

**City of Aztec**  
**Ordinance 2025-560**  
**An Ordinance Amending Chapter 20 Signs**

**WHEREAS,** City of Aztec Community Development seeks to Amend the Sign code and update the regulations; and

**WHEREAS,** Community Development seeks to simplify the code to be more publicly user friendly in an attempt to improve business commerce within the City limits; and

**WHEREAS,** Sec. 20-4-3. Development Standards in Commercial and Manufacturing Districts, #7 Freestanding Signs does not address Sign Height restrictions; and

**WHEREAS,** Sec. 20-4-3 #7 shall be implemented by this amendment subpart (4) Sign Height Restrictions. The permitted freestanding sign height shall not exceed thirty (30) feet and the permitted signage area shall not exceed 150 sq ft. Roof signs are permissible but may not extend more than ten (10) feet above the roof crest of the building.

**NOW, THEREFORE, BE IT ORDAINED** by the Governing Body of the City of Aztec, New Mexico, the Intent to Adopt Ordinance 2025-560 be approved as amended and attached.

**PASSED, APPROVED AND SIGNED** this \_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Michael A. Padilla, Sr., Mayor

ATTEST:

\_\_\_\_\_  
Karla Sayler, City Clerk CMC

APPROVE AS TO FORM:

\_\_\_\_\_  
City Attorney

Advertised Date of Final Adoption: \_\_\_\_\_

Effective Date of Ordinance: \_\_\_\_\_

## **Chapter 20**

### **SIGNS**

#### **Sec. 20-4-2. Development Standards for A-1, R-1, R-2, O-1.**

1. Wall Signs. The basic allowance for wall signs shall be as follows:

- 1) The permitted sign area for each single-family residence shall not exceed 6 sq ft per lot. The maximum number of wall signage allowed is one (1).
- 2) The permitted sign area for entrances to Residential Subdivisions, MH Parks, Multiple-Family Complexes (R-1, R-2, MH) shall not exceed more than 5% building façade (length x height of building). The maximum number of wall signage allowed is one (1) per building frontage.
- 3) The permitted sign area for Agricultural Zone Districts (A-1) shall not exceed 25 sq ft. The maximum number of wall signage allowed is one (1).
- 4) The permitted sign area for Permitted in O-1 Office/Institutional shall not exceed more than 15% of the façade. The maximum number of wall signage allowed is one (1) per building frontage.

2. Freestanding Signs. The basic allowance for freestanding signs shall be as follows:

- 1) The permitted sign height for each tenant in the Single Residential or MH Parcels or Single Spaces in MH Parks shall not exceed 3 ft and permitted signage area shall not exceed 6 sq ft total area permitted per lot. The maximum number allowed is one (1).
- 2) The permitted sign height for entrances to Residential Subdivision, MH Parks, Multiple-Family Complexes (R-1, R-2, MH) shall not exceed 4 ft and the permitted signage area shall not exceed 64 sq ft. The maximum number allowed is one (1) per ingress/egress to development.
- 3) The permitted sign height for the Agricultural Zone District shall not exceed 6 ft and the permitted signage area shall not exceed 48 sq ft. The maximum number allowed is one (1).
- 4) The permitted sign height for the Permitted in O-1 Office/Institutional shall not exceed 30 ft and the permitted signage area shall not exceed 150 sq ft. The maximum number allowed is one (1) per building frontage.

