-13: As defined and regulated by the Rank 2 Facility Plan: Electric System Generation and Transmission (2010-2020).

**4.4. Criteria for Conditional Uses:** All uses listed as Conditional (C) in **Table 4.4** shall also meet the following standards in **Table 4.5**, in addition to the City Zoning Code §14-16-4-2.

TABLE 4.5 – CONDITIONAL USE CRITERIA (Cont'd)

	USE	ZONE	LOCATION & DESIGN CRITERIA
	RESIDENTIAL USES		
RU-2-G	Multi-family residential (Ground Floor)	Town Center, Village Center, and Neighborhood Transition	<ul style="list-style-type: none"> <li>Where possible, along <b>'A' Streets</b> ground floor of multi-family buildings should be a commercial use in Center zones.</li> <li>All ground floors of a building along the Transit Boulevard 'A' Street section shall be built to <b>commercial-ready</b> standards for a minimum of the first 30 feet of the building's depth, as measured from the front façade.</li> <li>For Neighborhood Transition zone, off-street parking required per City Zoning Code §14-16-3-1. For Town Center and Village Center zones, no off-street parking required.</li> </ul>
RU-2-U	Multi-family residential (Upper floors)	Neighborhood Transition	<ul style="list-style-type: none"> <li>Character complements nearby single-family development.</li> <li>Scale and massing complementary to nearby single-family development.</li> <li>Off-street parking required as per City Zoning Code §14-16-3-1.</li> </ul>
RU-8	Senior housing facility	Town Center, Regional Center, and Transition Zones	<ul style="list-style-type: none"> <li>Service entrances shall be along a <b>'B' Street</b> or <b>alley</b>.</li> <li>Any <b>buildings</b> associated with the use shall also have a pedestrian entrance at an <b>'A' Street</b>.</li> <li>For Regional Center and Transition Zones, off-street parking required as per City Zoning Code §14-16-3-1. For Town Center zone, no off-street parking required.</li> <li><b>ADA</b> access elements shall be located internal of the building or by ramping the entire sidewalk to meet a flush entryway.</li> </ul>

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TABLE 4.5 – CONDITIONAL USE CRITERIA (Cont'd)

	USE	ZONE	LOCATION & DESIGN CRITERIA
	NON-RESIDENTIAL USES		
CU-1	Retail sales or service with no drive-through facility (includes alcohol sales)	Escarpment Transition	<ul style="list-style-type: none"> <li>Character complements nearby single-family development.</li> <li>Scale and massing complementary to nearby single-family development.</li> <li>Location restricted to any corner of the intersection of two streets.</li> <li>Surface parking lot restricted to no more than 10 spaces.</li> <li>Any <b>buildings</b> associated with the use shall also have a pedestrian entrance at an <b>'A' Street</b>.</li> </ul>
CU-2	Auto-related sales and service	Town Center and Village Center	<ul style="list-style-type: none"> <li>Gas pumps, canopies, and/or service bays shall not be located along any <b>'A' Street</b> frontage.</li> <li>No more than 50% of a <b>lot's</b> frontage along a <b>Primary Street</b> shall be occupied by gas pumps, canopies, and/or service bays.</li> <li>Any <b>buildings</b> associated with the use shall also have a pedestrian entrance at an <b>'A' Street</b>.</li> <li>No outdoor <b>storage</b> of vehicles or other products sold shall be permitted along <b>'A' Streets</b> or <b>Primary Streets</b>. All <b>auto-related sales</b> displays shall be inside storefronts or along <b>'B' Streets</b>.</li> </ul>
		Mixed Use	<ul style="list-style-type: none"> <li>Gas pumps, canopies, and/or service bays shall not be located along any <b>'A' Street</b> frontage.</li> <li>No more than 50% of a <b>lot's</b> frontage along a <b>Primary Street</b> shall be occupied by gas pumps, canopies, and/or service bays.</li> <li>Any <b>buildings</b> associated with the use shall also have a pedestrian entrance at an <b>'A' Street</b>.</li> <li>Outdoor <b>storage</b> of vehicles or other products sold shall not be permitted along <b>'A' Streets</b>. Along Paseo del Norte or Unser Boulevard, outdoor storage of vehicles or other products sold shall not exceed 50% of a <b>lot's</b> frontage. There shall be no such limitation along <b>Secondary 'B' Streets</b> or <b>alleys</b>.</li> </ul>
CU-3	Finance and real estate establishments	Escarpment Transition	<ul style="list-style-type: none"> <li>Character complements nearby single-family development.</li> <li>Scale and massing complementary to nearby single-family development.</li> <li>Any <b>buildings</b> associated with the use shall also have a pedestrian entrance at an <b>'A' Street</b>.</li> </ul>
CU-4	Offices	Transition Zones	<ul style="list-style-type: none"> <li>Character complements nearby single-family development.</li> <li>Scale and massing complementary to nearby single-family development.</li> <li>Any <b>buildings</b> associated with the use shall also have a pedestrian entrance at an <b>'A' Street</b>.</li> </ul>
CU-6	Food service uses	Escarpment Transition	<ul style="list-style-type: none"> <li>Character complements nearby single-family development.</li> <li>Scale and massing complementary to nearby single-family development.</li> <li>Location restricted to any corner of the intersection of two streets.</li> <li>Off-street parking lots required but restricted to no more than 30 spaces.</li> <li>Any <b>buildings</b> associated with the use shall also have a pedestrian entrance at an <b>'A' Street</b>.</li> </ul>

TABLE 4.5 – CONDITIONAL USE CRITERIA (Cont'd)

	USE	ZONE	LOCATION & DESIGN CRITERIA
CU-7	Pet and animal sales or service	Escarpment Transition	<ul style="list-style-type: none"> <li>Character complements nearby single-family development.</li> <li>Scale and massing complementary to nearby single-family development.</li> <li>Any <b>buildings</b> associated with the use shall also have a pedestrian entrance at an <b>'A' Street</b>.</li> <li>Any overnight pet boarding shall be indoors.</li> </ul>
CU-8	Any permitted use with a drive-through facility	Town Center, Village Center, Mixed Use	<ul style="list-style-type: none"> <li>All drive-through access (driveways) shall be from a <b>'B' Street</b> only. If the <b>lot</b> has no access to any 'B' Street, then access may be from an <b>'A' Street</b> with <b>approval</b> by the Planning Director or his/her designee.</li> <li>Drive through lanes and/or canopies shall not have frontage or be located along any <b>'A' Street</b>.</li> <li>Drive through areas shall be screened by a 4-foot high <b>street screen</b> along <b>'B' Streets</b>.</li> <li>Drive through facilities shall meet the standards in <b>Section 6.8</b> and <b>6.9</b> starting on page 124.</li> </ul>
AU-1	Art galleries	Escarpment Transition	<ul style="list-style-type: none"> <li>Character complements nearby single-family development.</li> <li>Scale and massing complementary to nearby single-family development.</li> <li>Any <b>buildings</b> associated with the use shall also have a pedestrian entrance at an <b>'A' Street</b>.</li> <li>Off-street parking lots restricted to no more than 10 spaces.</li> </ul>
AU-2	Art, antique, furniture or electronics studio	Escarpment Transition	<ul style="list-style-type: none"> <li>Character complements nearby single-family development.</li> <li>Scale and massing complementary to nearby single-family development.</li> </ul>
AU-7	Fitness, recreational sports, gym, or athletic club	Escarpment Transition	<ul style="list-style-type: none"> <li>Off-street parking lot required but limited to no more than 4.5 spaces per 1,000 square feet.</li> <li>Character complements nearby single-family development.</li> <li>Scale and massing complementary to nearby single-family development.</li> <li>Any <b>buildings</b> associated with the use shall also have a pedestrian entrance at an <b>'A' Street</b>.</li> </ul>
EU-7	Social services and philanthropic organizations	Transition Zones	<ul style="list-style-type: none"> <li>Character complements nearby single-family development.</li> <li>Scale and massing complementary to nearby single-family development.</li> <li>Any <b>buildings</b> associated with the use shall also have a pedestrian entrance at an <b>'A' Street</b>.</li> </ul>
EU-9	Public administration uses	Escarpment Transition	<ul style="list-style-type: none"> <li>Character complements nearby single-family development.</li> <li>Scale and massing complementary to nearby single-family development.</li> </ul>
EU-10	Religious Institutions	Escarpment Transition	<ul style="list-style-type: none"> <li>Off-street parking required but limited to no more than 1 space per 3 sanctuary seats.</li> <li>Character complements nearby single-family development.</li> <li>Scale and massing complementary to nearby single-family development.</li> <li>Any <b>buildings</b> associated with the use shall also have a pedestrian entrance at an <b>'A' Street</b>.</li> </ul>



## CHAPTER II: REGULATIONS

### 4.0 ZONING

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TABLE 4.5 – CONDITIONAL USE CRITERIA (Cont'd)

	USE	ZONE	LOCATION & DESIGN CRITERIA
MU-1	Food and textile product manufacturing	Town Center	<ul style="list-style-type: none"> <li>• Scale and massing complementary to walkable, urban built environment.</li> <li>• Off-street parking required but may be provided off-site.</li> <li>• Any <b>buildings</b> associated with the use shall also have a service entrance on a '<b>B</b>' <b>Street</b> for deliveries and maintenance equipment.</li> </ul>
MU-4	Miscellaneous manufacturing	Mixed-Use	<ul style="list-style-type: none"> <li>• Scale and massing complementary to walkable, urban built environment.</li> <li>• Off-street parking required but may be provided off-site.</li> <li>• Any <b>buildings</b> associated with the use shall also have a service entrance on an '<b>B</b>' <b>Street</b> for deliveries and maintenance equipment.</li> <li>• Activities shall be buffered appropriately to mitigate noise and emission impact on neighboring properties.</li> </ul>
MU-9	Motion picture and sound recording	Escarpment Transition	<ul style="list-style-type: none"> <li>• Character complements nearby single-family development.</li> <li>• Scale and massing complementary to nearby single-family development.</li> <li>• Activities shall be buffered appropriately to mitigate noise impact on neighboring properties.</li> </ul>
<b>OTHER USES</b>			
OU-4	Commercial surface parking lot (primary use of property)	Town Center, Regional Center, Village Center, and Mixed Use	<ul style="list-style-type: none"> <li>• Shall be permitted as an interim use of property (permits provided in 5-year increments).</li> <li>• Applications for new surface lots shall include phasing of infill building concepts on the lot.</li> <li>• New surface parking shall be set back a minimum of 30 feet from the edge of the <b>ROW</b> of '<b>A</b>' <b>Streets</b>, with <b>street screen</b> and buffer landscaping provided within <b>setback</b> area.</li> <li>• New surface parking shall not be located at a street intersection for a minimum distance of 30 feet along each street from the intersection.</li> </ul>
OU-6	Attached garage	Town Center, Village Center	<ul style="list-style-type: none"> <li>• Shall be alley-accessed only.</li> </ul>

TABLE 4.5 – CONDITIONAL USE CRITERIA (Cont'd)

Use	ZONE	LOCATION & DESIGN CRITERIA
OU-8 Sales from kiosks on private property	Center Zones, Mixed Use, and Escarpment Transition	<ul style="list-style-type: none"> <li>Sales of goods from mobile <b>kiosks</b> are permitted as a temporary land use, typically limited to 6 months or less but subject to determination by the ZHE on a case-by-case basis.</li> <li>Kiosks shall be placed in appropriate locations, such as off-street parking areas or paved areas with the permission of the property owner.</li> <li>If one location has more than five (5) <b>kiosks</b>, the site layout and location shall be indicated on a site plan on file with the City of Albuquerque Environmental Health Department, Fire Department, and the Planning Department, and shall include authorization from the property owner. [A special event permit may be required.]</li> <li>If located in an existing parking lot, kiosks shall not encumber more than 25% of the required off-street parking. The impacted parking spaces shall be considered “available” and therefore still meeting off-street parking requirements. No off-street parking is required to serve kiosks.</li> <li>All food sales are subject to permitting and regulation by the City of Albuquerque Environmental Health Department.</li> <li>Outdoor seating areas are permitted in the public <b>ROW</b> provided that they maintain a minimum 6-foot clear pedestrian path per DPM Chapter 23, Section 7, Part B.5.</li> <li>Other conditions shall be per the discretion of the ZHE and decided on a case-by-case basis.</li> </ul>
OU-10 Community garden	Center Zones	<ul style="list-style-type: none"> <li>Shall be no larger than 1.0 acre.</li> <li>Gardens shall be enclosed by a fence on all open sides.</li> <li>Fences shall be installed straight and plumb, with vertical supports at a minimum of 8 feet on center.</li> <li>Chicken wire is permitted if used with another permitted fencing material. Where used, chicken wire shall be continuously supported along all edges.</li> </ul> <p><i>Fencing Materials:</i></p> <ul style="list-style-type: none"> <li>Permitted: wood, chicken wire, wrought iron, painted galvanized steel</li> <li>Not permitted: materials including but not limited to chain link, barbed or razor wire and/or tape, vinyl, and/or plywood</li> </ul>
OU-12 Wind energy equipment	Escarpment Transition	<ul style="list-style-type: none"> <li>Freestanding wind turbines shall be placed on the rear of the property and shall not front an <b>‘A’ Street</b>.</li> <li>Building-mounted wind turbines shall be permitted pending design review by the Planning Director or his/her designee. They shall not be mounted on the ground floor.</li> </ul>

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## 5.0 SITE DEVELOPMENT AND BUILDING DESIGN STANDARDS SPECIFIC TO ZONES

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# 5.0 SITE DEVELOPMENT AND BUILDING DESIGN STANDARDS

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## 5.1. Town Center Zone

### 5.1.1. Illustrations and Intent

*Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific Site Development and Building Design Standards.*

The Town Center Zone Site Development Standards are intended to address development along a proposed **Bus Rapid Transit (BRT)** corridor near the center of the Volcano Heights Plan area. Development standards in this **character zone** are intended to take advantage of its location along a transit corridor and promote a dense, urban, pedestrian-friendly development pattern accessible via all transportation modes.

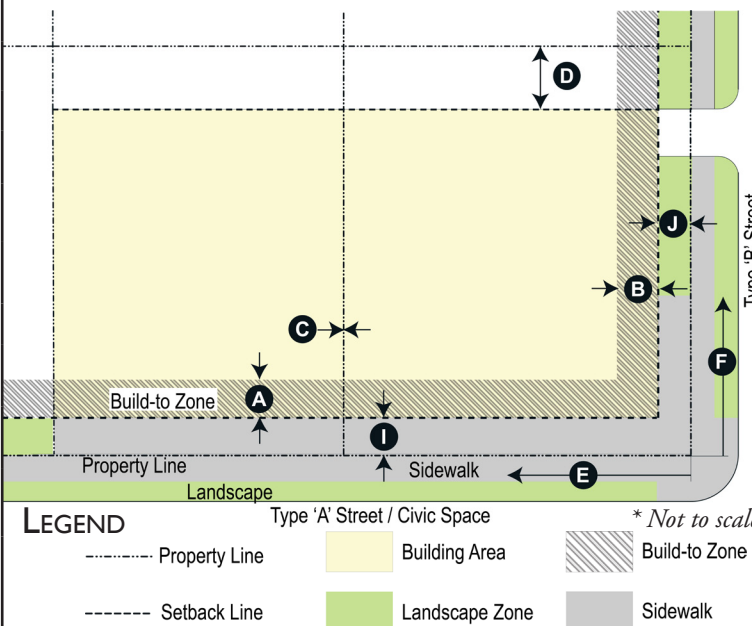
With the smallest **block sizes** of all the zones and the tallest potential **structure heights**, this **character zone** generally accommodates development of neighborhood-serving and destination retail, employment centers, urban residential, and entertainment uses. The goal is to encourage transit-oriented development within a quarter-mile radius of the proposed Transit Boulevard and eventual Transit Center.

In addition, Town Center development sites shall be planned in such a manner as to accentuate intersections, with taller buildings that are closer to the street. The required site development pattern of building pads, parking, driveways, and service areas is intended to provide opportunities for short-term development while allowing for planned urban block infill development in the long-term.

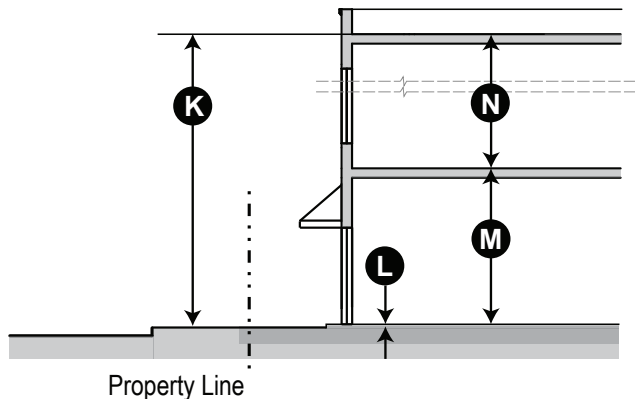


## 5.0 SITE DEVELOPMENT STANDARDS SU-2 VHTC

## 5.1.2 Building Placement



## 5.1.4 Height Standards



## (i) Build-To Zone (BTZ) [measured from setback]

Front (if 'A' Street and/or Civic Space) 0 – 10 feet (see #1)

Front (if 'B' Street) 0 – 15 feet

## (ii) Setback [measured from property line]

Front (if 'A' Street and/or Civic Space) 5 feet (max. .)

Front (if 'B' Street) 10 feet (max.)

Side or Rear (distance from property line) 0 feet (min.) (See #2)

## (iii) Building Frontage Required

% of building built to 'A' Street/Civic Space BTZ 80% (min.) (see #3 and #6)

% of building built to 'B' Street BTZ 30% (min.) (See #3 and #6)

## 5.1.3 Block Standards

[for development/redevelopment > 50% of the block]

Block Face Dimensions 225 feet (min.) 500 feet (max.)

Block Perimeter 2000 feet (max.)

## Height Standards

Maximum structure height 3 stories or 40 feet (max.) (See #7 and Sections 6.3 and 6.4)

First floor-to-floor height 12 feet (min.) (See #4 and Section 5.1.5)

Ground Floor finish level 12 inches max. above sidewalk (for ground floor commercial-ready buildings)

Upper floor-to-floor height 10 feet (min.) (See #4)

## 5.1.5 Commercial-ready Requirements

Ground floors of all buildings fronting the **Transit Boulevard** shall be built to **commercial-ready** standards for a minimum of the first 30 feet of the building's depth, as measured from the front façade, including 15-foot minimum first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

## Notes

#1 – Area between the building and the edge of the **BTZ** at the sidewalk shall be paved flush with the public sidewalk. Where topography poses challenges, a majority of the sidewalk shall be provided at the level of the building, with appropriate approved transitions to the changed topography level.

#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

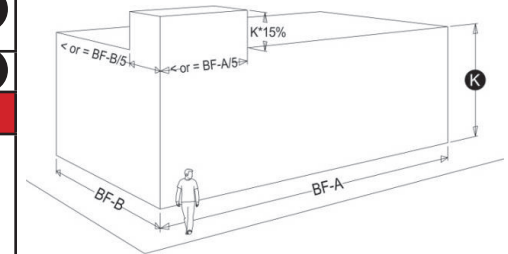
#3 – Corner building street façades shall be built to the **BTZ** for a minimum of 30 feet from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the **BTZ** standards.

#4 – Floor to floor heights shall not apply to parking structures.

#5 – **Attics and mezzanines** less than 7 feet (avg.) in height shall not be counted as a story.

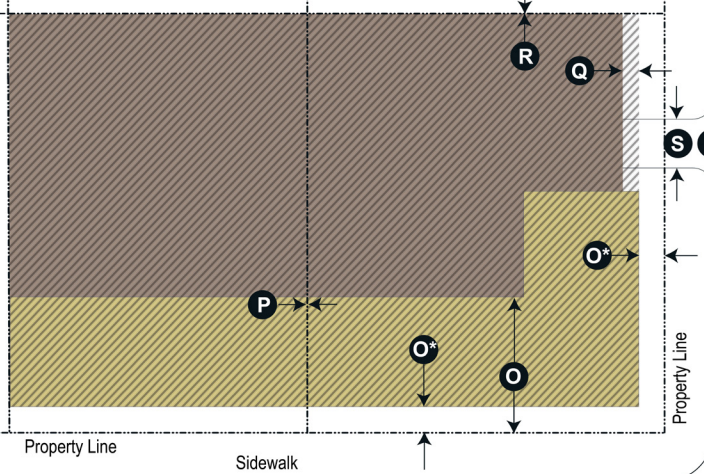
#6 – Civic open space within the **BTZ** shall count toward the frontage requirement.

#7 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.





# 5.0 SITE DEVELOPMENT STANDARDS

5.1.6 Parking and Service Access	(i) Parking Location	5.1.7 Other Standards															
 <p><b>Legend</b></p> <p>----- Property Line</p> <p>Building Footprint</p> <p>Surface Parking Area</p> <p>Above Grade Parking Area</p> <p>* NOT TO SCALE</p>	<p><b>Surface/At-grade Parking</b> [See also <b>Section 6.8.4</b> starting on page 123]</p> <table><tr><td>'A' Street/ Civic Space setback</td><td>Shall be located behind the principal building</td><td>O</td></tr><tr><td>'B' Street setback</td><td>Min. of 3 feet behind <b>building façade line</b> along that street</td><td>Q</td></tr><tr><td>Side and Rear setback (distance from property line)</td><td>0 feet min. (see Note # 2)</td><td>P R</td></tr></table> <p><b>Above-grade Parking</b></p> <table><tr><td>Setback along 'A' &amp; 'B' Streets or Civic Space</td><td>May be built up to the <b>building façade line</b> along that street</td><td>O*</td></tr><tr><td>Side and Rear setbacks (distance from property line)</td><td>0 feet (min.) (see Note # 2)</td><td>P</td></tr></table>	'A' Street/ Civic Space setback	Shall be located behind the principal building	O	'B' Street setback	Min. of 3 feet behind <b>building façade line</b> along that street	Q	Side and Rear setback (distance from property line)	0 feet min. (see Note # 2)	P R	Setback along 'A' & 'B' Streets or Civic Space	May be built up to the <b>building façade line</b> along that street	O*	Side and Rear setbacks (distance from property line)	0 feet (min.) (see Note # 2)	P	<p>(i) <i>Encroachments</i></p> <ol style="list-style-type: none"><li>Canopies, signs, shade structures and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an <b>encroachment</b> be located over an on-street parking or travel lane. [See also <b>Section 11.2.8</b> starting on page 207.]</li><li>Building projections on all other façades may not be closer than 5 feet to any <b>abutting</b> property line.</li></ol> <p>(ii) <i>Arcades and Colonnades</i></p> <ol style="list-style-type: none"><li>Arcades and <b>colonnades</b> are permitted within the <b>build-to zone</b> and shall be a minimum of 6 feet in depth.</li><li>The minimum interior clearance height within an arcade or <b>colonnade</b> shall be 12 feet.</li></ol> <p>(iii) <i>Walls and Fences</i>: Chain link fences and plastic vinyl fences shall not be permitted in the Town Center zone. [See also <b>Section 9.7.4</b> starting on page 156 for other design standards.]</p> <p>(iv) <i>General Site Development Standards</i>: See <b>Section 6.0</b> starting on page 109.</p>
	'A' Street/ Civic Space setback	Shall be located behind the principal building	O														
	'B' Street setback	Min. of 3 feet behind <b>building façade line</b> along that street	Q														
	Side and Rear setback (distance from property line)	0 feet min. (see Note # 2)	P R														
	Setback along 'A' & 'B' Streets or Civic Space	May be built up to the <b>building façade line</b> along that street	O*														
	Side and Rear setbacks (distance from property line)	0 feet (min.) (see Note # 2)	P														
	<p><b>(ii) Required Off-Street Parking Spaces</b></p> <table><tr><td>Non-residential uses within 250 feet of single-family residential</td><td>1 space per every 300 <b>gross square feet</b></td></tr><tr><td>Residential Uses</td><td>None</td></tr></table>		Non-residential uses within 250 feet of single-family residential	1 space per every 300 <b>gross square feet</b>	Residential Uses	None											
	Non-residential uses within 250 feet of single-family residential	1 space per every 300 <b>gross square feet</b>															
	Residential Uses	None															
	<p><b>(iii) Driveways and Service Access</b></p> <table><tr><td>Parking driveway width</td><td>City DPM standards on arterial roadways and 25 feet max. on all other streets</td><td>S</td></tr></table> <ul style="list-style-type: none"><li>Driveways and off-street loading and unloading shall not be located on <b>'A' Streets</b> or <b>Civic Spaces</b>. [See also <b>Section 6.8.3</b> starting on page 123.]</li><li><b>Porte cocheres</b> may be permitted on <b>'A' Streets</b> to provide drop-off and valet service.</li><li>Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.</li><li>If driveway and/or off-street service loading and unloading access is provided from an <b>'A' Street</b>, such access is to be deemed as temporary, and cross access easements along the rear of the property may be required when adjoining properties are undeveloped.</li></ul>		Parking driveway width	City DPM standards on arterial roadways and 25 feet max. on all other streets	S												
Parking driveway width	City DPM standards on arterial roadways and 25 feet max. on all other streets	S															

## 5.0 BUILDING DESIGN STANDARDS SU-2 VHTC

**Building Design Standards Specific to Town Center Character Zone:** The following standards shall be used for new development or redevelopment within the Town Center Zone.

5.1.9. **Intent/Purpose:** Building Design Standards provide performance-based requirements intended to result in high-quality development and pedestrian-friendly environment in order to provide predictability over time and along corridors for property owners, neighbors, investors, and the public.

