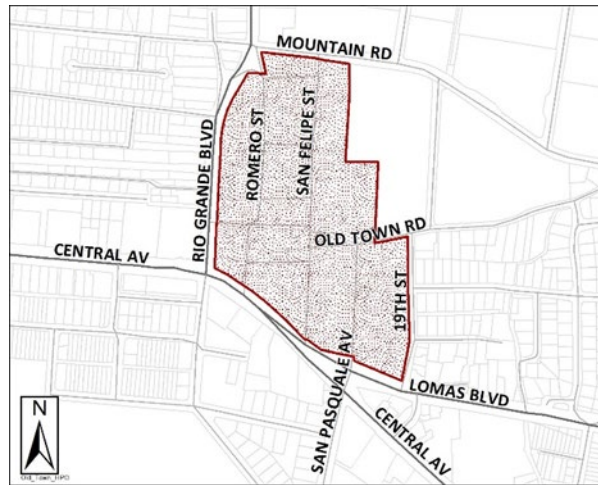


**3-5(K) OLD TOWN – HPO-5**

**3-5(K)(1) Applicability**

The HPO-5 standards and guidelines apply in the following mapped area.



**3-5(K)(2) Building Height**

Building height, maximum: 26 feet, unless the Landmarks Commission (LC) requires a lower height to protect the historic character of the area.

**3-5(K)(3) Other Development Standards**

**3-5(K)(3)(a) Parking and Loading, Minimum**

None, except that 1 off-street loading space that meets the requirements of the DPM shall be provided for each property with primarily commercial uses if there is ground floor space available on the lot to accommodate that loading space.

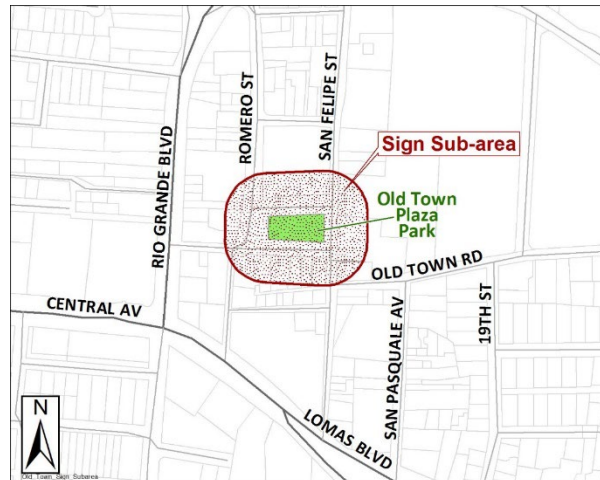
**3-5(K)(3)(b) Parking Lot Landscaping**

The Rio Grande Boulevard – CPO-11 provisions in Subsection 14-16-3-4(L)(5)(b) (Parking Lots), shall apply within this HPO-5.

**3-5(K)(3)(c) Signs**

**1. Sign Sub-Area**

The following map illustrates the Sign Sub-area, which contains the area within 150 feet in any direction of the Old Town Plaza Park. Where the Sign Sub-area boundary crosses a lot line, sign standards in this Subsection 14-16-3-5(K)(3)(c) that reference the Sign Sub-area apply only to portions of the lot that are within the Sign Sub-area.



2. Prohibited Signs

- a. Internally lit signs.
- b. Signs that flash or blink or signs with visible bulbs, neon tubing, luminous paint, or plastics (with the exception of vinyl lettering), except for neon signs allowed pursuant to Subsection 14-16-3-5(K)(3)(c)4.b below.
- c. Signs with wind-activated parts or signs that rotate or move in any manner.
- d. Signs or any part of any sign that changes its message or picture.
- e. Signs displayed on railings.
- f. Streamers.

3. Maximum Number of Signs

A maximum of 2 signs that meet the type, dimension, and location requirements in Table 3-5-1 are allowed per establishment, with the following exceptions.

