

January 7, 2020

MEMORANDUM

To: Gallup City Council

From: Clyde (C.B.) Strain, Planning & Development Director _____

Ref: Ordinance No. S2020-1; Draft language amending certain text regulating the maximum number of accessory structures thereby increasing the maximum number of accessory structures from one (1) to three (3) for certain zone districts.

BACKGROUND

The City of Gallup Planning and Development Department has initiated a request before the Gallup City Council for review and final approval of draft language amending Section 10-2-B-a “Residential” Subsections 10-2-B-a-i-A2, 10-2-B-a-ii-A2, 10-2-B-a-iii-A1b, and 10-2-B-a-iv-A2b of the “District Specific Standards” of Title 10 “Land Development Standards” of the Municipal Code of the City of Gallup, New Mexico.

The amendment will delete certain text and add certain new text thereby increasing the maximum number of accessory structures per lot from one (1) to three (3).

DISCUSSION

Currently Subsections 10-2-B-a-i-A2, 10-2-B-a-ii-A2, 10-2-B-a-iii-A1b, and 10-2-B-a-iv-A2b of the City of Gallup Land Development Standards limits the number of accessory structures to one (1) per lot within the Rural Residential (RR), Single Family Residential (SFR-A,B&C), Multi-Family Residential Low (MFRL), and Multi-Family Residential Medium (MFRM) Zone Districts. It is staff’s opinion that limiting the number of accessory structures to one (1) within these districts is too restrictive.

An increase in the number of permitted accessory structures would give property owners more options when locating accessory structures upon their properties. For example increasing the maximum number of accessory structures from one (1) to three (3) would allow a property owner to locate a storage shed, detached gazebo, and either a car port or detached garage on their property. This would not otherwise be permitted with the restriction of one (1) per lot. All accessory structures would still have to meet all setback requirements from property boundary lines and all separation requirements from the principal structure and other accessory structures.

FINDINGS

It is the findings of staff that the proposed text amendment to the Municipal Code of the City of Gallup, New Mexico will create more flexibility and provide more options to property owners when locating accessory structures upon their properties. It is also the opinion of staff that an increase in the number of accessory structures from one (1) to three (3) for the above mentioned zone districts will not have an adverse effect on surrounding properties provided all setback and separation requirements are met. Staff recommends approval of Ordinance No. S2020-1.

The City of Gallup Planning and Zoning Commission reviewed this request at their regular meeting on November 13, 2019 and sends a positive recommendation to the Gallup City Council for approval of Ordinance No. S2020-1 with Resolution of Recommendation No. RP2019-10.