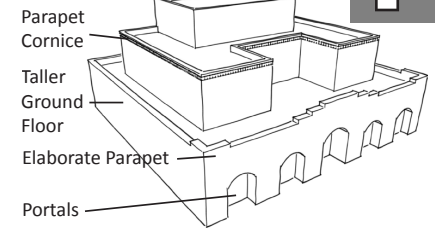
5.1.10. **Guidelines**

- (i) Buildings should generally have a rectangular layout scheme with single or multiple components with mostly flat front and square, round, or octagonal corner towers.
- (ii) Building **façades** may be symmetrical or asymmetrical, but the central part of the building should be expressed with well-balanced façade compositions.
- (iii) The ground floor should be taller and include heavier massing (i.e. clad in masonry or with a high proportion of fenestration to opaque wall area) than floors above. A **portal**, arcade, or **colonnade** may be incorporated and need not be massive if built at the ground floor. [See **Example A** for an illustration.]
- (iv) Buildings should be capped with wide and continuous eaves supported by open rafters and decorative brackets or finished with elaborate **parapet** walls covered by tile and very shallow eaves. [See **Example B** for an illustration.]

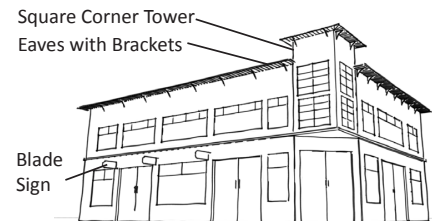
- (v) Storefronts should be inset with recessed entry or under an arcade or fit into arch openings, covered with shade **structures**. [See **Example C** for an illustration.]
- (vi) Shade structures, **blade signs**, arcades, **galleries**, café seating, and balconies should be used along commercial storefronts fronting an '**A**' Street or **Civic Space** to add pedestrian interest.
- (vii) **Courtyards** and **plazas** should be incorporated where possible, particularly along '**A**' Streets.

5.1.11. **Massing and Façade Composition**

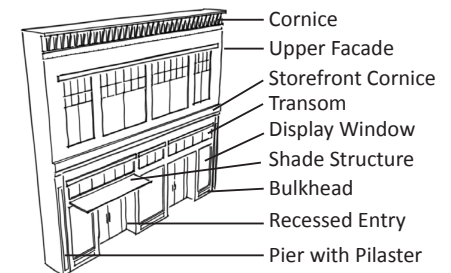
- (i) **Articulation** along the base **façade** shall maintain a prevalent rhythm of 20-30 feet along all '**A**' Streets. This **façade** rhythm may be expressed by changing materials or color, using design elements such as columns and **pilasters**, or varying the setback of portions of the building façade.
- (ii) Doors or windows shall form regular patterns of openings, accentuated by balconies or equivalent architectural features.
- (iii) An expression line or equivalent architectural element shall delineate the base and cap of all buildings. A **parapet cornice** or equivalent architectural element shall delineate the caps of **façades** that do not use a pitched roof.
- (iv) Commercial and mixed-use building **façades** shall maintain the alignment of horizontal elements along the block.



EXAMPLE A – PORTAL AND PARAPET



EXAMPLE B – EAVES AND TOWER ELEMENT



EXAMPLE C – STOREFRONT

## 5.0 BUILDING DESIGN STANDARDS

- (v) If a single-family building (e.g. townhouse) is set back less than 10 feet from the front property line, the grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk. If a single-family building is set back 10 feet or more from the property line and is not elevated at least 18 inches above the grade of the sidewalk, a 3-foot high fence or wall shall be provided at the front property line.

### 5.1.12. Building Materials

- (i) At least 75% of a building's base **façade** along all '**A**' **Streets** and **Civic Spaces** shall be composed of masonry, brick, or stucco using a process other than a one-step process.
- (ii) No more than 25% of a building's base **façade** along '**A**' **Streets** or **Civic Spaces** shall use other accent materials such as wood, architectural metal panel, split-face concrete block, tile, or pre-cast concrete panels. **Exterior Insulating Finishing System (EIFS)** shall not be permitted along any '**A**' **Street** or **Civic Space** **façade**.
- (iii) In addition to those permitted for the base **façade**, upper floors may include glass curtain wall, split-face concrete, or cementitious fiber board.
- (iv) All **façades** along '**B**' **Streets** or **alleys** shall be of a similar finished quality and color that blend with the front of the building. Building materials for these **façades** may be any of the primary and accent **façade** materials listed above.

- a. **EIFS** shall be limited to no more than 50% of the upper floor **façades** along '**B**' **Streets** and **alleys**.
- b. Cementitious-fiber clapboard shall be prohibited on mixed-use or residential frontages. On the upper floors of any commercial frontage, no more than 20% of a '**B**' **Street** or **alley façade** may be cementitious-fiber clapboard (not sheet), which shall have at least a 50-year warranty.
- (i) Other primary building materials shall be considered on a case-by-case basis by the Planning Director or his/her designee.
- (ii) Roofing materials for pitched roofs visible from any public **ROW** shall be predominantly barrel clay tile, copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.

### 5.1.13. Windows

- (i) Glazing along '**A**' **Streets** shall not be opaque.
- (ii) To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited.
- (iii) Ornamental arches of various designs, where used, shall be deeper on the ground floor and shallower on upper floors.

## 5.0 BUILDING DESIGN STANDARDS SU-2 VHTC

5.1.14. **Architectural Details and Other Elements**

At least two (2) of the following detail elements shall be incorporated to provide visual interest:

- (i) detailing around principal openings including but not limited to decorative trim, carving, transoms, columns, pilasters, pediments, and/or architraves,
- (ii) window details such as but not limited to window sills, decorative leading, color, opaque treatments, multipane windows, soldier course, transoms, and/or lintels,
- (iii) metal railings at balconies,
- (iv) shade structures,
- (v) roof towers,
- (vi) forecourts,
- (vii) fountains or water features using recycled or reclaimed water,
- (viii) plazas,
- (ix) pedestrian furniture and/or life-size game boards,
- (x) masonry screen products for see-through walls or portions of walls,
- (xi) free-standing arbors, canopies, or towers,
- (xii) tower elements, and/or
- (xiii) other equivalent element, as approved by the Planning Director or his/her designee.

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# 5.0 Site Development and Building Design Standards

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## 5.2. Regional Center Zone

### 5.2.1. Illustrations and Intent

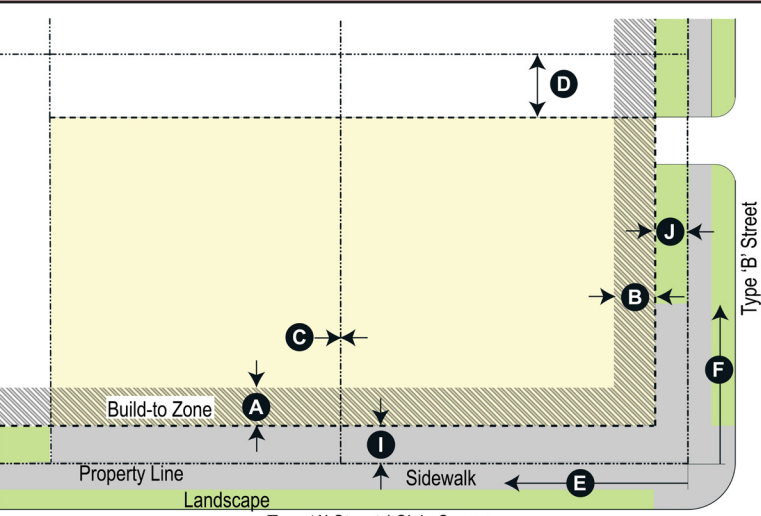
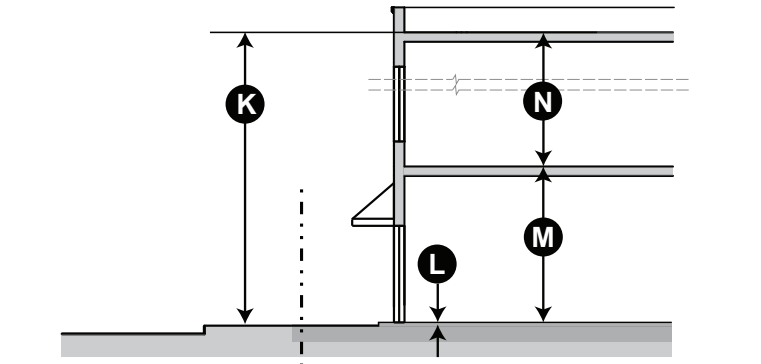

*Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific Site Development Standards.*

The Regional Center Zone site development standards are intended to address development along Paseo del Norte and Unser Boulevard in the central portion of the Volcano Heights Plan area. Development standards in this **character zone** are intended to acknowledge the primary regional traffic function of these roads while also capitalizing on the commercial and retail opportunities for **auto-oriented** development provided by the significant visibility and high-traffic flow of these regional arteries.

Generally, this **character zone** allows for a wide range of retail, office, service, and light industrial uses more dependent on the automobile. The goal is to encourage employment and destination retail that serves a broader, regional area as well as new residents and existing neighbors.

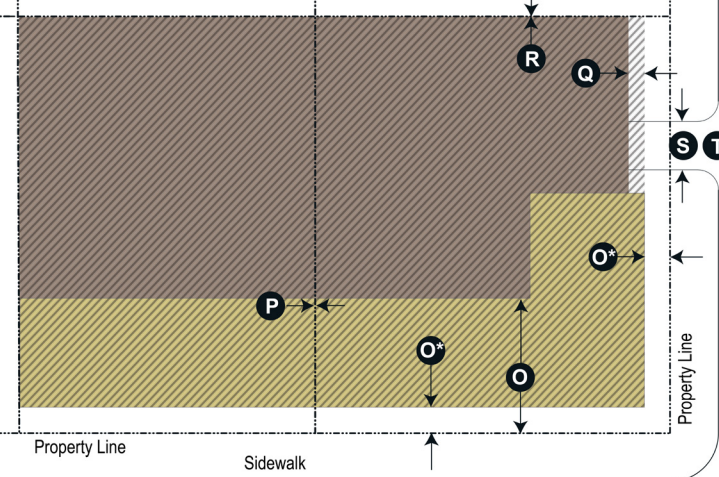
In addition, Regional Center Zone sites shall be planned in such a manner as to encourage buildings to be closer to the street at intersections in order to provide attractive, quality development along corridors in the short-term, as well as leaving room for urban block infill as the area becomes more dense and/or redevelops over time.

## 5.0 SITE DEVELOPMENT STANDARDS SU-2 VHRC

5.2.2 Building Placement	(i) Build-To Zone (BTZ) [measured from setback]	Notes
 <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>----- Property Line</li> <li>----- Setback Line</li> <li>Building Area</li> <li>Landscape Zone</li> <li>Build-to Zone</li> <li>Sidewalk</li> </ul> <p>Type 'A' Street / Civic Space</p> <p>Type 'B' Street</p> <p>* Not to scale</p>	Front (if 'A' Street and/or Civic Space) 0 – 15 feet (see #1) <b>A</b>	#1 – Area between the building and the edge of the <b>BTZ</b> at the sidewalk shall be paved flush with the public sidewalk. Where topography poses challenges, a majority of the sidewalk shall be provided at the level of the building, with appropriate approved transitions to the changed topography level.
	Front (if 'B' Street) 0 – 15 feet <b>B</b>	
	(ii) Setback [measured from property line]	
	Front (if 'A' Street and/or Civic Space) 5 feet (max.) <b>I</b>	#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
	Front (if 'B' Street) 10 feet (max.) <b>J</b>	
	Side or Rear (distance from property line) 0 feet min. (see #2) <b>C D</b>	#3 – Corner building street façades shall be built to the <b>BTZ</b> for a minimum of 25 feet from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the <b>BTZ</b> standards.
	(iii) Building Frontage Required	
	% of building built to 'A' Street/Civic Space <b>BTZ</b> 60% (min.) (see #3 and #6) <b>E</b>	
	% of building built to 'B' Street <b>BTZ</b> 20% (min.) (see #3 and #6) <b>F</b>	#4 – Floor to floor heights shall not apply to parking structures.
	5.2.3 Block Standards [for development/redevelopment > 50% of the block]	#5 – <b>Attics and mezzanines</b> less than 7 feet (avg.) in height shall not be counted as a story.
5.2.4 Height Standards	Height Standards	#6 – Civic open space within the <b>BTZ</b> shall count toward the frontage requirement.
 <p>Property Line</p>	Maximum structure height 3 stories or 40 feet (max.) (See also #7 and <b>Sections 6.3</b> and <b>6.4</b> ) <b>K</b>	#7 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.
	First floor-to-floor height 12 feet (min.) (see #4) <b>M</b>	
	Ground floor finish level 12 inches max. above sidewalk (for ground floor <b>commercial-ready</b> buildings) <b>L</b>	
	Upper floor-to-floor height 10 feet (min.) (see #4) <b>N</b>	
	5.2.5 Commercial-ready Requirements	
Commercial-ready buildings are not required. Where non-residential or mixed-use buildings are constructed, see requirement for ground floor finish level in <b>Height Standards</b> above.		



# 5.0 SITE DEVELOPMENT STANDARDS

5.2.6 Parking and Service Access	(i) Parking Location	5.2.7 Other Standards
 <p><b>LEGEND</b></p> <p>----- Property Line      Building Area      Build-to Zone</p> <p>----- Setback Line      Landscape Zone      Sidewalk</p> <p>Type 'A' Street / Civic Space      * Not to scale</p>	<b>Surface/At-grade Parking</b> [See also <b>Section 6.8.4</b> starting on page 123]	(i) <b>Encroachments</b>
	'A' Street/ Civic Space setback      Shall be located behind the principal building <b>O</b>	1. Canopies, signs, shade structures and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an <b>encroachment</b> be located over an on-street parking or travel lane. [See also <b>Section 11.2.8</b> starting on page 207.]
	'B' Street setback      Min. of 3 feet behind <b>building façade line</b> along that street <b>Q</b>	2. Building projections on all other façades may not be closer than 5 feet to any <b>abutting</b> property line.
	Side and Rear setback (distance from property line)      0 feet min. (see Note # 2) <b>P R</b>	(ii) <b>Arcades and Colonnades</b>
5.2.8 Façade Elements	<b>Above-grade Parking</b>	1. Arcades and <b>colonnades</b> are permitted within the <b>build-to zone</b> and shall be a minimum of 6 feet in depth.
	Setback along 'A' & 'B' Streets or Civic Space      May be built up to the <b>building façade line</b> along that street <b>O*</b>	2. The minimum interior clearance height within an arcade or <b>colonnade</b> shall be 12 feet.
	Side and Rear setbacks (distance from property line)      0 feet min. (see Note # 2) <b>P</b>	(iii) <b>Walls and Fences:</b> Chain link fences and plastic vinyl fences shall not be permitted in the Regional Center Zone. [See also <b>Section 9.7.4</b> starting on page 156 for other design standards.]
	<b>(ii) Required Off-Street Parking Spaces</b>	(iv) <b>General Site Development Standards:</b> See <b>Section 6.0</b> starting on page 109.
(i) <b>Doors and Windows:</b>	Non-residential uses within 250 feet of single-family residential      1 space per every 300 <b>gross square feet</b>	
	Residential Uses      1 space/unit minimum	
	<b>(iii) Driveways and Service Access</b>	
	Parking driveway width      City DPM standards on Arterial Roadways and 25 feet max. on all other streets <b>S</b>	
1. There shall be no blank walls greater than 50 feet in width of any building along <b>'A' Streets, Primary 'B' Streets, and Civic Spaces.</b> For <b>Secondary 'B' Streets</b> there is no requirement. 2. Doors and windows on the ground floor of all buildings shall constitute a minimum of 30% of the ground floor façade area along all <b>'A' Streets and Civic Spaces.</b> Along <b>'B' Streets</b> there is no requirement. 3. Windows on upper floor façades along all <b>'A' Streets and Civic Spaces</b> shall constitute a minimum of 20% of each upper floor façade area, which is measured between 3 feet and 9 feet above each finished floor. 4. Primary entrance doors for all buildings shall be on <b>'A' Streets or Civic Spaces.</b>	• Driveways and off-street loading and unloading shall not be located on <b>'A' Streets or Civic Spaces.</b> [See also <b>Section 6.8.3</b> starting on page 123.] • <b>Porte cocheres</b> may be permitted on <b>'A' Streets</b> to provide drop-off and valet service. • Shared driveways and cross access easements are encouraged between lots to minimize curb cuts. • If driveway and/or off-street service loading and unloading access is provided from an <b>'A' Street</b> , such access is to be deemed as temporary, and cross access easements along the rear of the property may be required when adjoining properties are undeveloped. <b>T</b>	

## 5.0 BUILDING DESIGN STANDARDS SU-2 VHRC

**Building Design Standards Specific to Regional Center Character Zone:** The following standards shall be used for new development or redevelopment within the Regional Center Zone.

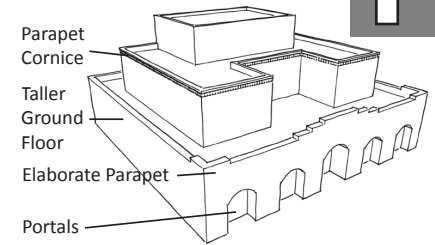
5.2.9. **Intent/Purpose:** Building Design Standards provide performance-based requirements intended to result in high-quality development and pedestrian-friendly environment in order to provide predictability over time and along corridors for property owners, neighbors, investors, and the public.

5.2.10. **Guidelines**

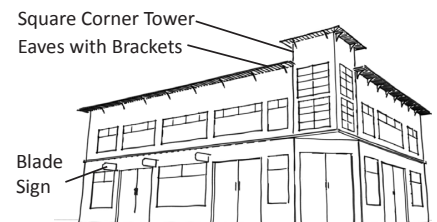
- (i) Building entrances should be defined and articulated by architectural elements such as lintels, pediments, **pilasters**, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building **façade**.
- (ii) Buildings should generally maintain the alignment of horizontal elements along the block.
- (iii) Architectural features emphasizing the corners of buildings, such as pedimented, gabled **parapets**; **cornices**; shade structures; **blade signs**; arcades; **colonnades**; projecting roofs, and balconies should be used along commercial storefronts to add pedestrian interest. [See **Examples A-C** for illustrations.]

5.2.11. **Massing and Façade Composition**

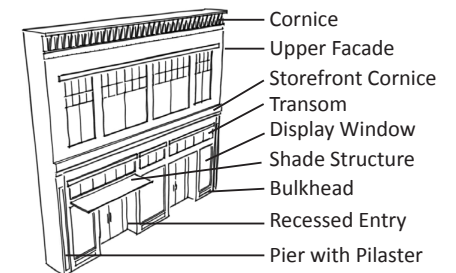
- (i) Buildings shall maintain a rhythm of **façade articulation** between 30-50 feet along all **'A' Streets** or **Civic Spaces**. This **articulation** rhythm may be expressed by changing materials or color; using design elements such as fenestration, columns, and **pilasters**; or varying the setback of portions of the **façade**.
- (ii) Buildings shall be designed and built with a distinct Base, Middle, and Cap.
- (iii) An expression line or equivalent architectural element shall delineate the Base and Cap of all buildings. A **parapet cornice** or equivalent architectural element shall delineate the caps of **façades** that do not use a pitched roof.
- (iv) Retail storefront buildings shall include a **transom**, display window area, and bulkhead at the base.
- (v) Storefronts on **façades** that span multiple tenants shall use architecturally compatible materials, colors, details, shade structures, signage, and lighting fixtures.
- (vi) Buildings located on axis with a terminating street or at the intersection of streets shall be considered feature buildings. Such buildings shall be designed with features that take advantage of that location, such as an accentuated entry and a unique building **articulation** off-set from the front wall planes that rises above the main building eave or **parapet** line.



EXAMPLE A – PORTAL AND PARAPET



EXAMPLE B – EAVES AND TOWER ELEMENT



EXAMPLE C – STOREFRONT

## 5.0 BUILDING DESIGN STANDARDS

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5.2.12. **Non-residential and Mixed-use Building Materials**

- (i) The following materials shall be permitted as principal building materials along all **'A' Street** or **Civic Space** fronting **façades**:
  - a. masonry, stone, cast stone, brick, glass, glass block, or stucco using a process other than a one-step process;
  - b. split face concrete block or pre-cast or poured-in-place concrete;
  - c. cementitious fiber clapboard (not sheet) with at least a 50-year warranty;
  - d. architectural metal panel (not including galvanized or unfinished metal); and/or
  - e. other primary building materials approved on a case-by-case basis by the Planning Director or his/her designee, particularly for buildings over 26 feet high.
- (ii) No more than 50% of each **façade** along any **'A' Street** shall use accent materials such as other metal finishes, wood, or **EIFS**.
- (iii) All **façades** along **'B' Streets** or **alleys** shall be of a similar finished quality and color that blend with the front of the building. Building materials for these façades may be any of the primary and accent façade materials listed above.
  - a. **EIFS** shall be limited to 40% of any **'B' Street-** or alley-facing **façade**.
- (iv) Roofing materials visible from any public **ROW** shall be clay barrel tile, copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.

5.2.13. **Residential Building Materials**

- (i) The following shall be permitted finishes for all street-fronting **façades** (except **alleys**) of residential buildings. No more than three (3) different materials shall be used on any single façade:
  - a. cementitious-fiber clapboard (not sheet) with at least a 50-year warranty;
  - b. masonry, brick, stone, man-made stone, or stucco using a process other than a one-step process.
- (ii) The following shall only be allowed up to 40% as an accent material:
  - a. **EIFS** or similar material over a cementitious base, rock, glass block and tile.
- (iii) Side and rear **façades** shall be of finished quality and of the same color and materials that blend with the front of the building.
- (iv) Other primary building materials shall be considered on a case-by-case basis by the Planning Director or his/her designee, particularly for buildings above 26 feet.
- (v) Roofing materials visible from any public **ROW** shall be clay barrel tile, copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.

5.2.14. **Windows**

- (i) Glazing along **'A' Streets** shall not be opaque.
- (ii) To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited.

## 5.0 BUILDING DESIGN STANDARDS SU-2 VHRC

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5.2.15. **Architectural Details and Other Elements**

At least one (1) of the following detail elements shall be incorporated to provide visual interest:

- (i) detailing around principal openings including but not limited to decorative trim, carving, transoms, columns, pilasters, pediments, and/or architraves,
- (ii) window details such as but not limited to window sills, decorative leading, color, opaque treatments, multipane windows, soldier course, transoms, and/or lintels,
- (iii) metal railings at balconies,
- (iv) shade structures,
- (v) roof towers,
- (vi) forecourts,
- (vii) fountains or water features using recycled or reclaimed water,
- (viii) plazas,
- (ix) pedestrian furniture and/or lifesize game boards,
- (x) masonry screen products for see-through walls or portions of walls,
- (xi) free-standing arbors, canopies, or towers,
- (xii) tower elements, and/or
- (xiii) other equivalent element, as approved by the Planning Director or his/her designee.



# 5.0 Site Development and Building Design Standards

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## 5.3. Village Center Zone

### 5.3.1. Illustrations and Intent

*Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific regulatory Site Development Standards.*

The Village Center Zone site development standards are intended to address development at a proposed node on the northwest corner of the Plan area, mirroring a Village Center across Universe Boulevard in Volcano Trails. Development standards in this **character zone** are intended to create conditions for a Village Center to serve development in the surrounding Mixed Use Zone.

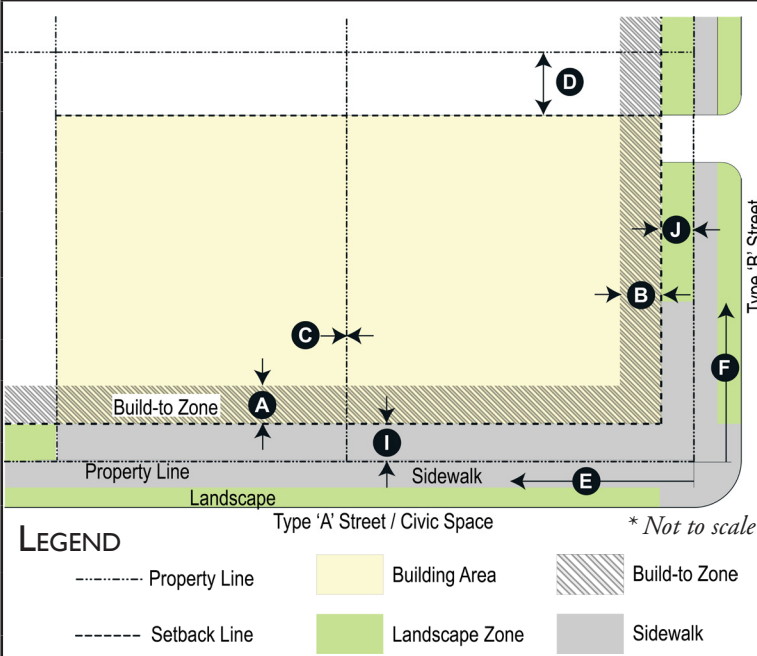
Generally, this **character zone** accommodates higher-density development near an intersection of **Primary Streets**. The goal is to provide slightly higher-density development to add gravity for surrounding development in the Mixed Use Zone. The limited size of the zone should accommodate a range of commercial, retail, and urban residential development with smaller footprints than the surrounding Mixed Use but eligible for heights up to 60 feet with the optional height bonus.

