

AESTHETIC DESIGN STANDARDS

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ADS 1 PURPOSE & APPLICABLE DOCUMENTS

ADS 1.1 Purpose.

The general intent of the Aesthetic Standards is to improve the overall quality of development in Sunland Park, ensure the compatibility of development with surrounding land uses, and improve the review process.

ADS 1.2 Aesthetic Design Standards.

The Aesthetic Design Standards, shall govern architectural design in any of the five (5) Overlay Districts; Entertainment District, Arts & Cultural District, Medical District, North Business District and South Business District. Compliance with these design standards and any applicable building codes is required by the Sunland Park Zoning Ordinance.

ADS 1.3 Conflict in Standards.

In any conflict in standards between the Aesthetic Design Standards, the Sunland Park Zoning Ordinance, the Aesthetic Design standard shall apply.

ADS 1.4 General Provisions.

The first section of the document contains general provisions related to development and design standards concerning building types, applicability, the application and review process, lighting and landscaping requirements.

ADS 1.5 Building Types.

All buildings within the development shall be classified as one of the defined building types; either Commercial, Residential or Mixed-Use. Aesthetic Design Standards are applicable based on building type.

The listing of the building types in this document are irrespective of zoning district. The inclusion of a specific building type in these standards shall not imply, explicitly or implicitly, its suitability for a specific zoning district; allowed use is determined by zoning district.

ADS 2 DEVELOPMENT CATEGORIES

ADS 2.1 General Applicability of Standards.

The design standards will apply to all infill, redevelopment, major rehabilitation of multi-family or commercial projects, some minor rehabilitation of large commercial centers, single-family residential, as well as all new single-family residential, multi-family, or commercial developments.

ADS 2.2 Infill Development.

Infill development shall be development on a vacant or substantially vacant tract of land surrounded by existing development except that tracts of land larger than five (5) acres shall not be considered Infill Development.

ADS 2.3 Major Rehabilitation.

Major Rehabilitation shall mean any renovation, restoration, modification, addition, or retrofit of a structure or site that exceeds fifty percent (50%) of the current appraised value of any structure or site. Rehabilitation costs shall be aggregated over a five (5) year period to determine whether the development is subject to these rules. Major rehabilitation shall not include routine maintenance and repair of a structure or other feature on the surrounding site, such as roof replacement or general repairs to a parking area or other site feature.

ADS 2.4 Minor Rehabilitation.

Minor rehabilitation shall mean any renovation, restoration, modification, addition, or retrofit of a structure or site that exceeds 25% and is less than 50% of the total value of the current appraised value. Rehabilitation costs shall be aggregated over a five (5) year period to determine whether the development is subject to these rules. Minor rehabilitation shall not include routine maintenance and repair of a structure or other feature on the surrounding site, such as roof replacement or general repairs to a parking area or other site feature.

ADS 3 VARIANCES, DEVIANCES, & MODIFICATIONS

ADS 3.1 Deviations.

The Planning Commission or City Council may grant deviations from the standards contained in these Design Standards under the terms of an approved plan for development in a planned zoning district according to Sunland Park Zoning Ordinance.

In granting a variance, deviation, or modification, the Board of Zoning Appeals, the City Council, the Planning Commission, or the Director of Planning and Development Services may require conditions that will substantially secure the objectives of the modified standard and that will substantially mitigate any potential adverse impact on the environment or on adjacent properties including, but not limited to, additional landscaping or buffering.

ADS 4 COMPATIBILITY WITHIN OVERLAY DISTRICTS

ADS 4.1 Intent.

Multiple-building developments shall be designed as a distinct place or district. The cohesive identity of the development is intended to create a sense of place for the City of Sunland Park.

ADS 4.2 Similar Building Materials.

All buildings within an Overlay District, including pad site buildings, shall be constructed of building materials and colors approved as part of the development application. Applications shall include illustrations and examples of building materials and/or colors.

ADS 4.3 Similar Architectural Details.

Similar architectural details should be used for all buildings within an Overlay District.

ADS 5 FOUR-SIDED DESIGN

ADS 5.1 Intent.

Buildings shall not look like they have a fake facade pasted on the front of them. Buildings shall be designed to ensure that they look like the same building on all sides. Consistent building details and proportions on all sides ensure a “four-sided” quality to a building.

