



City of Las Cruces[®]

PEOPLE HELPING PEOPLE

COUNCIL WORK SESSION SUMMARY ROUTING SLIP

Meeting Date January 12, 2015

TITLE: DOWNTOWN SMARTCODE

- Are there attachments to the Council Work Session Summary? Yes No
- Will there be a Video Presentation for this item? Yes No
- Will there be a PowerPoint Presentation for this item? Yes No
- If "yes", will a copy of the PowerPoint Presentation be included on the Council Work Session Agenda? Yes No

DEPARTMENT / ORGANIZATION	SIGNATURE	PHONE NO.	DATE
Drafter/Staff Contact		3048	1/5/15
Department Director		x-3067	1-5-15
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City Manager			



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Council Work Session Summary

Meeting Date: January 12, 2015

TITLE: DOWNTOWN SMARTCODE

PURPOSE(S) OF DISCUSSION:

- Inform/Update
- Direction/Guidance
- Legislative Development/Policy

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

The purpose of this work session item is to introduce the draft Downtown SmartCode and briefly outline some of its features. Also, staff is requesting direction from Council regarding their desire to continue with public engagement and consider code adoption.

The downtown charrette was conducted October 7-11, 2013. The final report was delivered to City Council at the meeting of March 3, 2014. The charrette report listed three catalyst projects that will energize further downtown redevelopment progress. One of those items is the adoption and implementation of a SmartCode.

Staff will provide a brief presentation focusing on some broad features of SmartCodes and a proposed process for public input and Council consideration. The presentation is not intended to address the details of the proposed code. Those details will be discussed at a future Council meeting.

SUPPORT INFORMATION:

1. Attachment "A" Downtown SmartCode draft.

(Continue on additional sheets as required)

Sec. 38-43. Downtown SmartCode.

A. *Purpose.* The purpose of this section and the zoning districts defined herein is to accommodate government facilities, retail, office, residential, and other similar uses in the downtown area of the city with appropriate height, yard, and intensity standards to allow for a higher density and intensity of development. Furthermore, the properties described within the Main Street (MS) zoning district are identified as a special area within the Downtown to encourage revitalization through incentives and clearly defined development standards. See Table 1. Downtown Regulating Plan for the specific district boundaries. See Sec. N. MS Architectural Standards for development standards that apply to the Main Street district only.

1. The Downtown SmartCode is designed to foster infill redevelopment in a *mixed-use* pattern as part of a vibrant, diverse, downtown.
2. This Section is intended to promote traditional urban form and a lively mix of uses, allowing for *shopfronts*, sidewalk cafes, and other commercial uses at the street level, with wide sidewalks and shade trees, overlooked by upper *story* residences and offices, and to provide a setting for major activities that benefit the community such as markets, festivals, and entertainment.
3. A range of open spaces including *plazas*, *squares*, and playgrounds should be distributed within adjacent neighborhoods and throughout downtown.
4. Buildings and landscaping should contribute to the physical definition of thoroughfares as *civic* places.
5. The zoning district descriptions in Sec. C. Zoning Districts shall constitute the intent of this Section with regard to the general character of downtown.

B. CONFLICTING ORDINANCES

Wherever there appears to be a conflict between the Downtown SmartCode and other sections of Chapter 38, the requirements specifically set forth in this section shall prevail. For development standards not covered by this section, the other applicable sections in the Chapter 38 shall be used as the requirement.

C. ZONING DISTRICTS

Zoning districts under this Section are limited to the following Transect District designations:

1. Downtown (DT): This district consists of higher intensity *mixed-use* buildings that accommodate retail, offices, institutional, and residences. The thoroughfares have wide sidewalks with street trees and buildings are set close to the sidewalks.
2. Main Street (MS): This district is similar in use and character to Downtown, but the massing, proportions, and details are in harmony with the historic character of Main Street. Buildings may not exceed two stories on the Main Street *frontage* for a depth

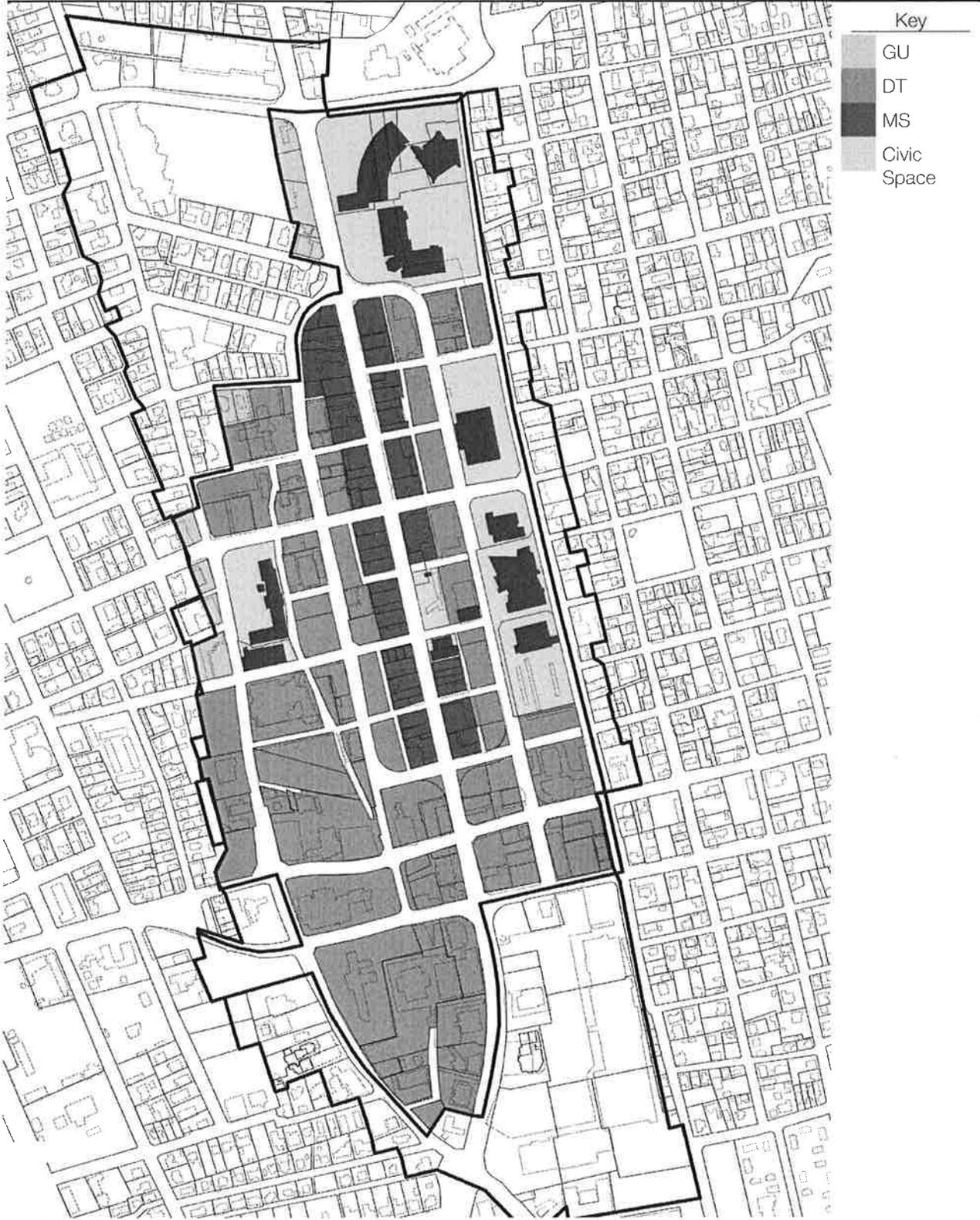
of twenty feet, whereafter buildings may be up to five stories.

3. GU General Urban (GU): This district includes a mix of uses but is primarily in the form of medium intensity mixed use structures. It may have a wide range of building types: residencess, *live-work* units, small commercial buildings, theaters, and *mixed-use* buildings. The thoroughfares have wide sidewalks and buildings are set close to the sidewalks.

D. The Downtown Regulating Plan

1. The regulating plan is the zoning map and principal tool for implementing the Downtown Revitalization Plan. It identifies the Transect district for the building site (See Table 1. Downtown Regulating Plan) which regulates standards for each lot.
2. New development in Downtown shall provide sidewalk improvements, *civic spaces* as needed, and contribute to a shared parking and access strategy to create a complementary pattern for growth and development. The rules below will enhance a compact, economically sustainable, *mixed-use* downtown that complements the adjacent neighborhoods and provides flexible opportunities for residential, employment, government, institutional, and commercial uses.
3. Parking and access
 - a. Alleys shall provide access to the rear of all lots. Alley dedication and construction within the rear setback is required as part of a redevelopment project if they do not exist. Alleys shall be constructed pursuant to Table 17. Access and Sec. T. Streetscape Standards in order to be suitable for emergency and service vehicle access.

TABLE 1. DOWNTOWN REGULATING PLAN



E. DEFINITIONS

This Sub-section provides definitions for terms in this Section that are technical in nature or that otherwise may not reflect a common usage of the term. Words in *italics* throughout the Section indicate defined terms. Additional definitions are in Article III of Chapter 38 and Chapter 36, Sec. 36-3.

Alley: a vehicular way located to the rear of lots providing access to service areas, parking and accessory structures.

Civic Space: an outdoor informal or formal area permanently dedicated for public use.

Plaza: a *civic space* type designed for civic purposes and commercial activities in the urban areas, generally paved and spatially defined by building *frontages*.

Square: a *civic space* type designed for unstructured recreation and civic purposes, spatially defined by building *frontages* with formal paths, lawns, and trees.

Elevation: an exterior wall of a building not along a *frontage line*. See: *facade*. See Sec. Table 2. Terminology Illustrated.

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element extending into a setback, into the public *frontage*, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit extending into the public *frontage* setback, or above a height limit.

Facade: the exterior wall or *elevation* of a building that is set along a *frontage line*. See Sec. Table 2. Terminology Illustrated.

Frontage: the area between a building *facade* and the vehicular lanes, inclusive of its built and planted components. *Frontage* is divided into private and public *frontages*. See Sec. Table 2. Terminology Illustrated.

Primary Frontage: on corner lots, the *private frontage* designated to bear the address and *principal entrance* to the building, and the measure of minimum lot width. Prescriptions for the parking locations pertain only to the *principal frontage*. Prescriptions for the front setback pertain to both *frontages* of a corner lot. See *frontage*.

Secondary Frontage: on corner lots, the *private frontage* not on the primary thoroughfare.

Frontage buildout: the percentage of the lot width that is occupied by the building *facade* at the front setback.

Frontage Line: a lot line bordering a public *frontage*. *Facades* facing *frontage lines* define the public realm and are therefore more regulated than the *elevations* facing other lot lines.

Landscaped Area: the area of a lot or parcel exclusive of building footprints, driveway and

walkway pavements, and other impervious hardscape areas, and exclusive of ponds, pools and other water features.

Liner building: a building specifically designed to mask a parking lot or a parking structure from a public *frontage*.

