

## DESIGN OVERLAY Suggested Concepts—(SITES SW 7/3/2013)

### SITE PLANNING

**Policy A: Site buildings and parking to preserve and enhance the rural character of existing landforms and features while still being visible from NM 333/Old Route 66. Limit building, parking and driveway coverage within each parcel through the use of setbacks and buffers.**

1. Grade only parts of a site that will be developed for a building, a pad, an access road, or parking. Transition grades between old and new elevations should be rolling or terraced rather than a continuous straight slope or cut and fill.
2. Retain existing healthy vegetation as much as possible (eg., grasses, shrubs, pinon-juniper trees). Reseed disturbed areas as soon as practical with native plant seeds and plants.
3. Site design should take advantage of water harvesting for irrigation where feasible.
4. Employ shared driveway access for adjoining parcels when possible. The objective is a maximum of one driveway per every two parcels.
5. Front Setback - Require a consistent, vegetated front setback from the property line or state right-of-way (25 to 30 feet) along NM 333/Old Route 66 to prevent asphalt or dirt from fronting the roadway. Allow the required landscape buffer and some parking to be located in the front setback if measured from the state right-of-way.
6. Side setbacks - Require a minimum setback of 10 feet from the property line unless the same development is continues across parcels.
7. Rear setback - None facing I-40.
8. Parking - Follow off-street parking regulations, except:
  - Encourage parking to side and back of building
  - Allow teaser parking in front, facing the building. Parking facing NM 333/Old Route 66 and access roads should be screened by a landscaped buffer of shrubs or natural vegetation, a berm or a low wall with landscaping.
9. Locate loading docks, outside storage and service areas in areas of low visibility such as at the side or rear of buildings. Loading docks and doors shall not dominate the building frontage and must be screened from NM 333/ Old Route 66.

### BUILDINGS AND STRUCTURES

**Policy B: Building architecture should be aesthetically pleasing, of good quality and compatible with materials and colors or nearby structures. The typical industrial-style “box-like” building should be modified by features and patterns that provide visual interest at pedestrian scale, such as windows, trellises, wall articulation, variation in roof lines, arcades, material and color changes, porticos, clerestory or other features.**

1. **Height** - 26-foot height limit (from finished ground level).
2. **Materials** - Predominant exterior surface material should be stucco, stone, masonry, wood, or concrete. Use of metal exteriors should be limited to storage facilities, light manufacturing structures, and roofs. Building exterior materials should be factory-finished, stained, integrally

colored or otherwise suitably treated. No highly reflective materials such as bright aluminum or glossy metal should be used as the primary building material.

3. **Colors** – Exterior colors should be earth tones (beiges, tans, browns, greens, terra cottas, grays) with brighter colors (red, blue, turquoise, white, black) limited to roofs and accent colors.
4. **Entranceways** - Primary public building entrances should be easily identifiable and lighted. Possible techniques include entrance framing, providing contrast to the surrounding wall plane, tinted glass, painted doors, or other recessed features. A pedestrian walkway should extend along the length of the building side that leads to the public entrance.
5. **Franchise Design** - Franchise architecture design should be compatible with the colors and materials of surrounding buildings.
6. **Outside storage** - Outside storage areas shall be fully screened by solid wall enclosures up to 8 feet high. Stored materials may not be stacked or be visible above this enclosure height. Vehicle storage should be orderly and not haphazard.

### **DRIVEWAYS, PARKING**

**Policy C:** Generally Section 21 of the zoning code regarding Off-Street Parking, Loading and Unloading Regulations should be followed.

1. Permeable parking surfaces other than concrete or asphalt may be permitted in some areas if approved by the Bernalillo Department of Public Works.

### **LANDSCAPE**

**Policy D: Landscaping standards are designed to maintain the rural character of the area by retaining a maximum amount of natural vegetation on the developed site, keeping a consistent vegetated buffer between the building site and NM 333/Old Route66, and screening parking and storage areas.**

2. Landscaping and buffers are required for all zones except single family residential and mobile home development.
3. A 15-foot landscaped buffer, measured from the State right-of-way, shall be maintained along the NM 333/ Old Route 66 frontage, with an opening for one driveway entrance. This landscaped buffer can be included in the prescribed building setback.
  - a. The buffer should be planted with native, drought-tolerant shrubs, grasses and small trees (eg., juniper, pinon, NM olive). Developers should retain healthy existing vegetation.
  - b. Property owners shall maintain the landscape and replace plants that die as soon as practicable.
4. Parking should be screened on the perimeter by a 6-foot-wide landscape buffer of shrubs and small trees, except a 15-foot landscaped buffer is required along the NM 333/ Old Route 66 frontage.
5. Fifteen percent of all parking areas shall be landscaped or vegetated. The landscaped setback can contribute to this requirement.
6. Existing vegetation should be preserved in side yard setbacks.

7. Water harvesting and low impact development is encouraged.
8. Detention ponds may be included in landscape coverage if located fully within the building lot and when can be effectively landscaped.

## **FENCING, WALLS**

**Policy E: Fencing and walls in general should be unobtrusive and retain the open, rural character of the landscape. Exceptions are materials necessary to protect or screen service areas, loading areas and outdoor storage areas.**

1. Acceptable perimeter fencing material should be sturdy and open. Examples include post and wire or horse pole fencing. Metal stakes are not acceptable along the NM 333/Old Route 66 frontage.
2. Chain link, mesh or coyote fencing is not acceptable as perimeter fencing along NM 333/Old Route 66, but can be used in limited areas for site security. Barbed or razor wire is not acceptable.
3. Site walls, berms or a combination for screening parking should be a maximum of 4 feet high.
4. In a nonresidential zone, a solid wall or solid fence at least six feet high shall be erected on sides abutting a single family residential zone.

## **LIGHTING**

**Policy F: Outdoor lighting should be used to preserve views of the night sky while illuminating signs and entrances of open buildings and providing necessary security. Fixtures should be shielded to confine light to its immediate site.**

1. Outdoor lighting fixtures shall comply with the Bernalillo County Light Pollution Ordinance for the East Mountain Area (Chapter 30-Article VI- Div. 3- sections 201-240 Bernalillo County Code of Ordinances). New technologies that became available after the ordinance was approved, such as LEDs, should be evaluated on a case-by-case basis.
2. Height: Light poles should be as low as practical to accomplish their purpose. Light poles taller than 25 feet shall be approved by the Zoning Administrator.

## **Utilities, Mechanical and Telecommunications Equipment**

**Policy G:** The visual and noise impacts of utilities, mechanical equipment, data transmission dishes, towers and similar antennas and equipment should be mitigated.

- Locate exterior mechanical equipment associated with industrial processing or manufacturing operations to minimize visual and auditory impacts from adjacent property and NM 333. Mitigate with structural or landscape screening and buffering.
- Buffer transformers, telecommunications devices, equipment switching boxes and other utility cabinets from NM 333 and adjacent property with landscaping or architectural screens.

**SIGNAGE****Policy F: [To Come]****BICYCLE TRANSPORTATION Recommendations**

1. Part of the south side of NM 333/Old Route 66 right-of-way should be reserved for a future bicycle path.
2. NM 333/ Old Route 66 should be paved to have 6-foot shoulders on both sides.