In addition, the required site development pattern of building pads, parking, driveways, and service areas is intended to provide opportunities for short-term development while allowing for planned urban block infill development in the long-term.

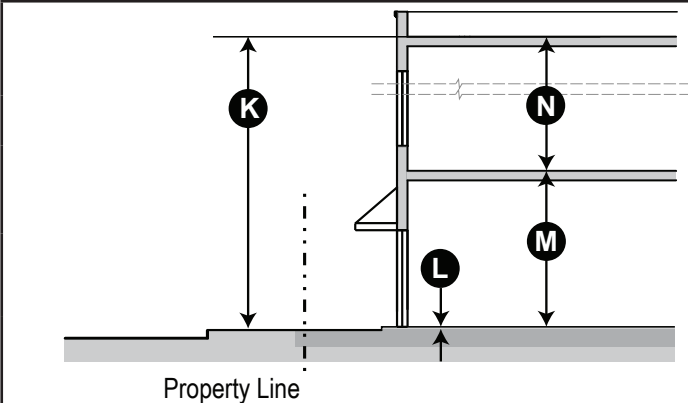


## 5.0 SITE DEVELOPMENT STANDARDS SU-2 VHVC

## 5.3.2 Building Placement



## 5.3.4 Height Standards



## (i) Build-To Zone (BTZ) [measured from setback]

Front (if 'A' Street and/or Civic Space) 0 – 10 feet (see #1) **A**

Front (if 'B' Street) 0 – 20 feet **B**

## (ii) Setback [measured from property line]

Front (if 'A' Street and/or Civic Space) 5 feet (max.) **I**

Front (if 'B' Street) 10 feet (max.) **J**

Side or Rear (distance from property line) 0 feet (min.) (see #2) **C D**

## (iii) Building Frontage Required

% of building built to 'A' Street/Civic Space BTZ 60% (min.) (see #3 and #6) **E**

% of building built to 'B' Street BTZ 30% (min.) (see #3 and #6) **F**

## 5.3.3 Block Standards

[for development/redevelopment > 50% of the block]

Block Face Dimensions 300 feet (min.) 700 feet (max.)

Block Perimeter 2000 feet (max.)

## Height Standards

Maximum structure height 3 stories or 40 feet (max.) (See also #7 and Sections 6.3 and 6.4) **K**

First floor-to-floor height 12 feet (min.) (see #4) **M**

Ground Floor finish level 12 inches max. above sidewalk (for ground floor commercial-ready buildings) **L**

Upper floor-to-floor height 10 feet (min.) (see #4) **N**

## 5.3.5 Commercial-ready Requirements

Commercial-ready buildings are not required. Where non-residential or mixed-use buildings are constructed, see requirement for ground floor finish level in **Height Standards** above.

## Notes

#1 – Area between the building and the edge of the **BTZ** at the sidewalk shall be paved flush with the public sidewalk. Where topography poses challenges, a majority of the sidewalk shall be provided at the level of the building, with appropriate approved transitions to the changed topography level.

#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

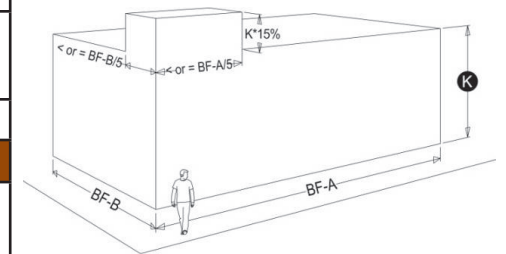
#3 – Corner building street façades shall be built to the **BTZ** for a minimum of 30 feet from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the **BTZ** standards.

#4 – Floor to floor heights shall not apply to parking structures.

#5 – **Attics and mezzanines** less than 7 feet (avg.) in height shall not be counted as a story.

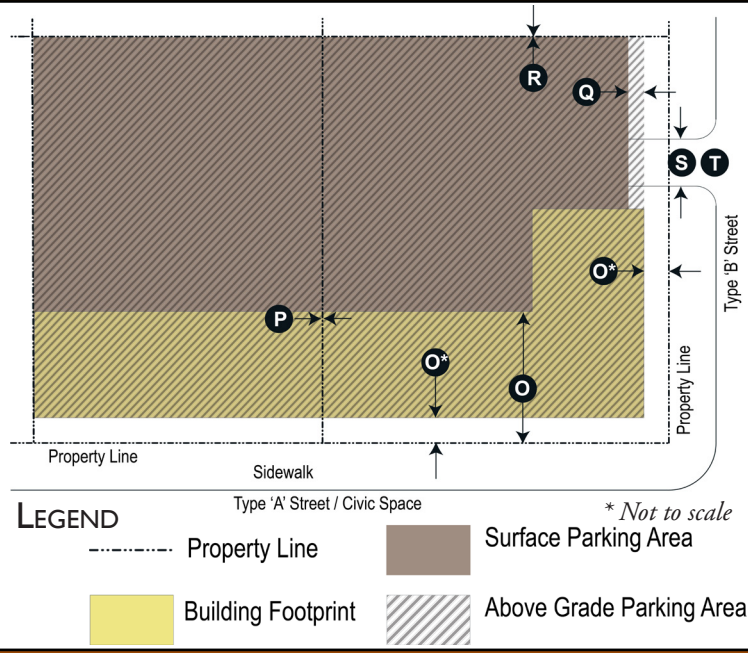
#6 – Civic open space within the **BTZ** shall count toward the frontage requirement.

#7 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.





# 5.0 SITE DEVELOPMENT STANDARDS

5.3.6 Parking and Service Access	(i) Parking Location	5.3.7 Other Standards
 <p><b>LEGEND</b></p> <p>----- Property Line</p> <p>Surface Parking Area</p> <p>Building Footprint</p> <p>Above Grade Parking Area</p> <p>* Not to scale</p>	<b>Surface/At-grade Parking</b> [See also <b>Section 6.8.4</b> starting on page 123]	(i) <b>Encroachments</b>
	'A' Street/ Civic Space setback	Shall be located behind the principal building <b>O</b>
	'B' Street setback	Min. of 3 feet behind <b>building façade line</b> along that street <b>Q</b>
	Side and Rear setback (distance from property line)	0 feet (min.) (see # 2) <b>P R</b>
	<b>Above-grade Parking</b>	
	Setback along 'A' & 'B' Streets or Civic Space	May be built up to the <b>building façade line</b> along that street <b>O*</b>
	Side and Rear setbacks (distance from property line)	0 feet min. (see # 2) <b>P</b>
<b>5.3.8 Façade Elements</b>	(ii) <b>Required Off-Street Parking Spaces</b>	(ii) <b>Arcades and Colonnades</b>
<p>(i) <b>Doors and Windows:</b></p> <ol style="list-style-type: none"> <li>There shall be no blank walls greater than 25 feet in width of any building along <b>'A' Streets</b> and <b>Civic Spaces</b>.</li> <li>There shall be no blank walls greater than 50 feet in width of any building along <b>Primary 'B' Streets</b>. For <b>Secondary 'B' Streets</b> there is no requirement.</li> <li>Doors and windows on the ground floor of all buildings shall constitute between 50% and 90% of the ground floor façade area along all <b>'A' Streets</b> and <b>Civic Spaces</b>. Along <b>'B' Streets</b> there is no requirement.</li> <li>Windows on upper floor façades along all <b>'A' Streets</b> and <b>Civic Spaces</b> shall constitute a minimum of 25% of each upper floor façade area, which is measured between 3 feet and 9 feet above each finished floor.</li> <li>Primary entrance doors for all buildings shall be on <b>'A' Streets</b> or <b>Civic Spaces</b>.</li> </ol> <p>(ii) <b>Façade Articulation:</b> Along Paseo del Norte, façades shall incorporate a corner element, articulated by a horizontal break of 3 feet max.</p>	(iii) <b>Driveways and Service Access</b>	(iii) <b>Walls and Fences:</b> Chain link fences and plastic vinyl fences shall not be permitted in the Village Center Zone. [See also <b>Section 9.7.4</b> starting on page 156 for other design standards.]
	<p>Parking driveway width</p> <p>City DPM standards on Arterial Roadways and 25 feet max. on all other streets <b>S</b></p> <ul style="list-style-type: none"> <li>Driveways and off-street loading and unloading shall not be located on <b>'A' Streets</b> or <b>Civic Spaces</b>. [See also <b>Section 6.8.3</b> starting on page 123.] <b>T</b></li> <li><b>Porte cochères</b> may be permitted on <b>'A' Streets</b> to provide drop-off and valet service.</li> <li>Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.</li> <li>If driveway and/or off-street service loading and unloading access is provided from an <b>'A' Street</b>, such access is to be deemed as temporary, and cross access easements along the rear of the property may be required when adjoining properties are undeveloped.</li> </ul>	(iv) <b>General Site Development Standards:</b> See <b>Section 6.0</b> starting on page 109.

## 5.0 BUILDING DESIGN STANDARDS SU-2 VHVC

**Building Design Standards Specific to Village Center Character Zone:** The following standards shall be used for new development or redevelopment within the Village Center Zone.

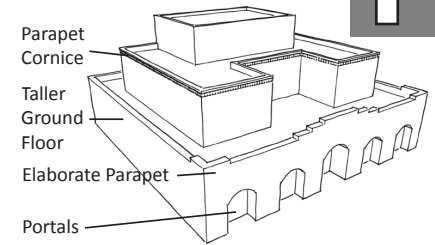
5.3.9. **Intent/Purpose:** Building Design Standards provide performance-based requirements intended to result in high-quality development and pedestrian-friendly environment in order to provide predictability over time and along corridors for property owners, neighbors, investors, and the public.

5.3.10. **Guidelines**

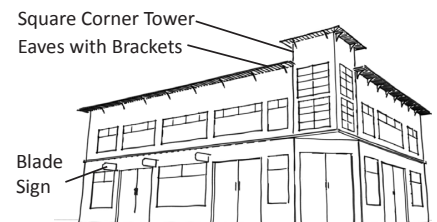
- (i) Buildings should generally have a rectangular layout scheme with single or multiple components with mostly flat front and square, round, or octagonal corner towers.
- (ii) Building **façades** may be symmetrical or asymmetrical, but the central part of the building should be expressed with well-balanced façade compositions.
- (iii) The ground floor should be taller and include heavier massing than floors above. An arcade or **colonnade** may be incorporated. [See **Examples A** for illustration.]
- (iv) Storefronts should be inset with recessed entry, under the **portal**, arcade, or fit into arches openings, often with shade structures. [See **Examples A-C** for illustrations.]
- (v) Shade structures, **blade signs**, arcades, **galleries**, café seating and balconies should be used along commercial storefronts fronting an **'A' Street** or **Civic Space** to add pedestrian interest. [See **Examples B & C** for illustrations.]

5.3.11. **Massing and Façade Composition**

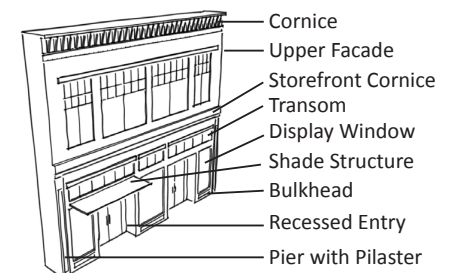
- (i) Buildings shall maintain a prevalent **façade articulation** rhythm of 20-30 feet or multiples thereof along all **'A' Streets** or **Civic Spaces**. This **articulation** rhythm may be expressed by changing materials or color, using design elements such as columns and **pilasters**, or varying the setback of portions of the building **façade**.
- (ii) Doors or windows shall form regular patterns of openings, some accentuated by balconies.
- (iii) Commercial and mixed-use building **façades** shall be designed with a distinct base, middle, and cap and shall maintain the alignment of horizontal elements along the block.
- (iv) If a single-family building is set back less than 10 feet from the front property line, the grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk. If a single-family structure is set back 10 feet or more from the property line and is not elevated at least 18 inches above the grade of the sidewalk, a 3-foot high fence shall be provided at the front property line.



EXAMPLE A – PORTAL AND PARAPET



EXAMPLE B – EAVES AND TOWER ELEMENT



EXAMPLE C – STOREFRONT

## 5.0 BUILDING DESIGN STANDARDS

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### 5.3.12. Building Materials

- (i) At least 60% of a building's **façade** along all **'A' Streets** or **Civic Spaces** shall be composed of masonry, brick, or stucco using a process other than a one-step process.
- (ii) No more than 40% of a building's **façade** along all **'A' Streets** or **Civic Spaces** shall use other accent materials wood, architectural metal panel, split-face concrete block, tile, or pre-cast concrete panels. **EIFS** shall not be permitted along any **'A' Street** or **Civic Space** façade.
- (iii) All **façades** along **'B' Streets** or **alleys** shall be of a similar finished quality and color that blend with the front of the building. Building materials for these **façades** may be any of the primary and accent façade materials listed above.
  - a. **EIFS** shall be limited to no more than 10% of the upper floor **façades** along **'B' Streets** and **alleys**.
  - b. Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty may only be used on the upper floors of any **'B' Street** or **alley façades**.
- (iv) Other primary building materials shall be considered on a case-by-case basis by the Planning Director or his/her designee, particularly for buildings above 26 feet.
- (v) Roofing materials visible from any public **ROW** shall be clay tile, copper, factory finished standing seam or corrugated metal, metal shingle, slate, synthetic slate, or similar materials.

### 5.3.13. Windows

- (i) Glazing along **'A' Streets** shall not be opaque.
- (ii) To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited.
- (iii) Ornamental arches of various designs, where used, shall be deeper on the ground floor and shallower on upper floors.

### 5.3.14. Architectural Details and Other Elements

At least two (2) of the following detail elements shall be incorporated to provide visual interest:

- (i) detailing around principal openings including but not limited to decorative trim, carving, transoms, columns, pilasters, pediments, and/or architraves,
- (ii) window details such as but not limited to window sills, decorative leading, color, opaque treatments, multipane windows, soldier course, transoms, and/or lintels,
- (iii) metal railings at balconies,
- (iv) shade structures,
- (v) roof towers,
- (vi) forecourts,
- (vii) fountains or water features using recycled or reclaimed water,
- (viii) plazas,
- (ix) pedestrian furniture and/or lifesize game boards,
- (x) masonry screen products for see-through walls or portions of walls,
- (xi) free-standing arbors, canopies, or towers,
- (xii) tower elements, and/or
- (xiii) other equivalent element, as approved by the Planning Director or his/her designee.



## 5.0 Site Development and Building Design Standards SU-2 VHMX

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### 5.4. Mixed-Use Zone

#### 5.4.1. Illustrations and Intent

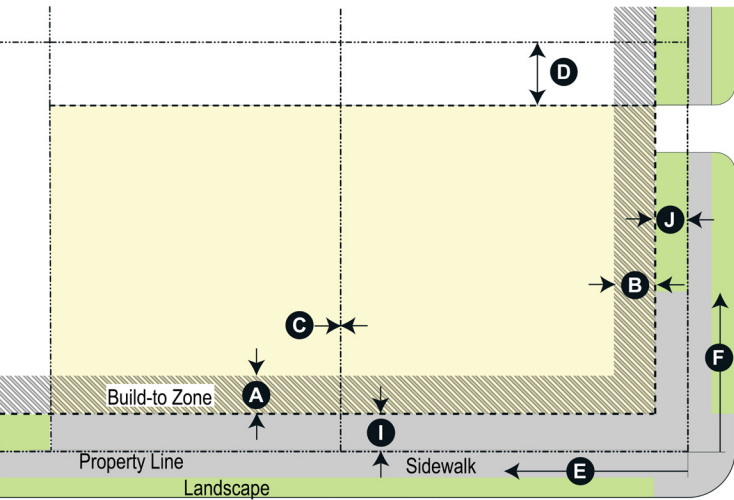
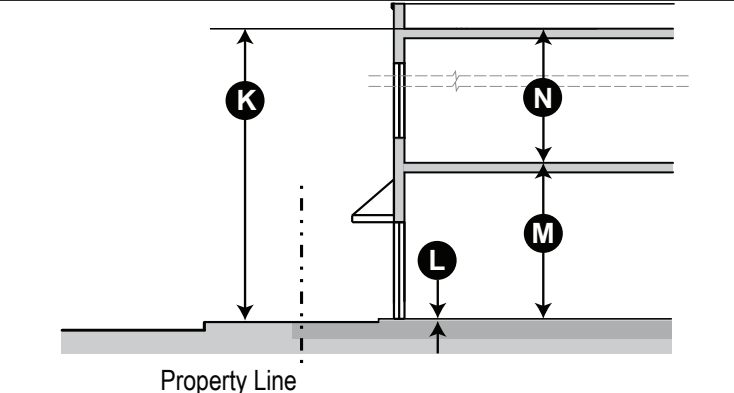
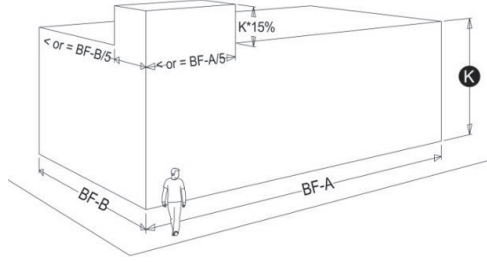
*Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific Site Development Standards.*

The Mixed-use Zone site development standards are intended to address development throughout Volcano Heights. Development standards in this zone are intended to take advantage of the large parcels with access to regional connectors and a proposed Transit Boulevard.

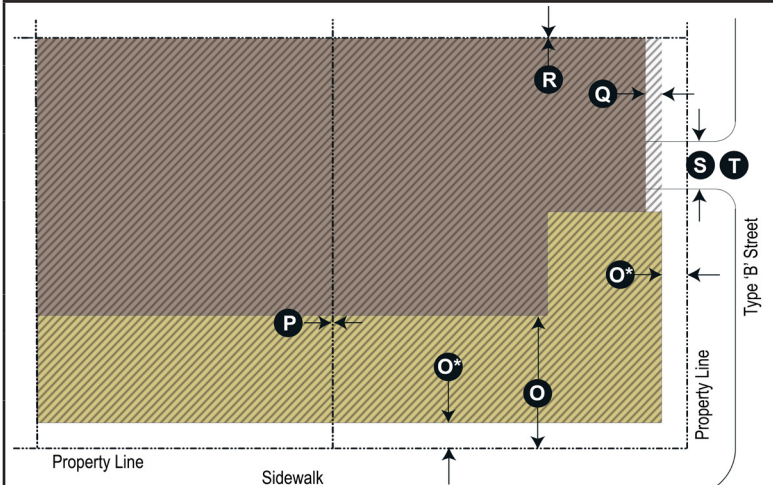
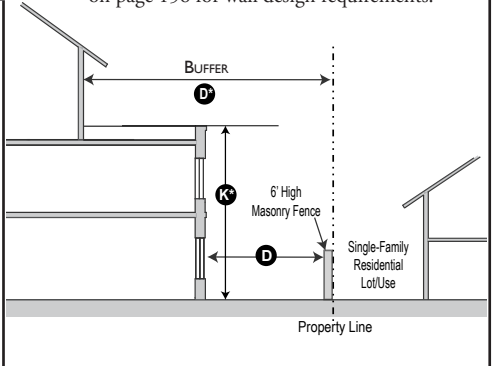
Generally, this zone may accommodate large-format office sites with surface parking within the interior of the lot/block and screened from public view along **'A' Streets**. The goal is to minimize the impact of large, surface parking lots and encourage an "office park" look.

In addition, required site development pattern of building pads, parking, driveways, and service areas is intended to provide opportunities for short-term development while allowing for planned urban block infill development in the long-term as the market can accommodate it.



5.4.2 Building Placement	(i) Build-To Zone (BTZ) [measured from setback]	Notes
 <p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>Property Line</li> <li>Setback Line</li> <li>Building Area</li> <li>Landscape Zone</li> <li>Build-to Zone</li> <li>Sidewalk</li> </ul> <p>Type 'A' Street / Civic Space      * Not to scale</p>	Front (if 'A' Street and/or Civic Space)	0 – 15 feet (see #1) <b>A</b>
	Front (if 'B' Street)	0 – 20 feet <b>B</b>
	(ii) Setback [measured from property line]	
	Front (if 'A' Street and/or Civic Space)	5 feet (max.) <b>I</b>
	Front (if 'B' Street)	10 feet (max.) <b>J</b>
	Side or Rear (distance from property line)	0 feet (min.) (see #2 and <b>Section 5.4.7(iii)</b> ) <b>C D</b>
	(iii) Building Frontage Required	
	% of building built to 'A' Street/Civic Space BTZ	50% (min.) (see #3 and #6) <b>E</b>
	% of building built to 'B' Street BTZ	25% (min.) (see #3 and #6) <b>F</b>
	5.4.3 Block Standards [for development/redevelopment > 50% of the block]	
 <p>Property Line</p>	Block Face Dimensions	300 feet (min.) 1200 feet (max.)
	Block Perimeter	3600 feet (max.)
	Height Standards	
	Maximum structure height	2 stories or 26 feet (max.) (See also #7 and <b>Sections 6.3 and 6.4</b> ) <b>K</b>
	First floor-to-floor height	12 feet (min.) (see #4) <b>M</b>
	Ground Floor finish level (for ground floor commercial-ready buildings)	12 inches max. above sidewalk <b>L</b>
	Upper floor-to-floor height	10 feet (min.) (see #4) <b>N</b>
	5.4.5 Commercial-ready Requirements	
	Commercial-ready buildings are not required. Where non-residential or mixed-use buildings are constructed, see requirement for ground floor finish level in <b>Height Standards</b> above.	
		

## 5.0 SITE DEVELOPMENT STANDARDS SU-2 VHMX

5.4.6 Parking and Service Access	(i) Parking Location	5.4.7 Other Standards
 <p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>----- Property Line</li> <li>Building Footprint</li> <li>Surface Parking Area</li> <li>Above Grade Parking Area</li> </ul> <p>* Not to scale</p>	<b>Surface/At-grade Parking</b> [See also <b>Section 6.8.4</b> starting on page 123]	(i) <i>Encroachments</i>
	'A' Street/ Civic Space setback	Shall be located behind the principal building <b>O</b>
	'B' Street setback	Min. of 3 feet behind <b>building façade line</b> along that street <b>Q</b>
	Side and Rear setback (distance from property line)	0 feet min. (see # 2 and <b>Section 5.4.7(iii)</b> ) <b>P R</b>
	<b>Above-grade Parking</b>	
<b>5.4.8 Façade Elements</b>	Setback along 'A' & 'B' Streets or Civic Space	May be built up to the <b>building façade line</b> along that street <b>O*</b>
	Side and Rear setbacks (distance from property line)	0 feet (min.) (see # 2 and <b>Section 5.4.7(iii)</b> ) <b>P</b>
	<b>(ii) Required Off-Street Parking Spaces</b>	(ii) <i>Arcades and Colonnades</i>
	Non-residential uses within 250 feet of single-family residential	1 space per every 400 <b>gross square feet</b>
	Residential Uses	1 space/unit minimum
<b>5.4.8 Façade Elements</b>	<b>(iii) Driveways and Service Access</b>	(iii) <i>Buffers for Detached Single-family Housing</i>
	Parking driveway width	City DPM standards on Arterial Roadways and 25 feet max. on all other streets <b>S</b>
	• Driveways and off-street loading and unloading shall not be located on 'A' Streets or Civic Spaces. [See also <b>Section 6.8.3</b> starting on page 123.]	
	• <b>Porte cochères</b> may be permitted on 'A' Streets to provide drop-off and valet service.	
	• Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.	
<b>5.4.8 Façade Elements</b>	• If driveway and/or off-street service loading and unloading access is provided from an 'A' Street, such access is to be deemed as temporary, and cross access easements along the rear of the property may be required when adjoining properties are undeveloped.	
	•	
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<b>5.4.8 Façade Elements</b>		



## 5.0 BUILDING DESIGN STANDARDS

**Building Design Standards Specific to Mixed-Use Character Zone:** The following standards shall be used for new development or redevelopment within the Mixed Use Zone.

**5.4.9. Intent/Purpose:** Building Design Standards provide performance-based requirements intended to result in high-quality development and pedestrian-friendly environment in order to provide predictability over time and along corridors for property owners, neighbors, investors, and the public.

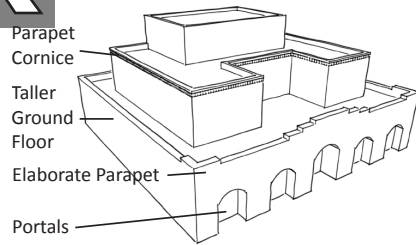
**5.4.10. Guidelines**

- (i) Building entrances should be defined and articulated by architectural elements such as lintels, pediments, **pilasters**, columns, porticos, porches, overhangs, railings, balustrades, and/or others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building **façade**.
- (ii) Buildings should generally maintain the alignment of horizontal elements along the block.
- (iii) Architectural features emphasizing the corner of the building, such as use of pediments, gabled **parapets**; **cornices**; shade structures; **blade signs**; arcades; **colonnades**; and balconies should be used along commercial storefronts to add pedestrian interest. [See **Examples A-C** for illustrations.]

**5.4.11. Façade Composition**

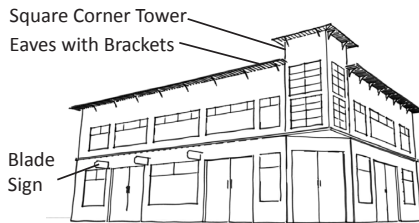
- (i) Buildings shall maintain a **façade articulation** rhythm of 20-30 feet along all '**A**' **Streets** and **Civic Spaces** and 30-50 feet for façades along Paseo del Norte or Unser Boulevard. This **articulation** rhythm may be expressed by changing materials or color; using design elements such as fenestration, columns, and **pilasters**; or varying the setback of portions of the **façade**.
- (ii) Buildings shall be designed and built with a distinct Base, Middle, and Cap.
- (iii) Retail storefront buildings shall include a **transom**, display window area, and bulkhead at the base.
- (iv) Storefronts on **façades** that span multiple tenants shall use architecturally compatible materials, colors, details, shade structures, signage, and lighting fixtures.

