



Land Development Standards

Update



Gallup Land Development Standards

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Bohannon  Huston

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10-1 GENERAL PROVISION

10-1-A SHORT TITLE

The short title by which this title shall be known is the 'Land Development Standards', 'Zoning Ordinance', 'Subdivision Regulations' or 'Ordinance'.

10-1-B AUTHORITY

The Land Development Standards are created pursuant to the authority granted by the New Mexico Statutes Annotated, 1978, chapter 3, articles 19, 20, 21, 60, and 60A. Regulations of this ordinance are designed to implement several powers, duties and privileges established by the State Statute.

The Land Development Standards shall hereby be adopted as the official zoning code of the City of Gallup for planning, zoning, subdivision, annexation, and related development procedures.

10-1-C PURPOSE

The purpose of the City of Gallup Land Development Standards is to:

- Implement the Growth Management Master Plan vision and long-range development goals,
- Provide orderly and coordinated site development,
- Implement the provisions established by the subdivision regulations and related engineering standards,
- Protect public health, safety, and general welfare of the public and provide protection from possible nuisances and hazards to enhance quality of life and public health,
- Protect established neighborhoods and create flexibility to allow desired development that is in concert with existing development patterns,
- Promote the economic development and fiscal sustainability of the City of Gallup,

- Allow the efficient administration of land use and development regulations established by this Zoning Ordinance and related, adopted regulations.

10-1-D APPLICABILITY

Regulations established by the Land Development Standards shall be minimum regulations and shall apply uniformly to each use, structure, or land within each district. Where the regulations of the Land Development Standards impose greater restrictions than those of other ordinances or regulations, the regulations of this Ordinance shall prevail. Where the provisions of any other ordinance or regulation impose greater restrictions than those of this Ordinance, the provisions of such other ordinance or regulation shall prevail. Except as otherwise specifically provided for in the Land Development Standards, the following shall apply:

1. **Required Conformity:** No use, structure, or land shall hereafter be used or occupied and be erected, constructed, reconstructed, moved, or structurally altered unless in conformity with all the legal non-conformities established for each use and district.
2. **Compliance with City Subdivision Regulations and Municipal Building Code:** In addition to the requirements of this Zoning Ordinance, all development and improvements to property in the City shall comply with the City subdivision regulations, the municipal building code, and any other applicable laws and regulations.
3. **Property Governed by District:** All property within the City shall be governed according to the district in which it is located.
4. **Annexed Territory:** All territory which may hereafter be annexed to the City shall be included in the Rural Holding Zone (RHZ) district unless the City Council specifically approves the territory for another more appropriate district at the time of approving the annexation in accordance with normal zoning amendment procedures.

5. **Public Utility Lines and Street Rights of Way:** The provisions of these Land Development Standards shall apply to utility distribution or collection lines for water, gas, sewerage, surface drainage, storm drainage, electric, telephone, and cable television services which are in a street right-of-way or which provide service to private property. Utility lines which do not fall into the above exempt category are governed in these Land Development Standards by the use category of Telecommunications and Utilities Uses. Excavations of public places for the installation or repair of utility lines shall also comply with the Street Excavation Ordinance of the City.¹
6. **Streets and Railroad Lines:** Streets and other vehicular access ways are permitted in all districts and are subject to applicable regulations established by these Land Development Standards and/or the Subdivision Regulations and any other applicable regulations. Railroad lines (but not railroad yards or terminals) are permitted in all districts subject to any applicable laws and regulations.

10-1-E RELATIONSHIP TO OTHER DEVELOPMENT PLANS

Development plans that are inconsistent with the Growth Management Master Plan may require formal amendment. Deviations from these adopted standards and their attendant administrative regulations also require appropriate, official adjustment, waiver, or interpretation before development plans may be approved. Elected officials, appointed decision, and review bodies, and designated City staff shall guide property owners and residents to comply with the vision of the Growth Management Master Plan, Land Development Standards, any ordinance adopted by reference comprehensive, subdivision regulations, and adopting the zoning map for the City of Gallup.