- a. The following sign types do not count toward the maximum number of signs that are allowed:
  - i. Window signs.
  - ii. Temporary signs displayed on the day of an outdoor demonstration of the creation of retail goods.
- b. Additional signs are allowed as follows.
- c. Restaurants are allowed 1 additional wall sign not to exceed 6 square feet.
  - i. Establishments that face 2 or more streets are allowed 1 additional sign.
  - ii. The LC may approve 1 additional sign per establishment where the LC determines that there is not reasonable visibility of the establishment from the public right-of-way or adjacent property without such an additional sign. Such signs shall not exceed the

maximum sign area in Table 3-5-1 as relevant to the type and location of the sign.

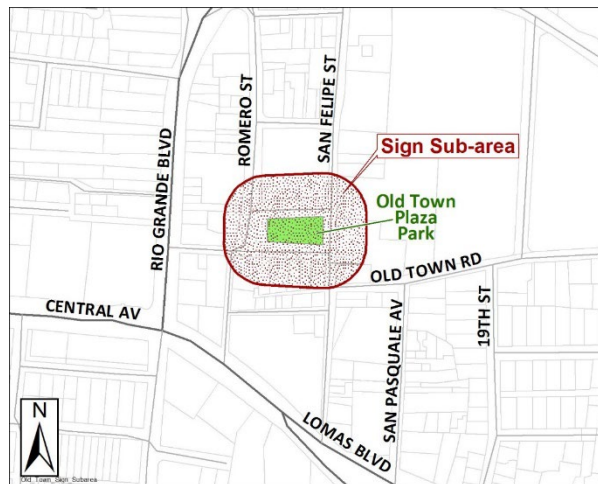
- iii. Premises with 2 or more establishments, at least 1 of which does not face the public right-of-way, are allowed additional signs as follows.
  - a. Total sign area of any additional sign(s) allowed pursuant to this Subsection iv. shall not exceed 25 square feet, not to exceed 2 square feet per establishment.
  - b. Within the Sign Sub-Area, establishments are allowed 1 additional wall sign.
  - c. Establishments in other locations are allowed either 1 additional wall sign or 1 additional freestanding sign that shall not exceed a height of 10 feet above finished grade.
- iv. An additional wall or freestanding sign that meets the following requirements is allowed no more than 20 feet in any direction from where the edges of two public rights-of-way intersect or where the public right-of-way intersects a parking lot with over 20 parking spaces.
  - a. The sign area shall not exceed 2 square feet per establishment or 18 square feet total. Any freestanding sign allowed pursuant to Subsection v. shall not exceed a height of 9 feet above finished grade.
  - b. The sign may advertise establishments on- or off-premises, as determined by the property owner where the sign is located, but all establishments advertised must be located within the Old Town – HPO-5 boundary.
  - c. Within the Sign Sub-area, where freestanding signs are not allowed, any sign provided pursuant to this Subsection v. must be a wall sign.

4. On-premises Signs

- a. Sign types are allowed pursuant to Table 3-5-1.

**Table 3-5-1: On-premises Signs in Old Town HPO-5**

Sign Type	All Zone Districts	
	Sign Sub-area	All Other Locations
Wall Sign		
Area, maximum	On a façade facing an arterial or collector street and that is wholly visible from an arterial street: 20 sq. ft. Other locations: 10 sq. ft.	
Window Sign		
Area, maximum <sup>[1]</sup>	2 sq. ft.	
Canopy Sign		
Area, maximum	Ground floor: 4 sq. ft. Other floors: 5 sq. ft.	
Projecting Sign		
Area, maximum	Prohibited	Ground floor: 4 sq. ft. Other floors: 5 sq. ft.
Freestanding Sign		
Area, maximum	Prohibited	4 sq. ft.
Temporary Sign on the Day of an Outdoor Demonstration of Retail Goods		
Area, maximum	3 sq. ft. per sign	
Portable Sign		
Area, maximum	Per Subsection 14-16-5-12(F)(4)(b)	
[1] For window signs, the maximum size in this table is the sign area allowed per establishment and may be achieved through one or multiple signs.		