ADS 5.2 Standard.

The design of the building shall provide consistent architectural details and avoid monotonous building massing and design. Architectural details and colors shall be consistent on all building walls. All sides of a building shall display a similar level of quality and architectural interest. The majority of a building’s architectural features and treatments shall not be restricted to a single façade.

ADS 5.3 Windows.

All building elevations shall contain windows.

ADS 6 SIGNAGE & DESIGN ELEMENTS

ADS 6.1 Intent.

A building shall not be dominated by corporate or trademark architectural details; a building shall be compatible with other surrounding buildings and should not consist of building forms that primarily serve as signage and marketing elements. To achieve this, the total area of a building sign shall not exceed 10 square feet or 5% of the building face. The area of the sign shall be calculated by encompassing it in a four-sided rectangular shape.

Standard:

ADS 6.2 Corporate or Trademark Architecture.

Individual corporate image, trademark, or marketing architectural design elements and colors shall be incorporated only as secondary design elements to the development and not as dominant elements.

ADS 6.3 Building Signage.

On all street frontages, signage material shall be integrated into the overall design of the building. Signs shall be located to complement the architectural features of a building such as above the building entrance, storefront opening, or other similar features.

ADS 6.4 Sign Restrictions.

The purpose of this section is to create a comprehensive and balanced system to regulate signs of all types (temporary and permanent) in a manner that:

1. Protects state and federal constitutional rights to free speech by providing ample opportunities for expression through signs, while avoiding regulatory triggers or distinctions based on content and providing clear standards for approval.
2. Protects public health and safety by:
 1. Minimizing visual traffic hazards, distractions and obstructions for motorists, cyclists and pedestrians, or signs causing confusion by virtue of visual similarity to traffic control signs.
 2. Reducing hazards caused by signs overhanging or projecting over public right-of-way.
 3. Encouraging the upgrading, updating or removal of signs that are poorly maintained, out of character with their surroundings, or do not conform to this Chapter, and preventing signs that are potentially dangerous due to structural deficiencies and disrepair.
 4. Promotes the community's appearance, character, quality and business climate by encouraging signs that are attractive and functional for their intended purpose, and

that are in scale and architectural harmony with the development site and building(s) and with surrounding buildings and developments.

5. Enhances and protects the community's physical appearance and property values and prevents visual clutter or potential deterioration of the community's appearance and attractiveness that might promote blight.
6. Implements the goals and policies of the Comprehensive Plan by establishing uniform standards and procedures to regulate the size, type, number, design, placement, illumination, timeframe and maintenance of signs.

ADS 6.5 Prohibited Signage

The following signs are prohibited unless otherwise specifically provided for in this Chapter:

7. Attention-Attracting Devices. (Examples include, but are not limited to, pennants and streamers, searchlights, and air and gas filled balloons and figures.) Exception: If and when device is allowed by Special Event Permit by 18.380.
1. Directly Illuminated Signs. Exception: when approved by the Planning Commission or City Council as architectural lighting for a building.
2. Digital Display. Exception: point-of-activity, kiosk, and detached canopy signs allowed by 18.440.060 or where allowed by Special Use Permit by 18.370.020 or by Special Event Permit by 18.380.
3. Pole Signs.
4. Roof Signs.
5. Signs in Right-of-way.
6. Abandoned or Obsolete Signs.

ADS 6.6 Illumination

Permanent signs may be illuminated via internal, indirect, and halo illumination configurations, unless otherwise indicated. Temporary signs shall not be illuminated.

1. Illuminated signs shall not operate at brightness levels of more than 0.3 foot-candles above ambient light conditions at the property line, as measured using a foot-candle meter. Illumination levels shall be measured in foot-candles with a meter sensor in a horizontal position at an approximate height of 3 feet above grade.
2. No rotating beam or flashing beacon light shall be used on any sign or sign structure.
3. Illuminated signs shall not blink, flash, or otherwise used to display intermittent lighting sequences or to simulate motion.
4. Illuminated signs shall not be illuminated by flashing, intermittent, or moving lights, or consist of a static image projected upon a stationary object.