The Land Development Standards are hereby adopted as the official code of the City for planning, zoning, subdivision, annexation, and related development procedures.

10-1-F AMENDMENT TO THE ZONING ORDINANCE

Much of the Land Development Standards may be revised by an official action of the governing bodies following a legal notice and public hearings. Periodic updates to correct errors, make omissions, or update technical specifications or criteria may be delegated by administrative authority.

10-1-G OFFICIAL ZONING MAP

1. **Provision for Official Zoning Map**
 - a. **Certification:** The official zoning map shall be amended or approved by the Planning and Zoning Commission, except as required by Section 10-5-B-d-i.
 - b. **Recording Changes**
 - i. *If, in accordance with provisions of this Ordinance, changes are made in district boundaries or other matter portrayed on the official zoning map, such changes shall be made on the official zoning map no later than two (2) weeks after the amendment has become effective by law.*
 - ii. *Any such change shall also be identified on the official zoning map by inserting the resolution number and date of the Planning and Zoning Commission approval of the change on or near the affected lot or site as it appears on the map. If an appeal is taken from the action of the planning commission, the City Council resolution number shall be inserted.*
 - c. **Unauthorized Changes:** No changes of any nature shall be made on the official zoning map except in conformity with the procedures set forth in this Ordinance. Any unauthorized changes shall be considered a violation of this Ordinance and punishable as provided under Section 10-5-C-f.
 - d. **Custody of Official Zoning Map:** Regardless of the existence of purported copies of the official zoning map which may from time to time be made or published, the official zoning map shall be entrusted to the custody of the Planning and Development Department and shall be the final authority as to the current district delineation of land and water areas, buildings, and other structures in the City subject to changes by amendment not yet entered thereon. A current updated copy of the official zoning map shall be accessible for public viewing in the office of the Planning and Development Department and on the City of Gallup website.

2. **Replacement:** In the event the official zoning map becomes damaged, destroyed, lost, or difficult to interpret because of changes and additions, a new official zoning map, which shall supersede the prior official zoning map shall be prepared at the direction of the City Manager and shall be duly authenticated. The new official zoning map may correct drafting or other errors or omissions in the prior official zoning map, but no such correction shall have the effect of amending the original Zoning Ordinance or any subsequent amendment thereof. When an existing official zoning map is replaced by a new official zoning map, the existing official zoning map, if not destroyed or lost, shall be retained in the custody of the Planning and Development Department as a public record.

10-1-H RULES FOR INTERPRETATION OF BOUNDARIES

Where uncertainty exists as to the boundaries of districts as shown on the official zoning map, the following rules shall apply:

1. **Centerlines:** Where a district boundary is indicated as approximately following the centerline of streets, the lot line of lots, the centerline of alleys, or the centerline or right-of-way line of highways, then such lines shall be construed to be the district boundaries.
2. **Parallel to Centerlines:** Where a district boundary is indicated as approximately parallel to the centerline of streets, the centerline of alleys, or the centerline or rights of way of highways, the district boundary shall be construed as being parallel thereto and at a distance therefrom as indicated on the zoning map. If no distance is given, the distance shall be determined using the scale shown on the zoning map.
3. **Railroad Line:** Where the boundary of a district follows a railroad line, the boundary shall be deemed to be located midway between the main tracks of said railroad line.
4. **Vacation of Railroad Line, Street, Alley, or Other Public Way:** Whenever any railroad line, street, alley, or other public way is vacated as provided by law, the district adjoining each side of such a street, alley, or public way shall be automatically extended to the center of such vacation, and the area included in the vacation shall be subject to the regulations of the extended districts; except, however, if the ownership of the vacated railroad line,

street, alley, or other public way is divided other than at the center, the boundary shall be construed to move with the ownership.

