

**RIO RANCHO SHOPPING CENTER  
RIO RANCHO, NEW MEXICO  
NEW DEVELOPMENT DESIGN GUIDELINES  
12/09/20**

**1. DESIGN GUIDELINES**

**A. Architecture**

- a. All buildings shall be high quality construction, demonstrate aesthetic character, and be cohesive with the surrounding development.
- b. Vinyl/plastic siding or plain concrete masonry units shall be prohibited as exterior materials.
- c. No building 5,000 sf or less located on a parcel fronting a public street shall exceed 24' in height, including all mechanical improvements, towers, parapets, architectural features or embellishments.
- d. No building greater than 5,000 sf located on a parcel fronting a public street shall exceed 29' in height, including all mechanical improvements, towers, parapets, architectural features or embellishments.
- e. All roof top mechanical equipment shall be completely screened by parapet walls or within roof structure.
- f. All roof top communication equipment shall be completely screened by parapet walls or within roof structure.
- g. Exterior roof drainage shall be allowed. All downspouts and drainage devices shall be painted to match building elevations.
- h. Exterior roof ladders shall not be allowed.
- i. All building mounted utility equipment shall be painted to match building elevations or screened from view by a solid wall matching the building elevations or dense landscaping..

**B. Site Development**

- a. All site improvements shall be high quality construction and be cohesive with the surrounding development.
- b. Unless allowed by a separate agreement, each parcel shall contain sufficient parking to meet applicable codes within the boundary of said parcel.
- c. All parking lot striping for standard parking spaces shall be white in color.
- d. Each parcel shall contain sufficient accessible parking stalls to meet applicable codes.
- e. All accessible parking stall shall be marked and signed in conformance with the details included in the Development Plan and to meet applicable codes.
- f. All ground mounted mechanical equipment shall be screened from view by solid walls finished to match the building elevations.
- g. All ground mounted communication equipment shall be screened from view by solid walls finished to match the building elevations.
- h. All service areas and refuse enclosures shall be gated and screened from view with solid walls to match the building elevations.

- i. All parcels shall be graded to match existing grades to the maximum extent possible.
- j. Unless allowed by a separate agreement, each parcel shall provide any required water quality ponding, detention or retention within the boundary of said parcel.
- k. Underground utility systems shall be installed on all sites. Any above ground utility equipment shall be screened from view by a solid wall matching the building elevations or painted to match the building and screened with dense landscaping.

### **C. Landscaping**

- a. All landscaping shall enhance the visual aesthetic of the parcel and be cohesive with the surrounding development.
- b. All landscape areas other than seeded areas shall be covered in mulch to protect soil moisture. Mulch may be organic or inorganic.
- c. All sites shall be required to have an automatic irrigation system with drip emitters for landscaped areas.

### **D. Signage**

#### **a. General Signage Requirements**

- i. No blinking, flashing, moving or revolving signs shall be allowed.
- ii. No signs with audible devices shall be allowed.
- iii. Reader board type signage shall be allowed.
- iv. No signs shall shine directly into adjacent, conforming residential property.
- v. Illuminated signs shall be turned off no later than one hour after the close of the business advertised.
- vi. All illuminated signs shall be fabricated in a manner to conceal light leaks.
- vii. Painted lettering shall not be permitted except where approved by the ARC as a part of an Occupants's corporate identification program.
- viii. No sign may be erected in such a manner that obstructs the view of oncoming traffic, whether from the driveway or the intersecting road. Signs which contain open spaces or are elevated in order to permit safe sight distances shall be permitted provided the applicant can demonstrate that such sight lines are maintained.
- ix. Sign installations utilizing exposed raceways, crossover and electrical conduit shall be prohibited except for special conditions where physical conditions exist that do not allow this.
- x. All electrical cabinets, conductors, transformers and other equipment required to illuminate a sign shall be concealed.
- xi. All signage must meet UL standards, bear a UL label and meet applicable Governing Body requirements for consideration and installation.
- xii. All signs shall be constructed of durable materials and maintained in a good state of repair.

#### **b. Building Mounted Signage**

- i. All signs which shall be erected on any building shall have the prior written approval of the ARC as to size, color, materials, location and content.
  - ii. Building mounted signs shall have a maximum allowable sign area of 10% of the façade area to which the sign is attached.
  - iii. The length of building mounted signs shall not exceed 80% of the length of the façade to which the sign is attached.
  - iv. The size of building mounted signs shall not exceed 36” in height for Inline Shop Tenants.
  - v. The size of building mounted signs shall not exceed 60” in height for Anchor Tenants, Junior Anchor Tenants, and for Pad Tenants.
  - vi. All signs advertising an individual Occupant shall be attached to the Building occupied by and within the boundary of the area occupied by that Occupant.
  - vii. Signage shall consist of individual neon or LED channel letter. No cabinets will be allowed.
  - viii. Trademarked corporate identification and logos shall be allowed as building mounted signage subject to the area requirements.
  - ix. Letters shall have plastic faces.
  - x. Letters shall be illuminated with neon tubing or LED’s of sufficient number and size to provide even, attractive illumination of letters.
  - xi. Roof top mounted signs shall be prohibited.
  - xii. Wall mounted signs shall not project beyond the tops of building parapets.
- c. Freestanding Signage
  - i. All freestanding signs which shall be erected on any parcel shall have the prior written approval of the ARC as to size, color, materials, location and content.