R

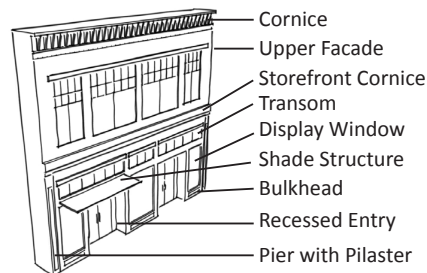


EXAMPLE A – PORTAL AND PARAPET

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EXAMPLE B – EAVES AND TOWER ELEMENT



EXAMPLE C – STOREFRONT

## 5.0 BUILDING DESIGN STANDARDS SU-2 VHMX

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5.4.12. **Non-residential and Mixed-use Building Materials**

- (i) At least 60% of each building's base **façade** (excluding doors and windows) along any '**A**' **Street** shall be finished in one of the following materials:
  - a. masonry, stone, cast stone, brick, glass, glass block, or stucco using a process other than one-step process;
  - b. hardi plank;
  - c. split face concrete block or pre-cast, or poured in place concrete;
  - d. cementitious fiber clapboard; and/or
  - e. other primary building materials approved by the Planning Director or his/her designee on a case-by-case basis.
- (ii) No more than 40% of each **façade** along any '**A**' **Street** shall use accent materials such as wood, architectural metal panel, or **EIFS**.
  - a. Cementitious-fiber clapboard shall be prohibited on mixed-use frontages. On the upper floors of any commercial frontage, no more than 20% of a '**B**' **Street** or **alley façade** may be cementitious-fiber clapboard (not sheet), which shall have at least a 50-year warranty.
- (iii) Roofing materials visible from any public **ROW** shall be factory-finished standing seam metal, slate, synthetic slate, or similar materials.

5.4.13. **Residential Building Materials**

- (i) The following shall be permitted finishes for all street fronting **façades** (except **alleys**) of residential buildings. No more than three (3) different materials shall be used on any single façade:
  - a. cementitious-fiber clapboard (not sheet) with at least a 50-year warranty;
  - b. lap sided wood;
  - c. masonry, brick, stone, man-made stone, or stucco using a process other than a one-step process;
  - d. architectural metal panels;
  - e. hardi plank; and/or
  - f. other primary building materials approved by the Planning Director or his/her designee on a case-by-case basis.
- (ii) The following shall only be allowed up to 40% as an accent material:
  - a. **EIFS** or similar material over a cementitious base, rock, glass block, and tile.
- (iii) Side and rear **façades** shall be of finished quality and of the same color and materials that blend with the front of the building.
- (iv) Roofing materials visible from any public **ROW** shall be clay barrel tile, copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.

## 5.0 BUILDING DESIGN STANDARDS

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5.4.14. **Windows**

- (i) Glazing along **'A' Streets** shall not be opaque.
- (ii) To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited.
- (iii) Ornamental arches of various designs, where used, shall be deeper on the ground floor and shallower on upper floors.

5.4.15. **Architectural Details and Other Elements**

At least one (1) of the following detail elements shall be incorporated to provide visual interest:

- (i) detailing around principal openings including but not limited to decorative trim, carving, transoms, columns, pilasters, pediments, and/or architraves,
- (ii) window details such as but not limited to window sills, decorative leading, color, opaque treatments, multipane windows, soldier course, transoms, and/or lintels,
- (iii) metal railings at balconies,
- (iv) shade structures,
- (v) roof towers,
- (vi) forecourts,
- (vii) fountains or water features using recycled or reclaimed water,
- (viii) plazas,
- (ix) pedestrian furniture and/or lifesize game boards,
- (x) masonry screen products for see-through walls or portions of walls,
- (xi) free-standing arbors, canopies, or towers,
- (xii) tower elements, and/or
- (xiii) other equivalent element, as approved by the Planning Director or his/her designee.

## 5.0 Site Development and Building Design Standards SU-2 VHET

### 5.5. Escarpment Transition

#### 5.5.1. Illustrations and Intent

*Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific Site Development Standards.*

The Escarpment Transition Zone site development standards are intended to address development between character zones toward the center of the Plan area and the Petroglyph National Monument east of the Plan boundary. Development standards in this district are intended to blend the areas between development and **Major Public Open Space**, as well as stepping down the intensity of uses and building heights closer to the Monument boundary.

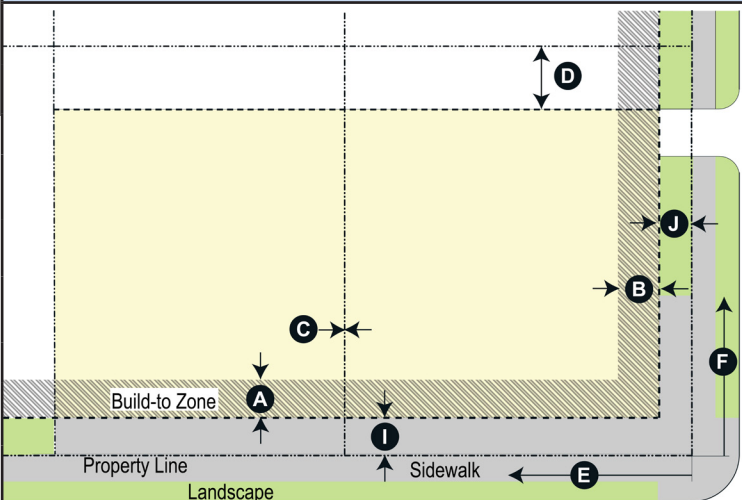
Generally, this zone may accommodate low-rise commercial, single-family development, and limited urban residential development. The goal is to have a reasonable buffer between development and **sensitive lands** to the east.

In addition, Escarpment Transition sites shall be planned in such a manner as to facilitate low-intensity, residential-scale office, retail, and **live-work** buildings in a 1-2 story environment that accommodates natural topography, terrain, and natural environment.



## 5.0 SITE DEVELOPMENT STANDARDS

## 5.5.2 Building Placement



## LEGEND

----- Property Line	Building Area	Build-to Zone
----- Setback Line	Landscape Zone	Sidewalk

Type 'A' Street / Civic Space

\* Not to scale

## (i) Build-To Zone (BTZ) [measured from setback]

Front (if 'A' Street and/or Civic Space) 0 – 10 feet (see #1) **A**

Front (if 'B' Street) 0 – 20 feet **B**

## (ii) Setback [measured from property line]

Front (if 'A' Street and/or Civic Space) 5 feet (max.) **I**

Front (if 'B' Street) 10 feet (max.) **J**

Side or Rear (distance from property line) 0 feet (min.) (see Note # 2) **C D**

## (iii) Building Frontage Required

% of building built to 'A' Street/Civic Space BTZ 60% (min.) (see #3 and #6) **E**

% of building built to 'B' Street BTZ 30% (min.) (see #3 and #6) **F**

## 5.5.3 Block Standards

[for development/redevelopment &gt; 50% of the block]

Block Face Dimensions 250 feet (min.) 600 feet (max.)

Block Perimeter 2000 feet (max.)

## Height Standards

Maximum structure height 2 stories or 26 feet (max.) (See also #6 and Section 6.3) **K**

First floor-to-floor height 12 feet (min.) (see #4) **M**

(Non-residential and Mixed Use only)

Ground Floor finish level 12 inches max. above sidewalk (for ground floor commercial-ready buildings) **L**

Upper floor-to-floor height 10 feet (min.) (see #4) **N**

(Non-residential and Mixed Use only)

## Notes

#1 – Area between the building and the edge of the **BTZ** at the sidewalk shall be paved flush with the public sidewalk. Where topography poses challenges, a majority of the sidewalk shall be provided at the level of the building, with appropriate approved transitions to the changed topography level.

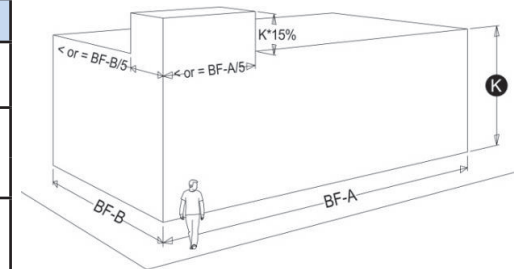
#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

#3 – Corner building street façades shall be built to the **BTZ** for a minimum of 25 feet from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the **BTZ** standards.

#4 – **Attics and mezzanines** less than 7 feet (avg.) in height shall not be counted as a story.

#5 – Civic open space within the **BTZ** shall count toward the frontage requirement.

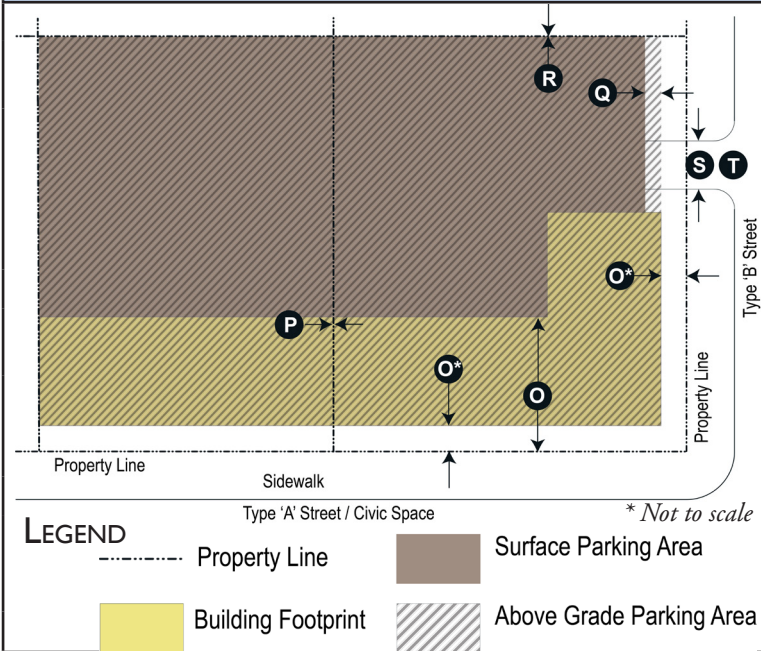
#6 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.





## 5.0 SITE DEVELOPMENT STANDARDS SU-2 VHET

## 5.5.5 Parking and Service Access



## 5.5.7 Façade Elements

- (i) **Doors and Windows:**
1. There shall be no blank walls greater than 30 feet in width of any building along **'A' Streets** and **Civic Spaces**. For **'B' Streets** there is no requirement.
  2. Doors and windows on ground floor of all buildings shall be a minimum of 25% of the ground floor façade area along all **'A' Streets** and **Civic Spaces**. Along **'B' Streets** there is no requirement.
  3. Windows on upper floor façades along all **'A' Streets** and **Civic Spaces** shall be a minimum of 20% of each upper floor façade area, which is measured between 3-9 feet above each finished floor.
  4. Primary entrance doors for all buildings shall be on **'A' Streets** or **Civic Spaces**.

(i) **Parking Location****Surface/At-grade Parking** [See **Section 6.8.4** starting on page 123]

'A' Street/ Civic Space setback	Shall be located behind the principal building	<b>O</b>
'B' Street setback	Min. of 3 feet behind <b>building façade line</b> along that street	<b>Q</b>
Side and Rear setback (distance from property line)	0 feet min. (see # 2)	<b>P R</b>

**Above-grade Parking**

Setback along 'A' & 'B' Streets or Civic Space	May be built up to the <b>building façade line</b> along that street	<b>O*</b>
Side and Rear setbacks (distance from property line)	0 feet min. (see Note # 2)	<b>P</b>

(ii) **Required Off-Street Parking Spaces**

Non-residential uses within 250 feet of single-family residential	1 space per every 300 <b>gross square feet</b>
Residential Uses	1 space/unit minimum

(iii) **Driveways and Service Access**

Parking driveway width	City DPM standards on Arterial Roadways and 25 feet max. on all other streets	<b>S</b>
<ul style="list-style-type: none"> <li>• Driveways and off-street loading and unloading shall not be located on <b>'A' Streets</b> or <b>Civic Spaces</b>. [See also <b>Section 6.8.3</b> starting on page 123.]</li> <li>• <b>Porte cochères</b> may be permitted on <b>'A' Streets</b> to provide drop-off and valet service.</li> <li>• Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.</li> <li>• If driveway and/or off-street service loading and unloading access is provided from an <b>'A' Street</b>, such access is to be deemed as temporary, and cross access easements along the rear of the property may be required when adjoining properties are undeveloped.</li> </ul>		<b>T</b>

## 5.5.6 Other Standards

(i) **Encroachments**

1. Canopies, signs, shade structures and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an **encroachment** be located over an on-street parking or travel lane. [See also **Section 11.2.8** starting on page 207.]
2. Building projections on all other façades may not be closer than 5 feet to any **abutting** property line.

(ii) **Arcades and Colonnades**

1. Arcades and **colonnades** are permitted within the **BTZ** and shall be a minimum of 6 feet deep.
2. The minimum interior clearance height within an arcade or **colonnade** shall be 14 feet.

- (iii) **Privacy Screen:** A privacy screen (masonry or **living fence** with opaque vegetation combined with fence or wall) 6 feet high shall be required where non-residential uses **abut** an existing single-family residential lot and shall be optional for all other adjacencies. [See also **Section 9.7.4** starting on page 156 for design requirements for wall design.]

- (iv) **General Site Development Standards:** See **Section 6.0** starting on page 109.



# SU-2 VOLCANO HEIGHTS NEIGHBORHOOD AND ESCARPMENT TRANSITION

## 5.0 BUILDING DESIGN STANDARDS

**Building Design Standards Specific to Neighborhood and Escarpment Transition Character Zones:** The following standards shall be used for new development or redevelopment within the Neighborhood and Escarpment Transition Zones.

5.5.8. **Intent/Purpose:** Building Design Standards provide performance-based requirements intended to result in high-quality development and pedestrian-friendly environment in order to provide predictability over time and along corridors for property owners, neighbors, investors, and the public.

### 5.5.9. Guidelines

- (i) Building entrances should be defined and articulated by architectural elements such as lintels, pediments, **pilasters**, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building **façade**.
- (ii) Buildings should generally maintain the alignment of horizontal elements along the block.

### 5.5.10. Façade Composition

- (i) Buildings shall maintain a façade **articulation** rhythm of 20-30 feet along all **'A' Streets**. This **articulation** rhythm may be expressed by changing materials or color; using design elements such as fenestration, columns, and **pilasters**; or varying the setback of portions of the **façade**.

- (ii) Buildings shall be designed and built with a distinct base, middle, and cap.
- (iii) If a single-family building is set back less than 10 feet from the front property line, the grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk. If a single-family structure is set back 10 feet or more from the property line and is not elevated at least 18 inches above the grade of the sidewalk, a 3-foot high fence shall be provided at the front property line.

### 5.5.11. Non-residential and Mixed-Use Building Materials

- (i) The following primary building materials shall be permitted for **façades** (excluding doors and windows) along any **'A' Street** or **Civic Space**:
  - a. masonry, stone, cast stone, brick, glass, glass block, split-face concrete, pre-cast concrete panels, tile, or stucco using a process other than a one-step process;
  - b. cementitious-fiber clapboard (not sheet) with at least a 50-year warranty;
  - c. wood;
  - d. architectural metal panels; and/or
  - e. other materials as approved on a case-by-case basis by the Planning Director or his/her designee.
- (ii) **EIFS** shall not be permitted along any **'A' Street** or **Civic Space façade**.

## 5.0 BUILDING DESIGN STANDARDS SU-2 VHNT & VHET



- (iii) All building **façades** along all other streets or **alleys** shall be of a similar finished quality and color that blend with the front of the building. Building materials for these façades may be any of the primary materials listed above.
  - a. **EIFS** shall be limited to 25% of all other façades.
- (iv) Roofing materials visible from any public **ROW** shall be factory finished standing seam metal, slate, synthetic slate, or similar materials.
- (v) Glazing along **'A' Streets** shall not be opaque.
- (vi) To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited.

### 5.5.12. Residential Building Materials

- (i) The following shall be permitted finishes for all street-fronting **façades** (except **alleys**) of residential buildings. No more than three (3) different materials shall be used on any single façade:
  - a. cementitious-fiber clapboard (not sheet) with at least a 50-year warranty;
  - b. lap sided wood;
  - c. masonry, brick, stone, man-made stone, or stucco using a process other than a one-step process ;
  - d. architectural metal panels;
  - e. hardi plank; and/or

- f. other primary building materials approved by the Planning Director or his/her designee on a case-by-case basis.
- (ii) The following shall only be allowed up to 40% as an accent material:
  - a. **EIFS** or similar material over a cementitious base, rock, glass block, and tile.
- (iii) Side and rear **façades** shall be of finished quality and of the same color and materials that blend with the front of the building.
- (iv) Roofing materials visible from any public **ROW** shall be clay barrel tile, copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.
- (v) An enclosed garage or carport shall be designed and constructed of the same material as the primary building. [See also **Section 7.7** starting on page 129.]
- (vi) Glazing along **'A' Streets** shall not be opaque.
- (vii) To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited.

# 5.0 SITE DEVELOPMENT STANDARDS

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## 5.6. Neighborhood Transition

### 5.6.1. Illustrations and Intent

*Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific Site Development Standards.*

The Neighborhood Transition Zone site development standards are intended to address development between proposed Volcano Heights **character zones** and existing residential areas. Development standards in this zone are intended to appropriately blend the areas between new construction and existing buildings outside the Plan area.

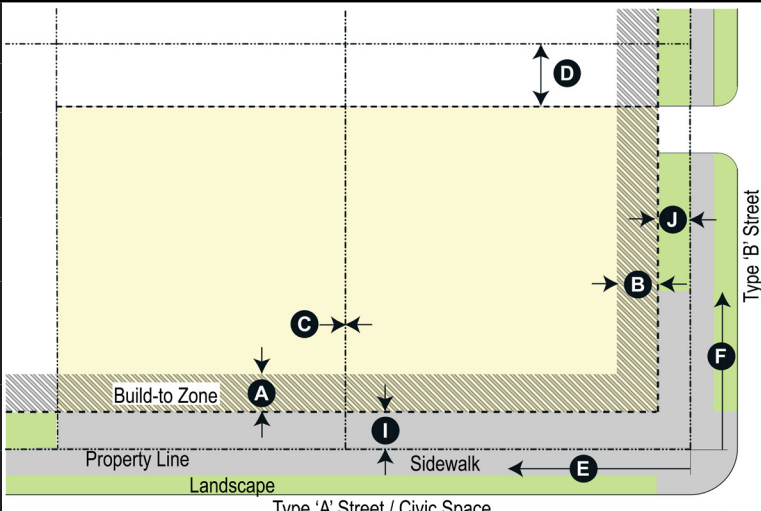
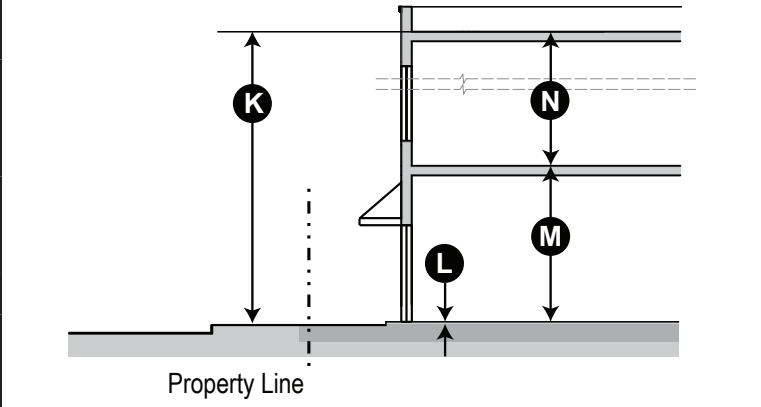
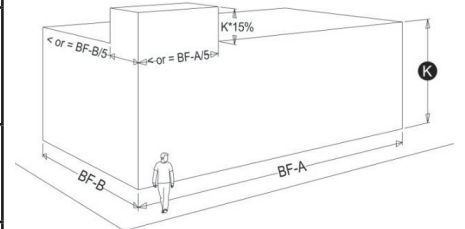
Generally, this zone may accommodate small-scale, low-rise commercial and urban residential development. The goal is to have a reasonable buffer between existing buildings and any higher-density new construction in other character zones.

In addition, the site shall be planned in such a manner as to facilitate low-intensity, residential-scale office, and **live-work** buildings in a 1-2 story environment.

### 5.6.2. Building Design Standards Specific to Neighborhood Transition shall be as per **Section 5.5.8-5.5.12** in this Plan.

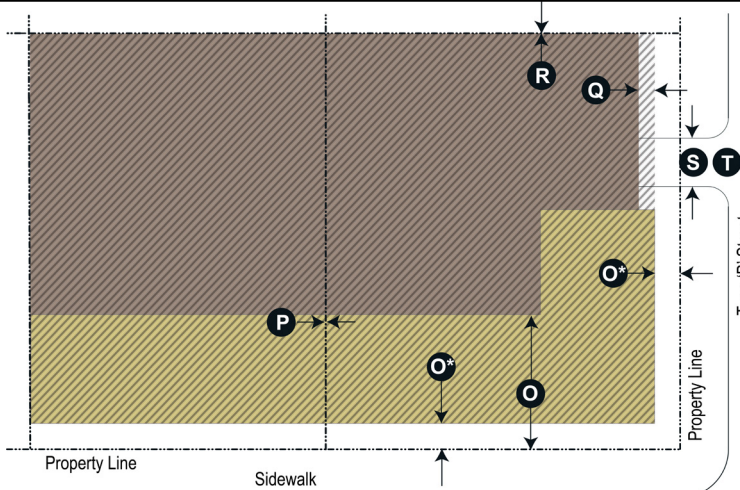


## 5.0 SITE DEVELOPMENT STANDARDS SU-2 VHNT

5.6.2 Building Placement	(i) Build-To Zone (BTZ) [measured from setback]	Notes
 <p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>Property Line</li> <li>Setback Line</li> <li>Building Area</li> <li>Landscape Zone</li> <li>Build-to Zone</li> <li>Sidewalk</li> </ul> <p>* Not to scale</p>	Front (if 'A' Street and/or Civic Space) 0 – 10 feet (see #1) <b>A</b>	#1 – Area between the building and the edge of the <b>BTZ</b> at the sidewalk shall be paved flush with the public sidewalk. Where topography poses challenges, a majority of the sidewalk shall be provided at the level of the building, with appropriate approved transitions to the changed topography level.
	Front (if 'B' Street) 0 – 20 feet <b>B</b>	
	(ii) Setback [measured from property line]	
	Front (if 'A' Street and/or Civic Space) 5 feet (max.) <b>I</b>	
	Front (if 'B' Street) 10 feet (max.) <b>J</b>	#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
	Side or Rear (distance from property line) 0 feet (min.) (see #2) <b>C D</b>	
	(iii) Building Frontage Required	
	% of building built to 'A' Street/Civic Space <b>BTZ</b> 60% (min.) (see #3 and #6) <b>E</b>	#3 – Corner building street façades shall be built to the <b>BTZ</b> for a minimum of 25 feet from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the <b>BTZ</b> standards.
	% of building built to 'B' Street <b>BTZ</b> 30% (min.) (see #3 and #6) <b>F</b>	
	<b>5.6.3 Block Standards</b> [for development/redevelopment > 50% of the block]	#4 – <b>Attics and mezzanines</b> less than 7 feet (avg.) in height shall not be counted as a story.
5.6.4 Height Standards	Height Standards	
	Maximum structure height 2 stories or 26 feet (max.) [See also #6 and <b>Section 6.3</b> ] <b>K</b>	
	First floor-to-floor height (Non-residential and Mixed Use only) 12 feet (min.) (see #4) <b>M</b>	
	Ground Floor finish level 12 inches max. above sidewalk (for ground floor <b>commercial-ready</b> buildings) <b>L</b>	
	Upper floor-to-floor height (Non-residential and Mixed Use only) 10 feet (min.) (see #4) <b>N</b>	#5 – Civic open space within the BTZ shall count toward the frontage requirement. #6 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade. 