5. **Shorelines:** Boundaries following, or approximately following, the shorelines of water bodies shall be construed to follow and move with those shorelines. Boundaries following, or approximately following, the centerlines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow and move with those centerlines.
6. **Boundaries Entering Body of Water:** Boundaries entering any body of water, but not continuing to intersect with other zoning boundaries, shall be construed to extend in the same direction in which they entered the body of water, until they intersect with other zoning boundaries.
7. **Boundaries Splitting Existing Lots and Other Boundaries Not Determined by Above Rules:** Boundaries splitting existing lots in subdivisions and any other boundaries not determined by the above rules, shall be determined by reference to the expressed distances on, or the scale of, the official zoning map. If the existing lot will not accommodate any of the uses permitted in the multiple districts indicated thereon, a rezoning to an appropriate district shall be required.

10-1-I FIGURES AND ILLUSTRATIONS

Figures and illustrations included in these Land Development Standards are for illustrative purposes only and may not be to scale. If a conflict between an illustration and the text of these Land Development Standards exist, the text shall prevail.

10-2 ZONE DISTRICT

10-2-A ESTABLISHMENT AND CONVERSIONS OF ZONE DISTRICTS

This section establishes zone districts (district) and describes the use and design regulations that apply to each. The Base and Overlay districts listed in the District Summary [Table 10-2-1](#) are hereby established and the district classifications in effect before the effective date of this section shall be converted to the base and overlay zone districts as set forth in [Table 10-2-1](#).

Table 10-2-1: DISTRICT SUMMARY	
BASE DISTRICTS	
Residential Districts	
Rural Residential (RR)	
Single-Family Residential, Detached (SFR)	
Multi-Family Residential Low (MFRL)	
Multi-Family Residential Medium (MFRM)	
Multi-Family Residential High (MFRH)	
Mobile Home Park (MHP)	
Mixed-Use Districts	
Mixed-Use Neighborhood (MXN)	
Mixed-Use Center (MXC)	
Non-Residential Districts	
Rural Holding Zone (RHZ)	
General Commercial (GC)	
Heavy Commercial (HC)	
Industrial (I)	
Planned Unit Development (PUD)	

Table 10-2-1: DISTRICT SUMMARY

OVERLAY DISTRICTS
Downtown Overlay (DO)
Business Improvement District (BID) Overlay
Character Protection Overlay (CPO)
Airport Protection Overlay (APO)
Floodplain Protection Overlay (FPO)

10-2-B ORGANIZATION OF ZONE REGULATIONS

1. Districts may be base zones or overlay zones. Base zones set out the use, intensity and dimensional standards for properties within their boundaries. Gallup’s base districts are grouped into three (3) types –Residential, Mixed-Use, and Non-Residential districts – and shall have the boundaries shown on the Official Zoning Map. Overlay zones are superimposed over portions of one or more underlying base zones with the intent of supplementing general development regulations with additional regulations that address special area-specific conditions or features while maintaining the character and purposes of the underlying base zones. Overlay zones include standards that may modify or supersede standards applied by the underlying base zone, though the uses allowed or prohibited in overlay zones are generally the same as the underlying base zone. There are five (5) overlay districts: Downtown Overlay, Business Improvement District Overlay, Character Protection Overlay, Airport Protection Overlay, and Floodplain Protection Overlay.
2. The regulations for each type of zone are organized as described below.
 - a. The purpose of each district;
 - b. District Standards that modify or supersede the underlying zone;
 - c. Reference to other applicable standards included in the Land Development Standards.

10-2-B-a Residential

10-2-B-a-i Rural Residential (RR)

The Rural Residential (RR) district is intended to preserve and protect natural resources and ecological heritage lands, while accommodating low-density residential uses. The RR district provides for low-density, large lots, single-family residential uses with limited agricultural and civic/institutional uses. This district applies to areas characterized by large, single-family parcels on lots with a minimum lot width of one hundred (100) feet or more. Uses incidental or accessory to dwellings are shown in *Table 10-3-1: Use Table*.