Live-Work: a *mixed-use* unit consisting of a commercial and residential use. The commercial use may be anywhere in the unit.

Lot Coverage: the percentage of a lot that is covered by buildings and other roofed structures.

Mixed-Use: multiple uses within the same building or in multiple buildings.

Pedestrian Passage: a pedestrian access between or through buildings. The passage may connect mid-block parking to the street.

Principal Entrance: the main point of access for pedestrians into a building.

Private Frontage: the privately owned setback between the *frontage line* and principal building *facade*.

Common Entry: a *private frontage configuration* conventional for office and residential use, wherein the *facade* is aligned close to the *frontage line* with the primary building entrance at sidewalk grade. The *common entry* may be buffered by a planter at the sidewalk.

Forecourt: a *private frontage yard* wherein a portion of the *facade* is close to the *frontage* and the central portion is set back.

Gallery: a *private frontage configuration* conventional for retail use wherein the *facade* is aligned close to the *frontage line* with an attached cantilevered shed or light-weight colonnade overlapping the sidewalk.

No Yard: a *private frontage yard* type with zero setback at the *frontage line*.

Porch: a *private frontage configuration* wherein the *facade* has a covered patio or elevated area at the primary entrance.

Shopfront: a *private frontage configuration* conventional for retail use, with substantial glazing, wherein the *facade* is aligned close to the *frontage line* with the building entrance at sidewalk grade.

Stoop: a *private frontage configuration* wherein the *facade* is aligned close to the *frontage line* with the first *story* elevated from the sidewalk for privacy, with an exterior stair and landing at the entrance.

Terrace: a *private frontage yard* type with a shallow setback and front elevated patio, usually with a low wall at the *frontage line*. This type buffers residential uses from urban sidewalks. *Terraces* are also suitable for outdoor cafes.

Walled Yard: a *private frontage yard* type with a wall at the *frontage line*.

Signs: *Signs* shall be defined pursuant to Section 36 – *Signs*. Additional definitions are as follows:

Changeable Copy: A sign which allows characters, letters, or illustrations to be changed without altering the sign.

Display Case: A *display case* located on the *facade* of a building which displays menus, handbills or posters advertising a scheduled event, performance or film, and merchandise associated with the event, performance or film.

Projecting Sign: A small sign, which is suspended from an overhang, canopy, marquee, or awning, or is suspended from a mounting attached directly to the building wall, and hangs perpendicular to the building wall. An 8-foot clearance is required between a *projecting sign* and finished grade.

Story: a habitable level within a building, excluding an attic or raised basement.

Streetscreen: a freestanding wall built along the *frontage line* with the *facade*. It may mask a parking lot from the public frontage, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm. (Syn: streetwall).

Substantial Modification: alternation to a building that is valued at more than 50% of the replacement cost of the entire building, if new, as calculated based upon the current appraised value.

Use, Civic: community uses open to the public including: meeting halls; libraries; schools; police and fire stations; post offices (retail operations only, no primary distribution facilities); places of worship; museums; cultural, visual and performing art centers; transit centers; and government functions open to the public.

Use, Commerce: for the purpose of the Downtown District, *commerce* uses shall be considered to encompass all of the following:

1. Executive, Administrative, and Professional Offices
2. Medical and Dental Offices, and Clinics
3. Day Care Centers
4. On-premise Alcohol Sales
5. Sidewalk Cafes
6. Outdoor Food and Beverage Service
7. All of the *Civic* Use Categories
8. All of the *Retail* Use Categories
9. Parking Facilities and Structures

Use, Cottage Industry: for the purpose of the Downtown District, *cottage industry* uses shall refer to an industry whose labor force consists of individuals working at home with their own equipment.

Use, Lodging: for the purpose of the Downtown, *lodging* uses are defined as premises avail-

able for daily and weekly renting of bedrooms and shall be considered to encompass all of the following:

1. Bed and Breakfast
2. Inn
3. Motel
4. Hotel

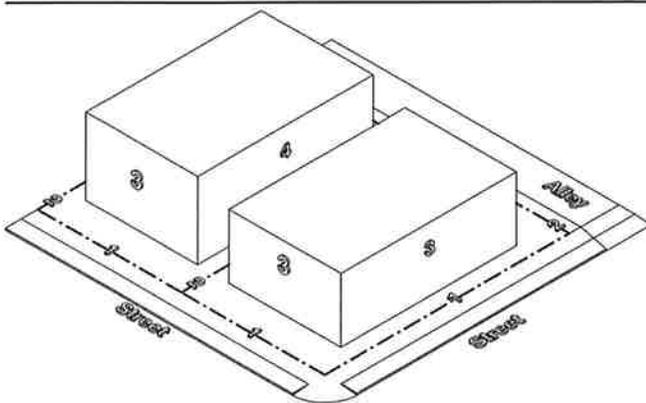
Use, Residential: for the purpose of the Downtown, residential uses shall be considered to encompass all of the following:

1. Dwelling Units
2. Adult Foster Care Family Home
3. Family Day Care Homes
4. Foster Family Homes
5. Homes for the Disabled

Use, Retail: shall be considered to encompass all of the following:

1. **Retail service:** establishments providing services, as opposed to products, to the general public, including restaurants, finance, real estate and insurance, travel agencies, health and educational services, galleries, and temporary storage of recreational equipment, provided that the temporary storage is ancillary to the primary retail service.
2. **Retail specialty:** Include, but are not limited to the sale of gifts, antiques, flowers, books, jewelry, wearing apparel or craft shops making articles exclusively for sale at retail on the premises.
3. **Retail trade:** Establishments engaged in selling new goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

TABLE 2. TERMINOLOGY ILLUSTRATED



- 1 – Frontage Line
- 2 – Lot Line
- 3 – Facade
- 4 – Elevation

F. INSTRUCTIONS

1. Site and buildings plans submitted under this Section require administrative approv-

al by the Community Development Department.

2. Building and site plans submitted under this Section shall show the following, in compliance with the standards described in this Section:
 - a. For site and building approval:
 - i. Site Plan / Building Placement
 - ii. Building Specifications including floor plans (See J through M.)
 - iii. MS Architectural Standards, if applicable (See § N on page 21.)
 - iv. Fencing Standards (See § O on page 22.)
 - v. Signage Standards (See § P on page 23.)
 - vi. Building Use (See § Q on page 31.)
 - vii. Parking Standards (See § R on page 33.)
 - viii. Landscape Standards (See § S on page 35.)
 - ix. Streetscape Standards, if applicable (See § T on page 37.)

G. NON-CONFORMING USES

Existing buildings, modifications, restorations and conformance regulations

1. Existing buildings and appurtenances that do not conform to the provision of this Section may continue in use as they are until a *substantial modification* is requested, pursuant to the standards of Sec. 38-70 through 38-76 of Chapter 38.
2. The modification of existing buildings is permitted by-right if such changes result in greater conformance with the specifications of this Section.
3. The restoration or rehabilitation of an existing building shall not require the provision of (a) parking in addition to that existing nor (b) on-site stormwater retention/deten-

tion in addition to that existing, unless otherwise required by County or State code.

H. CIVIC SPACES

1. *Civic spaces* shall be generally designed as described in Table 3. Civic Space.

TABLE 3. CIVIC SPACE

<p>a. Square: Size: The minimum size shall be 1/4 acre and the maximum shall be 3 acres. Edge Condition: A <i>square</i> is spatially defined by building <i>frontages</i>. Landscape: A <i>square's</i> landscape shall consist of paths, lawns and trees, formally arranged.</p>	
<p>b. Plaza: Size: The minimum size shall be 1/4 acre and the maximum shall be 2 acres. Edge Condition: A <i>plaza</i> shall be spatially defined by building <i>frontages</i>. Landscape: Its landscape may consist primarily of pavement. Trees and grass are optional, but perimeter shade is required.</p>	
<p>c. Playground: Size: There shall be no minimum or maximum size. Edge Condition: Playgrounds shall be interspersed within urban areas and may be placed within a <i>block</i>. Landscape: A playground shall be fenced and may include an open shelter. Playgrounds may be included within <i>plazas</i> and <i>squares</i>.</p>	

I. BUILDING PLACEMENT

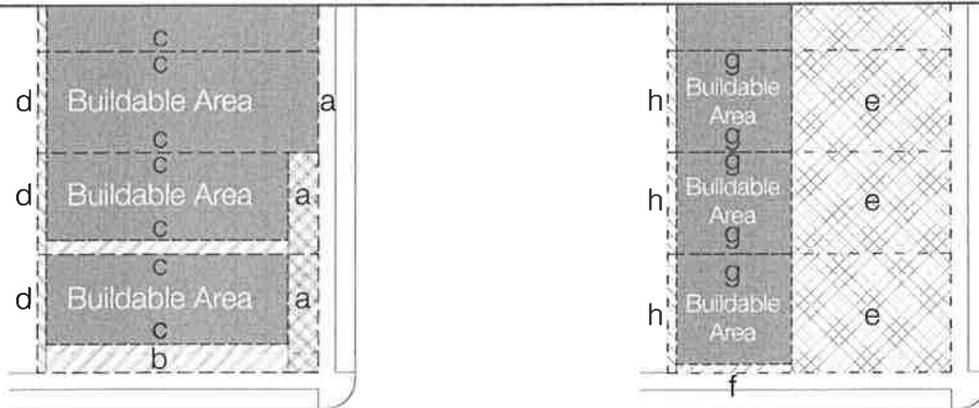
1. *Lot coverage* by building shall not exceed that recorded in Table 4 – Table 6.
2. *Facades* shall be built parallel to the *principal frontage line*, and along a minimum percentage of the *frontage width* at the setback, as specified as *frontage buildout* on

Table 4 – Table 6.

3. Setbacks for principal buildings and accessory buildings shall be as shown in Table 4 – Table 6. Setbacks may be adjusted by up to 10% by administrative waiver to accommodate specific site conditions. The Community Development Director or his designee shall make the following written findings:
 - a. The waiver is consistent with the provisions of Sec. C. Zoning Districts.
 - b. The waiver is consistent with the Downtown Revitalization Plan.
 - c. The building placement will not materially endanger the public health or safety.
 - d. The building placement will not substantially injure the value of adjoining property;
 - e. The location and character of the building placement, if developed according to the plans and information approved, will be in harmony with proximate land uses, and consistent with the purposes of the district.
 - f. The building placement will not adversely affect Downtown by altering its character.