# 5.0 SITE DEVELOPMENT STANDARDS

5.6.5 Parking and Service Access		5.6.6 Other Standards																										
 <p><b>LEGEND</b></p> <p>----- Property Line</p> <p>----- Type 'A' Street / Civic Space</p> <p>Surface Parking Area</p> <p>Building Footprint</p> <p>Above Grade Parking Area</p> <p><i>* Not to scale</i></p>	<p><i>(i) Parking Location</i></p> <table><tr><th colspan="3">Surface/At-grade Parking</th></tr><tr><td>'A' Street/ Civic Space setback</td><td>Shall be located behind the principal building</td><td><b>O</b></td></tr><tr><td>'B' Street setback</td><td>Min. of 3 feet behind <b>building façade line</b> along that street</td><td><b>Q</b></td></tr><tr><td>Side and Rear setback (distance from property line)</td><td>0 feet (min.) (see Note # 2)</td><td><b>P R</b></td></tr><tr><th colspan="3">Above-grade Parking</th></tr><tr><td>Setback along 'A' &amp; 'B' Streets or Civic Space</td><td>May be built up to the <b>building façade line</b> along that street</td><td><b>O*</b></td></tr><tr><td>Side and Rear setbacks (distance from property line)</td><td>0 feet (min.) (see Note # 2)</td><td><b>P</b></td></tr></table> <p><b>(ii) Required Off-Street Parking Spaces</b></p> <table><tr><td>Non-residential uses within 250 feet of single-family residential</td><td>1 space per every 300 <b>gross square feet</b></td></tr><tr><td>Residential Uses</td><td>1 space/unit minimum</td></tr></table>			Surface/At-grade Parking			'A' Street/ Civic Space setback	Shall be located behind the principal building	<b>O</b>	'B' Street setback	Min. of 3 feet behind <b>building façade line</b> along that street	<b>Q</b>	Side and Rear setback (distance from property line)	0 feet (min.) (see Note # 2)	<b>P R</b>	Above-grade Parking			Setback along 'A' & 'B' Streets or Civic Space	May be built up to the <b>building façade line</b> along that street	<b>O*</b>	Side and Rear setbacks (distance from property line)	0 feet (min.) (see Note # 2)	<b>P</b>	Non-residential uses within 250 feet of single-family residential	1 space per every 300 <b>gross square feet</b>	Residential Uses	1 space/unit minimum
	Surface/At-grade Parking																											
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Residential Uses	1 space/unit minimum																											
<p><b>5.6.7 Façade Elements</b></p> <p><i>(i) Doors and Windows:</i></p> <ol style="list-style-type: none"><li>There shall be no blank walls greater than 30 feet in width of any building along <b>'A' Streets</b> and <b>Civic Spaces</b>. For <b>'B' Streets</b> there is no requirement.</li><li>Doors and windows on ground floor of all buildings shall be a minimum of 25% of the ground floor façade area along all <b>'A' Streets</b> and <b>Civic Spaces</b>. Along <b>'B' Streets</b> there is no requirement.</li><li>Windows on upper floor façades along all <b>'A' Streets</b> and <b>Civic Spaces</b> shall be a minimum of 20% of each upper floor façade area, which is measured between 3 feet and 9 feet above each finished floor.</li><li>Primary entrance doors for all buildings shall be on <b>'A' Streets</b> or <b>Civic Spaces</b>.</li></ol>			<p><i>(ii) Driveways and Service Access</i></p> <table><tr><td>Parking driveway width</td><td>City DPM standards on Arterial Roadways and 25 feet max. on all other streets</td><td><b>S</b></td></tr></table> <ul style="list-style-type: none"><li>Driveways and off-street loading and unloading shall not be located on <b>'A' Streets</b> or <b>Civic Spaces</b>. [See also <b>Section 6.8.3</b> starting on page 123.] <b>T</b></li><li><b>Porte cocheres</b> may be permitted on <b>'A' Streets</b> to provide drop-off and valet service.</li><li>Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.</li><li>If driveway and/or off-street service loading and unloading access is provided from an <b>'A' Street</b>, such access is to be deemed as temporary, and cross access easements along the rear of the property may be required when adjoining properties are undeveloped.</li></ul>		Parking driveway width	City DPM standards on Arterial Roadways and 25 feet max. on all other streets	<b>S</b>																					
Parking driveway width	City DPM standards on Arterial Roadways and 25 feet max. on all other streets	<b>S</b>																										
<p><b>5.6.6 Other Standards</b></p> <p><i>(i) Encroachments</i></p> <ol style="list-style-type: none"><li>Canopies, signs, shade structures and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an <b>encroachment</b> be located over an on-street parking or travel lane. [See also <b>Section 11.2.8</b> starting on page 207.]</li><li>Building projections on all other façades may not be closer than 5 feet to any <b>abutting</b> property line.</li></ol> <p><i>(ii) Arcades and Colonnades</i></p> <ol style="list-style-type: none"><li>Arcades and <b>colonnades</b> are permitted within the <b>build-to zone</b> and shall be a minimum of 6 feet in depth.</li><li>The minimum interior clearance height within an arcade or <b>colonnade</b> shall be 14 feet.</li></ol> <p><i>(iii) Privacy Screen:</i> A privacy screen (masonry or <b>living fence</b> with opaque vegetation combined with fence or wall) 6 feet high shall be required where non-residential uses <b>abut</b> an existing single-family residential lot and shall be optional for all other adjacencies. [See also <b>Section 9.7.4</b> starting on page 156 for requirements for wall design.]</p> <p><i>(iv) General Site Development Standards:</i> See <b>Section 6.0</b> starting on page 109.</p>																												



## 6.0 SITE DEVELOPMENT STANDARDS GENERAL TO ALL ZONES

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## 6.0 SITE DEVELOPMENT STANDARDS GENERAL TO ALL ZONES

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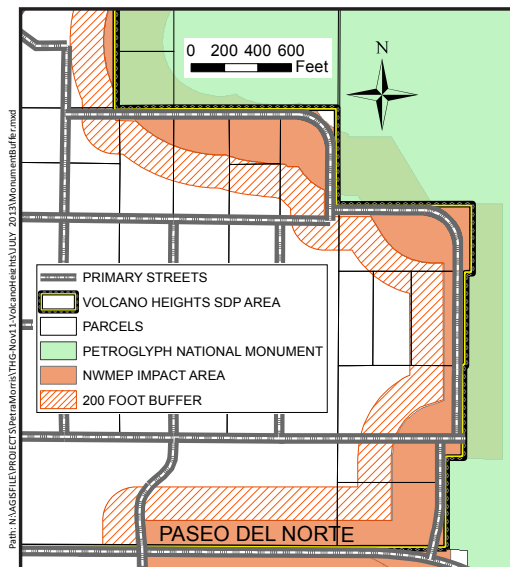


EXHIBIT 6.1 – IMPACT AREA AND 200-FOOT BUFFER

**6.1. Gated Communities:** In order to meet the intent of a walkable, urban environment that serves as a Major Activity Center, gated and/or walled developments are prohibited.

**6.2. Neighborhood Design:** Where new residential development is adjacent to a Connector street, new lots and homes shall face Connector streets, except where the Planning Director or his/her designee approves exceptions related to technical reasons, such as grading and drainage requirements.

### 6.3. Structure Heights

**6.3.1.** Structures within the Impact Area as designated by the Rank 3 Northwest Mesa Escarpment Plan shall be limited to 15 feet. Per the Northwest Mesa Escarpment Plan, no **exceptions** or variances shall be granted.

**6.3.2.** Structures within 200 feet of either the Rank 3 Northwest Mesa Escarpment Plan Impact Area or a Park Edge Street shall be limited to 18 feet, with a second story up to 26 feet permitted for no more than 50% of the building footprint. [See **Exhibit 6.1.**]

**6.3.3.** In Town Center only, if a developer can show documentation that a **major employer** (i.e. 150+ employees on-site) will be part of the project, that project is exempt from building height maximums and bonus height criteria, subject to a Development Agreement with the City, including clawback provisions in the case the employer leaves the Plan area before 5 years have passed. This provision is subject to approval by the City Economic Development Department.

**6.3.4.** In all but the Transition Zones, projects within a SAD, TIDD, PID or similar coordinated development effort that plans and engineers significant infrastructure involving multiple property owners as acceptable to the Planning Director or his/her designee may be granted a 10-foot building height bonus to the maximum heights allowed by right in each zone and above and beyond the bonus heights described in **Table 6.1** and **Section 6.4.**

**6.3.5. Structure height** shall be measured from approved grade to the eave line in the case of a pitched roof or to the roof line in the case of a **parapet**. [See **Section 6.5** for grading standards.]

**6.3.6.** A **stepback** may occur at a minimum height of 26 feet, but no building shall be built taller than 40 feet without a **stepback**. The minimum depth of a **stepback** shall be 12 feet.

**6.3.7.** Cupolas may extend 10 feet beyond height limits. Flagpoles may extend 6 feet above the height limit. Solar panels shall not count toward height limits. Equipment on the roof other than solar panels visible from the public **ROW** shall be screened by louvered or metal screen, or by a **parapet** for flat roofs. Screened equipment shall not exceed 6 feet beyond height limits. Screened equipment on the roof shall be set back 15 feet from **façades**. Equipment screening shall not be made of chain link or vinyl materials.

## 6.0 SITE DEVELOPMENT STANDARDS GENERAL TO ALL ZONES

### 6.4. Optional Height Bonus for Buildings

6.4.1. **Purpose / Intent:** This Plan offers an optional bonus height system for buildings in order to balance the intent to create an urban, walkable Major Activity Center with the intent to respect and honor the unique cultural, historical, geological, and volcanological area. In order to go beyond height maximums in the Center and Mixed-Use Zones (which correspond to maximum heights in the City's NWMEP), development projects shall provide commensurate benefits to both the Natural and Built Environments.

6.4.2. **Structure height** maximums are set by Site Development Standards for each zone. Projects within all non-Transition Zones are eligible to opt in to a voluntary bonus building height system per **Table 6.1** and **Table 6.2**, with associated criteria in **Table 6.3**.

6.4.3. In order to earn a building height bonus in non-Transition Zones, projects shall incorporate required criteria to earn points for both the Built Environment and Natural Environment, per **Table 6.1**, **Table 6.2**, and **Table 6.3**.

- (i) These points have been assigned values relative to the priorities and goals that meet the intent of this Plan for a high-quality built environment balanced with respect for a unique natural environment that enhances property value and adds to the quality of life for existing and future residents, employers, and employees. Point values are weighted toward their contribution to either the built or natural environment. Point values also reflect an assumed difference in cost and ease of implementation.

- (ii) The total points required for each zone are calibrated based on the desired balance of urban character versus open space amenities in each zone, as well as a relative balance among all zones within the Plan area.

6.4.4. A project may shift up to 10 points between the Natural and Built Environment totals in order to better meet the intent of this Plan and/or accommodate site context.

6.4.5. The Planning Director or his/her designee shall certify and approve projects that meet the criteria for height bonuses in **Table 6.3**. The Volcano Heights Review Team may be consulted to assess whether individual standards have been met to satisfy the bonus criteria. [See **Section 3.2.6** starting on page 28.]

6.4.6. Projects that incorporate a bonus shall be required to provide a Site Development Plan for Building Permit or Site Development Plan for Subdivision that documents bonus criteria.

6.4.7. This requirement does not affect the eligibility of Site Development Plans for administrative **approval** by the Planning Director.

6.4.8. Projects incorporating bonus heights are subject to code enforcement to ensure ongoing provision of bonus criteria in the future, including maintenance of private amenities accessible by the public and preservation of natural vegetation in perpetuity.

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### 6.0 SITE DEVELOPMENT STANDARDS GENERAL TO ALL ZONES

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- 6.4.9. Private property owners may pay for or construct improvements to City-owned open space that meet bonus requirements and transfer this bonus to the property they own. Such improvements shall be coordinated with and acceptable to the City Open Space Division and meet all City standards as well as relevant requirements in this Plan.

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TABLE 6.1 – TOTAL POINTS FOR BUILDING HEIGHT BONUS BY CHARACTER ZONE\*

BUILDING HEIGHT BONUS CRITERIA	HEIGHT BONUS			
	VHTC	VHRC	VHVC	VHMX
Maximum Structure Height Allowed by Zone	40 ft.	40 ft.	40 ft.	26 ft.
Maximum Building Height with Bonus	75 ft.	60 ft.	60 ft.	40 ft.
I. Natural Environment Bonus Criteria	50 pts.	35 pts.	25 pts.	50 pts.
II. Built Environment Bonus Criteria	50 pts.	40 pts.	25 pts.	50 pts.
<b>Total Points Required to Receive Height Bonus</b>	<b>100 pts.</b>	<b>75 pts.</b>	<b>50 pts.</b>	<b>100 pts.</b>

\* See also Section 6.4.4.

## 6.0 SITE DEVELOPMENT STANDARDS GENERAL TO ALL ZONES

TABLE 6.2 – BONUS HEIGHT POINTS PER CRITERION

CRITERIA FOR OPTIONAL HEIGHT BONUSES	POINTS
<b>I. Natural Environment Bonus Criteria</b>	
a. Rock outcropping dedications	25
b. Rock outcropping private preservation*	20
Public Access Easement ( <i>Optional Bonus</i> )	5
c. Open space dedications	20
For dedications <b>abutting</b> rock outcroppings or other features deemed significant by the City Open Space Division ( <i>Optional Bonus</i> )	5
d. Private park construction	20
e. Public park land dedication of at least 2 acres	15
f. Pedestrian walkway connection to rock outcropping, parks, trails, rock outcroppings, or other features deemed significant by the City Open Space Division	10
Up to 2 additional connections to features deemed significant by the City Open Space Division ( <i>Optional Bonus</i> )	5 each
g. Landscaping / natural buffers in addition to what's required by Zone	10
h. Shared drainage/swales on <b>adjacent</b> developments / Low Impact Design (LID)	10
i. View preservation	10
j. Community garden	10
k. Interpretive signage	5
l. Preservation of native vegetation	5
m. Other benefits to the natural environment	5
<b>II. Built Environment Bonus Criteria</b>	

CRITERIA FOR OPTIONAL HEIGHT BONUSES	POINTS
a. Publicly accessible plazas / courtyards in addition to what's required by <b>Section 9.5.4</b> starting on page 144.	25
b. Living roof or accessible roof garden	25
c. Grey water retention system	25
d. Transit shelters on transit corridors	20
e. LEED certification	20
f. Transit Center within 500 feet of proposed project	15
g. Public art	15
h. Solar panels	15
i. Permeable paving	10
j. Permanent streetscape/plaza furniture and/or features	10
k. Gateway feature at key intersections	10
l. Rooftop water harvesting / cisterns	5
m. Other sustainable building practices	5

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\* See also **Policy 13.1.3** starting on page 224 and **Appendix D**.

## CHAPTER II: REGULATIONS

### 6.0 SITE DEVELOPMENT STANDARDS GENERAL TO ALL ZONES

TABLE 6.3 – STANDARDS FOR OPTIONAL HEIGHT BONUS CRITERIA

I. Natural Environment Bonus Criteria	
a.	Dedicating a <b>rock outcropping</b> shown in <b>Exhibit 9.1</b> plus a buffer acceptable to City Open Space Division shall meet the criteria for these points. The land shall be dedicated to the City following the process outlined in City Zoning Code §14-16-3-8(A) or by plat, deed, or other legal instrument acceptable to City Real Property.
b.	Private preservation may be accomplished through Transfer of Development Rights (TDR), conservation easement, or platting as <b>private open space</b> . The additional 5 points for public access may be accomplished through granting a public access easement that stays in place in the event of transfer of property ownership.
c.	Open space dedications, either on-site or offsite, shall be a minimum of one-half acre and acceptable to the City Open Space Division. Points may be granted at a rate of 5 points per acre up to a total of 20 points.
d.	A private <b>park</b> shall be one-half acre or larger and maintained by the property owner or property owner association. A public access easement shall be granted and filed with the City. In order to gain the bonus points, a park shall include shade trees in addition to two (2) or more of the following features: playground or equivalent recreational amenity, shade structure, seating area or tables, a sculpture or other artwork. These points may be granted per the discretion of the Planning director or his/her designee.
e.	Land dedicated for City-owned public parks shall be 2 acres or larger and must meet the <b>approval</b> and standards of the City Parks and Recreation Department.
f.	Pedestrian walkways constructed according to criteria in <b>Table 9.4 (xv)</b> shall meet the criteria for these points. Pedestrian walkways that provide connections to <b>rock outcroppings</b> or other features deemed significant by City Open Space Division, including those features mapped in <b>Exhibit 9.1</b> , shall be eligible for an additional 5 bonus points per feature connected.
g.	Landscaped area at least 25% in excess of the requirement shall meet the criteria for these points.
h.	Shared swales shall be designed for the secondary purpose of additional open space OR to water living material in the landscaping on the site or streetscaping. They shall be privately constructed and maintained.
i.	Developments that can graphically demonstrate an arrangement of roadways, building placement, and/or building <b>setback</b> to preserve views toward the Sandia Mountains, volcanoes, or City vistas across the Rio Grande shall meet the criteria for these points.
j.	See <b>Table 9.4 (iv)</b> .
k.	Projects that include at least 2 educational, cultural, and/or historical signs or markers pertaining to Volcano Heights that are accessible to pedestrians and cyclists and follow Policy 3.106 in the Volcano Mesa amendment to the West Side Strategic Plan shall meet the criteria for these points. Signs shall be a minimum of 18 by 18 inches and a maximum of 24 by 36 inches.
l.	Projects that preserve native vegetation, especially juniper trees, are eligible for 5 bonus points per 100 square feet up to 50 total points. Native vegetation in usable and/or <b>detached open space</b> on-site may be counted toward this bonus. <b>Applicants</b> shall provide a site plan, photographs, and other relevant documentation of original site conditions.
m.	<b>Applicants</b> may demonstrate other benefits to the natural environment. These points may be granted per the discretion of the Planning director or his/her designee.

## 6.0 SITE DEVELOPMENT STANDARDS GENERAL TO ALL ZONES

TABLE 6.3 – STANDARDS FOR OPTIONAL HEIGHT BONUS (Cont'd)

II. Built Environment Bonus Criteria	
a.	Plazas or courtyards at least 25% in excess of the requirement per <b>General Standard 9.5.4</b> starting on page 144 AND incorporating at least two (2) of the following features: shade structure, seating area or tables, water features with low-water use and/or recycled water, a sculpture or other artwork. These points may be granted per the discretion of the Planning director or his/her designee. A public access easement that stays in place in the event of transfer of property ownership shall be granted and filed with the City.
b.	Improving rainwater quality by removing sediment and floatables.
c.	Incorporation of a retention system on-site that stores greywater for re-use for irrigation and/or building systems. These points may be granted per the discretion of the Planning director or his/her designee (e.g. the City hydrologist).
d.	Transit shelters shall be built per City ABQ RIDE standards and in coordination with ABQ RIDE staff and dedicated to the City. Transit shelters built within the public ROW may be counted as <b>usable</b> or <b>detached open space</b> . Paved areas such as stop pad shall also count as landscaped area.
e.	LEED certification or equivalent for buildings or for Neighborhood Design are both eligible for points toward the Height Bonus. Individual elements matching other criteria in this Table shall also be eligible for points toward the Height Bonus.
f.	Sites located within 500 feet of a developed or permitted City of Albuquerque Transit Center.
g.	One percent (1%) of project budget devoted to installation and maintenance of public art in plazas and/or outdoor spaces or incorporated into the architecture of buildings on private property or in public spaces, to be commissioned by a New Mexico artist registered with City Department of Cultural Services and managed in any combination of the following methods: <ul style="list-style-type: none"> <li>• Property owner or designee to pick the artist and install and maintain the art, in which case 10% of the 1% shall be allocated to City Department of Cultural Services and earmarked for 5 years to be used in the event that the property owner ceases to maintain the art. After 5 years, these funds revert to the general Department budget.</li> <li>• Property owner or designee to allocate funds to City Department of Cultural Services, in which case 90% of the 1% pays for initial art installation on the property, and 10% is kept in reserve for ongoing maintenance by the City.</li> <li>• Property owner or designee to allocate funds to City Department of Cultural Services for installation of art anywhere in the Plan area, in which case 90% of the 1% pays for initial art installation, and 10% is kept in reserve for ongoing maintenance by the City.</li> </ul>
h.	Photovoltaic or other equivalent technology that is designed and installed to generate at least 40% of the project's power needs. Solar panels must have at least one layer of anti-reflective coating to minimize glare. Exposed frames and components shall have a non-reflective surface.
i.	At least 50% of the project's surface parking areas shall be paved with a surface of equal or superior performance characteristics to asphalt but allowing permeability of runoff, such as compacted, stabilized crusher fines.
j.	Permanent furniture/features includes interactive public amenities such as but not limited to lifesize gameboards, tables & seating, low water-use fountains, amphitheaters, labyrinths, shade structures, transit shelters, etc. These elements shall not be included in sidewalks less than 12 feet wide and shall in no case result in less than 6 feet clearance for <b>ADA</b> accessibility.
k.	Per criteria in <b>Section 9.7.6</b> starting on page 157.
l.	Incorporation of systems that store rainwater for future on-site uses such as irrigation.
m.	These points may be granted per the discretion of the Planning director or his/her designee.

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### 6.0 SITE DEVELOPMENT STANDARDS GENERAL TO ALL ZONES

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#### 6.5. Grading

6.5.1. **Purpose / Intent:** This Plan restricts grading in order to protect natural topography and distinct topographic and natural character to the extent possible. Natural terrain and geological features make the area unique, desirable, and of value to residents and the larger community.

6.5.2. Cut and fill slopes shall be no steeper than 3:1 on average, and retaining walls shall not exceed 4 feet in height unless incorporated within a building's foundation or approved by the City Hydrologist as necessary for development.

6.5.3. Graded areas shall maintain the character of the natural terrain by varying gradients, undulating contours, and rounding the toe and crest of any slope greater than 10 feet in height.

6.5.4. Fill shall be limited to four (4) feet except as deemed necessary for site development and drainage by the City Hydrologist. When more than 4 feet of fill is proposed, a project shall require **DRB approval** in order to ensure coordination with the City Hydrologist, City Open Space Division, and other relevant City staff.

6.5.5. Fill shall not exceed the existing highest natural grade point on site, unless approved by the City Hydrologist for required drainage. Fill height shall be measured from the natural grade.

6.5.6. In the selection of alignment and in site design, grading plans shall demonstrate that cut and fill has been kept to a minimum consistent with the standards in this Plan. Generally, the overall topography of the site is not to be substantially altered.

6.5.7. Due to the area's proximity to the Petroglyph National Monument and the importance of protecting petroglyphs from fugitive dust that may occur during site development and construction, development shall comply with the following standards:

[Amended November 5, 2014]

- (i) All development  $\frac{3}{4}$  acres or over must comply with the Albuquerque-Bernalillo County Air Quality Control Board Fugitive Dust Control Regulation found in the New Mexico Administrative Code 20.11.20.
- (ii) All development must comply with the City Drainage Control Ordinance and the Flood Hazard Control Ordinance, including a requirement for an approved Erosion and Sediment Control Plan prior to being issued a grading permit.

## 6.0 SITE DEVELOPMENT STANDARDS GENERAL TO ALL ZONES

[Amended  
November 5,  
2014]

- (iii) For all non-residential and mixed-use developments, grading permits shall only be issued concurrently with building permits.
- (iv) For exclusively residential developments, a grading permit shall only be issued after a preliminary plat and an Erosion and Sediment Control Plan have been approved.
- (v) Exceptions for grading in advance of a building permit or approved preliminary plat may be allowed under the following conditions:
  - a. Requirements enumerated in items (i) and (ii) above are met.
  - b. While active grading is underway there must be water truck/s onsite and actively performing wet suppression activities.
  - c. Once grading is complete, but prior to building permit or preliminary plat approval, the site must be stabilized using one of these four methods:
    - 1. A sprinkler system providing daily wet suppression must be onsite and shown to be functional.
    - 2. 2" of gravel mulch must be applied over all disturbed areas/ stock piles.
    - 3. vegetative cover consistent with the COA Specifications Section 1012 including the crimping-in of straw mulch after seed application.
    - 4. The application of spray-on adhesives, with reapplication per the manufacturer's

recommendations. This method is only allowed if the site is adequately fenced to prevent ATV vehicles from disturbing the treated soils.

- d. The proposed method of stabilization must be approved by the City Engineer or his/her designee prior to any grading activity on the site. A site that has had grading activity prior to building permit/preliminary plat is not eligible for approval of such without an approved soil stabilization method in place.
- (vi) Grading within public rights-of-way or public easements requires a fugitive dust permit and grading permit per (i) and (ii) above.

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### 6.0 SITE DEVELOPMENT STANDARDS GENERAL TO ALL ZONES

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#### 6.6. Construction Mitigation

6.6.1. **Purpose / Intent:** Any damage to the vegetation, slope, or placement of boulders due to or related to construction shall be mitigated as provided herein.

[Amended  
November 5, 2014]

6.6.2. Prior to beginning any construction, the property owner, developer, or infrastructure contractor (whichever is the most relevant) shall complete the following requirements.

- (i) A temporary silt fence shall be constructed at the site boundary adjacent to sensitive lands (i.e. the Escarpment buffer, Major Public Open Space, archeological site, or public or private conservation area to be maintained in natural desertcape) to effectively protect them from heavy equipment and vehicles.
  - a. Construction or silt fencing shall be placed no less than 12" from the Petroglyph National Monument boundary.

- b. The temporary silt fence shall comply with the most recently approved City Air Quality Control Division standards and requirements.
- (ii) Photographs of the project site in its original condition shall be submitted with the application for **building permit**, subdivision, and/or site development plan. Within the Escarpment Transition zone only, in lieu of photographs, a comprehensive video recording of existing conditions and situations of rocks and boulders shall be submitted to inform compliance with permitting and other approvals.
- (iii) Applications for public- and private-sector projects, especially infrastructure, within the Escarpment Transition zone or **adjacent** to archeological sites shall include geotechnical data and analysis that demonstrate to the satisfaction of the City Engineer, in coordination with the City Open Space Division and National Park Service, that proposed trenching or blasting will not affect the face of the Escarpment, whether by potentially causing erosion or caving of the slopes and boulders, threatening public safety or welfare, or otherwise damaging archeological resources.

