

# 96 15718

P. 3007.  
3010

ORDINANCE NO. 96-4

AMENDING THE TORRANCE COUNTY ZONING  
ORDINANCE TO PROVIDE FOR THE REGULATION  
OF SIGNS THROUGHOUT TORRANCE COUNTY.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF TORRANCE  
COUNTY:

A new Section 18 is hereby inserted into the Torrance County Zoning Ordinance to precede the  
Section entitled Administration. The existing Section 18 and all succeeding Sections shall be  
renumbered appropriately.

SECTION 18. SIGN REGULATIONS.

- A. Purpose. The purpose of this Section is to allow such signs that will not endanger the public  
safety, will not obstruct or detract from visibility necessary for traffic safety, and will not be  
detrimental to the land use objectives set by this Ordinance. No sign shall be placed or  
~~maintained~~ <sup>ELECTED</sup> in Torrance County unless such sign conforms to the regulations herein. In  
addition, these sign regulations shall be supplemental to the regulations promulgated by the  
New Mexico Highway Beautification Act [67-12-1 to 67-12-14 NMSA 1978] concerning  
the regulation of outdoor advertising along public highways.
- B. Definition. For purposes of this Ordinance, a sign shall mean a device which is constructed  
to convey information visually and which is exposed to public view. A sign shall be  
construed to be a display surface or device containing organized and related elements  
composed to form a single unit. The following shall not be included in the application of  
regulations herein:
1. Signs bearing only property numbers, postal box numbers, farm and ranch names, or  
individual names of occupants of premises;
  2. Flags, insignia, or signs of any government, including legal notices, identification  
information, or directional signs;
  3. Signs placed by a public utility for the health, safety, welfare, or convenience of the  
public; and
  4. Temporary holiday decorations.
- C. Sign Size. The size of signs within the County shall be regulated according to the sign face  
which shall mean that area of the sign or signs which is enclosed by a continuous line,  
connecting the extreme points or edges of the sign, but not including structural supports of  
the sign. On any two-sided sign, only one sign face shall be counted in calculating the sign  
size.

D. Business Signs. The following regulations shall apply to all signs relating to business, commercial, industrial, and service activities throughout the County, including both on-premise and off-premise signs:

1. For purposes of this Ordinance, an off-premise sign means a sign that is not physically located on the premises to which the sign refers;
2. For any free-standing sign, attached to an independent supporting structure which is not an integral part of a building, the sign face shall not exceed 800 square feet if located within 350 feet of the right-of-way line of an Interstate ~~freeway~~ <sup>Highway</sup>. Free-standing signs which are not located within 350 feet of the right-of-way line of an Interstate ~~freeway~~ shall not exceed ~~150~~ <sup>300</sup> square feet of sign face;
3. Building-mounted signs shall not exceed ~~50~~ square feet of sign face per tenant; unless ~~blgd~~ <sup>blgd</sup> is located within <sup>100'</sup> ~~350~~ of ROW line of Interstate <sup>Highway</sup>
4. No more than one on-premise, free-standing sign adjacent to each abutting roadway may be allowed. In any case of multiple enterprises on the premises, one free-standing sign may be allowed for each enterprise provided that no single sign shall exceed 800 square feet of sign face and the aggregate of all free-standing signs shall not exceed a sum of 1200 square feet of sign face on the premises;
5. Signs may be illuminated by any manner, provided there is no direct or reflected light onto highways or into residential areas;
6. Free-standing signs shall not exceed 30 feet in height, however, free-standing signs located within 350 feet of the right-of-way line of an Interstate freeway may be constructed to a maximum of 80 feet in height. Building-mounted signs shall not exceed the height of the building unless granted a variance in accordance with this Ordinance; and
7. One non-illuminated sign is allowed for each home occupation permitted by the County, provided that no such sign shall exceed six square feet of sign face.
8. All free-standing business signs are required to display a County Business License number and must pay a one-time fee of \$25 (twenty-five dollars) to cover administrative and inspection costs.