TABLE 4. BUILDING FORM STANDARDS - GU

BUILDING SETBACKS



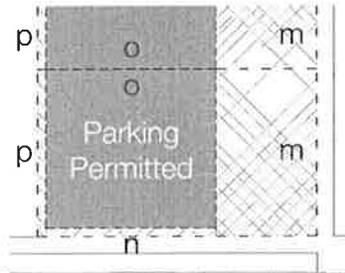
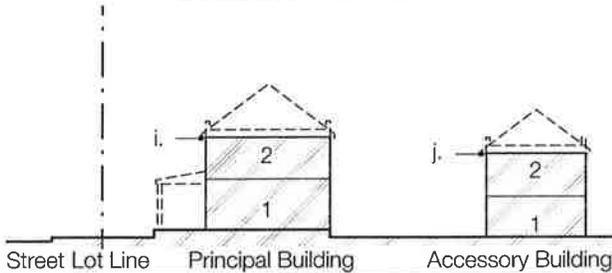
PRINCIPAL BUILDINGS

ACCESSORY BUILDING

a	Primary Frontage	0 ft. - 15 ft.	e	From Rear Lot Line	40 ft. max.
b	Secondary Frontage	0 ft. - 10 ft.	f	Secondary Frontage	5 ft. min.
c	Side Lot Line	0 ft. or 5 ft. min.	g	Side Lot Line	0 ft. min.
d	Rear Lot Line	3 ft. min.	h	Rear Lot Line	3 ft. min.

BUILDING ENVELOPE

PARKING AND STORAGE SETBACKS



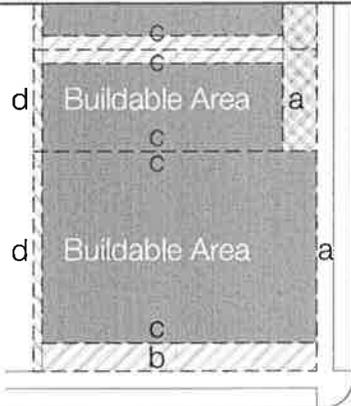
i	Building Height	2.5 stories max.	m	Primary Frontage	20 ft. + Principal Building Setback
j	Outbuilding Height	2 stories max.	n	Secondary Frontage	5 ft. min.
k	Parking Height	n/a	o	Side Lot Line	0 ft. min.
l	Lot Coverage	70% max.	p	Rear Lot Line	3 ft. min.

BUILDING FRONTAGE

Permitted Frontages, see Table 7 and Table 8	Yard	Yard
	Walled Yard	Porch
	Terrace	Stoop
	No Yard	Shopfront
Frontage Buildout	60% min.	

TABLE 5. BUILDING FORM STANDARDS - DT

BUILDING SETBACKS



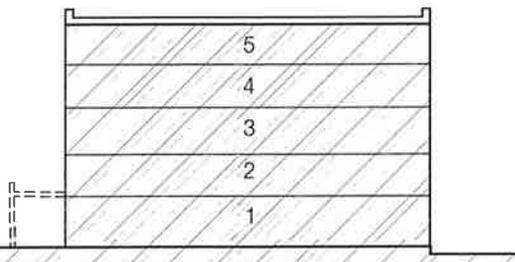
PRINCIPAL BUILDINGS

a	Primary Frontage	0 ft. - 12 ft.
b	Secondary Frontage	8 ft. max.
c	Side Lot Line	0 ft. or 5 ft. min.
d	Rear Lot Line	3 ft. min.

ACCESSORY BUILDING

e	From Rear Lot Line	n/a
f	Secondary Frontage	n/a
g	Side Lot Line	n/a
h	Rear Lot Line	n/a

BUILDING ENVELOPE



i	Building Height	5 stories max.
j	Outbuilding Height	n/a
k	Parking Height	5 stories max.
l	Lot Coverage	100% max.

PARKING AND STORAGE SETBACKS



m	Primary Frontage	20 ft. + Principal Building Setback
n	Secondary Frontage	5 ft. min.
o	Side Lot Line	0 ft. min.
p	Rear Lot Line	3 ft. min.

BUILDING FRONTAGE

Permitted Frontages, see Table 7 and Table 8

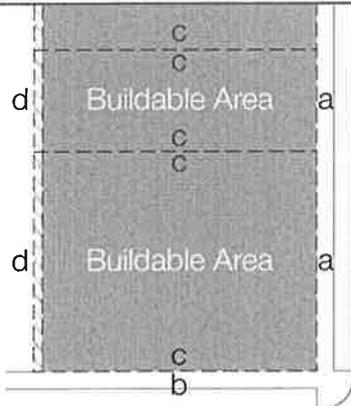
- Yard**
- No Yard
- Terrace
- Forecourt

- Configuration**
- Stoop
- Common Entry
- Shopfront
- Gallery

Frontage Buildout 70% min.

TABLE 6. BUILDING FORM STANDARDS - MS

BUILDING SETBACKS

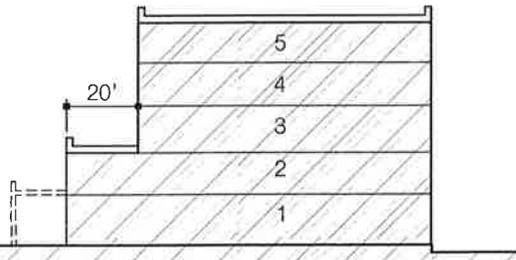


PRINCIPAL BUILDINGS

ACCESSORY BUILDING

a	Primary Frontage	0 ft. max.	e	From Rear Lot Line	n/a
b	Secondary Frontage	0 ft. max.	f	Secondary Frontage	n/a
c	Side Lot Line	0 ft. min. - 6 ft. max.	g	Side Lot Line	n/a
d	Rear Lot Line	0 ft. min.	h	Rear Lot Line	n/a

BUILDING ENVELOPE



PARKING AND STORAGE SETBACKS



i	Building Height	5 stories max.	m	Primary Frontage	20 ft. + Principal Building Setback
	Main Street Stepback	20' after 2nd story			
j	Outbuilding Height	n/a	n	Secondary Frontage	5 ft. min.
k	Parking Height	5 stories max.	o	Side Lot Line	0 ft. max.
l	Lot Coverage	100% max.	p	Rear Lot Line	0 ft. min.

BUILDING FRONTAGE

Permitted Frontages, see Table 7 and Table 8	Yard No Yard Terrace	Configuration Common Entry Shopfront Gallery
Frontage Buildout	100% min.	

J. BUILDING SPECIFICATIONS: HEIGHT

1. Building height is regulated by Table 4 – Table 6, measured as follows:
 - a. Building height is measured in above ground stories.
 - b. Stories are measured from finished floor to finished ceiling.
 - c. Stories above the ground floor are limited to 14 feet after which height they are counted as two stories.
 - d. For residential uses, a ground floor *story* of 16 feet or less is counted as one *story*. Ground floors exceeding 16 feet in height are counted as two stories.
 - e. For non-residential and *mixed-uses* a ground floor *story* shall be no less than 10 feet in height. A ground floor *story* of 25 feet or less is counted as one *story*. Ground floors exceeding 25 feet in height are counted as two stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional floor.
 - f. Height limits do not apply to unfinished attics, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads.
 - g. Building setbacks shall be required in MS pursuant to Table 6.i.

K. BUILDING SPECIFICATIONS: FRONTAGE REQUIREMENTS

1. Lot lines abutting a right-of-way are designated as a *primary frontage* or *secondary frontage* as follows:
 - a. For lots abutting a right-of-way along a single lot line, the lot line abutting the right-of-way is designated the *primary frontage*.
 - b. For lots abutting a right-of-way along multiple lot lines, the lot line relating to the address of the principal building is designated the *primary frontage*. All remaining lot lines are designated *secondary frontages*.
 - c. Main Street is considered the *primary frontage* for all lots abutting the right-of-way.
2. Regulations pertaining to *primary frontages* and *secondary frontages*, collectively *frontage* requirements, apply to the area of the lot within the front setback and secondary front setback including the following:
 - a. Building *facades*;
 - b. Structures that project from the *facade* such as *porches, terraces, stoops, awnings, canopies, and galleries*;
 - c. Landscape elements and ground surfaces between the building *facade* and the

lot line.

3. Where building *facades* do not occupy the entire *frontage* length, a *streetscreen* is required as follows:
 - a. *Streetscreens* must be between 4 and 8 feet in height.
 - b. Openings in the *streetscreen* for vehicular access may be no wider than 26 feet.
 - c. *Streetscreens* may be made of the following materials: adobe, brick, stone, or stucco over masonry.
4. *Frontages* are regulated by *frontage* type according to Table 7, Table 8, and as follows:
 - a. Landscaping, fencing, and general surface treatment are regulated according to *frontage* yard type pursuant to Table 7.
 - b. *Encroachments* and configurations are regulated according to *frontage* configuration type pursuant to Table 8.
 - c. *Frontage* types are a combination of *frontage* yard type and *frontage* configuration type.
 - d. Where *frontage* yard types permit multiple *frontage* configuration types, one or more *frontage* configuration type may be selected for each *facade*.
5. *Frontage* types must be designated at all building *frontages* and must comply with the standards for that type.
6. A shopfront *frontage* is required for all ground floor retail uses.
7. Building entries must be provided along *frontages* as follows:
 - a. The *principal entrance* must be located at the *primary frontage*.
 - b. All habitable spaces within a building must be accessible from *frontages*.
 - c. Building entries must be provided at *primary frontages* at a minimum of one entry for every 50 feet of *frontage*.
 - d. Building entries must be provided at *secondary frontages* at a minimum of one entry for every 150 feet of *frontage*.
8. Loading docks and service areas up to a combined width of 30 feet may be incorporated into *secondary frontages* no more than 50 feet from the rear lot line.

Main Street Downtown SmartCode

TABLE 7. FRONTAGE TYPES – YARD

FRONTAGE TYPE REQUIREMENTS		SECTION		PLAN	
		PRIVATE	PUBLIC	PRIVATE	PUBLIC
YARD A - WALLED					
District	GU				
Setback Depth	0 ft. min., 1.5 ft. max.				
Combinations	<i>Porch, Stoop</i>				
Landscape and Fencing Requirements	(a) The front setback must be landscaped. (b) Walls are required within 18 in. of <i>frontage lines</i> . (c) 1 understory tree, or 10 shrubs are required for every 500 sf of <i>landscaped area</i> .				
Additional Requirements	(a) Masonry and stone retaining walls are permitted for landscape level changes. (b) Paving is limited to permitted walkways and driveways. (c) 1 walkway per <i>frontage</i> providing access to the <i>primary entrance</i> is permitted up to 48 in. in width. (d) This yard type must be combined with either a <i>porch</i> or <i>stoop frontage</i> .				
YARD B - TERRACE					
District	GU, DT, MS				
Setback Depth	12 ft. max.				
Combinations	<i>Common Entry, Shopfront, Gallery</i>				
Landscape and Fencing Requirements	(a) The front setback must be landscaped and may be paved in DT and MS. (b) Fencing is permitted at or behind the <i>building setback line</i> . (c) In <i>GU</i> , fencing is permitted at <i>frontage lines</i> .				
Additional Requirements	(a) The <i>frontage</i> setback must be raised between 12 in. and 36 in. (b) <i>Terraces</i> may be no less than 8 feet in depth. (c) Masonry and stone retaining walls are permitted for level changes. (d) If in <i>MS</i> the <i>terrace</i> must be embedded with the building to maintain the zero setback requirement, but shall remain open facing the street. (e) This yard type must be combined with a <i>shopfront</i> or <i>common entry frontage</i> or a combination of both.				