ADS 6.7 Sight Triangle

Signs shall not obstruct the sight distance triangles of intersections or otherwise interfere with the view necessary for motorists, cyclists or pedestrians to proceed safely through an intersection or to enter or exit public or private streets or driveways. The sight triangle of an intersection can be measured 15' behind the curb to a point 150' down the flow of traffic.



ADS 6.8 Maintenance & Appearance

All signs shall be of sound structural quality, maintained in good repair and have a clean and neat appearance. Land adjacent to signs shall be kept free from debris, weeds or trash.

ADS 6.9 Monument Sign

Developments or parcels with 4 or more tenants may be allowed a detached monument sign to serve all businesses on location. The monument sign shall remain outside of the sight triangles and is not permitted in the right-of-way.

1. The depth of the sign base shall be at least one-fourth the length of the width of the sign.
2. The sign base shall consist of metal (rust and corrosion resistant) or a masonry or concrete substructure with an exterior consisting of durable masonry materials and include brick, split-face block, or natural or synthetic cementitious stone or brick. The sign base shall be composed of architectural features, forms, colors and materials consistent with the primary architectural elements and materials consistent with or used in the development or on the principal building.
3. Individual signs are not to exceed 6 square feet. Where more than 4 tenants are present on a monument sign, individual signs are not to exceed 4 square feet.
4. Monument signs shall only display development or tenant names in 2 directions.
5. Mixed-Use developments are permitted a monument sign regardless of number of first floor retail tenants.

ADS 7 BUILDING MATERIALS

ADS 7.1 Intent.

Buildings shall be attractive and durable. To ensure this, buildings shall be constructed of high-quality materials and require minimal maintenance. These standards shall apply to the first floor of mixed-use properties and commercial properties. Brick, stone, and other types of masonry or masonry veneer shall be detailed as masonry bearing walls, especially at openings. Proper masonry detailing allows the building to be more pleasing to the eye because masonry openings and corners appear to be structurally supported.

Standard:

ADS 7.2 Allowed Materials.

Exterior building materials are classified according to their visual weight; exterior building materials shall include, but shall not be limited to, the following:

Heavy:

- Stone
- Cast stone
- Brick
- Integrally-colored split-face block

Medium Materials:

- Stucco
- Exterior Insulated Finishing System (EIFS)

Light Materials:

- High -quality solid wood
- Cement board
- Synthetic Wood
- Metal
- Glass curtain wall

ADS 7.3 Location.

Heavy materials shall be located below medium and light materials; medium materials shall be located below light materials. Heavy materials shall extend to grade and not terminate at an exterior or interior corner.

ADS 7.4 Required Masonry.

At least 40% of the total exterior wall area of each building elevation, excluding windows, doors, and related trim, shall be heavy materials. The balance of exterior wall area shall be medium or light materials.

ADS 7.5 Vertical Change of Materials.

A vertical change of materials shall occur at an interior corner or shall not occur within two (2) feet of an exterior corner.

ADS 7.6 Building Rehabilitation.

The rehabilitation of existing buildings shall comply with the requirements for exterior building materials. Use of alternate exterior materials for the rehabilitation of existing buildings is subject to approval by the Planning Commission and/or City Council upon recommendation of the Planning staff.

ADS 7.7 Material Offset.

Where there is a change in material on the same wall, there shall be a minimum offset of 4 inches. The change in material is intended to apply to surface type such as masonry to stucco or wood siding.

ADS 7.8 Prohibited Materials.

Unless approved by the Site Plan Review Committee, exterior building materials shall not include the following:

- Split shakes
- Rough-sawn wood
- Board and batten wood
- Vinyl Siding
- Smooth-faced gray or stained concrete block
- Painted concrete block
- Tilt-up concrete panels
- Corrugated metal siding

ADS 8 BUILDING MODULATION & ARTICULATION

ADS 8.1 Intent.

Long, large buildings can be monotonous if they contain large or long expanses of surface area with no detailing or shadow lines; recesses and projections in building walls help to proportion and subdivide the massing of large buildings. Tall building walls with little detailing emphasize their height and dwarf human beings. Tall building walls shall have an apparent base, middle, and top.

Standard:

ADS 8.2 Facade Modulation.