- c. Neon signs are allowed as window signs but shall not flash or blink.
- d. No sign shall exceed the height of the façade, eaves, or fire wall of a building, whichever is lower.

3-5(K)(3)(d) **Outdoor Display**

1. Outdoor retail sales and related display of “handcrafted items” are allowed on specified portions of the public sidewalk pursuant to Part 13-3-2 of ROA 1994 (Old Town Solicitations).

2. The display of retail goods is allowed on private premises on tables, cases, racks, kiosks, boards, or chairs, provided that all of the following requirements are met.
  - a. The tables, cases, racks, kiosks, boards, or chairs shall be removed outside of operating hours, unless they are allowed to be permanently affixed to a structure as approved in a Historic Certificate of Appropriateness – Minor pursuant to Subsection 14-16-6-5(B).
  - b. The display of retail goods on metal and/or plastic freestanding racks is prohibited.
  - c. The display of retail goods on railings is prohibited.
  - d. The area of any one surface of an individual item or the total (cumulative) surface area of more than one item displayed by any one establishment shall not exceed 15 square feet.
3. The display of chile ristras is not restricted.

3-5(K)(3)(e) **Outdoor Demonstration**

Outdoor demonstrations of the creation of retail goods that are for sale within an associated establishment are allowed, provided that all of the following requirements are met.

1. Only one demonstration is allowed at an establishment at any given time.
2. The demonstration shall take place in an outdoor area on the same premises as the establishment selling the item being demonstrated.
3. The demonstration is limited to any combination of the following elements:
  - a. People demonstrating the creation of retail goods that are for sale within the associated establishment.
  - b. Tables or other functional items associated with the demonstration.
  - c. The display of items created on the day of the demonstration.
  - d. Temporary signs, which can only be displayed on the day of the demonstration and must be removed at the end of the demonstration.
4. The demonstration shall not be conducted within the public right-of-way or in a location that obstructs the public right-of-way.
5. The demonstration shall not obstruct any entrance to an establishment or access to any establishment.
6. All sales shall be conducted in the fully enclosed portion of the building containing the associated establishment.

**3-5(K)(4) Additional Standards and Guidelines**

Additional standards and guidelines adopted by the LC that apply in this HPO-5 zone are available online: <https://www.cabq.gov/planning/codes-policies-regulations/historic-standards-and-guidelines>.

**3-5(K)(5) Cross-references**

- 3-5(K)(5)(a) Subsection 14-16-3-4(L) (Rio Grande Boulevard – CPO-11).
- 3-5(K)(5)(b) Subsection 14-16-4-3(D)(35)(k) (Cannabis Retail) prohibited.
- 3-5(K)(5)(c) Subsection 14-16-4-3(D)(37)(a) (Outdoor Display or Storage).
- 3-5(K)(5)(d) Subsection 14-16-4-3(D)(37)(d) (General Retail, Small Allowed in MX-T).
- 3-5(K)(5)(e) Subsection 14-16-5-5(B)(2) (Parking and Loading Exemptions and Reductions).
- 3-5(K)(5)(f) Subsection 14-16-5-5(F)(4) (Parking Location and Design in HPOs).
- 3-5(K)(5)(g) Subsection 14-16-5-12(F)(4)(a) (Neon Signs along Central Avenue).
- 3-5(K)(5)(h) Subsection 14-16-5-12(H)(2) (Electronic Signs Prohibited).
- 3-5(K)(5)(i) Subsection 14-16-5-12(I) (Temporary Signs).
- 3-5(K)(5)(j) Subsection 14-16-6-4(P)(3)(e) (Deviations to Overlay Standards Not Allowed).
- 3-5(K)(5)(k) Subsection 14-16-6-5(C)(2)(a)2 (Sign Review in HPOs).