TABLE 7. FRONTAGE TYPES – YARD

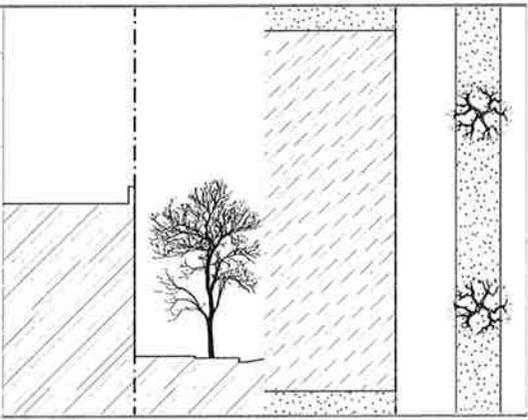
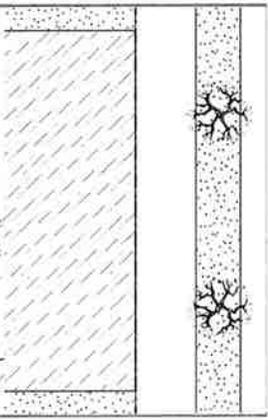
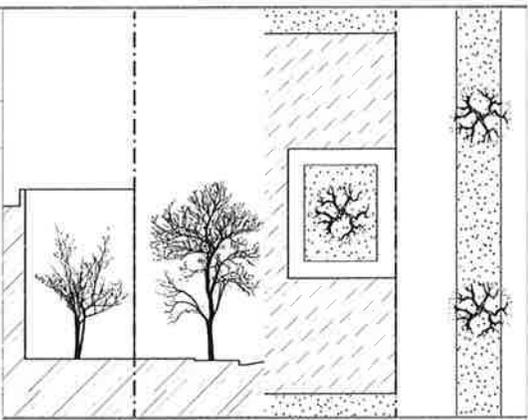
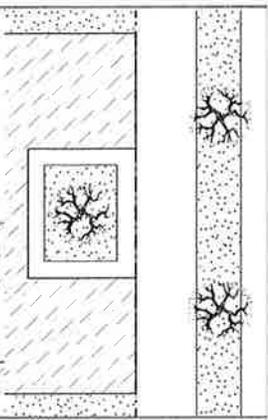
FRONTAGE TYPE REQUIREMENTS		SECTION		PLAN	
		PRIVATE	PUBLIC	PRIVATE	PUBLIC
YARD C - NO-YARD					
District	GU, DT, MS				
Setback Depth	8 ft. max.				
Combinations	<i>Common Entry, Shopfront, Gallery</i>				
Landscape and Fencing Requirements	(a) The <i>frontage</i> setback must be paved and integrated with the public sidewalk. (b) Raised planters and portable and non-permanent planters are permitted.				
Additional Requirements	(c) The <i>frontage</i> setback must match sidewalk grade. (d) The <i>frontage</i> setback may be used for outdoor seating and merchandise sales and display. The <i>frontage</i> setback may not be used for storage.				
YARD D - FORECOURT					
District	DT				
Setback Depth	8 ft. max., excluding <i>forecourt</i>				
Combinations	<i>Shopfront, Common Entry, Gallery</i>				
Landscape and Fencing Requirements	(a) The <i>frontage</i> setback must be paved and integrated with the public sidewalk. (b) Raised planters and portable and non-permanent planters are permitted. (c) <i>Forecourts</i> may be paved or landscaped.				
Additional Requirements	(a) A <i>forecourt</i> shall be located at the <i>primary entrance</i> , and shall be no greater than 600 sf. in area. (b) The <i>forecourt</i> must be bound by <i>facades</i> on a minimum of 2 sides. (c) <i>Facades</i> at the <i>forecourt</i> may exceed maximum <i>frontage</i> setback. (d) The <i>frontage</i> setback must be configured according to Yard E - No-Yard.				

TABLE 8. FRONTAGE TYPES – CONFIGURATION

FRONTAGE CONFIGURATION REQUIREMENTS		SECTION		PLAN	
		PRIVATE	PUBLIC	PRIVATE	PUBLIC
CONFIGURATION A - PORCH					
District	GU				
Entry Grade	36 in. max.				
Combinations	n/a				
Setback and Encroachment	(a) Porches and related structures may encroach into frontage setbacks up to 100% of their depth in GU.				
Additional Requirements	(a) A porch may only occur at the primary entrance. (b) Porches may be no less than 6 feet in depth.				
FRONTAGE CONFIGURATION REQUIREMENTS		SECTION		PLAN	
		PRIVATE	PUBLIC	PRIVATE	PUBLIC
CONFIGURATION B - STOOP					
District	GU, DT				
Entry Grade	36 in. max.				
Combinations	Common Entry				
Setback and Encroachment	(a) Stoops and related structures may encroach into frontage setbacks up to 100%. (b) Stoops may be recessed into building facades.				
Additional Requirements	(a) A stoop is required at the primary entrance. (b) Stoops must be masonry, stone, or stucco. (c) Wood is prohibited for stoop railings. (d) Stoop landings may be covered.				

TABLE 8. FRONTAGE TYPES – CONFIGURATION

FRONTAGE CONFIGURATION REQUIREMENTS	SECTION		PLAN	
	PRIVATE	PUBLIC	PRIVATE	PUBLIC
CONFIGURATION C - COMMON ENTRY				
District	DT, MS			
Entry Grade	20 in max.			
Combinations	<i>Shopfront, Stoop</i>			
Setback and Encroachment	(a) Canopies and awnings may <i>encroach</i> into <i>frontage</i> setbacks up to 100% of their depth.			
	(b) Canopies and awnings may <i>encroach</i> into the public right-of-way up to 10 feet.			
Additional Requirements	(a) A <i>stoop</i> combination is permitted in <i>DT</i> .			
	(b) Canopies are permitted at the <i>primary entrance</i> .			
	(c) Awnings are permitted along <i>facades</i> .			
CONFIGURATION E - SHOPFRONT				
District	DT, MS			
Entry Grade	sidewalk grade			
Combinations	<i>Common Entry, Shopfront</i>			
Setback and Encroachment	(a) Display windows may <i>encroach</i> into <i>frontage</i> setbacks up to 5 feet in depth.			
	(b) Awnings may <i>encroach</i> into <i>frontage</i> setbacks up to 100% of their depth.			
	(c) Awnings may <i>encroach</i> into the public right-of-way up to 10 feet.			
Additional Requirements	(a) Entries may be recessed from the <i>facade</i> up to 5 feet in depth.			
	(b) Tenant spaces must provide <i>shopfronts</i> along no less than 70% of tenant space <i>frontage</i> .			
	(c) Tenant spaces with <i>frontage</i> on both <i>primary</i> and <i>secondary frontages</i> must provide <i>shopfronts</i> along no less than 30% of the <i>secondary frontage</i> .			

TABLE 8. FRONTAGE TYPES – CONFIGURATION

FRONTAGE CONFIGURATION REQUIREMENTS	SECTION		PLAN	
	PRIVATE	PUBLIC	PRIVATE	PUBLIC
CONFIGURATION D- GALLERY				
District	DT, MS			
Entry Grade	sidewalk grade			
Combinations	<i>Shopfront, Common Entry</i>			
Setback and Encroachment	(a) Galleries may <i>encroach</i> into <i>frontage</i> setbacks up to 100% of their depth.			
	(b) Galleries may <i>encroach</i> into the public right-of-way to 10 feet.			
	(c) Awnings are not permitted in combination with galleries.			
Additional Requirements	(d) Galleries may be no less than 8 feet in depth.			
	(e) Galleries must have a minimum clearance of 10 feet.			
	(f) Galleries must be supported by columns.			
	(g) Galleries must be covered by roofing, green roofing, upper <i>terraces</i> , trellises, solar collectors, or fabric.			

L. BUILDING SPECIFICATIONS: ENCROACHMENTS

1. *Encroachments* into *frontages* are permitted as follows:
 - a. *Encroachments* in *frontage* setback are prohibited except where specifically permitted in this Section, Table 7, and Table 8.
 - b. Roof overhangs, cornices, window and door surrounds and other *facade* decorations may *encroach* into the *front setback* up to 2 feet but not beyond the *lot line*, and may not obscure views from windows to the street or from the street into windows.
 - c. Shading devices may *encroach* into *frontage* setbacks as follows:
 - d. In GU, shading devices attached to *facades* may *encroach* up to 6 feet, but not beyond the *lot line*.
 - e. In *DT* and *MS*, shading devices may *encroach* into the *front setback* up to the *lot line*, and into the right-of-way up to 10 feet or within 2 feet of the curb.
 - f. Balconies may *encroach* into the *frontage* setback a maximum of 3 feet, but not beyond the *lot line*.
 - g. Bay and bow windows may *encroach* into the *frontage* setbacks up to 3 feet, but

not beyond the *lot* line.

2. *Encroachments* into *pedestrian passages* are permitted as follows:
 - a. A minimum of 14 feet in height must be maintained along the entire length of *pedestrian passage*.
 - b. Buildings and structures may *encroach* over *pedestrian passages*.
 - c. An unobstructed pedestrian path must be maintained a minimum of 5 feet in width and 8 feet in height. The pedestrian path is required to be continuous however it is not required to follow a straight line.
 - d. Signage, bay and bow windows, balconies, lighting fixtures, and display windows may *encroach* into *pedestrian passages*.
 - e. Outdoor seating, outdoor dining, and other non-permanent fixtures may *encroach* into *pedestrian passages*.

M. BUILDING SPECIFICATIONS: GLAZING

1. *Facade* glazing at building *frontages* must meet the minimum area requirements, calculated by rough opening for each *facade* separately, as specified in Table 9. Minimum *Facade* Glazing.

TABLE 9. MINIMUM FACADE GLAZING

MEASUREMENT	GU	DT
Ground Floor	15%	30%
Second Floor	10%	20%
Upper Floors	n/a	20%

2. Mirrored and reflective glass is prohibited.
3. *Shopfront frontages* must meet the following glazing requirements:
 - a. *Shopfronts* must provide clear glazed areas for visibility into tenant spaces for no less than 60% of the *shopfront* area.
 - i. *Facade* area is calculated as the height from finished floor to finished ceiling times the width of the tenant space.
 - b. *Shopfront* glazing requirements are calculated separately for each tenant space.
4. Signs and posters shall cover no more than 30% of the total glazing area.

N. MS ARCHITECTURAL STANDARDS

This sub-section supersedes the zoning district standards for any subject addressed in the

MS zoning district.

1. Building Width:

- a. New buildings facing Main Street shall not exceed the average building width on their block except as follows:
 - i. Buildings may be a maximum of 150 feet wide if the *facade* is designed to simulate the average width of buildings on the block.

2. *Facade* Standards:

- a. Glazing above the first *story* shall not exceed 30% of the total building *facade* wall area, with each *facade* being calculated independently.
- b. Low pitch or flat roofs shall be enclosed by a parapet that as high as necessary to conceal mechanical equipment from the street.
- c. Exterior building materials shall be masonry (brick, slump block, adobe), stone, or stucco.
 - i. Exterior trim materials may include wood, cementitious material, brick, stone, or stucco.