Any facade exceeding 30 feet in length shall include at least one change in wall plane, such as projections or recesses, having a depth of at least three (3) percent of the entire length of the facade; this projection or recess shall extend over at least 20% percent of the entire length of the facade. Mixed-use developments shall be exempt from the facade modulation standard.

ADS 8.3 Vertical Architectural Features.

Columns, pilasters, piers, vertical changes in wall planes, or vertical changes in texture or material shall be considered vertical architectural features.

ADS 8.4 Building Base.

A recognizable base shall include, but shall not be limited to:

- Thicker walls, ledges, or sills.
- Integrally textured, colored, or patterned materials such as stone or other masonry.
- Raised planters which are integral to the building facade.

ADS 9 GUTTERS & DOWNSPOUTS

ADS 9.1 Intent.

Building devices used to control rainwater shall be compatible with the roofing system and shall not dominate the facade of a building. Parapets and cornices shall not be interrupted by stormwater elements.

Standard:

ADS 9.2 Gutters.

Exposed gutters are prohibited for use with flat roofs.

ADS 9.3 Downspouts.

Exposed downspouts shall only be allowed at interior corners.

ADS 9.4 Materials.

Gutters and downspouts shall be constructed of high-quality, commercial-grade metal.

ADS 10 WINDOWS

ADS 10.1 Intent.

Windows shall be vertically proportioned; this allows the window opening to appear to be structurally supported. Upper-story windows shall logically align with buildings bays and windows on the ground floor so the upper floors look like they are part of the same building as the ground floor.

Standard:

ADS 10.2 Window Proportion.

Window panes shall be vertically proportioned.

ADS 10.3 Window Trim.

Window openings on brick, stone, cast stone, or synthetic stone buildings shall not be trimmed. Lintels, sills, and arches are not considered trim. Window openings without trim or moulding shall have window frames at least two (2) inches wide when looking at the finished facade of the building.

ADS 10.4 Upper-Story Windows.

Windows located above the ground floor shall align with ground floor windows, ground floor doors, and the building modulation.

ADS 11 GLAZING

ADS 11.1 Intent.

The primary façade of a ground floor of a building shall include transparent building materials. Ground floor transparency guarantees a visual connection to the passers-by and is usually necessary for most retail structures. By exposing the ground floor to the exterior, there is an invitation to participate with the activity inside.

Standard:

ADS 11.2 Required Transparency for Primary Facades.

Primary facades shall provide a minimum of 25% glazing or transparency. This calculation includes the area of a building on the same plane of the glazing material and not intended to include articulation or recessions.

ADS 11.3 Primary Facades.

A primary facade shall be considered any front facade or facade that fronts onto a street, accessway, pedestrian walkway, or internal drive; alleys and service drives shall not be considered streets, accessways, or internal drives for the purposes of this requirement.

ADS 11.4 Pedestrian View Plane.

The pedestrian view plane shall be defined as the exterior wall area located between two (2) feet and ten (10) feet above the exterior grade.

ADS 11.5 Transparency.

Glazing shall be considered to be transparent if it is 100% transparent from both the exterior and the interior of the building.

ADS 12 AWNINGS

ADS 12.1 Intent.

Because they provide shade, protect buildings and pedestrians from rain and snow, and add a more intimate scale to the building, awnings are encouraged for use on the ground floor of a building with retail uses.

Standard:

ADS 12.2 Length.

Awnings shall be no longer than a single storefront, and not intended to extend between multiple tenant spaces.

ADS 12.3 Height.

The bottom of the awning shall not be higher than the top of the windows. The bottom of the awning shall generally be no higher than nine (9) feet above the average exterior grade.

ADS 12.4 Shape.

Awnings shall fit the character and design of the building and be pedestrian-scaled. Awnings for rectangular openings shall be simple, shed shapes.

ADS 12.5 Material.

Awnings shall be constructed of fabric, metal, or glass. Fabric awnings are encouraged; canvas awnings with a matte finish are preferred. Awnings with high gloss finish are discouraged. Illuminated, plastic awnings are prohibited.

ADS 12.6 Color.

Awning colors shall be compatible with the overall color scheme of the façade from which it projects. Solid colors or subtle striped patterns are preferred.