#### **Sec. 20-4-3. Development Standards in Commercial and Manufacturing Districts.**

1. Wall Signs. The basic allowance for wall signs shall be as follows:

- 1) The minimum sign area for each tenant with building frontage shall not be less than 20 square feet.
- 2) Each tenant may have multiple wall signs as long as the total wall sign area does not exceed twenty percent (20%) of the building façade.
- 3) The wall sign or signs, shall not be greater than eighty (80%) percent of the length of the tenant space or the length of the building frontage for single tenant buildings.
- 4) Wall signs may not extend above the top of the building wall upon which they are mounted.
- 5) Additional wall sign area is permitted for a secondary frontage which shall be equal to 80% of the primary sign area. Additional wall sign area must appear on the secondary frontage and may not be added to the maximum permissible area for the primary frontage.
- 6) The following additional wall signs may be permitted in excess of the wall sign area permitted:
  - 1) Signs shall have a maximum area of ten (10) square feet.
  - 2) The bottom of the sign shall be a minimum of eight (8) feet above the sidewalk.
  - 3) The sign shall not project more than three (3) feet from the wall of the building on which the sign is placed (measured as the distance between the building façade and the innermost side of the projecting sign nearest the building).
  - 4) No two adjacent projecting signs shall be closer than fifteen (15) feet.
  - 5) Signs should be oriented toward pedestrians passing on the sidewalk of the building rather than automobiles or pedestrians on the other side of the street.
  - 6) Mounting hardware for blade signs should be attractive and an integral part of the sign design. Metal brackets with decorative and complex shapes are encouraged where appropriate to add to the character of the building.
  - 7) Signs should never cover architectural details and should be integrated with architectural façade elements.
  - 8) Blade signs should have two finished sides that are consistent on both sides.
  - 9) Blade signs should be consistent with downtown wall sign design guidelines.
3. Projecting Signs. Projecting signs are allowed in O-1, C-1 and C-2 zone districts for buildings that have no setback from the street or sidewalk or for buildings with attached canopies. Design or restrictions are as follows:
  - 1) Signs shall have a maximum area of ten (10) square feet.
  - 2) The bottom of the sign shall be a minimum of eight (8) feet above the sidewalk.
  - 3) The sign shall not project more than three (3) feet from the wall of the building on which the sign is placed (measured as the distance between the building façade and the innermost side of the projecting sign nearest the building).
  - 4) No two adjacent projecting signs shall be closer than fifteen (15) feet.
  - 5) Signs should be oriented toward pedestrians passing on the sidewalk of the building rather than automobiles or pedestrians on the other side of the street.
  - 6) Mounting hardware for blade signs should be attractive and an integral part of the sign design. Metal brackets with decorative and complex shapes are encouraged where appropriate to add to the character of the building.
  - 7) Signs should never cover architectural details and should be integrated with architectural façade elements.
  - 8) Blade signs should have two finished sides that are consistent on both sides.
  - 9) Blade signs should be consistent with downtown wall sign design guidelines.
4. Directory Sign. In addition to the wall signs otherwise permitted by these regulations, an additional sign may be permitted up to a maximum of sixteen (16) square feet for

the purpose of identifying upper floor tenants or first floor tenants that do not have building frontage.

5. Instructional Sign. Instructional signs are permitted with no sign area or number limit, provided such signs meet the definition provided in code.
6. Window Signs. Permanent window signs shall not exceed twenty-five (25) percent of the area of a window or, in cases of buildings with numerous windows, shall not exceed twenty-five (25) percent of the total area of all windows combined. The total area of all window signs, including both permanent and temporary signs, shall not exceed fifty (50) percent of the window area or, in cases of buildings with numerous windows, shall not exceed fifty (50) percent of the total area of all windows combined.
7. Additional Wall Sign Area for Multiple Story Buildings. Additional sign area is permitted on each of the building's primary and secondary frontages according to the following:
  - 1) For a building with two (2) floors and 2 businesses the additional permitted sign area is 20 square feet for each eligible floor.
  - 2) This additional permitted sign area may be increased by 10 square feet for each additional building floor.
  - 3) Wall signs utilizing allowances for additional sign area based on multiple building stories must be placed at the height (i.e. the story) for which the bonus has been granted.
8. Freestanding Signs. The sign area, height and location specifications for freestanding signs shall be determined by the zoning district.
  - 1) No portion of a freestanding sign shall be in, or project over, a public right-of-way.
  - 2) Sign Angle. The angle of freestanding signs in relation to the oncoming traffic flow shall be between 45 and 135 degrees.
  - 3) Number of Signs. Freestanding Signs shall be limited to one (1) per lot. If a lot has frontage that exceeds three hundred (300) lineal feet on any given roadway, one (1) additional such sign on such frontage shall be permitted; and for each multiple of three hundred (300) lineal feet of frontage thereafter, one (1) additional such sign shall be permitted for each separate street frontage.
  - 4) Sign Height Restrictions. The permitted freestanding sign height shall not exceed thirty (30) feet and the permitted signage area shall not exceed 150 sq ft. Roof signs are permissible but may not extend more than ten (10) feet above the roof crest of the building.

- 5) Directional Signs. Directional signs shall be permitted in addition to all other signs when they are of such size and location that satisfy the intended Directional purpose and based on their size, location, and intended purpose will not constitute additional advertising. Directional signs shall be permitted without limitation as to number or size and may include the name of the business or logo.
- 6) Instructional Sign. Instructional signs are permitted with no sign area or number limit, provided such signs meet the definition provided in code.
9. Pennant Signs. Pennant Signs are permissible per Sec. 20-4-1 provided the following standards are met:
  - 1) Shall be permanently anchored so as not to become windblown.
  - 2) Shall not exceed fifteen feet in height.
  - 3) Shall not be placed in any visibility triangle for vehicular or pedestrian traffic.
  - 4) Shall be kept in good repair and replaced when become frayed or tattered.
10. Murals. Artwork with non-commercial messages are permitted in the following locations:
  - 1) In the metropolitan redevelopment area (MRA), murals are allowed on the side and rear walls, with a maximum coverage of 100 percent of the wall. Permits in the MRA shall be reviewed and approved by the Community Development Department.
  - 2) Along principal arterials, as identified, murals are allowed on the side walls only, with a maximum coverage of 60 percent.
  - 3) Along minor arterial and collector roads as identified, murals are allowed on the side walls only, with a maximum coverage of 40 percent.
  - 4) All murals are subject to the approval of the property owner and any related tenant associations.