3. Sidewalk coverings

- a. When awnings, canopies or galleries are used, they shall be designed and installed in compliance with building codes.
- b. Sidewalk coverings shall not obscure architectural details of historic building *facades*.

4. *Signs*

- a. *Signs* shall not obscure other building elements such as windows, cornices or architectural details.
- b. Individual business *signs* in a single storefront shall relate to each other in design, size and placement on the building and lettering style.
- c. Externally illuminated *signs* shall contain light within the *sign* frame and shall not spill light over to other portions of the building.

O. **FENCING STANDARDS**

- 1. Hedges in *frontage* fences shall be evergreen.
- 2. Wood *frontage* fences shall be painted or stained.
- 3. Lot line fences shall be between 60 and 72 inches in height.
- 4. *Frontage* fences shall not exceed 48 inches in height nor violate the clear sight trian-

gle.

5. *Frontage* fences may occur at the lot line, or up to 18" behind the lot line to permit landscaping.
6. When erected on a lot line, all of the fence and any of its supporting structures shall be contained within the lot.
7. The supporting members and posts shall be on the inside, and the smooth or flat faces on the outside. If two faces are used, each face shall be of the same type and finish. Board on board fences is considered equal treatment.
8. Chain link, barbed wire, razor wire and electrically charged fences are not permitted.

P. SIGNAGE STANDARDS

The general intent of regulating *signs* that are visible from the public *frontage* is to ensure proper dimensioning and placement with respect to existing or planned architectural features, to maintain or improve public safety, to maintain or improve the aesthetic character of the context in which they are located (See Table 10). Signage provides legible information for pedestrians as well as drivers.

Except with respect to the additional provisions in this section, Section 36 shall be applicable and govern pursuant to the administration, processes and provisions for all signage within the City Limits of the City of Las Cruces. However, only the signage types permitted in this subsection and Table 10. General Sign Restrictions hereof shall be permitted in the Downtown. Unless specifically defined in Sec. E. Definitions, all definitions used in this Section shall be as defined in Section 36, Sec. 36-3.

1. Prohibited *Signs*

- a. Moving, flashing, or animated *signs* including but not limited to searchlights, streamers and spinners;
- b. Inflatable *signs*, such as but not limited to balloons, gas inflated *signs* or similar inflated *signs*;
- c. Portable *signs*, except for sidewalk *signs* as allowed in Table 10;
- d. Flags, other than those specifically allowed in Section 36;
- e. Outdoor image projections (*signs* projected from an external light source onto a building or structure) or any other similar devices.

2. Permitted *Signs* and *Sign* Restrictions

- a. Permitted *sign* types are limited by Transect district and the following restrictions according to Table 10. General *Sign* Restrictions:
 - i. The number of *signs* per *sign* type;

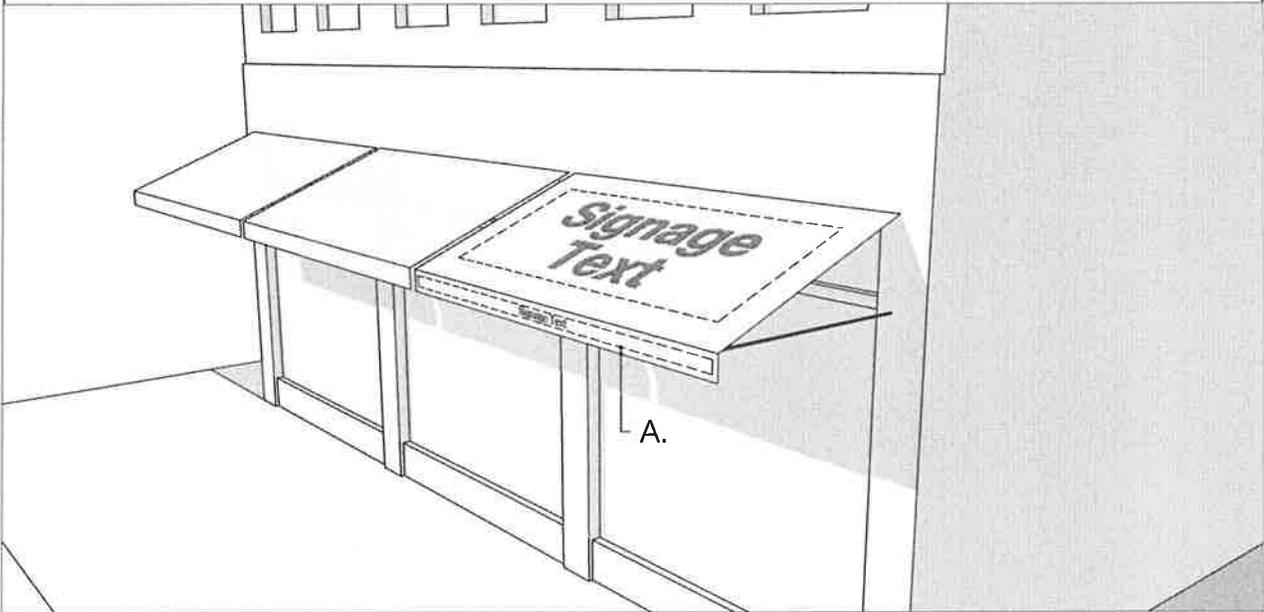
- ii. The area of *signs*;
- iii. Height of *sign copy*.
- b. Additional *sign* restrictions apply per *sign* type according to Table 11. Specific *Sign Regulations*.
- c. A permit is required for the installation or modification of all *signs* as specified in Table 11 as Permit.
 - i. *Signs* projecting into rights-of-way require a revocable permit.
 - ii. *Signs* not requiring a permit must meet all of the requirements of this section.
 - iii. *Signs* requiring building inspector approval must be designed by a structural engineer.
- d. *Signs* may be installed and maintained for the period of time specified according to Table 11 as Period.
 - i. All *signs* must be removed within 14 days of the termination of the permitted period. *Signs* permitted for a permanent period are not regulated by this subsection.
 - ii. Where the period of a *sign* is limited to during business hours, the *sign* must be removed during all hours the establishment is not in operation.
 - iii. Any moveable *signs* must be removed from outdoor spaces during high winds or other weather conditions that might pose a hazard to public safety.
- e. All *signs* must provide the following clearance except where specified otherwise:
 - i. 8 feet at pedestrian ways;
 - ii. 13.5 feet at vehicular ways.
- f. Illuminated *signs* are permitted as follows:
 - i. *Signs* may be illuminated by a light source external to the *sign*;
 - ii. Internally illuminated *signs* are permitted at *shopfront frontages*.
- g. *Changeable copy* is permitted as follows; where permitted, change of copy does not require a permit:
 - i. *Changeable copy* is permitted for *display case*, suspended, kiosk, ground, and sidewalk *signs*, and at community and regional parks.

TABLE 10. GENERAL SIGN RESTRICTIONS

SIGN TYPE	MS	DT	PERMIT	PERIOD	NUMBER	MAX. SIZE	MAX. COPY HEIGHT
Awning	●	●	S	O	1 sloping plane, plus 1 valence per awning	75% of sloping plane; 75% area of awning valence	16 in. on sloping plane; 8 in. on valence
Banner		●	n/a	O	1 per <i>frontage</i>	48 sf.	n/a
Canopy		●	S	P	1 per canopy	2 sf per linear foot of <i>shopfront</i>	36 in. max.
Corner		●	S	P	1 per building	24 in. wide	n/a
Display Case		●	S	P	1 per business	6 sf.	n/a
Ground			S	P	1 per <i>frontage</i>	36 sf.	n/a
Kiosk		●	S	P	n/a	24 sf.	18 in.
Marquee		●	S	P	1 per entry	n/a	n/a
Projecting	●	●	S	P	1 per tenant	6 sf.	8 in.
Sidewalk	●	●	n/a	B	1 per tenant	8 sf.	n/a
Suspended	●	●	S	P	1 per entry	6 sf.	n/a
Wall Sign		●	S	O	1 per <i>frontage</i>	3 sf. per 1 linear ft. up to 90% of the width of tenant space	18 in.
Wall Mural Sign		●	S	P	1 per <i>frontage</i>	3 sf. per 1 linear ft. up to 90% of the width of tenant space	n/a
Window	●	●	S	O	1 per window	25% of glazed area	12 in.
Window: Neon		●	n/a	O	n/a	25% of glazed area	n/a
Permit	n/a		not required	Period	n/a		not required
	S		standard		P		permanent
					O		period of occupation
					B		during business hours

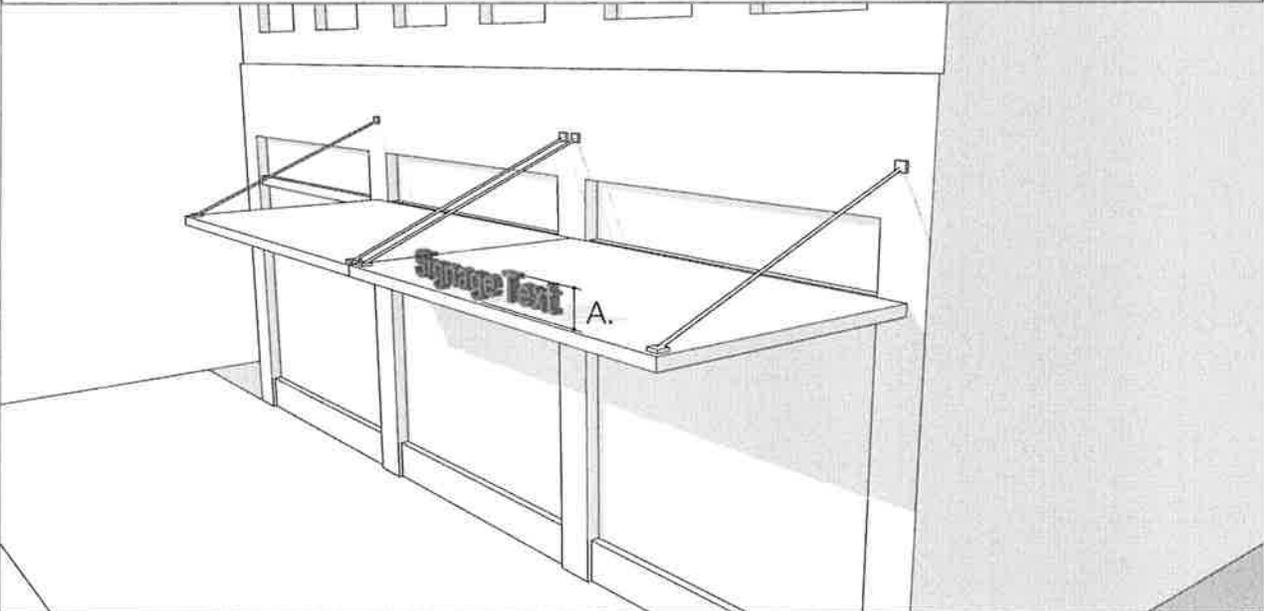
TABLE 11. SPECIFIC SIGN REGULATIONS

AWNING SIGN



- (a) Valence signage area must have 1 in. border.
- (b) Valence signage area and panel signage area may not exceed 75% of total valence or panel area. They shall be calculated individually.