## 6.0 SITE DEVELOPMENT STANDARDS GENERAL TO ALL ZONES

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[Amended  
November 5, 2014]

- a. Clear limits of construction shall be established so that construction activities do not encroach on Petroglyph National Monument. The National Park Service and/or City Open Space Division shall be permitted to monitor any construction staking within the Escarpment Transition zone. No construction easements on the Monument shall be granted.
  - b. For any construction within the Escarpment Transition zone that includes blasting, the City Open Space in coordination with the National Park Service may require monitors to be placed between the blast site and the Petroglyph National Monument boundary in order to record blast data to ensure that disturbance remains within approved levels. Monitor data may be required to be maintained for up to one year following final completion of the project.
- 6.6.3. Replacement of boulders shall approximate the original location, angle, and surface exposure, based on pre-construction photographs and/or comprehensive video recording.
- 6.6.4. Vegetation to approximate original cover with native or xeric plants as appropriate from the Plant List in **Table 9.5** is required within 90 days of project completion. [See **Section 9.7.3** starting on page 151 to determine whether

native or xeric species are required.] A deviation may be granted by the Planning Director or his/her designee if the type of vegetation or time of year make revegetation within 90 days impossible or undesirable. For infrastructure projects on public lands, the construction company shall post a warranty bond effective for three years after completion of the infrastructure work to ensure successful revegetation.

- 6.6.5. To minimize the negative impact of fugitive dust on petroglyphs, no stockpiling of rock or basalt or rock crushing shall be permitted within 1320 feet (1/4 mile) of the Petroglyph National Monument boundary.
- 6.6.6. Significant archaeological sites shall be protected as appropriate to respect the area's unique cultural history.
- (i) For purposes of this section, archaeological resource and archaeological site shall be defined as set forth in the City Zoning Code §14-16-3-20 (i.e., the Albuquerque Archaeological Ordinance).
  - (ii) In addition to the applicability set out in the City Zoning Code §14-16-3-20, the Archaeological Ordinance shall apply when an applicant initiates the approval process for any of the following:
    - a. A site development plan or master development plan for a project that is 2 or more acres in size on property that is zoned SU-1 Special Use or an SU-2 zone that requires site plan review; or

[Amended  
November 5, 2014]

### 6.0 SITE DEVELOPMENT STANDARDS GENERAL TO ALL ZONES

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[Amended  
November 5, 2014]

- b. An archaeological resource is discovered that the City Archaeologist deems significant. In the event that a potential archaeological resource is discovered during development or land disturbance activity, the property owner shall temporarily cease all development activities and shall contact the City Archaeologist to determine whether the discovery has significant research or other value. If the site is determined to be significant, the property owner shall submit a preservation plan or data recovery and documentation plan for those resources that the City Archaeologist has determined to have significant research or other value per the requirements in the City Zoning Code §14-16-3-20. Upon approval of the plan by the City Archaeologist, the property owner may proceed with development.
- (iii) No petroglyph shall be defaced, altered, or moved without approval of the City Archaeologist or other appropriate City staff in consultation with a National Park Service representative from the Petroglyph National Monument. To the extent possible, rock outcroppings containing petroglyphs should be protected per City Zoning Code §14-16-3-20.
- (iv) All other significant archaeological sites shall be protected or mitigated per City Zoning Code §14-16-3-20. Site treatment shall consider preservation, avoidance, testing, and/or documentation of surface and/or subsurface remains and/or artifacts. Any buffers or setbacks included as part of the treatment plan may be counted as usable open space.



## 6.0 SITE DEVELOPMENT STANDARDS GENERAL TO ALL ZONES

## 6.7. Infrastructure

## 6.7.1. Utilities

## (i) Easements

- a. In order to facilitate pedestrian movement and maintain accessibility, utility infrastructure such as poles, transformers, boxes, and access panels shall be planned for minimal visual intrusion and mobility impediment to pedestrians. Overhead and underground electric distribution lines are typically located within public utility easements (PUE) or private easements. They are compatible with other “dry” utilities such as cable, telephone, and fiber optic facilities. The width of the PUE is typically 10 feet in order to provide necessary clearances for safety.
- b. Water lines, sewer lines and storm water drainage or “wet” utilities are not compatible with “dry” utilities, and separation is required for safety purposes. Dry utility easements (electric, cable, phone, fiber optics) and wet utility easements (water, sewer) are located subject to provisions of all applicable codes including the New Mexico Electrical Safety Code for safety reasons.

- c. In all zones, utility easements shall be located in **alleys** or rear access and parking areas, if available. Where there is no alley, utility infrastructure may be placed in a PUE or private easement in the front **setback** of the property, provided it does not substantially affect the pedestrian realm and is located on the edge or side of property and as far away from the main entrance and pedestrian access paths as possible. Main service line utility infrastructure connecting with public utility easements in alleys shall be accommodated in front setbacks and/or Build-to Zones. [See also **Section 10.7.7** starting on page 204.]

- (ii) **Construction:** For any construction within the Escarpment Transition zones that includes blasting, see **Section 6.6.2** starting on page 118.

## (iii) Clearance

- a. Any screening and vegetation surrounding ground-mounted transformers and utility pads shall allow 10 feet of clearance in front of the equipment door and 5 feet of clearance on the remaining 3 sides for access and to ensure work crew and public safety during maintenance and repair.
- b. Non-permanent use of clearance, such as for parking, is permitted. All uses shall require an encroachment agreement with PNM.

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### 6.0 SITE DEVELOPMENT STANDARDS GENERAL TO ALL ZONES

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- c. Aesthetic improvements, such as painting, are encouraged to minimize visual impact of ground-mounted utility equipment. PNM may have guidelines for the most appropriate types of paint and/or other materials to use. Any identifying numbers shall not be obscured. All improvements are subject to removal as necessary for repair and/or maintenance.
- d. Trees and shrubs planted in the PUE should be planted to minimize impacts on facilities maintenance and repair. They are subject to removal as necessary for repair and/or maintenance.

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6.7.2. **Roads:** See **Section 10.0 Street Standards** starting on page 163.

## 6.0 SITE DEVELOPMENT STANDARDS GENERAL TO ALL ZONES

### 6.8. Street Screens

6.8.1. Except as noted elsewhere in this Plan, all required street screens shall be made up of (a) the same material as the principal building or (b) a combination of masonry and **living fence**. Required street screens shall be located at the setback line unless otherwise noted in this Plan. [See also **Section 9.7.4** starting on page 156 for requirements for wall design.]

[Amended  
November 5, 2014]

6.8.2. Where provided, the **living fence** shall be within a minimum 3-foot wide planting strip located on the pedestrian, residential, or public street side. [See also **Section 9.7.4** starting on page 156.]

6.8.3. Any off-street loading, unloading, storage, service, or trash pick-up areas shall be screened using a **street screen** at least as tall as the trash containers and/or service equipment it is screening at the **BTZ**.

6.8.4. Parking visible from the public **ROW** along an **'A'** or **'B'** **Street** shall have a **street screen** of masonry and/or metal railing 3-6 feet high combined with a landscape strip at least 3 feet wide on the pedestrian, residential or public street side.

- (i) Along a **'B'** **Street** frontage, this requirement may be waived as a minor deviation if the applicant can show sufficient evidence of intent to build a parking structure within 2 years. [See **Table 3.2** starting on page 31.]
- (ii) If construction of a parking structure has not commenced within 2 years, a street screen shall be required.

6.8.5. Drive-through facilities, where allowed by zone

and located on a **'B'** **Street**, shall be screened from view via location behind a building on-site or a **street screen**, specifically:

- (i) **Screening:** A street screen shall be provided for drive-up service windows and associated drive-up queue lanes that abut public streets or pedestrian areas. Screening may also be provided by placing the drive-up service windows and/or queue lanes between two adjacent and parallel buildings.
- (ii) **Drive-up Service Windows:**
  - a. Drive-up service windows shall not be on a façade that faces or fronts an **'A'** **Street**.
  - b. Drive-up service windows shall be oriented away from pedestrian areas, such as sidewalks and plazas, and residentially-zoned areas, where possible.
- (iii) **Queue Lanes:** Queue lanes shall not be located parallel to **'A'** **Streets**, unless they are located behind a building.

6.8.6. Utility equipment, including electrical transformers, gas meters, etc., shall be screened with a **street screen** at least as high as the equipment being screened.

6.8.7. All street screening shall be designed to be compatible with utility infrastructure, particularly to address safety considerations for utility crews during maintenance and repair.

6.8.8. Rainwater harvesting equipment is not permitted on any **'A'** **Street**. On all other frontages, they shall be screened with a **street screen** at least as high as the equipment being screened.

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### 6.0 SITE DEVELOPMENT STANDARDS GENERAL TO ALL ZONES

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#### 6.9. Design of Site Elements for Automobile-related Uses

- 6.9.1. Drive-through lanes for commercial uses shall not be located along **'A' Streets** or **Primary 'B' Streets**.
- 6.9.2. Gas pumps, canopies, and/or service bays shall not be located along **'A' Streets**. No more than 50% of a lot's frontage along a **'B' Street** may be occupied by gas pumps, canopies, and/or service bays.
- 6.9.3. Outdoor **storage** of vehicles or other products sold shall not be permitted along any **'A' Street**. Along **'B' Streets**, outdoor storage of vehicles or other products sold shall not exceed 50% of a lot's frontage. [See also **Section 6.8.3.**]
- 6.9.4. All off-street loading, unloading, and trash pick-up areas shall be located along **'B' Streets** or **alleys** unless permitted in the specific Site Development Standards in **Section 5** and/or **6**. [See also **Section 6.8.3.**]
- 6.9.5. See also **Section 7.8** starting on page 131 for building design requirements for auto-related uses.



## 7.0 BUILDING DESIGN STANDARDS GENERAL TO ALL ZONES

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### 7.0 BUILDING DESIGN STANDARDS GENERAL TO ALL ZONES

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- 7.1. Purpose/Intent:** The Building Design Standards for the Volcano Heights Sector Development Plan should establish a coherent urban character and encourage enduring and attractive development.

Three key design principles for Volcano Heights support the preservation, sustainability, and visual quality of different development **character zones**:

- Buildings should use building elements and details to achieve a **pedestrian-oriented** public realm within the Town and Village Centers and Mixed-Use and **Transition Zones**, along **'A' Streets**, and at 'A' street intersections.
- Compatibility is not meant to be achieved through uniformity, but through variations in building elements to achieve individual building identity.
- Building **façades** should include architectural details and ornamentation to create variety and interest.

The design of buildings and their relationship to **adjacent** streets should depend on the context of the development. Generally, the corridor should become more **pedestrian-oriented** farther from the Paseo del Norte/ Unser Boulevard intersection within each development quadrant, along the proposed **transit corridor**, and particularly within the Town Center. Generally, buildings should be located and designed to provide visual interest and create enjoyable, human-scaled spaces between and among buildings.

#### **7.2. Building Orientation**

**7.2.1.** Buildings shall be oriented toward **'A' Streets**, where the **lot** has frontage along an **'A' Street**. All other buildings shall be oriented toward **Civic Spaces**. Where a building does not front on an **'A' Street** or **Civic Space**, the building shall be oriented toward a **'B' Street**.

**7.2.2.** Primary entrances to buildings shall be located on the street along toward which the building is oriented or toward **civic spaces**, where applicable. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection. [See also **Section 7.8.1** starting on page 131.]

**7.2.3.** All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or **alleys**.

**7.2.4.** Garages, carports, or new surface parking for residential buildings shall be located and accessed from **'B' Streets** or **alleys** at the rear of residential buildings.

**7.2.5.** Service entrances shall be screened from **abutting** single-family residences as well as the public **ROW** as per **Section 6.8.3** starting on page 123 in this Plan.

- 7.3. Building Massing and Scale:** Commercial and mixed-use buildings shall be simply massed with flat or low pitched roofs with **parapets**, projecting roofs, or both. Commercial and mixed-use buildings located on a corner have flexibility for corner treatments but must adhere to the frontage requirements in the Site Development Standards in **Sections 5** and **6**.

# 7.0 BUILDING DESIGN STANDARDS GENERAL TO ALL ZONES

## 7.4. Zero Lot Line Structures

7.4.1. Prior to being issued a building permit, a property owner wanting to build a structure with a wall on a lot line shall submit to the City a maintenance easement agreement signed by the abutting property owner, unless the building is part of an attached unit development.

[Amended  
November 5, 2014]

7.4.2. 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**.

## 7.5. Structure Color

7.5.1. In order to minimize the visual impact of development, colors shall be restricted to light reflective values between 20 and 50 percent. Metal items such as vents, cooling units, and other mechanical devices on roofs are subject to this regulation.

- (i) This range of color general includes yellow ochres, browns, dull reds, and grey-greens, similar to the natural colors found on the mesa and escarpment. This middle range of reflectance is intended to avoid very light and very dark colors.
- (ii) Stucco, block, and/or brick shall have integral color other than the standard grey.
- (iii) Other materials with colors similar to those illustrated in **Exhibit 7.1** may be used, as long as they have integral color other than the standard grey and meet the standards for reflectivity and harmony with colors in the natural landscape. [See **Section 9.7.4** starting on page 156 for more details about restrictions for walls and fences.]

### APPROPRIATE COLORS FROM THE NATURAL LANDSCAPE



### LIGHT REFLECTANCE VALUES

Chart Color	LRV %	Chart Color	LRV %
122 Straw	41.83	135 Sahara	34.63
106 Buckskin	34.73	116 Adobe	24.03
118 Suede	37.67	124 Coral	34.93
117 Fawn	45.48	115 Cottonwood	32.18

LRV data is from El Rey Stucco; El Rey does not guarantee the LRV data provided. Colors are illustrative from El Rey Standard Color for Premium Stucco Finish. Color reproduction in this Plan is not an exact representation of the El Rey color chart.

### EXHIBIT 7.1 – SAMPLE COLORS

**NOTE:** These sample colors are stucco with integrated color as manufactured by El Rey traditional cementitious stucco in Albuquerque. This compound includes cement, hydrated lime, sand aggregates, and iron oxide pigments. Since the stucco is integrally colored, it will never need to be painted. Like many natural landscapes, the traditional cement stucco is breathable and appears slightly different during each season and at alternate times of the day.

### EXHIBIT 7.1 – SAMPLE COLORS

### 7.0 BUILDING DESIGN STANDARDS GENERAL TO ALL ZONES

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7.5.2. In keeping with New Mexico tradition, accent colors on front doors, window sashes, trim, and other incidental elements up to 20% of a façade are allowed. The intent is to avoid overwhelming the building's basic color or creating a visual distraction from the adjacent streets, lots, public areas, or most importantly, open space, whether private or public.

#### 7.6. Design of Parking Structures

7.6.1. All frontages of parking structures located on **'A' Streets** or **Civic Spaces** shall not have parking uses on the ground floor to a minimum depth of 30 feet along the street frontage.

7.6.2. The amount of street frontage devoted to a parking structure shall be minimized by placing the shortest dimension along a street edge or by lining the ground floor with retail or other uses.

7.6.3. Parking structure **façades** on all **'A' Streets** or **Civic Spaces** shall be designed with both vertical (façade rhythm of 20 feet to 30 feet) and horizontal (aligning with horizontal elements along the block) **articulation**.

7.6.4. Where above-ground structured parking is located at the perimeter of a building with frontage along an **'A' Street** or **Civic Space**, it shall be screened in such a way that cars on all parking levels are completely screened from view from all **adjacent** public streets. Parking garage ramps shall not be visible from any public street. Ideally, ramps should not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the **façade**, hide parked vehicles, and shield lighting.

7.6.5. When parking structures are located at corners, corner architectural elements shall be incorporated such as corner entrances, signage, and glazing.

7.6.6. Parking structures and **abutting** sidewalks shall be designed so pedestrians are clearly visible to entering and exiting automobiles and, in turn, can see the automobiles.

# 7.0 BUILDING DESIGN STANDARDS GENERAL TO ALL ZONES

## 7.7. Design of Residential Garages

7.7.1. See “Other Uses” items **OU-6** and **OU-7** in the **Table 4.4** starting on page 64 to determine whether garages are permitted in the relevant character zone. The following standards apply where residential garages are permitted by right or conditionally.

7.7.2. Where alleys are available, residential garages shall be accessed via the alley.

7.7.3. Townhouses and courtyard apartments shall use rear-loaded garages.

7.7.4. Front-loaded garages on residential lots less than 40 feet wide shall be prohibited. Garages on these lots shall be either Garage Type A or D in **Exhibit 7.2** per the standards in **Table 7.1**.

7.7.5. Lots equal to or greater than 40 feet shall use any of the garage types in **Exhibit 7.2** per the requirements in **Table 7.1**.

7.7.6. Driveway access from a ‘B’ Street, including drive pad but exclusive of wings, is limited to 14 feet for Garage Types B, C, D, E, and F except where providing access from alleys.  
[Amended November 5, 2014]

7.7.7. Where front-loaded garages are allowed, garage doors shall not exceed 50% of the total front façade area, inclusive of porches, when viewed from the street, so that garage doors do not dominate the front façade. Except for Garage Type D, garages must be set back from the main façade.

7.7.8. Front-loaded three-car garages are not permitted on **lots** equal to or less than 55 feet wide. Three-car garages on lots greater than 55 feet wide shall have a third garage setback of two (2) feet minimum from the primary garage **façade**.

7.7.9. The color of garage doors shall blend with or complement the exterior wall color in order to minimize the prominence of the garage door.

TABLE 7.1 – RESIDENTIAL GARAGE TYPES\*

LOT WIDTH	ALLOWABLE GARAGE TYPES*	FRONT GARAGE SETBACK FROM MAIN FAÇADE (Front-loaded)	SIDE GARAGE SETBACK FROM PROPERTY LINE (Side-accessed)	REAR GARAGE SETBACK FROM PROPERTY LINE (Rear-loaded)
40+ Feet	A, B, C, D, E, F	10 ft. Minimum	5 ft. Minimum	2 ft. Minimum
Less than 40 Feet	A, D	10 ft. Minimum	5 ft. Minimum	2 ft. Minimum

\* See **Exhibit 7.2 – Residential Garage Type Diagrams**

Note 1: Garage Type D shall have a minimum of 5 linear feet of fenestration on the street façade and be articulated to resemble the main structure.

Note 2: Garage Types D and F may be accessed from either front or side.

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## 7.0 BUILDING DESIGN STANDARDS GENERAL TO ALL ZONES

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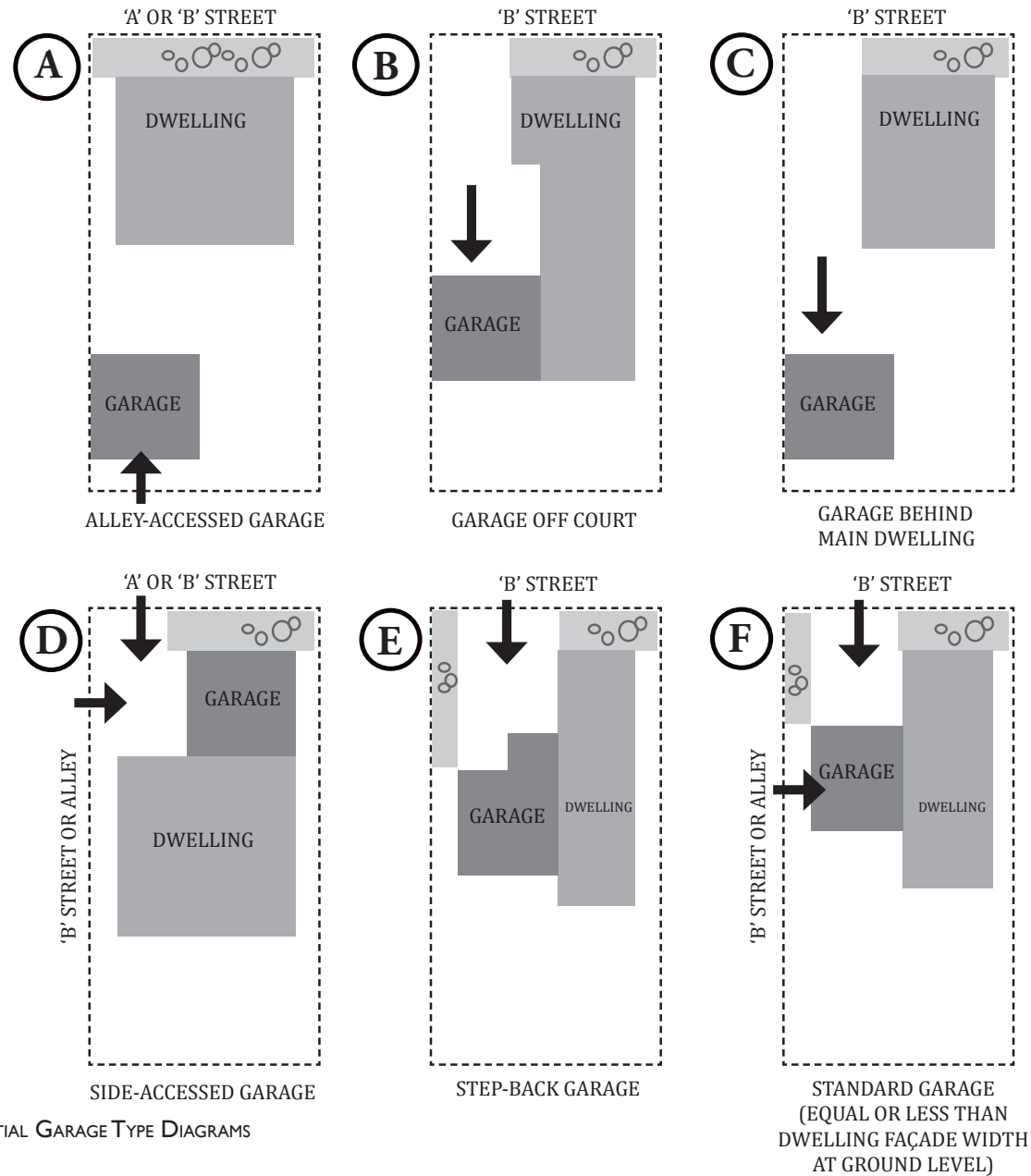


EXHIBIT 7.2 – RESIDENTIAL GARAGE TYPE DIAGRAMS



## 7.0 BUILDING DESIGN STANDARDS GENERAL TO ALL ZONES

### 7.8. Design of Automobile-related Buildings

- 7.8.1. Any buildings associated with any automobile-related use shall also have a pedestrian entrance on an **'A' Street**.
- 7.8.2. See also **Section 6.8. Street Screens** starting on page 123.
- 7.8.3. See also **Section 6.9. Design of Site Elements for Automobile-related Uses** starting on page 124.

### 7.9. Wireless Telecommunications Facilities (WTFs)

- 7.9.1. Wireless telecommunications antennas shall be permitted, pursuant to City Zone Code §14-16-3-17, on rooftops and shall be architecturally integrated and/or screened entirely with a screen the same color as the principal building on which it is mounted. Antennas shall not be visible from any adjacent **'A' street**.
- 7.9.2. Concealed, free-standing WTFs are not permitted. Free-standing, array WTFs are not permitted, consistent with City Zoning Code §14-16-3-17, the Wireless Telecommunications Regulations.
- 7.9.3. Co-location on existing structures, including but not limited to public utility structures, is encouraged.

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## 8.0 SIGN STANDARDS

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### 8.0 SIGN STANDARDS

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#### 8.1. Applicability

- 8.1.1. Except as specifically listed below, all other signage and sign standards shall comply with City Zoning Code §14-16-3-5, as amended.
- 8.1.2. Signs along Unser Boulevard must also comply with the Design Overlay Zone (DOZ) for that roadway adopted in 1992. [See **Exhibit 8.1** on page 135.] Where conflicting, the most restrictive regulation prevails, except that sandwich board signs and blade signs (including both building and tenant signs) are permitted within Volcano Heights per the regulations in **Table 8.1**.
- 8.1.3. Where the Zoning Code, Unser DOZ, or Plan is silent, relevant regulations in the other locations prevail.
- 8.1.4. For new signs, the standards in **Table 8.1** shall apply, and sign permits may be approved administratively unless specifically noted in this section.
- 8.1.5. Properties are allowed as many sign types as permitted by zone.
- 8.1.6. Definitions and examples of each sign type are included in **Section 3.5** of this Plan.

