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January 21, 2020

## MEMORANDUM

To: Gallup City Council

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

Ref: Ordinance No. S2020-2; Draft language creating new text regulating the side street yard setbacks for corner lots within the RR, SFR, MFRL, MFRM, GC, and HC Zone Districts.

## BACKGROUND

The City of Gallup Planning and Development Department has initiated a request before the Gallup City Council for review of draft language amending section 10-2 "Zone District" Subsection 10-2-B-a "Residential" Tables 10-2-2 "Rural Residential (RR) District Dimensional Standards", 10-2-4 "Single Family Residential (SFR A,B,&C) District Dimensional Standards", 10-2-6 "Multi-Family Residential Low (MFRL) District Dimensional Standards", 10-2-8 "Multi-Family Residential Medium (MFRM) District Dimensional Standards", and Subsection 10-2-B-c "Non-Residential", Tables 10-2-19 "General Commercial (GC) District Dimensional Standards", and 10-2-21 "Heavy Commercial (HC) District Dimensional Standards" of title 10 "Land Development Standards" of the Municipal Code of the city of Gallup, New Mexico by creating new text thereby establishing side street yard setbacks for corner lots within these zone districts.

## DISCUSSION

When the City of Gallup adopted the newly rewritten Land Development Standards in August of 2018 requirements for side street yard setback for corner lots within the above mentioned zone districts was overlooked. These setback requirements were in the previous code and are standard for any land use code. These setback standards needed to be carried over to the new code for safety reasons.

Corner lots basically have two street frontages that carry vehicular traffic. The street yards are typically deeper than interior side lot lines in order to provide a buffer safety zone in the event a vehicle should leave the pavement and enter onto the property. The setback also allows for noise buffering from vehicular traffic. On corner lots having two street frontages the side street yard setback should be more than the standard interior side yard setback for the same reasons. Standard planning practice usually provides a side street yard setback that is equal to or slightly less than the street yard setback depending on the depth of the street yard setback. Amending the code will establish a set distance for side street yard setbacks within the aforementioned zone districts which in turn will provide

the minimum protections and safety elements for corner lots in said districts. The following are the proposed side street yard setbacks for these zone districts:

- Rural Residential (RR), 15 ft.
- Single Family Residential (SFR- A,B&C), A- 10 ft., B- 10 Ft., C- 15 ft.
- Multi-Family Residential Low (MFRL), Single-Family/Duplex 10 ft., Townhouses 10 ft.
- Multi-Family Residential Medium (MFRM), Townhouses 10 ft., Multi-Family 10 ft.
- General Commercial (GC), 5 ft.
- Heavy Commercial (HC), 10 ft.

### **FINDINGS**

It is the findings of staff that the proposed text amendment to the Municipal Code of the City of Gallup, New Mexico is necessary in order to establish a minimum side street yard setback safety buffer zone for developments on corner lots within the above mentioned zone districts. Staff recommends approval of Ordinance No. S2020-2.

The City of Gallup Planning and Zoning Commission reviewed this request at their regular meeting on January 8, 2020 and sends a positive recommendation to the Gallup City Council for approval of Ordinance No. S2020-2 with Resolution of Recommendation No. RP 2020-2.