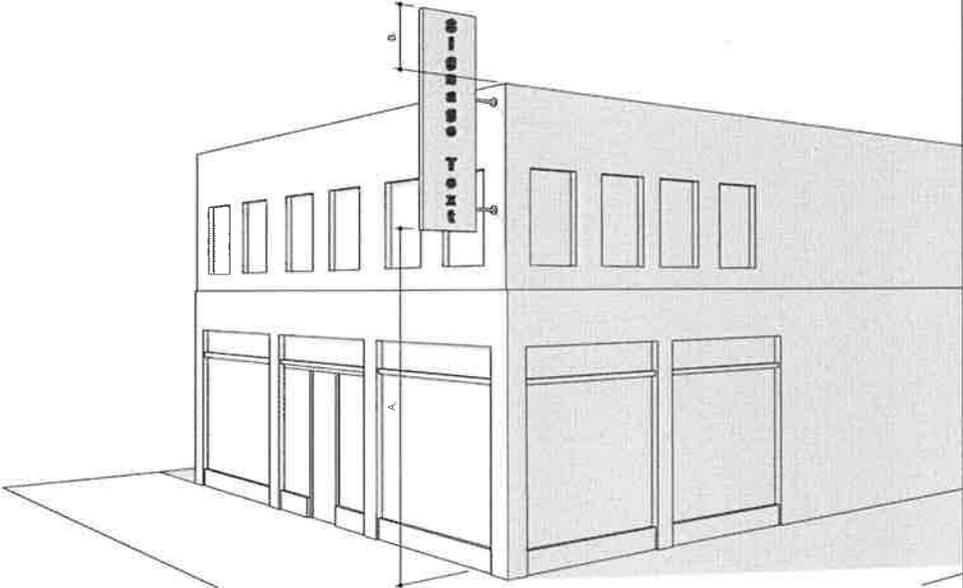
CANOPY SIGN



- (a) Lettering height may not exceed 24 in.
- (b) Canopy signs may be externally illuminated or neon. Fixtures must be shielded to prevent glare. Conduit, raceways, and wiring may not be exposed to view from the sidewalk.

TABLE 11. SPECIFIC SIGN REGULATIONS

CORNER SIGN



- (a) Corner *signs* must provide 10 feet of clearance.
- (b) Corner *signs* may extend up to 6 feet above parapets.
- (c) Corner *signs* may be located **only** at the corner of a building with both *primary* and *secondary frontages*.

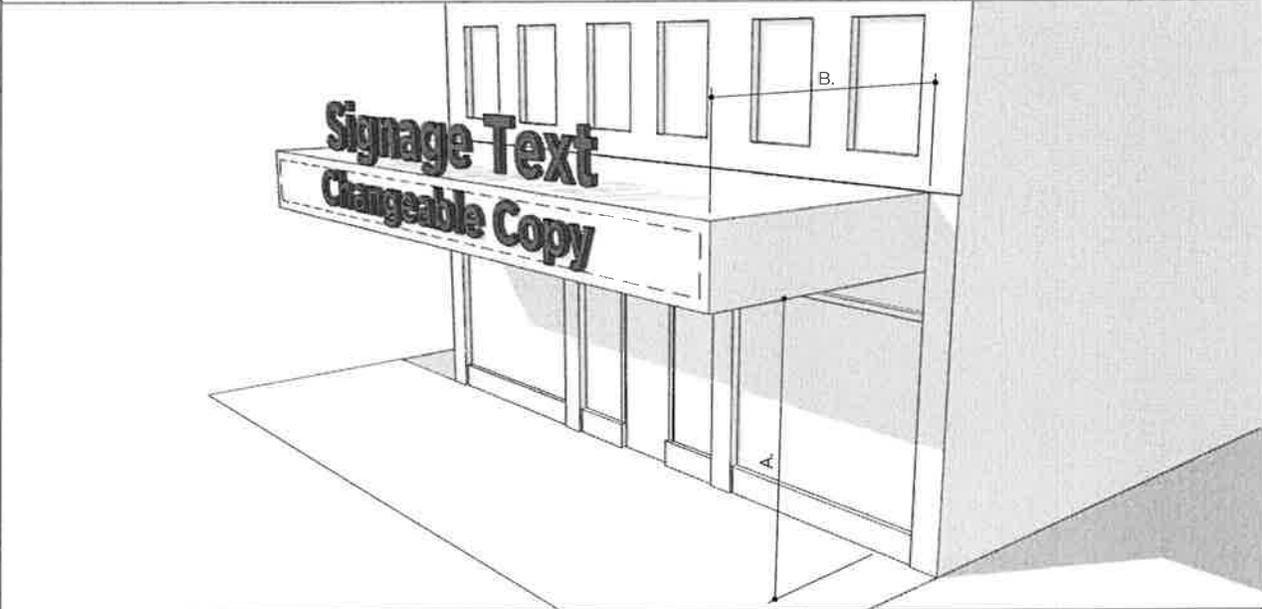
GROUND SIGN



- (a) Ground *signs* must not exceed 6 feet in height or width with a signable area of 12 sf max.
- (b) One ground *sign* per *frontage* is permitted and may be double-sided.
- (c) Ground *signs* must be constructed of durable materials.

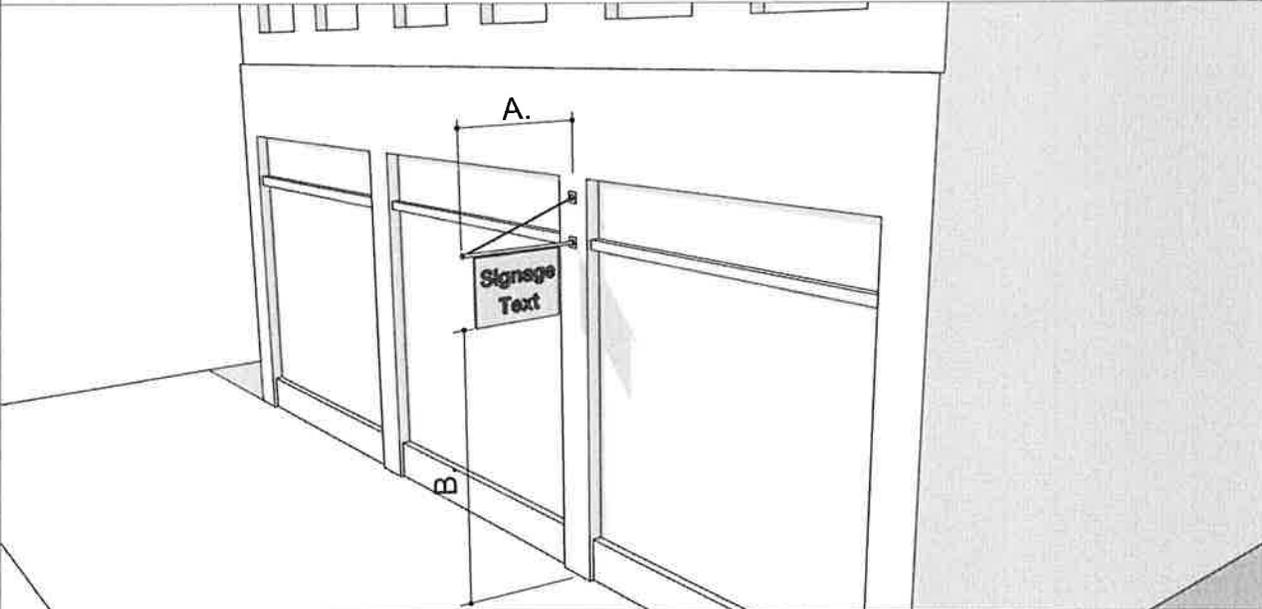
TABLE 11. SPECIFIC SIGN REGULATIONS

MARQUEE SIGN



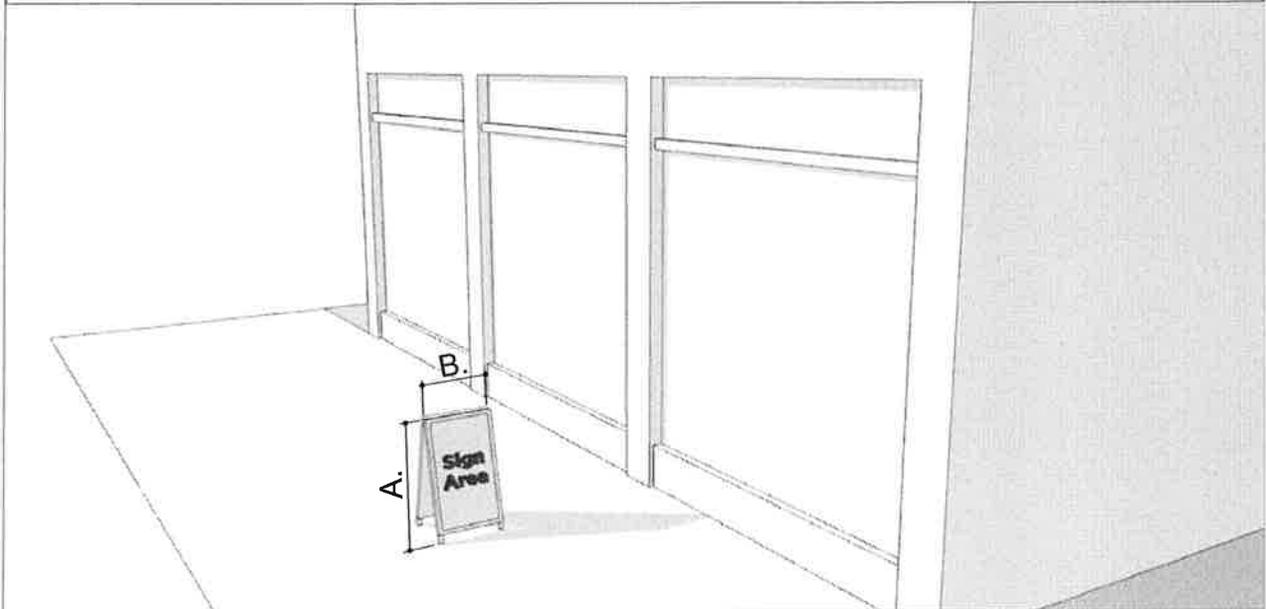
- (a) Marquee signs must provide 8 feet of clearance.
- (b) Marquee signs may project to within 2 feet of the curb.
- (c) Marquee signs may be combined with a canopy sign or a projecting sign.