**8.2. Unique Sign Applications:** An **applicant** has the option to establish unique sign standards including size, color, type, design, and location. Such applications shall be reviewed as “Unique Sign Plans” by the Planning Director or his/her designee and are subject to **approval** of the **DRB**. In evaluating a Unique Sign Plan, the **DRB** shall consider the extent to which the application meets the following:

- 8.2.1. Promotes consistency among signs within a development thus creating visual harmony among signs, buildings, and other components of the property;
- 8.2.2. Enhances the compatibility of signs with the architectural and site design features within a development;
- 8.2.3. Encourages signage that is in character with planned and existing uses, thus creating a unique sense of place; and/or
- 8.2.4. Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

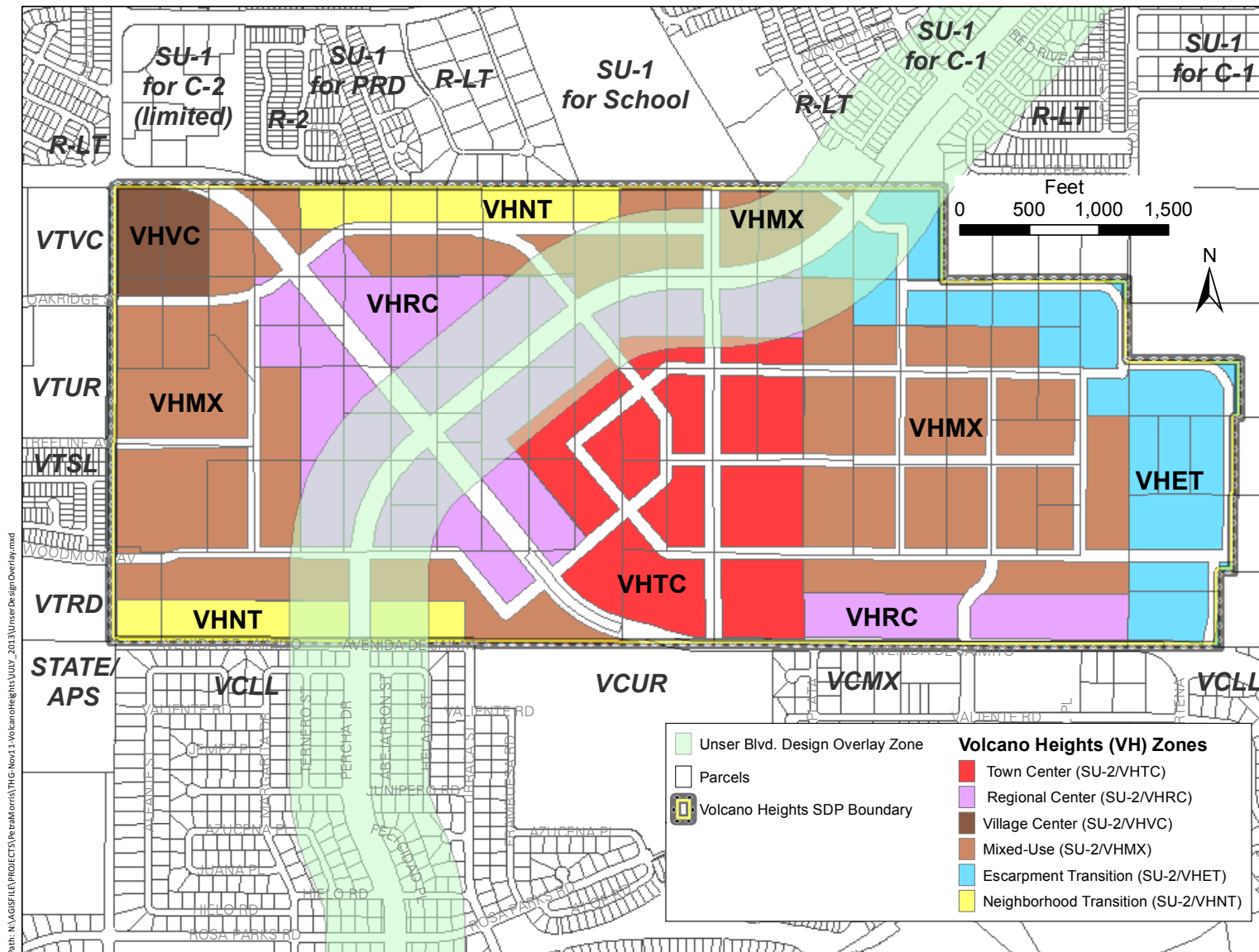


EXHIBIT 8.1 – UNSER DESIGN OVERLAY ZONE WITHIN THE VOLCANO HEIGHTS PLAN AREA



## CHAPTER II: REGULATIONS

### 8.0 SIGN STANDARDS

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TABLE 8.1 –SIGN TYPES BY CHARACTER ZONE

	CHARACTER ZONE	TOWN CENTER	REGIONAL CENTER	VILLAGE CENTER	MIXED-USE	NEIGHBORHOOD TRANSITION	ESCARPMENT TRANSITION	STANDARD
	SIGN TYPE							
S-1	Address Signs	P	P	P	P	P	P	Per City Zoning Code §14-16-3-5.
S-2	Attached Signs	P	P	P	P	P *	P *	<ul style="list-style-type: none"> <li>For all ground floor commercial uses (retail, office, and restaurant): One sign per tenant space; area to be calculated at 1.5 SF per linear foot of tenant space façade along the public street frontage with a maximum of 100 SF per tenant.</li> <li>Second and upper floor commercial uses may also be permitted one second floor wall sign per tenant space per public street frontage; area to be calculated at 1.5 SF per linear foot of second or upper floor frontage along that public street with a maximum of 125 SF.</li> <li><b>Institutional uses</b> (non-profits and churches): One sign per tenant space; area to be calculated at 1.5 SF per linear foot of public street frontage with a maximum of 100 SF.</li> <li><b>Live-Work</b> and Home occupations: One sign limited to an area of 20 SF max.</li> <li>Building sign may encroach a maximum of 12 inches onto a sidewalk while maintaining a vertical clearance of 8 feet from the finished sidewalk if it is non-illuminated and 11 feet from the finished sidewalk if it is illuminated. [See also <b>Section 11.2.8</b> starting on page 207.]</li> <li>Building signs may be internally or externally lit.</li> <li><b>Marquee signs</b> as only permitted as specified below.</li> </ul>
S-3	Banners	P	P	P	P	P	P	Per City Zoning Code §14-16-3-5.

\* Commercial and live-work uses only.

## 8.0 SIGN STANDARDS

TABLE 8.1 –SIGN TYPES BY CHARACTER ZONE (Cont'd)

	CHARACTER ZONE	TOWN CENTER	REGIONAL CENTER	VILLAGE CENTER	MIXED-USE	NEIGHBORHOOD TRANSITION	ESCARPMENT TRANSITION	STANDARD
	SIGN TYPE							
S-4	Blade Signs, Building	P	P	P	P	P**	P**	<ul style="list-style-type: none"> <li>One per <b>building</b> (commercial and mixed use buildings only)</li> <li>Area = 30 SF maximum per sign face.</li> <li>May encroach a maximum of 6 feet over a sidewalk but shall not encroach over any parking or travel lane. [See also <b>Section 11.2.8</b> starting on page 207.]</li> <li><b>Building blade signs</b> may be attached to the building at the corners of building or along any street-facing façade above the first floor façade.</li> <li>Minimum vertical clearance from the finished sidewalk shall be 11 feet.</li> </ul>
S-5	Blade Signs, Tenant	P	P	P	P	P**	P**	<ul style="list-style-type: none"> <li>One per commercial tenant space (retail, office, or restaurant use).</li> <li>Area = 16 SF maximum per sign face.</li> <li>May <b>encroach</b> a maximum of 4 feet over a public sidewalk, but shall not encroach over any parking or travel lane. [See also <b>Section 11.2.8</b> starting on page 207.]</li> <li><b>Tenant blade signs</b> shall be oriented perpendicular to the building façade and hung under the <b>soffit</b> of an arcade or under a canopy/<b>awning</b> or attached to the building façade immediately over the ground floor tenant space while maintaining a vertical clearance of 8 feet from the finished sidewalk for non-illuminated signs and 11 feet from the finished sidewalk for illuminated signs.</li> </ul>

\*\* Commercial uses only.

## 8.0 SIGN STANDARDS

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TABLE 8.1 –SIGN TYPES BY CHARACTER ZONE (Cont'd)

	CHARACTER ZONE	TOWN CENTER	REGIONAL CENTER	VILLAGE CENTER	MIXED-USE	NEIGHBORHOOD TRANSITION	ESCARPMENT TRANSITION	STANDARD
	SIGN TYPE							
S-6	Directory Signs	P	P	P	P	P	P	<ul style="list-style-type: none"> <li>Shall be allowed for all multi-tenant commercial and mixed-use buildings only.</li> <li>One directory sign per multi-tenant building limited to 12 SF in area.</li> <li>Freestanding directory signs shall not be permitted. Design of the sign shall be integral to the façade on which the sign is to be affixed.</li> </ul>
S-7	Electronic Signs							Per City Zoning Code §14-16-3-5.
S-8	For Sale/For Lease Signs	P	P	P	P	P	P	<ul style="list-style-type: none"> <li>Size is limited to 32 SF per sign face.</li> <li>All other standards are per City Zoning Code §14-16-3-5.</li> </ul>
S-9	Interpretive Signs	P	P	P	P	P	P	Per <b>Table 6.3.k</b> in this Plan.
S-10	Marquee Signs	P	P	P	P	NP	NP	<ul style="list-style-type: none"> <li>Permitted for theaters, auditoriums, and other public gathering venues of 100 persons or more.</li> <li><b>Marquee signs</b> shall be attached to the building or located above or below a canopy only.</li> <li>Area = 100 SF maximum.</li> <li>Message board may be changeable copy (non-electronic).</li> <li>Electronic message boards are regulated per City Zoning Code §14-16-3-5.</li> </ul>
S-11	Monument Signs	P	P	P	P	NP	P**	<ul style="list-style-type: none"> <li>One <b>monument sign</b> per lot per lot street frontage (no more than 2 per lot separated by at least 100 feet) limited to a maximum of 75 SF per sign face and 6 feet in height.</li> </ul>

\*\* Commercial uses only.

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TABLE 8.1 –SIGN TYPES BY CHARACTER ZONE (Cont'd)

	CHARACTER ZONE	TOWN CENTER	REGIONAL CENTER	VILLAGE CENTER	MIXED-USE	NEIGHBORHOOD TRANSITION	ESCARPMENT TRANSITION	STANDARD
	SIGN TYPE							
S-12	Private Open Space Amenity Contact Information Signs	P	P	P	P	P	P	<ul style="list-style-type: none"> <li>Sign edges shall be no more than 18 inches.</li> <li>Lettering shall be no less than 1-inch high.</li> <li>Contacts for maintenance and liability information shall be included.</li> </ul>
S-13	Sandwich Board Signs	P	P	P	P	P	P	<ul style="list-style-type: none"> <li>Permitted only for retail, service, or restaurant uses.</li> <li>Limited to 8 SF per sign face per storefront.</li> <li>May not exceed 4 feet in height.</li> <li>A minimum of 6 feet of sidewalk shall remain clear.</li> <li>May use chalkboards for daily changing of messages.</li> <li>Shall be removed every day after the business is closed.</li> </ul>
S-14	Window Signs	P	P	P	P	P **	P**	<ul style="list-style-type: none"> <li>Limited to 10% of the window area.</li> <li>In the Transition Zones, window signs are only permitted for commercial uses (including the “work” component of <b>live-work</b> uses).</li> <li>The following shall be exempt from this limitation: <ul style="list-style-type: none"> <li>Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs.</li> <li>Mannequins and storefront displays of merchandise sold.</li> <li>Interior directory signage identifying shopping aisles and merchandise display areas.</li> </ul> </li> </ul>
S-15	Temporary Construction Signs	P	P	P	P	P	P	Per City Zoning Code §14-16-3-5.

\*\* Commercial uses only.

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## 9.0 OPEN SPACE, LANDSCAPING, AND SITE LIGHTING DESIGN STANDARDS

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## 9.0 OPEN SPACE, LANDSCAPING, AND SITE LIGHTING DESIGN STANDARDS



9



**9.1. Purpose / Intent:** Open space standards are intended to provide a balance between the built and natural environments in order to provide open space that can help relieve pressures from urban areas. Open spaces are also meant to maintain the vital, geological, and cultural link to the volcanic escarpment and the petroglyphs.

### 9.2. Applicability

9.2.1. This Plan differentiates residential, mixed-use, and non-residential developments.

9.2.2. This Plan differentiates development projects by the following sizes: (1) less than 2 acres, (2) 2-5 acres, and (3) greater than 5 acres.

**9.3. Open Space Requirements:** All properties within Volcano Heights shall require both **Detached Open Space** and **Usable Open Space**. [See **Table 9.1** for Types of Open Space. See **Section 3.5** for definitions of all types of open space.]

9.3.1. **Detached Open Space** is required per the standards in **Section 9.4**.

9.3.2. **Usable Open Space** is required per the standards in **Section 9.5**.

9.3.3. Landscape strips within the public right-of-way shall not count as usable open space or detached open space provided on-site.

TABLE 9.1 – TYPES OF OPEN SPACE

OPEN SPACE TYPE	OWNERSHIP	MANAGEMENT	ACCESS	INCLUDED SPACES
<b>Major Public Open Space (MPOS)</b>	City	City	Public	Trails, trailheads, undeveloped recreation areas > 5 acres or acceptable to City Open Space Division
<b>Usable open space</b>	Private	Private	Private or Public*	<p><b>Developed:</b> (including but not limited to) courtyards, forecourts, balconies, porches, playgrounds, pools, sport courts, picnic areas, community gardens, amphitheaters, roof terraces or gardens, parks, plazas, paseos, and landscaped areas and/or buffers</p> <p><b>Undeveloped:</b> (including but not limited to) rock outcroppings, pristine setbacks and/or buffers around cultural or natural resources, pristine natural recreation areas</p>
<b>Detached open space</b>	Private	Private	Private or Public*	Developed or Undeveloped spaces provided <u>on-site</u> (see lists above)
	Public**	City	Public	See “Major Public Open Space” above

\* Public access shall be granted at the property owner’s discretion via Public Access Easement filed with the City.  
 \*\* Detached open space becomes public through dedication of undeveloped land within Volcano Heights acceptable to the City Open Space Division to the City via City Zoning Code §14-16-3-8(A).

## 9.0 OPEN SPACE, LANDSCAPING, AND SITE LIGHTING DESIGN STANDARDS

TABLE 9.2 – DETACHED OPEN SPACE: RESIDENTIAL USES

	VHTC	VHRC	VHVC	VHMX	VHNT	VHET	TOTAL
Available Acreage*	61.2	89.1	10.8	162	28.8	54.9	<b>406.8</b>
Detached OS Requirement (square feet/dwelling unit)	400	400	400	400	400	400	—
Detached OS Requirement Cap (dwelling unit/acre)	40	20	30	30	6	6	—
Intended Resulting Detached Open Space Acreage**	22	16	3	45	2	3	91

\*Total acreage minus Primary Streets minus 10% for usable open space

\*\* For purposes of analysis only

TABLE 9.3 – DETACHED OPEN SPACE: NON-RESIDENTIAL USES

	VHTC	VHRC	VHVC	VHMX	VHNT	VHET	TOTAL
Available Acreage*	61.2	89.1	10.8	162	28.8	54.9	<b>406.8</b>
Detached OS Requirement (square feet/30,000 SF building area)	2,400	2,400	2,400	2,400	NA	NA	—
Maximum Stories with Height Bonus	5	4	4	3	NA	NA	—
Intended Total Detached Open Space Acreage**	17	20	3	27	0	0	66

\*Total acreage minus Primary Streets minus 10% for usable open space

\*\* For purposes of analysis only

### 9.4. Detached Open Space Standards

9.4.1. **Purpose / Intent:** Detached open space is required to help provide relief from density to balance the urban environment of the proposed Major Activity Center. In addition, **detached open space** is intended to help preserve the integrity and fabric of this unique natural, cultural, geological, and volcanological area.

The detached open space requirements below are calibrated to result in desired development densities with enough open space to preserve **rock outcroppings** [see **Exhibit 9.1**] and other **sensitive lands** as well as to create private parks and other civic and open space amenities through optional height bonuses in the non-Transition Zones.

9.4.2. **Detached open space** standards are a zoning regulation separate from any subdivision regulations, such as those associated with Impact Fees. The City calculates and tracks these fees and any associated credits separately. The detached open space standards shall not count toward Subdivision Impact Fee credits associated with **parks** and/or **open space**.

9.4.3. **Detached open space** standards are separate from the **usable open space** requirement.

9.4.4. **Detached open space** may be counted toward optional height bonus criteria. [See **Section 6.4** starting on page 111.]

## 9.0 OPEN SPACE, LANDSCAPING, AND SITE LIGHTING DESIGN STANDARDS

9.4.5. **Detached open space** shall be provided via the alternatives listed in the City Zoning Code §14-16-3-8(A): (1) on-site, (2) dedication, or (3) cash-in-lieu. Dedications shall be for undeveloped land within Volcano Heights acceptable to the City Open Space Division.

9.4.6. **Residential or Mixed-Use Development:** Following the intent of the R-D Zoning per City Zoning Code §14-16-2-14(F) that these SU-2 zones have replaced in Volcano Heights, for all residential or mixed-use development, 400 SF of **detached open space** shall be provided per residential dwelling unit until the density threshold (i.e. dwelling unit per acre) per **Table 9.2** is reached on the site. This regulation and density threshold for each zone have been analyzed and calibrated to achieve a target open space acreage that can balance the density/intensity of proposed development as well as help to protect the **rock outcroppings** and **sensitive lands** within the Plan area.

9.4.7. **Non-Residential Development:** Following the intent to preserve open space in Developing Urban areas per City Zoning Code §14-16-3-18, for all exclusively non-residential developments, a minimum of 2,400 SF of open space shall be provided for every 30,000 SF of building area. [See **Table 9.3** on page 143.] This regulation has been analyzed and calibrated to achieve a target open space acreage that can balance the density/intensity of proposed development as well as help to protect the **rock outcroppings** and **sensitive lands** within the Plan area.

### 9.5. Usable Open Space Standards

9.5.1. All sites in Volcano Heights shall provide a minimum of 10% of their site acreage as **usable open space** on-site with the following exception:

- (i) Usable open space is not required for mixed-use or non-residential properties if located within 1,500 feet of a **park, plaza** or other **usable open space** that is at least one acre in size and accessible to the public.

9.5.2. Up to 60% of the required 10% of **usable open space** may be transferred across property lines and/or pooled to create larger open space areas within the Volcano Heights Plan area. In this event, the development and open space improvements shall be constructed concurrently.

9.5.3. When phasing of a Site Development Plan is involved, each phase must meet the 10% **usable open space** requirement. Subsequent phases shall not be built until the preceding phase's usable open space has been built and/or landscaped. Under no circumstances shall the **applicant** be allowed to defer providing and developing the required open space for each phase.

#### 9.5.4. Required Amenities on Usable Open Space by Project Size

- (i) **Projects 5+ Acres:** As part or all of their required **usable open space**, projects greater than 5 acres shall incorporate a publicly accessible **plaza/patio/courtyard**, or **amphitheater** a minimum of 5,000 SF in size. This may be counted toward an optional height bonus. [See **Table 6.2** for criteria, **Table 6.3** for standards, and **Table 9.4** for **private open space** standards.]

## 9.0 OPEN SPACE, LANDSCAPING, AND SITE LIGHTING DESIGN STANDARDS

(ii) **Projects 2-5 Acres**

- a. *Residential:* Projects 2-5 acres in size that are exclusively residential development shall incorporate a recreational area or playground a minimum of 2,400 SF in size as part or all of their required usable open space, which can also count toward an optional height bonus. [See **Table 6.2** for criteria, **Table 6.3** for standards, and **Table 9.4** for private open space standards.]
- b. *Non-residential or Mixed Use:* Projects 2-5 acres in size that are non-residential or mixed use shall incorporate a publicly accessible plaza/patio/courtyard, amphitheater, or roof garden at least 1,500 SF in size, which can also count toward an optional height bonus [86]. [See **Table 6.2** for criteria, **Table 6.3** for standards, and **Table 9.4** for private open space standards.]

(iii) **Projects <2 acres:** Projects less than 2 acres in size may incorporate any combination of open space elements to satisfy the 10% **usable open space** requirement. [See **Table 9.4** for **private open space** standards.]

- 9.5.5. A minimum of 40% of the required on-site **usable open space** shall be permeable to rainwater. This requirement may be met through landscape area, **permeable paving**, unpaved pedestrian walkways, etc. This area may be broken up on the site but shall remain accessible and intended for public use.

- 9.5.6. Any developed **usable open space** (i.e. **plaza, amphitheater, playground**, etc.) shall include a landscaped portion equal to a minimum of 40% of the on-site usable open space. A minimum of 25% of all **developed open space** shall be shaded from the summer sun with trees and/or permanent or temporary shade structures.

- 9.5.7. All living material (i.e. plants, trees, etc.) shall be irrigated per City standards. [Contact the City **DRC** Section for the latest standards.] If native species are chosen from the Plant List in **Table 9.5** in this Plan [see also **Section 9.7.3** starting on page 151], irrigation shall be provided for a minimum of the first three (3) growing seasons or until the plant/tree is firmly established.

- 9.5.8. All private open space, regardless of public access, shall be privately owned and the responsibility of property owners/developers for the cost of construction, ongoing maintenance, and liability. These costs may be privately funded through homeowner or merchants associations. [In the event that they are ever dedicated to the City for ongoing maintenance and liability responsibility, open space amenities must meet City standards and be acceptable to and accepted by the relevant City department.]

- 9.5.9. Any **open space** amenity as provided per criteria in **Table 9.4** starting on page 148 shall count toward satisfying the 10% **usable open space** requirement. **Table 9.4** identifies whether each amenity is eligible for access by the public (i.e. civic open space), private only, or both.

## 9.0 OPEN SPACE, LANDSCAPING, AND SITE LIGHTING DESIGN STANDARDS

[Amended  
November 5, 2014]



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9.5.10. For all non-residential or mixed-use projects, usable open space on-site shall be open and accessible to the general public, with the exception of balconies, porches, **courtyards**, and **community gardens**.

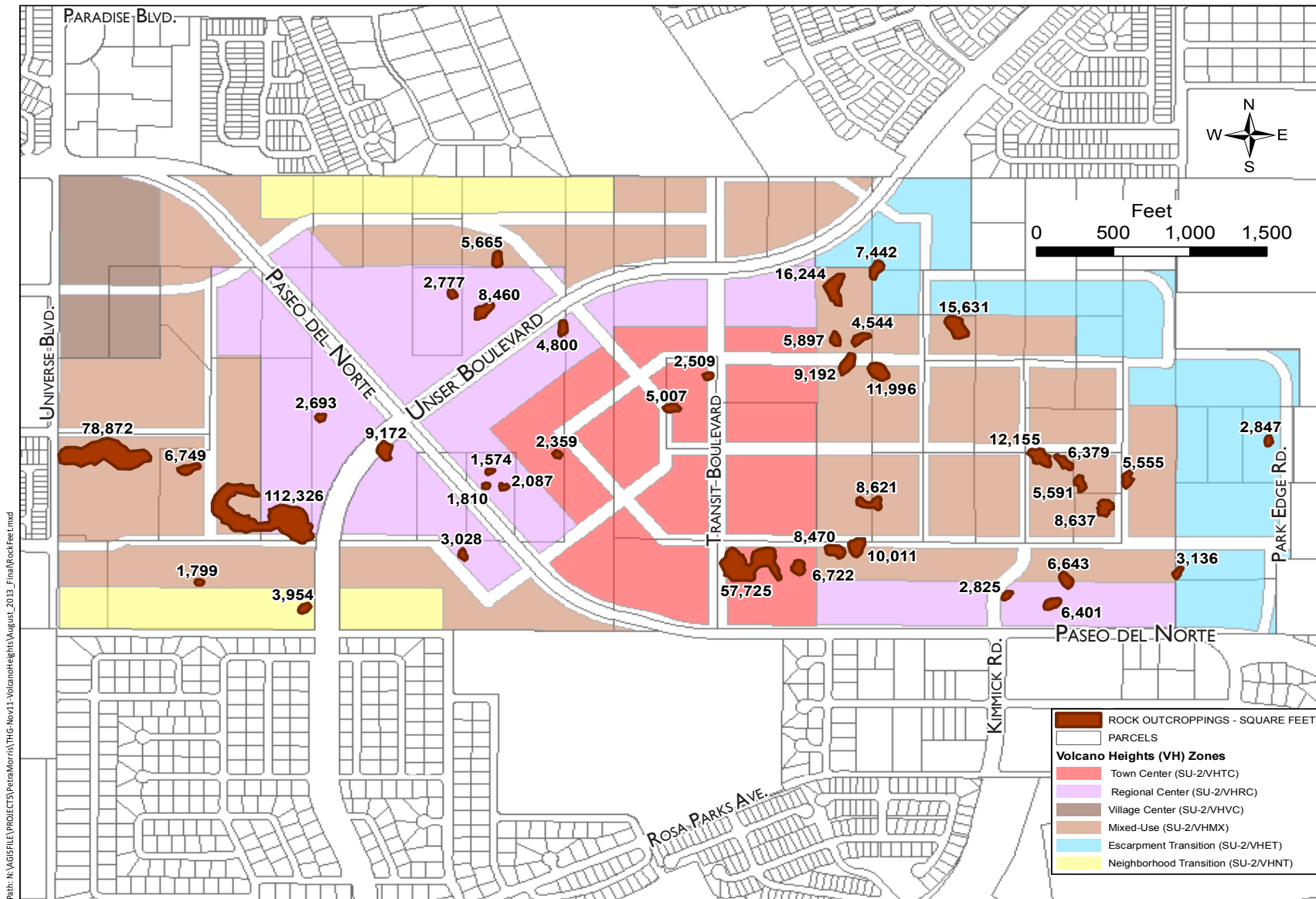
- (i) Private open space accessible by the public and intended for public use is defined by this Plan as **Civic Open Space**. Such open space is privately owned, controlled, maintained, and managed. The property owner retains all property rights and responsibilities, including the rights to limit the hours of accessibility and enforce rules of conduct, dress, etiquette, etc.
- (ii) All open space areas shall connect to public pedestrian walkways. If not easily identifiable from the **abutting** walkway, as determined by the Planning Director or his/her designee, signage must be provided to direct the public.
- (iii) A public access easement shall be granted to provide public access to **private open space** amenities.
- (iv) Private open space amenities accessible to the public shall be marked with a sign with contact information for the party responsible for maintenance and liability. [See **Table 8.1** starting on page 136 for sign standards.]

9.5.11. **Rock Outcroppings:** Significant **rock outcroppings** that are preserved shall count double their square footage as a landscaped area. [See **Section 3.5** starting on page 40 for definition and **Exhibit 9.1** on page 147 for locations and sizes.]

