

### § 9.2.21 DESIGN REGULATIONS

(A) **PURPOSE AND INTENT.** The purpose of this Section is to beautify Fourth Street by creating a consistency of style.

(B) **GENERAL REGULATIONS.**

(1) All buildings in the C-1 Zone constructed after October 27, 2003 shall incorporate one of the following architectural styles: Northern New Mexico, Spanish Colonial, Pueblo Revival, Territorial, Mission/Mediterranean, and “Ranch,” and combinations thereof.

Figures 20-1 through 20-6 present pictorial examples of these styles. The pictorial examples along with the following text are intended as guidelines.

(a) **Spanish Colonial.** Flat roofed with low rounded parapets. Material is block adobe with stucco or mud plaster. Usually has only an outside door to each room and few very small windows. Wood details include projecting *vigas*, *canales*, *portales* (often on inside courtyards or a short *portal* within a “C” shaped building). The *portales* are built of plain log posts and simple carved *zapatas* or corbels.

(b) **Pueblo Revival.** Based on, and a combination of, early New Mexican pueblos and Spanish buildings; flat roofed with rounded parapets (sometimes embellished with a real or false bell tower); earth-toned batter (sloping walls; one to three stories in height, with upper stories usually set back; *portales* have log posts, wood beams, and *zapatas* or corbels. Details also include projecting *vigas*, *canales*, and exposed wood lintels above the windows. Pueblo Revival structures usually have little ornamentation.

(c) **Territorial.** Flat-roofed, sometimes with brick coping edging the parapet; multi-paned windows, and sometimes shutters; main entries feature sidelights and a top light. Details include pedimented lintels over windows and doors, and *portales* with squared, often chamfered, posts without corbels.

(d) **Northern New Mexico.** Also called Western Victorian. Pitched or hipped (often of raised ridge metal roofs with a slope of 45 degrees) roof bungalows or cottages with wide unenclosed (rafters exposed) eave overhang and wood plank gable; earth-toned adobe or stucco façade, sometimes frame or brick, clapboard or stone; 2/2 or 1/1 sash windows, sometimes Greek Revival style pedimented windows. Details include porches with deep *portales*, decorative woodwork, and posts and corbels.

(e) **Mission/Mediterranean.** Red tiled roofs and white plaster walls.

(f) **“Ranch.”** Western Rustic, single story, bunkhouse style.

(2) **Materials.** Materials should be appropriate for the architectural style. Materials such as aluminum siding, metal panels, mirrored glass, and unstuccoed masonry units or concrete are not allowed.

(3) **Roof-Mounted Equipment.** Roof-mounted mechanical, electrical, telephone or solar equipment shall be architecturally screened with opaque materials, for example, by raising the parapet, and shall be of a low profile to minimize the screening



problems. Roof-mounted mechanical, electrical, telephone or solar equipment shall not be visible from the street level.

**(4) Mobile, Pre-Fabricated, Modular, or Manufactured Homes or Structures.** Mobile homes, prefabricated, modular and/or manufactured homes or buildings are not permitted in the C-1 or VC Zones for commercial use. However, except for mobile homes, buildings of any form of construction meeting the Uniform Building Code are allowed, providing that facades are provided on all sides giving the building the appearance of any permitted style.

**(5) Dumpsters** or other receptacles for solid waste or trash shall be at the rear, outside of view from Fourth Street.

**(C) VILLAGE CENTER ZONE.** Commercial Buildings located in the Village Center Zone shall be compatible with the foregoing general design guidelines and also comply with more detailed design guidelines yet to be developed by an architecture/urban planning consultant.

**INSERT:**

Figure 21-1. Examples of Spanish/Colonial/Pueblo Revival Style.

Figure 21-2. Example of Territorial Style.

Figure 21-3. Examples of Northern New Mexico Style.

Figure 21-4. Examples of Mission/Mediterranean Style.

Figure 21-5. Examples of “Ranch” Style.

Figure 21-6. Examples of Combined Styles. (Reserved)