PROJECTING SIGN

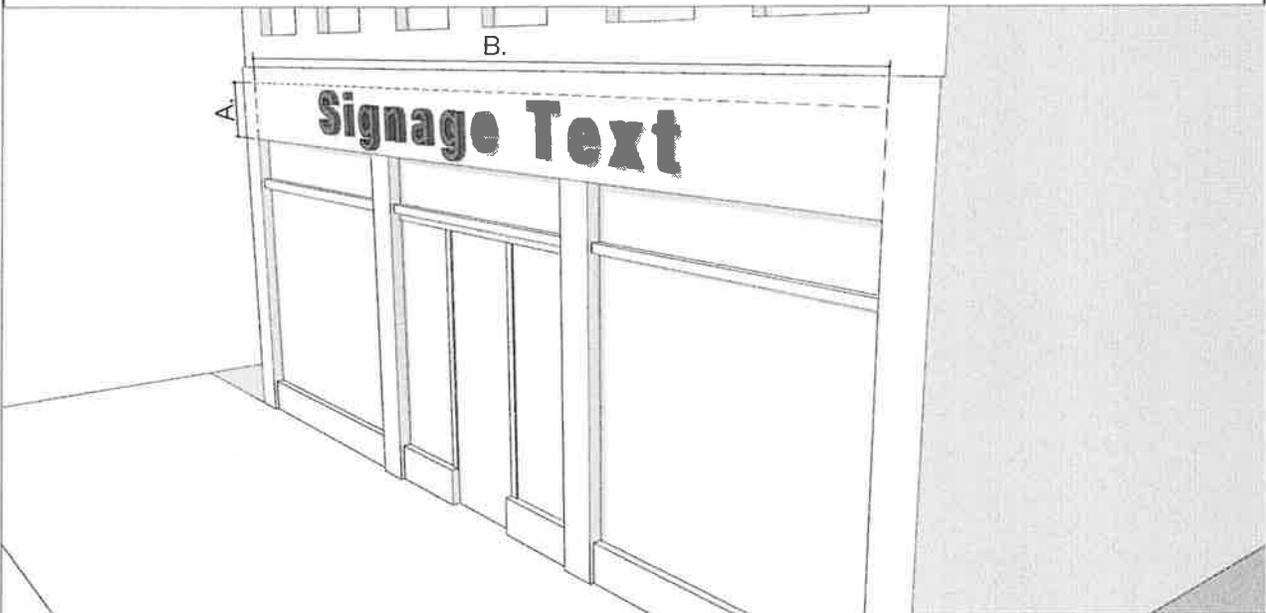


- (a) Projecting signs may encroach into the right-of-way up to 3 feet.
- (b) Projecting signs must provide 8 feet of clearance.
- (c) Projecting signs may be double-sided.

TABLE 11. SPECIFIC SIGN REGULATIONS

SIDEWALK SIGN

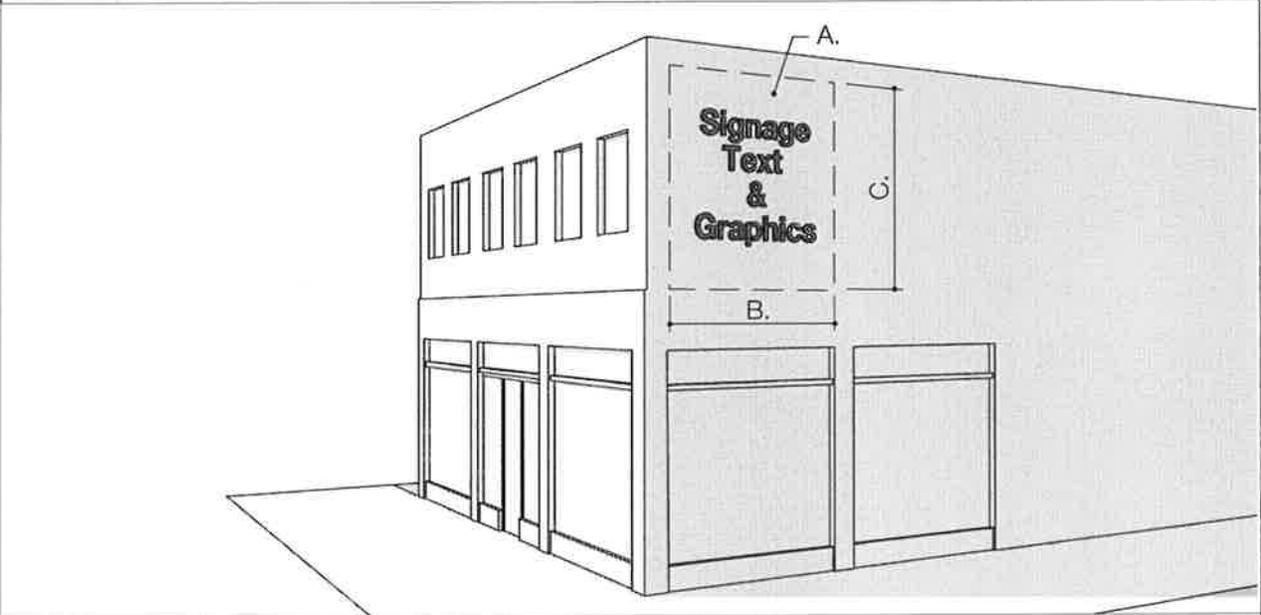
- (a) *Sign* height may not exceed 42 inches
- (b) *Sign* width may not exceed 26 inches.

WALL SIGN

- (a) *Sign* height may not exceed 36 in.
- (b) *Sign* width may be 90% of storefront width.
- (c) *Wall signs* may be externally illuminated or neon. Fixtures must be shielded to prevent glare.

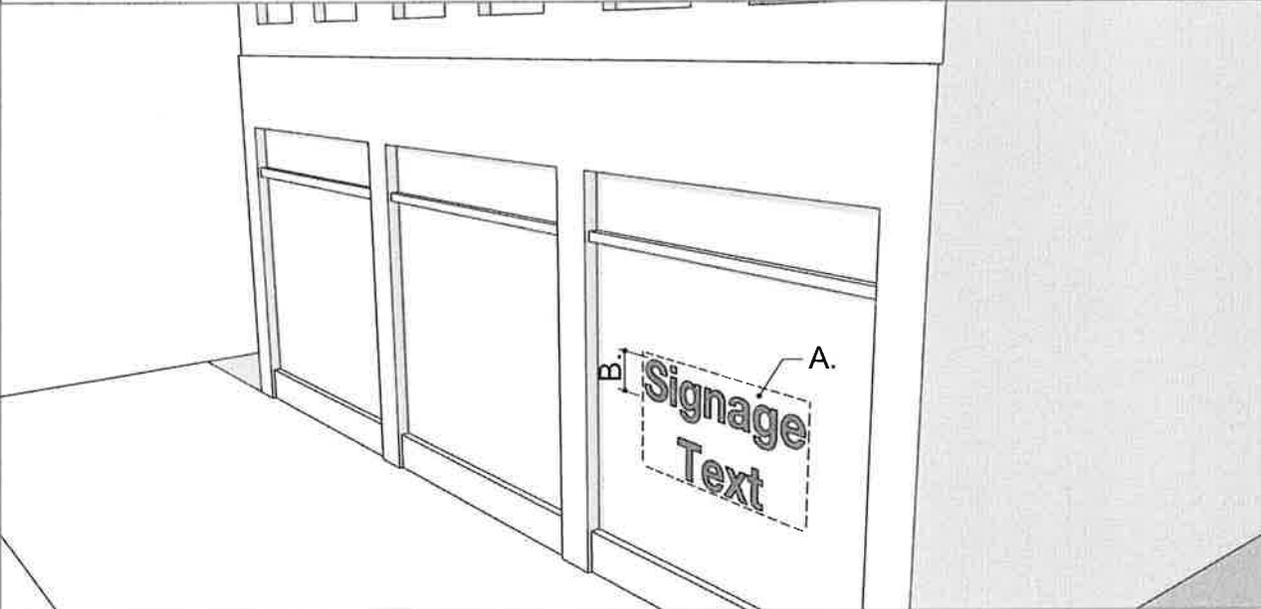
TABLE 11. SPECIFIC SIGN REGULATIONS

WALL MURAL SIGN



- (a) Signable area is 1,000 sf max.
- (b) Sign width is 50 ft. max.
- (c) Sign height is 60 ft. max.
- (d) Only text or graphics painted directly on the wall or a graphic mural are permitted.

WINDOW SIGN



- (a) Signable area is 25% max. of *shopfront* window
- (b) Copy height is 12 in. max.

Q. USE

Lot and building use is allowed according to Table 12. Allowed Uses by use category and subcategory.

1. Multiple uses within a single lot or building are permitted in all districts.
2. Accessory uses are permitted as follows:
 - a. Accessory dwellings in GU are limited to housing related to the principal dwelling, rental housing and home office uses, not exceeding 600 square feet per *story*.
 - b. Home occupations are permitted subject to obtaining a use permit in accordance with the provisions of Sec. 38-52.
3. Manufacturing uses, other than cottage industries, are not permitted Downtown.
4. Conditional Uses are permitted pursuant to Sec. 38-53 and

TABLE 12. ALLOWED USES

USE CATEGORY	GU	DT	MS	CONDITIONS
RESIDENTIAL				
Single or Two-family Dwelling	A	NP	NP	
Family Child Care Home (1-5 occupants)	C	C	C	See Section 38-52D; Section 38-53; and Section 38-54
Accessory Dwelling Unit	A	A	A	
Multi-family Dwelling	A	A	A	
Group Home (up to 16 occupants)	C	C	C	See Section 38-52D; Section 38-53; and Section 38-54
LODGING				
Lodging in Accessory Dwelling Unit	A	A	A	
Bed and Breakfast (up to 6 rooms)	A	NP	NP	
Inn (up to 12 rooms)	A	A	A	
Hotel	NP	A	A	
OFFICE				
Accessory Office	A	A	A	
<i>Live-work</i> Unit	A	A	A	
Office	C	A	A	GU office limited to ground floor
Outpatient Clinic	NP	A	A	

(A) Approved by Right (C) Conditional (NP) Not Permitted

Main Street Downtown SmartCode

TABLE 12. ALLOWED USES

USE CATEGORY	GU	DT	MS	CONDITIONS
Laboratory	NP	C	C	Medical, dental, or similar uses. Permitted only when entirely contained within an office building and used strictly for the purpose of serving the occupants of the office complex. There shall be no advertising signs or other visible displays indicating the use from the exterior of the building.
RETAIL				
Open Market Space	A	A	A	
Retail	C	A	A	Building area available for retail use is limited to the first story.
Push Cart	A	A	A	
Kiosk	NP	A	A	
Gasoline Sales	C	C	NP	Permitted only when vehicle repair activities are not associate with the use.
Restaurant or Other Dining Establishment	C	A	A	Seating shall not exceed 40.
Outdoor Cooking	A	A	A	
Outdoor Dining	A	A	A	
Tavern or Bar	C	A	A	Seating shall not exceed 40.
Nightclub	NP	A	A	
INSTITUTIONAL				
Live Theater or Movie Theater	NP	A	A	
Broadcasting Studios	NP	A	NP	
Gallery	C	A	A	Building area available for gallery use is limited to the first story.
Museum	C	A	A	Building area available for museum use is limited to the first story.
Libraries	A	A	A	
Legislative and Court Chambers	NP	A	A	
Conference Center	NP	A	A	
Terminal Waiting Areas	NP	A	A	
Funeral Homes	NP	A	NP	