ADS 13 BUILDING-MOUNTED LIGHTING

ADS 13.1 Intent.

Building-mounted lighting shall be used to highlight the architectural features of the building and shall not completely light up the entire facade of the building.

Standard:

ADS 13.2 Allowed & Prohibited Uses.

Building-mounted lighting may be used only to highlight specific architectural features or primary customer or building entrances. General floodlighting of building facades is not permitted.

ADS 13.3 Neon and LED Lighting.

Building-mounted neon or LED lighting is allowed only when recessed or contained in an opaque cap or architectural reveal.

ADS 14 PEDESTRIAN ACCOMMODATIONS

ADS 14.1 Walkways.

Walkways shall directly connect each front door or entrance with surrounding sidewalks, walkways, or paths. In the overlay districts, a sidewalk shall have a minimum width of ten feet (10') when directly adjacent to a public roadway and five feet (5') elsewhere. All properties and tenant spaces shall provide a means of ADA access between the storefront and to the public sidewalk network and/or parking fields where applicable.

ADS 14.2 Crosswalks.

Pedestrian crossing zones shall be highlighted by the use of white traffic marking paint to delineate the crossing path. The area may be stripped in, linearly with the crossing, or in boxes as 'continental stripping'. To shorten the crossing distances for pedestrians, and protect on-street parking, bump outs should be utilized to extend the sidewalk area and narrow the roadway.

ADS 15 LANDSCAPING

ADS 15.1 Intent.

The intent of this section is to provide greenery to visually soften paved areas and buildings; to establish optimum environmental conditions by providing shade, air purification, oxygen regeneration, utilization of groundwater, retardation of stormwater runoff, and abatement of noise, glare and heat; to ensure the replenishment of the local stock of native trees by utilizing plant materials that are generally native or hearty to the region; to preserve existing trees; to screen certain unsightly equipment or materials from the view of persons on public streets or adjoining properties; and to buffer uncomplimentary land uses and generally enhance the quality and appearance of developed properties within the City.

Standard:

ADS 15.2 General Requirements.

All land areas which are to be unpaved or not covered by buildings shall be brought to finished grade and planted with turf or native grass or other appropriate ground cover. In addition to the minimum

number of trees required to be planted by this section, an appropriate number or amount of shrubs, ground cover and/or turf area plantings shall be included within each project. Street trees are required along all streets and roadways. Street trees provide continuous shade as well as a physical and visual barrier between pedestrians on the sidewalk and vehicles in the roadway. For the purpose of this standards, alleyways and service drives shall not be considered a street or roadway.

ADS 15.3 Minimum Tree Requirements.

Each parcel or development shall provide a minimum of one tree per 40 feet of public or private street frontage. Street trees shall be spaced a minimum of fifteen (20) feet and a maximum of forty (40) feet for the full length of all streets and roadways. Where not allowed within the public right-of-way, street trees shall be planted on the private lots along the right-of-way.

ADS 15.4 Minimum Planting Requirements.

Minimum planting requirements shall be as follows:

1. Medium and large deciduous shade trees - 2 inch caliper as measured 6 inches above ground.
2. Small deciduous or ornamental trees - 6 feet in height.
3. Conifers - 5 to 6 feet in height.
4. Upright evergreen trees - 4 feet in height.
5. The size of deciduous and conifer shrubs, including spreader and globe tree forms, shall be determined by the applicant.
6. Ground cover plants, whether in the form of crowns, plugs or containers, shall be planted in a number as appropriate by species to provide 50% surface coverage after two growing seasons.

ADS 15.5 Screening Requirements.

Plans for all residential projects containing multi-family dwellings, all non-residential projects, and all commercial projects shall provide screening of utility units by use of landscaping or architectural elements.

1. Trash containers, trash compactors, roll-off recycling containers, and groupings of three or more recycling containers and/or recycling containers larger than 10-cubic yards shall be screened from public view on all four sides with a solid wall constructed of masonry and a gate constructed of compatible, durable, low-maintenance materials, and shall be appropriately landscaped.
2. All rooftop equipment shall be screened from public view with an architectural treatment which is compatible with the building architecture.
3. For purposes of this Section, the phrase "screened from public view" means not visible from any adjoining properties or any street right-of-way.