Mounted signs shall not exceed 300 sq ft per tenant.

E. Auxiliary Signs. The following regulations for auxiliary signs shall apply County-wide:

1. Signs visible from public right-of-way directing and guiding traffic and parking on private property shall not exceed ten square feet of sign face, may be illuminated by any manner provided there is no direct or reflected light onto highways or into residential areas, and shall display no advertising matter. For an enterprise which provides services to commercial trucking, such signs may be allowed that will not

exceed 150 square feet of sign face, will not exceed 20 feet in height, and will not exceed 20 feet in length;

2. Informational signs intended to identify name, location, activities, or occupant of non-residential premises shall be limited to two signs, each of which shall not exceed 32 square feet of sign face and may be illuminated only by indirect light; and
3. No auxiliary sign shall be higher than its distance to the nearest point on the property line, but in no case higher than the height of the highest building on the premises.

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F. Temporary Signs. Requirements for temporary signs which are placed for a limited period of time are as follows:

1. No temporary sign may be placed unless identification of the responsible agent is clearly posted on the sign;
2. Signs relating to the sale, lease, or development of real estate shall comply with the following regulations:
  - a. One on-premise sign per lot is permitted, provided that no such sign face shall exceed ten square feet,
  - b. Off-premise signs directing or leading prospective buyers to real estate for sale or lease shall be limited to no more than five signs for each property, provided that no such sign face shall exceed ten square feet,
  - c. Signs promoting or advertising subdivisions for sale shall not have a sign face greater than 32 square feet, and
  - d. All real estate signs shall be removed within five days after the property is sold;
3. Signs relating to a political campaign prior to an election may be permitted on any lot provided such signs shall not be placed more than 90 days prior to the election and shall be removed within 10 days following the election;
4. Temporary signs which are not related to a political campaign shall be placed for a maximum of 90 days, which may be extended no more than twice for periods of 60 days each, following separate written requests for renewal to the Zoning Officer;
5. No temporary sign shall be higher than its distance to the nearest point on the property line, but in no case higher than the height of the highest building on the premises; and
6. Temporary signs shall be non-illuminated and shall not exceed 32 square feet of sign face.

G. Prohibited Signs. The following signs are prohibited within the County:

- 1. Signs located within dedicated public right-of-way or an easement for a roadway;
- 2. Signs applied to trees, rocks, or other natural objects;
- 3. Signs which are or may become a public safety hazard.

H. Nonconforming Signs. Any sign that does not comply with a regulation concerning sign dimensions, number, and location as stated herein, but which existed prior to the effective date of such sign regulation, shall be considered a nonconforming sign and shall be subject to the following requirements:

- 1. The nonconforming sign shall not be expanded or extended; and
- 2. Routine maintenance of a nonconforming sign is allowed.

PASSED, APPROVED AND SIGNED this 27 day of MARCH, 1996, by the Board of County Commissioners of Torrance County, New Mexico.

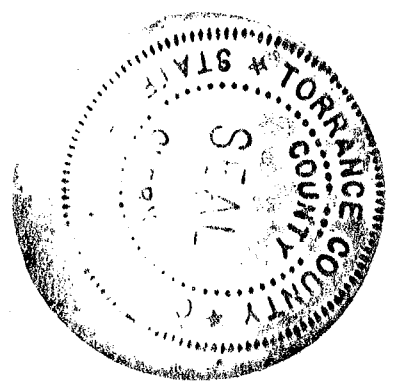
This Ordinance shall become effective on the 27 day of APRIL, 1996, following publication by title and general summary.

Bio R. Webb  
Chairman

Roy Spencer  
Member

Rodger Hamer  
Member

STATE OF NEW MEXICO  
County of Torrance  
I hereby certify that this instrument was filed for record on the 29 day of March, A.D. 1996 at 8:31 o'clock A. M. and duly recorded in book 273 at page 3007  
Witness my hand and Seal of office 3010  
Carla Clayton  
County Clerk, Torrance Co., N.M.  
Deputy



Carla Clayton  
County Clerk