(A) Approved by Right (C) Conditional (NP) Not Permitted

TABLE 12. ALLOWED USES

USE CATEGORY	GU	DT	MS	CONDITIONS
Participatory Assembly	A	A	A	
Nursing Home with Medical Care	C	C	C	Must be located on a collector or higher designated roadway.
Classroom for Participatory Assembly Uses	A	A	A	
Child Classrooms & Daycare	A	A	A	
Accessory Daycare (fewer than 6 children)	A	A	A	
School, K-12	A	A	A	
School, college or university	A	A	A	
School, commercial, trade or technical	C	A	A	Located on a minor arterial or higher designated roadway.
AGRICULTURAL				
Animal (Pet) Care Facility	NP	A	A	
Animal (Pet) Day Care Facility	NP	A	A	
Chickens	C	NP	NP	Roosters are not permitted.
Garden Supply or Greenhouse	A	NP	NP	

(A) Approved by Right (C) Conditional (NP) Not Permitted

R. PARKING STANDARDS

1. Parking lots and structures visible from *frontages* require one of the following screening methods or a combination of methods:
 - a. *Liner buildings*, optional at parking lots and required at parking structures. Parking structures must be screened for a minimum of 70% of ground floor *frontages*.
 - b. A masonry wall no less than 4 feet in height.
 - c. An evergreen hedge, or other landscape element to screen the view of parking, no less than 4 feet in height.
2. Off-street Parking Location and Access
 - a. Parking may not be located within 30 feet of the *primary frontage line* and 20 feet of *secondary frontage lines*.
 - b. Where minimum vehicular parking is required, parking may be fulfilled in the following locations:
 - i. Parking spaces provided within the lot
 - ii. Parking spaces provided along a parking lane (on-street) corresponding to lot

frontages.

- iii. Parking spaces leased from a private or public parking facility within 500 feet of the lot.
 - iv. Parking spaces managed by an established parking district.
3. Driveways providing access to off-street parking are limited to 24 feet in width in DT or MS and 10 feet in width in GU.
4. Vehicular access to off-street parking is restricted as follows:
- a. Lots with rear alley access must provide vehicular access from a rear alley.
 - b. One curb-cut is permitted for each *secondary frontage*. Curb cuts shall comply with Chapter 32. Design Standards.
 - c. Where *secondary frontages* are not available, one curb-cut is permitted at the *primary frontage* for lots with a minimum width of 80 feet.
5. Pedestrian access to off-street parking must be provided from *frontages*, according to the following:
- a. A minimum of one ADA-compliant walkway must be provided between each lot *frontage* and off-street parking areas.
 - b. Pedestrian access walkways must be a minimum of 5 feet in width in DT.
6. Required Vehicular Parking
- a. Vehicular parking must be provided for each lot in accordance with Table 13 and as follows:
 - i. Minimum required vehicular parking is the sum of parking required for each use within a lot.
 - ii. Accessory dwellings in GU require 1 additional parking space per lot. Other accessory uses in GU do not require additional parking.

TABLE 13. PARKING REQUIREMENTS

	GU	DT	MS
Residential *	1.5 / dwelling	1.0 / dwelling	none required
Lodging	1.0 / bedroom	1.0 / bedroom plus 1.0/1,000 s.f. of public area	none required
All other uses	no minimum	1.0 / 1,000 s.f. of principal building	none required

* Senior housing or student housing requirements may be reduced by 50%.

7. Vehicular Parking Reductions
- a. The minimum number of required spaces may be reduced according to Table 14,

completed as follows:

- i. For each use, enter the minimum required spaces as specified in Table 13, into the first column.
- ii. For each time of day, multiply the required spaces per use by the occupancy rate, and enter the sum of the resulting column in the bottom row.
- iii. The resulting reduced minimum required parking spaces is the highest value entered in the bottom row.

TABLE 14. SHARED PARKING

USES	REQ #	M - F	M - F	M - F	SAT & SUN	SAT & SUN	SAT & SUN
		8AM - 6PM	6PM - 12AM	12AM - 8AM	8AM - 6PM	6PM - 12AM	12AM - 8AM
Residential		60%	100%	100%	80%	100%	100%
Office		70%	100%	100%	70%	100%	100%
Lodging		100%	20%	5%	5%	5%	5%
Retail		90%	80%	5%	100%	70%	5%
Restaurant		70%	100%	100%	70%	100%	100%
Theater		40%	80%	10%	80%	100%	10%
Entertainment		40%	100%	10%	80%	100%	50%
Conference		100%	100%	5%	100%	100%	5%
<i>Civic</i>		100%	20%	5%	10%	10%	5%
<i>Civic Religious</i>		20%	20%	5%	100%	50%	5%
Total Required							

S. LANDSCAPE STANDARDS

1. Landscape Design Standards

- a. The spacing and placement of plants shall be adequate and appropriate for the typical size, shape and habit of the plant species at maturity.
- b. Proposed trees and understory trees shall be centered horizontally and minimally:
 - i. Two (2) feet from walkways, curbing, and other impervious pavements when planted in a tree well or continuous planter;
 - ii. Three (3) feet from walkways, curbing and other impervious pavements when planted in a continuous swale;
 - iii. Five (5) feet from street lights, underground utilities, utility meters and service

- lines, fences, walls and other ground level obstructions;
 - iv. Six (6) feet from *porch* eaves, and awnings and similar overhead obstructions associated with the ground level of buildings;
 - v. Eight (8) feet from balconies, verandas, building eaves and cornices, and similar overhead obstructions associated with the upper stories of buildings.
 - c. Ground vegetation with spines, thorns or needles that may present hazards to pedestrians, bicyclists or vehicles are prohibited within two (2) feet of the sidewalk or street.
 - d. Bare and exposed ground shall be covered with live plant materials and/or mulch, including gravel mulch.
 - e. Artificial plants or artificial turf are prohibited.
2. Specific to DT and MS
- a. Landscape islands in interior parking lots shall only occur at the end of drive aisles. Islands should be the minimum size for healthy growth for the specific species of tree.
 - b. Porous paving materials may be used in order to increase storm water infiltration on site.
3. Public Space Trees

Any tree species and cultivar applicable for planting in the Downtown Las Cruces microclimate may be considered for planting within Downtown public *squares, plazas*, and private parcels, with the exception of the following prohibited species.

TABLE 15. PROHIBITED PLANTS

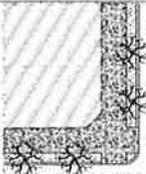
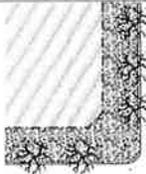
BOTANICAL NAME	COMMON NAME
<i>Pennisetum setaceum</i>	Crimson fountaingrass
<i>Tamarix</i> spp.	Saltcedar
<i>x Chitalpa</i>	Chitalpa
<i>Elaeagnus angustifolia</i>	Russian olive
<i>Brassica tournefortii</i>	Sahara mustard
<i>Peganum harmala</i>	African rue
<i>Arundo donax</i>	Giant cane
<i>Saccharum ravennae</i>	Ravennagrass
<i>Ulmus pumila</i>	Siberian elm
<i>Ailanthus altissima</i>	Tree of heaven

T. STREETScape STANDARDS

The primary use of thoroughfares is to provide access to private lots and public *civic spaces*. In accordance with the intent of this Section, streetscape improvements shall be designed to support several modes of transportation: public transportation, motor vehicles, and non-motorized vehicles such as bicycles and pedestrians.

1. Alley easements include one (1) bi-directional vehicular lane, within a total width no more than twenty (20) feet pursuant to Table 17. Access. The entire right-of-way should be paved.
2. At the time of, and within, new or infill development:
 - a. Trees shall be planted at an average spacing of no less than 40 feet within the front setback of the parcel being developed unless the front setback is less than 8 feet pursuant to Table 16. Public Frontage Type.
3. Streetscape improvements may be made pursuant to Table 16.
 - a. At commercial *frontages* the spacing of trees may be irregular to avoid visually obscuring *shopfronts*.
 - b. At *gallery frontages*, public planting is not required and public lighting may be provided within the gallery.
 - c. Spacing may be adjusted up to 20% by administrative waiver to accommodate specific site conditions.

TABLE 16. PUBLIC FRONTAGE TYPE

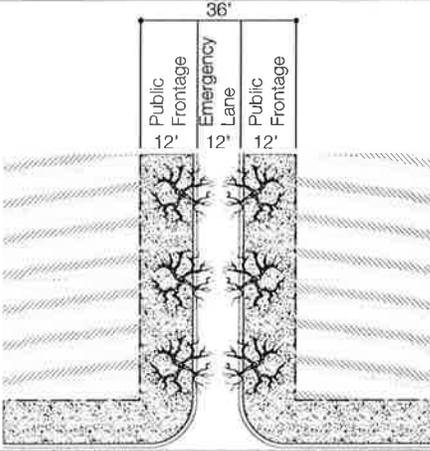
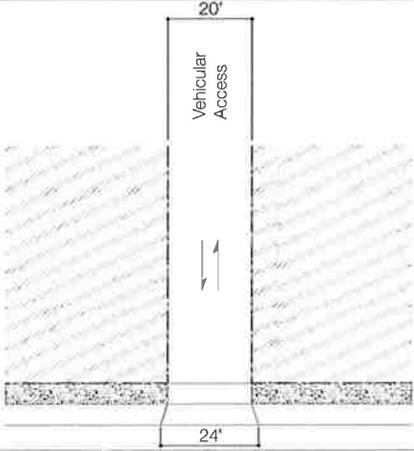
	A	B
PUBLIC FRONTAGE TYPE		
i. Assembly: The principal variables are the type and dimension of curbs, walkways, planters and landscape.		
Total Width	10-20 feet	16-20 feet
ii. Curbing: The detailing of the edge of the vehicular way, incorporating drainage.		
Type Cuts	Raised Curb Ramp at 1:12 slope	Raised Curb Ramp at 1:12 slope

Main Street Downtown SmartCode

TABLE 16. PUBLIC FRONTAGE TYPE

PUBLIC FRONTAGE TYPE		A	B
iii. Walkway: The portion of the thoroughfare dedicated exclusively to pedestrian activity			
Type		Sidewalk	Sidewalk
Width		10 - 15 feet	12 - 16 feet
iv. Planter: The portion of the thoroughfare accommodating street trees and other landscape.			
Arrangement		Opportunistic	Opportunistic
Planter Type		Continuous	Tree Well
Planter Width		5 feet	4 feet x 9 feet

TABLE 17. ACCESS

KEY		PP-44-12	
Thoroughfare Type		[Diagram showing a vertical line with a diagonal hatched area to its right]	
Right of Way Width		[Diagram showing a vertical line with a diagonal hatched area to its right]	
Pavement Width		[Diagram showing a vertical line with a diagonal hatched area to its right]	
THOROUGHFARE TYPES			
Alley:		A	
Pedestrian Passage:		PP	
			
ASSEMBLY		PP-36-12	A-20-20
Thoroughfare Type		Access	Access
Intensity District		GU, DT, MS	GU, DT, MS
Right-of-Way Width		36 ft.	20 ft.
Pavement Width		12 ft.	20 ft.