

**CHAPTER 8, ARTICLE IV. SIGNS**  
Summary of Proposed Changes DRAFT  
November 19, 2021

**EDIT GOALS**

- Enhance clarity and usability
- Regulate signs in a content neutral manner
- To the greatest extent possible, ensure that the new content-neutral regulations:
  - Accommodate sign types currently in use in the Village/in the current ordinance.
  - Remain consistent with the goals and objectives of the comprehensive plan especially where there is a deviation from existing regulations.

**PROPOSED EDITS, SUMMARIZED**

- Section reordering:

Before	After
Section 8-91. - Definitions.	Definitions
Section 8-92. - Penalty for violation of article.	General Sign Regulations
Section 8-93. - Enforcement.	Signs in the A-1, A-2, and H Zones
Section 8-94. - Prohibited signs and prohibited locations of signs.	Signs in the C, O, and M Zones
Section 8-95. - Illumination restrictions.	Permit required; application; fee.
Section 8-96. - Permit required; application; fee.	Nonconforming signs
Section 8-97. - Permitted signs, size restrictions.	Variances
Section 8-98. - Height limitations.	Responsibility for compliance
Section 8-99. - Responsibility for compliance.	Penalty for violation of article
Section 8-100. - Nonconforming signs.	Enforcement
Section 8-101. - Variances.	Reserved
Sections 8-102 to 8-140. – Reserved.	

- Definitions section:
  - Addition: **Banner**: “Banner means a temporary sign no larger than 36 square feet, generally made of flexible vinyl and/or canvass-like material.”
  - Addition: **Billboard**: “Billboard means an off-premises sign that is larger than 64 square feet of sign face.
  - Deletion: **Commercial/shopping center** definition. Needs to be added to zoning definitions instead.

- Edit: **Composite Sign**: “located in Commercial or Municipal zones” clause removed – belongs in regulations.
- Addition: “**Digital sign** is an electronic sign using a screen or series of screens to display images or messages.”
- Edit: **Sign**: simplified from original definition: “*Sign* means any display to public view of letters, words, numerals, figures, devices, emblems, pictures, or any part or combinations thereof designed to inform, or advertise or promote merchandise, services or activities, but does not include the following:
  - (1) Nonilluminated names of buildings, dates of erection, monuments, etc., when of permanent type of construction and made an integral part of a permitted structure.
  - (2) Signs required by law or signs of a duly constituted governmental body, or signs advertising Village entertainment or events, sanctioned by a formal resolution of the Governing Body.
  - (3) Signs placed by a public utility for the safety, welfare or convenience of the public, such as signs identifying high voltage, public telephone, etc.”

New language: “*Sign* means a structure or device designated or intended to convey information to the public in written or pictorial form.”

- Addition: **Sign, Exempt**: “*Sign, exempt* means a sign that is exempt from the regulations in this ordinance.”
- Edit: **Sign, informational, off-premises**. This definition has been changed to “*Sign, Off-Premise* means a sign which directs attention to a business, commodity, service or entertainment not conducted, sold or offered on the premises where the sign is located.” (Original definition: “means an off-premises sign which refers to the name, location, products, persons, services, accommodations, or activities of a business or other land use which falls under the jurisdiction of this article.”)
- Deletion: “**Sign, informational, on-premises** means a sign which refers exclusively to the name, location, products, persons, services, accommodations, or activities related to the premises on which it is located.”
- Deletion: “**Sign, safety, off-premises** means off-premises directional or safety related signs.”
- Deletion: “**Sign, safety, on-premises** means a sign which provides exclusively directional or safety related information, for example “slow”, “one-way”, “no parking”, etc.”
- Addition: **Temporary Sign** mean a sign such as realtor, political, garage sale, etc. that are up for a time frame not to exceed 60 days.
- Addition: **Nonconforming sign** “means any sign legally erected and permitted in compliance with codes at the time it was erected and permitted, but which does not conform to current codes or this chapter.”

- General Sign Regulations Section Added

Regulations for signs in all zones:

- Signs shall not be located in the public right-of-way or on public property.

- No sign shall be erected in the clear sight triangle area
  - No sign shall obstruct or contribute to the obstruction of ingress or egress of any premise.
  - No signs shall be attached to any utility pole.
  - All signs must comply with the Night Sky Protection Act (74-12-1 to 74-12-11 NMSA 1978, and Village of Corrales Code Section 18-42 *Exterior Lighting*.
  - Exempt Signs:
    - Nonilluminated names of buildings, dates of erection, monuments, etc. when of permanent type of construction and made an integral part of a permitted structure.
    - Signs required by law or signs of a duly constituted governmental body, or signs advertising Village entertainment or events that are sanctioned by a formal resolution of the Governing Body.
    - Signs placed by a public entity such as a utility for the health, safety, or welfare of the public, such as signs identifying high voltage or road work.
  - Billboards are off premise signs that exceed the size for off premise signs stated above. They are not allowed.
  - No sign shall be placed on Middle Rio Grande Conservancy District (MRGCD) or Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) land other than by those entities or by expressed permission by those entities.
- Signs in the Agricultural and Rural Residential (A-1 and A-2), and Historical Area (H) Zones Section Added
    - Temporary Signs:
      - Shall not exceed 4' per sign face
      - 60 day limit
      - On a private property - not in a right-of-way (public or private)
      - Do not require a permit in these zones
    - Permanent signs:
      - No more than 2 per property
      - Shall not exceed 5 feet per sign face
      - No more than 3 feet in height if freestanding
      - portable signs count toward total sign amounts if used long term (over 60 days).
    - No off-premises signs
  - Signs in the Professional Office (O), Neighborhood Commercial (C), and Municipal, Public and Quasi-Public (M) Zones Section Added
    - Temporary Signs:
      - Shall not exceed 4' per sign face
      - 60 day limit
      - Must be taken down for 60 days before put back up
      - On a private property - not in a right-of-way (public or private)

- Require a permit in these zones
  - Permanent signs:
    - The total sign area (sum of all sign faces) shall not exceed 64 square feet.
    - Freestanding signs shall not exceed 15' in height
    - Portable signs and banners— count toward total permanent signs when used for or intended to be used long term (over 60 days).
    - Multiple tenant buildings such as shopping/commercial centers may consolidate free standing signs into a composite sign. Up to 64 square feet of sign area.
  - Off-premises signs:
    - Require a permit by the Village and are permitted in the C, O, and M Zones.
    - An off-premises sign will be subtracted from the sign owner's allowable 64 square feet of sign area.
- Nonconforming signs Section
  - Removed amortization period.
    - Previous language: "A sign which first becomes nonconforming through passage of this article shall be made to conform within five years of this effective date of this article."
    - New language: "A sign which first becomes nonconforming through passage of this article is a legal nonconforming sign and may remain. If the sign is removed and replaced, the new sign must comply with this article."
- Variances Section: **No change**
- Responsibility for compliance Section: **No change**
- Penalty for violation of article Section: **No change**
- Enforcement Section: **No change**
- Reserved Section: (Insert applicable numbers)