9.6. **Petroglyphs:** All rock outcroppings containing petroglyphs shall be protected per **Section 6.6.6** starting on page 119. Any buffers or setbacks included as part of a treatment plan may be counted as usable open space.



## 9.0 OPEN SPACE, LANDSCAPING, AND SITE LIGHTING DESIGN STANDARDS



Note: 1 acre = 43,560 square feet

EXHIBIT 9.1 – SIGNIFICANT ROCK OUTCROPPINGS



## 9.0 OPEN SPACE, LANDSCAPING, AND SITE LIGHTING DESIGN STANDARDS

TABLE 9.4 – OPEN SPACE CRITERIA

PRIVATE OPEN SPACE TYPE	STANDARDS AND CRITERIA	ACCESS (Civic, Private, or Both)
(i) Amphitheater	<ul style="list-style-type: none"> <li>Size, scale, and architectural style shall complement <b>adjacent</b> development.</li> <li>Noise shall be governed by the City Noise Ordinance [Article 9 of Building and Safety: ROA 1994 Sec. 9-9].</li> <li>Hours of operation shall be assessed on a case-by-case basis.</li> </ul>	Private
(ii) Ancillary Structure	<ul style="list-style-type: none"> <li>Ancillary structures shall have at least one open side and may have a roof or other means of providing shade.</li> <li>Architectural style and materials shall complement surrounding development, but size and scale shall be subordinate to surrounding buildings.</li> <li>Ancillary structures may be located at prominent locations within an appropriate civic or open space and may include casual seating areas.</li> <li>Ancillary structures in Mixed Use zones may have minor commercial uses, such as small food or news vendors, but may also serve as civic elements for general public use with more passive activities. Ancillary structures located within the Escarpment Transition zone should be more modest in use and character, ranging from a simple, public pavilion or pergola to a neighborhood kiosk or mail pavilion.</li> </ul>	Both
(iii) Balcony	<ul style="list-style-type: none"> <li>Balconies that are not flush shall be a minimum of 5 feet clear in depth and a minimum of 8 feet in width.</li> <li>Balconies may be semi-recessed or recessed.</li> </ul>	Private
(iv) Community Garden	<ul style="list-style-type: none"> <li>Maximum size shall be 1 acre.</li> <li>Gardens may be enclosed by a fence on all open sides.</li> <li>Fences should be installed straight and plumb, with vertical supports at a minimum of 8' on center. Chicken wire may only be used in conjunction with another permitted fencing material and must be supported along all edges.</li> </ul> <p><u>Fencing Materials:</u></p> <ul style="list-style-type: none"> <li><i>Permitted:</i> pressure treated wood (must be painted or stained medium to dark color), chicken wire, wrought iron, painted galvanized steel</li> <li><i>Not permitted:</i> Materials such as but not limited to chain link, barbed or razor wire and/or tape, vinyl, un-painted/stained pressure treated wood, plywood</li> </ul>	Both

## 9.0 OPEN SPACE, LANDSCAPING, AND SITE LIGHTING DESIGN STANDARDS

TABLE 9.4 – OPEN SPACE CRITERIA (Cont'd)

PRIVATE OPEN SPACE TYPE	STANDARDS AND CRITERIA	ACCESS (Civic, Private, or Both)
(v) Courtyard	<ul style="list-style-type: none"> <li><b>Courtyards</b> shall be surrounded on all sides by buildings with at least one pedestrian connection to an adjoining building or public sidewalk.</li> <li>The <b>courtyard</b> shall be a minimum of 200 SF.</li> <li><b>Courtyard</b> may be landscaped or a combination of landscape and hardscape. However, they shall contain amenities for residents such as seating, water features, etc.</li> </ul>	Both
(vi) Forecourt	<ul style="list-style-type: none"> <li>A <b>forecourt</b> shall be surrounded on at least two sides by buildings.</li> <li>A <b>forecourt</b> shall be a minimum of 150 SF.</li> </ul>	Both
(vii) Landscaped Traffic Circle	<ul style="list-style-type: none"> <li>Shall be designed, landscaped, and irrigated per City standards. [Contact City <b>DRC</b> Section for the latest standards.]</li> <li>Planting shall not exceed maximum height requirements so that views are not obstructed.</li> </ul>	Civic
(viii) Landscape Strip (in addition to required streetscaping)	<ul style="list-style-type: none"> <li>Shall exceed required streetscaping by at least 25% in area.</li> <li>Shall be compatible with required streetscaping in design and function.</li> <li>Shall be designed, landscaped, and irrigated per City standards. [Contact City <b>DRC</b> Section for the latest standards.]</li> <li>Only permeable surfaces shall be used.</li> </ul>	Civic
(ix) Park	<ul style="list-style-type: none"> <li><b>Parks</b> shall be a minimum of 2 acres in size, with slopes no greater than 5 to 1.</li> <li>There shall be street frontage with on-street parking on at least 2 sides.</li> <li>Where a <b>park</b> abuts commercial uses on three (3) or more sides at the time of the park's approval, the property owner shall be required to provide a shared parking agreement with at least one (1) property owner on which a commercial use is located. Once constructed, the park's property owner shall provide signs visible to the public from the shared parking area explaining the terms of the shared use agreement.</li> <li>Seating and shade covering at least 25% of the area shall be provided.</li> <li>Co-location of drainage facilities shall be evaluated on a case-by-case basis.</li> <li><b>Parks</b> shall be built to City Standards and Specifications.</li> </ul>	Both
(x) Paseo	<ul style="list-style-type: none"> <li>Shall include a hardscaped pathway with pervious pavers.</li> <li>Shall be primarily defined by building façades.</li> <li>Shall be wide enough to ensure sunlight (12-feet minimum) and incorporate shade trees.</li> <li>Shall be designed to complement the character of surrounding buildings.</li> <li>Shall be landscaped and irrigated per City standards. [Contact City <b>DRC</b> Section for the latest standards]</li> </ul>	Both

## 9.0 OPEN SPACE, LANDSCAPING, AND SITE LIGHTING DESIGN STANDARDS

TABLE 9.4 – OPEN SPACE CRITERIA (Cont'd)

PRIVATE OPEN SPACE TYPE	STANDARDS AND CRITERIA	ACCESS (Civic, Private, or Both)
(xi) Permeable Landscaped Area	<ul style="list-style-type: none"> <li>Shall be designed, landscaped, and irrigated per City standards. [Contact City <b>DRC</b> Section for the latest standards.]</li> <li>Shall be constructed and use materials to allow rain or stormwater to infiltrate the ground.</li> </ul>	Both
(xii) Playground	<ul style="list-style-type: none"> <li><b>Playgrounds</b> shall be a minimum of 400 SF.</li> <li>Landscaping shall be provided on 80% of the area.</li> <li>Seating and shade covering at least 25% of the area shall be provided.</li> <li>Playground equipment and design shall be reviewed and approved by the City prior to installation.</li> </ul>	Both
(xiii) Plaza	<ul style="list-style-type: none"> <li><b>Plazas</b> shall be a minimum of 0.25 acre (10,890 SF) and maximum of 1 acre.</li> <li><b>Building frontages</b> shall define these spaces. Plazas shall front at least one (1) street, preferably at the intersection of important streets. The landscape should consist primarily of hardscape. Casual seating, along with tables and chairs and/or benches, should be provided.</li> </ul>	Both
(xiv) Private Open Space Amenities (pool, play courts, picnic area, etc.)	<ul style="list-style-type: none"> <li>Such <b>private open space</b> may be incorporated with <b>roof terraces</b> or <b>courtyards</b> based on the appropriateness of the design and accommodation of privacy.</li> </ul>	Private
(xv) Pedestrian walkway to Rock Outcroppings	<ul style="list-style-type: none"> <li>Pedestrian walkways to dedicated rock outcroppings shall be asphalt, cement, crusher fines stabilized with binder, or other materials deemed acceptable by the City Open Space Division.</li> <li>Pedestrian walkways that connect more than one <b>rock outcropping</b> are eligible for up to 10 additional bonus points as deemed appropriate by the Planning Director or his/her designee.</li> </ul>	Private
(xvi) Recreation Area	<ul style="list-style-type: none"> <li>Shall be limited to minimal site improvements, including landscaping.</li> <li>Impermeable surfaces shall not be permitted.</li> <li>No more than 25% of the gross area shall be seating and/or permanent shading.</li> <li>No more than 5 parking spaces shall be allowed.</li> </ul>	Both
(xvii) Roof Garden or Roof Terrace	<ul style="list-style-type: none"> <li>A <b>Roof Garden</b> shall at least be 50% of the building footprint area.</li> <li>A <b>Roof Terrace</b> shall provide landscaping in the form of potted plants, seating, and other amenities for the users of the building.</li> <li>A <b>Roof Terrace</b> may also include a portion of the roof as a green roof which may or may not have public access.</li> </ul>	Both

## 9.0 OPEN SPACE, LANDSCAPING, AND SITE LIGHTING DESIGN STANDARDS

### 9.7. Landscaping Standards

#### 9.7.1. Landscaped Areas

- (i) Landscaped areas shall be covered with a minimum of 75% living vegetative materials, such as trees, grasses, vines, flowers, and/or bushes/shrubs. Coverage shall be calculated from the expected average size of mature plants.
- (ii) Where a property owner includes a transit shelter, any paved areas shall count as landscaped areas.

9.7.2. **On-Lot Trees:** Where buildings are placed more than 10 feet from a street-side property line, at least one tree shall be planted per property within the street-side **setback**. Properties with a street frontage over 100 feet shall have a minimum of one tree for every 40 feet. Trees shall be maintained by the property owner.

- (i) **Native Species Requirement:** For properties within 200 feet of the Petroglyph National Monument, only tree species listed as native in the Plant List in **Table 9.5** may be used. [See also **Section 9.7.3.**]
- (ii) **Plant List:** For properties 200 feet or more from the Petroglyph National Monument, any tree species listed in the Plant List in **Table 9.5** may be used. [See also **Section 9.7.3.**]

#### 9.7.3. Plant Lists

- (i) **Purpose/Intent:** The purpose of regulating plants is to reduce water use, maintain the character of native plants now existing in the Petroglyph National Monument, and provide a harmonious landscape.
- (ii) **Landscaping:** Appropriate plants shall be chosen from the Plant List in **Table 9.5** for landscaping within the Plan area. Shrubs and trees shall be nursery grown in order to minimize poaching from the Monument and Major Public Open Space.
  - a. **Native Species Requirement:** Within 200 feet of the Petroglyph National Monument or other **Major Public Open Space**, only plants and trees listed as native in the Plant List in **Table 9.5** shall be used in order to limit impact of invasive and/or non-native plants on native vegetation, except for street trees. [See **Section 11.3.5** starting on page 208. for details about street trees.] Native plant species were selected from a list compiled during an inventory within the Petroglyph National Monument by the National Park Service in 1994-1995, including almost 200 plants (amended).

[Amended  
November 5, 2014]

## 9.0 OPEN SPACE, LANDSCAPING, AND SITE LIGHTING DESIGN STANDARDS

[Amended  
November 5, 2014]

- b. *Plant List Requirement:* Two-hundred (200) feet or more from the Petroglyph National Monument or other Major Public Open Space, any plant from the Plant List in **Table 9.5** may be used. In addition to species native to the Petroglyph National Monument, additional plant species were selected from the official xeric or low-water use plant list of the Albuquerque Bernalillo County Water Utility Authority (ABCWUA).
- (iii) **Streetscaping:** See **Section 11.3.5** starting on page 208.
- (iv) **Construction Mitigation:** Land disturbed in development shall be re-vegetated using either native or xeric plants as appropriate from the Plant List in **Table 9.5**. [See also **Section 6.6** starting on page 118.]

## 9.0 OPEN SPACE, LANDSCAPING, AND SITE LIGHTING DESIGN STANDARDS

[Amended  
November 5, 2014]

TABLE 9.5 – PLANT LIST (TREES)

SCIENTIFIC NAME	COMMON NAME	NATIVE OR XERIC	DECIDUOUS OR EVERGREEN	APPROX. HEIGHT X WIDTH AT MATURITY (in ft.)
<i>Cercocarpus ledifolius</i>	Curleaf mountain mahogany	Xeric	Evergreen	12 x 8
<i>Chilopsis linearis</i>	Desert willow	Native	Deciduous	20 x 20
<i>Juniperus monosperma</i>	Oneseed juniper	Native	Evergreen	15 x 15
<i>Juniperus scopulorum</i>	Rocket Mountain juniper, female	Xeric	Evergreen	40 x 20
<i>Juniperus virginiana</i>	Juniper, female	Xeric	Evergreen	20 x 10
<i>Leucana retusa</i>	Golden ball leadtree	Xeric	Deciduous	15 x 15
<i>Melia azedarach</i>	Chinaberry	Xeric	Deciduous	25 x 20
<i>Prosopis glandulosa</i>	Honey mesquite	Xeric	Deciduous	25 x 30
<i>Prosopis pubescens</i>	Screwbean mesquite	Xeric	Deciduous	20 x 20
<i>Prosopis torreyana</i>	Western honey mesquite	Xeric	Deciduous	18 x 20
<i>Prosopis velutina</i>	Velvet mesquite	Xeric	Deciduous	20 x 25
<i>Quercus grisea</i>	Gray oak	Xeric	Evergreen	30 x 30
<i>Quercus suber</i>	Cork oak	Xeric	Evergreen	30 x 30
<i>Quercus turbinella</i>	Shrub live oak	Xeric	Evergreen	18 x 20
<i>Sambucus mexicana</i>	Mexican elder	Xeric	Deciduous	20 x 25
<i>Sapindus drummondii</i>	Western soapberry	Xeric	Deciduous	30 x 30
<i>Zizyphus jujuba</i>	Jujube	Xeric	Deciduous	25 x 25



## 9.0 OPEN SPACE, LANDSCAPING, AND SITE LIGHTING DESIGN STANDARDS

[Amended  
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TABLE 9.5 – PLANT LIST (SHRUBS)

SCIENTIFIC NAME	COMMON NAME	NATIVE OR XERIC	DECIDUOUS OR EVERGREEN	APPROX. HEIGHT X WIDTH AT MATURITY (in ft.)
Agave sp.	Agave	Native	Evergreen	varies
Artemisia filifolia Torr	Sand sage	Native	Evergreen	3 x 3
Atriplex canescens	Fourwing saltbrush	Native	Deciduous	5 x 5
Brickellia californica	California brickellbush	Native	Deciduous	3 x 3
Dalea sp.	Purple sage	Native	Deciduous	5 x 5
Dasyllirion sp.	Sotol	Xeric	Evergreen	5 x 5
Fallugia paradoxa	Apache plume	Native	Deciduous	5 x 5
Fouquieria splendens	Ocotillo	Xeric	Deciduous	15 x 10
Krascheninnikovia lanata	Winterfat	Native	Deciduous	5 x 5
Nolina microcarpa	Beargrass	Xeric	Evergreen	5 x 6
Opuntia sp.	Prickly pear	Native	Evergreen	varies
Rhus trilobata	Skunkbush sumac	Native	Deciduous	3 x 3
Ribes sp.	Gooseberry	Native	Deciduous	5 x 3
Yucca sp.	Yucca	Native	Evergreen	varies

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TABLE 9.5 – PLANT LIST (FORBS, GRASSES, AND GROUNDCOVERS)

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SCIENTIFIC NAME	COMMON NAME	NATIVE OR XERIC	APPROX. HEIGHT X WIDTH AT MATURITY (in inches)
<i>Abronia villosa</i>	Sand verbena	Native	1 x 4
<i>Andropogon saccharoides</i>	Silver beardgrass	Native	2.5 x 2
<i>Aristida purpurea</i>	Purple threeawn	Native	1 x 1
<i>Artemisia ludoviciana</i>	Prairie sage or white sagebrush	Native	3 x 3
<i>Asclepias speciosa</i>	Showy milkweeds	Native	2 x 3
<i>Baileya multiradiata</i>	Desert marigold	Native	varies
<i>Bouteloua curtipendula</i>	Sideoats grama	Native	2 x 1
<i>Bouteloua gracilis</i>	Blue grama	Native	1 x 1
<i>Bouteloua eriopoda</i>	Black grama	Native	1 x 1
<i>Elymus elymoides</i>	Bottlebrush squirreltail	Native	varies
<i>Eriogonum annuum</i>	Annual buckwheat	Xeric	1-5 x 2
<i>Gaillardia pulchella</i>	Firewheel	Native	varies
<i>Hilaria jamesii</i>	Galleta	Native	2 x 1
<i>Linum perenne lewisii</i>	Blue flax	Xeric	2 x 2
<i>Mirabilis</i> sp.	Four o'clock	Native	1 x 4
<i>Muhlenbergia porteri</i>	Bush muhly	Native	varies
<i>Oenothera</i> sp.	Evening primrose	Native	1.5 x 4
<i>Oryzopsis hymenoides</i>	Indian ricegrass	Native	varies
<i>Parthenium incanum</i>	Mariola	Native	varies
<i>Penstemon ambiguous</i>	Beardtongue	Native	2 x 1
<i>Phacelia integrifolia</i>	Scorpionflower	Native	1 x 1
<i>Philostrophe taelina</i> (also <i>Psilostrophe taetina</i> )	Paperflower	Native	3 x 3
<i>Sporobolus cryptandrus</i>	Sand dropseed	Native	varies
<i>Zinnia grandiflora</i>	Desert zinnia	Xeric	varies

## 9.0 OPEN SPACE, LANDSCAPING, AND SITE LIGHTING DESIGN STANDARDS

### 9.7.4. Walls & Fences Material Finishes & Design

#### (i) Height & Placement

- a. Walls and fences shall not exceed a height of 36 inches where allowed within street-facing setbacks (except for columns that support arcades or trellises). Solid fences and walls shall not exceed a height of 72 inches, inclusive of retaining walls, inside required setbacks along rear and interior side property lines. Retaining walls in all locations shall not exceed 48 inches, unless approved by the City Hydrologist. Height shall be measured from the lower side on the public side of the side or rear yard. Public utility structures are excluded from these requirements.
- b. Where a grade change exists between two properties and a retaining wall is deemed necessary, per the City Hydrologist, up to 24 additional inches of transparent fence material (but not chain-link fencing) is permitted on top of a solid wall or fence.
- c. Where new single-family residential lots and homes back up to Connector streets, solid rear and/or side-yard walls bordering the street and pedestrian realm shall not exceed a height of 48 inches. Twenty-four (24) additional inches of transparent fence material (but not chain-link fencing) are permitted above the solid portion of the wall.

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- (ii) **Adjacency to Monument and City Major Public Open Space:** Properties **abutting** the Petroglyph National Monument and/or **Major Public Open Space** shall use coyote fencing, post and wire (not barbed), or view fencing. View fencing allows for a general sense of openness, visual transparency, and passive surveillance, while still maintaining perimeter security.
- (iii) **Design & Prohibited Materials:** Wood board, cyclone, chain link, and barbed and/or razor wire and/or tape fencing are prohibited except at public utility structures. The end of walls shall have a pier or **pilaster** at least 12 inches wide to give a substantial appearance. Use of block to create patterns is encouraged.
  - a. **Perimeter Walls:** Exposed plain block, including all colors, is not allowed on walls visible from or **adjacent** to the public **ROW, private open space**, or private or public **parks**.
  - b. **Site Walls:** Block walls not visible from or **adjacent** to the public **ROW, private open space** or **Major Public Open Space**, or private or public **parks** must have integral color (i.e. plain, grey cement blocks are prohibited).
  - c. **Color:** In order to assure durability and minimize the visual impact of development, stucco and concrete shall have an integral color with a “light reflective value” (LRV) rating within the range of 20-50 percent [See **Exhibit 7.1** on page 127.]
  - d. **Screen Walls:** See **Section 6.8. Street Screens** starting on page 123.

## 9.0 OPEN SPACE, LANDSCAPING, AND SITE LIGHTING DESIGN STANDARDS

- e. **Living Fence:** A living fence shall be a minimum of three feet tall, which may include an earth berm, with vegetation dense and tall enough at maturity to provide sufficient screening and/or sense of delineation. Appropriate species shall be selected from the Plant List in **Table 9.5** starting on page 153. Additional low-water, non-invasive species may be used to supplement the living fence if approved by the Planning Director and City Open Space Division.
- 9.7.5. **Pedestrian Walkways:** In surface parking lots, pedestrian walkways shall not extend more than 75 feet without one of the following features to provide shade, spatial definition, and pedestrian-friendly amenities:
- (i) arcades,
  - (ii) trellises,
  - (iii) shade structures, and/or
  - (iv) trees.
- 9.7.6. **Gateway Monuments:** Pillars or walls are permitted at entry points to neighborhoods and developments. Walls shall not be more than 12 feet long and conform with **Section 9.7.4** in this Plan. Pillars shall not be more than 3 feet wide and 10 feet high. Pillars and walls shall be stucco, masonry, rammed earth, adobe, native stacked stone (or synthetic equivalent), or straw bale. Exposed plain block, of any color, is not allowed. Stucco and concrete shall have an integral color other than grey.
- 9.7.7. **Rainwater Quality and Management**
- (i) Sites shall be required to retain the **first flush storm event**. It may be possible to employ a regional solution.
  - (ii) All new developments shall incorporate **water harvesting** methods to supplement landscape irrigation. Water harvesting shall capture the first 1/2-inch of rainfall. Parking surfaces and other impermeable surfaces shall route rainwater through water harvesting areas on-site with 5% grade or less. [See also **Section 6.8.8** starting on page 123 for screening requirements.]
  - (iii) Where appropriate, development projects shall incorporate unobtrusive rainwater features that facilitate the detention and infiltration of rainwater and the filtration of pollutants from urban run-off. [See also policies in **Section 13.5.3** starting on page 242.] At all densities and intensities, appropriate techniques include:
    - a. permeable pavers & concrete,
    - b. infiltration beds placed below paved areas,
    - c. stone-filled reservoirs and dry-wells,
    - d. roof storage systems & cisterns designed with materials allowed by this Plan,
    - e. small “rain gardens” (low-lying with moisture-tolerant grasses, wildflowers, shrubs, and trees), and
    - f. vegetated swales (in **courtyards**, street medians, and landscape strips).

## 9.0 OPEN SPACE, LANDSCAPING, AND SITE LIGHTING DESIGN STANDARDS

- (iv) Materials and treatments used for rainwater management shall be natural in appearance. Channels lined by concrete or rip-rap are prohibited, unless necessary for public safety.
- (v) The potential impacts of water retention shall be thoroughly studied prior to use of detention areas to control flows.
- (vi) Fencing of detention ponds shall be avoided. The bottom slopes of detention basins shall be designed for safety. In addition, a hydrological study and design may be required of new development by the City of Albuquerque to identify appropriate rainwater detention and energy dissipation features.
- (vii) Within large unbuilt areas, developed flows shall be modified through check dams or other means to approximate undeveloped flows to minimize impacts on the Escarpment and to minimize the intensity of channel treatment required. The impact of check dams as a method of controlling flows shall be thoroughly studied prior to their use.
- (viii) Developed flows shall be managed to minimize their impact on **Major Public Open Space**, Northern Geologic Window, archeological sites, and the Escarpment.
- (ix) Developed flows into the Petroglyph National Monument shall not be permitted in excess of, or more concentrated than, natural flows and shall require approval by City Open Space Division in coordination with the National Park Service.
- (x) Developments that propose more than 4 feet of fill shall be required to go through the **DRB** for **approval** and require sign-off from the City Hydrologist.
- (xi) All developments within the Impact Area as defined by the NWMEP shall be required to go through the **DRB** for **approval** and require sign-off from the City hydrologist.

## 9.0 OPEN SPACE, LANDSCAPING, AND SITE LIGHTING DESIGN STANDARDS

### 9.7.8. Channel Design

- (i) **Purpose/Intent:** Improved naturalistic channel design shall retain as much undisturbed desert vegetation and rock formations insofar as practicable.
- (ii) **Channel Treatments:** Shall meet the following requirements:
  - a. Limited stabilization of natural channels, according to the policies contained in the City of Albuquerque Facility Plan for Arroyos, unless such treatment is determined to be infeasible by the City Hydrologist or the Albuquerque Metropolitan Area Flood Control Authority (AMAFCA) as appropriate.
  - b. Use of many small, unobtrusive structures, such as check dams or small drop structures, rather than larger, more obtrusive structures, when structural solutions are required.
  - c. Use of materials in treated channels that blend visually with the Escarpment and **adjacent** open space. Naturalistic treatments are the preferred treatment types.
  - d. Protection of canyons from erosion through control of developed flows and through stabilization techniques that are consistent with the visual character of the open space.

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### 9.8. Site Lighting Standards

- 9.8.1. Lighting shall have a cut-off angle that directs light downward and only toward the property on which the light source is located, per the New Mexico Night Sky Ordinance [74-12-1 to 74-12-10 NMSA 1978]. Light fixtures shall be of a type that throws light downward and have baffles, hoods or diffusers so that no light point source shall be visible from a distance greater than 1,000 feet. On-site light poles shall not exceed a height of 16 feet. High-intensity discharge lamps and sodium lamps shall not be used.
- 9.8.2. All new developments shall provide pedestrian-scaled streetlights. [See **Section 11.4** starting on page 209.]
- 9.8.3. Shoe box style lighting shall not be used, except in parking areas of 100 or more spaces. Metal halide lights are encouraged. High pressure sodium lights are discouraged since they visually render all colors the same.

[Amended  
November 5, 2014]



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