10-2-B-a-i-A District Specific Standards

1. A maximum of one (1) principal dwelling structure shall be allowed per lot.
2. A maximum of three (3) accessory structures may be provided if they meet the standards for accessory structures in *Section 10-3-C*.²

Figure 10-2-1: Rural Residential District



Table 10-2-2: RR District Dimensional Standards		
Development Type	Rural Residential	
Lot Standards		
a	Lot area, min.	1 acre
b	Lot frontage, min.	100 ft.
c	Lot width, min.	100 ft.
Setbacks		
d	Front, min.	25 ft.
e	Side, min.	15 ft.
f	Street ³	15 ft.
g	Rear, min.	30 ft.
Building Standard		
h	Height, max.	26 ft. ⁴

Table 10-2-3: Other Applicable Standards	
Overlay Districts	10-2-B-d
Permitted Use Table	10-3-B
Use Specific Standards	10-3-C
Parking and Loading	10-4-A
Access and Connectivity	10-4-B
Landscaping and Screening	10-4-C
Fences and Walls	10-4-D
Architectural Design	10-4-E
Signage	10-4-F
Signage	10-4-F
Environmental Performance	10-4-G
Terrain Management	10-4-G

10-2-B-a-ii Single-Family Residential, Detached (SFR)

The purpose of the Single-Family Residential (SFR) district is to promote and preserve safe, attractive single-family residential neighborhoods. The principal land use consists of single-family dwelling units on individual lots of varying size and dimensions correlating to historical development patterns represented by Types “A”, “B”, and “C” in Table 10-2-4. Limited uses that support single-family development, such as recreational and civic/institutional uses, religious/educational facilities, and uses incidental or accessory to dwellings, are shown in [Table 10-3-1: Use Table](#).

10-2-B-a-ii-A District Specific Standards

1. A maximum of one (1) principal dwelling structure shall be allowed per lot.
2. A maximum of three (3) accessory structures may be provided if it meets the standards for accessory structures as shown in [Section 10-3-C](#).⁵

Figure 10-2-2: Single-Family Residential, Detached District



Table 10-2-4: SFR District Dimensional Standards				
Development Type		Single-Family Residential		
		A	B	C
Lot Standards				
a	Lot area, min.	3,000 sq. ft. ⁶	6,000 sq. ft.	9,000 sq. ft.
b	Lot frontage, min.	25 ft.	25 ft.	25 ft.
c	Lot width, min.	50 ft.	60 ft.	80 ft.
Setbacks				
d	Front, min.	10 ft.	20 ft. ⁷	25 ft. ⁸
e	Side, min.			
	Interior	5 ft.	5 ft.	8 ft.
f	Street ⁹	10 ft.	10 ft.	15 ft.
g	Rear, min.	15 ft. ¹⁰	20 ft. ¹¹	25 ft.
Building Standard				
h	Height ¹² , max.	26 ft.	26 ft.	26 ft.

Table 10-2-5: Other Applicable Standards	
Overlay Districts	10-2-B-d
Permitted Use Table	10-3-B
Use Specific Standards	10-3-C
Parking and Loading	10-4-A
Access and Connectivity	10-4-B
Landscaping and Screening	10-4-C
Walls and Fences	10-4-D
Architectural Design	10-4-E
Signage	10-4-F
Environmental Performance	10-4-G
Terrain Management	10-4-H

⁷ The front setback may be reduced to a minimum of fifteen (15) feet from the minimum requirements in Table 10-2-4 (current standards) where the garage is setback twenty-five (25) feet from the front property line.

⁸ The front setback may be reduced to twenty (20) feet where garage or side entry is setback an additional five (5) feet from the minimum requirements in Table 10-2-4 (current standards).

¹⁰ The rear setback may be reduced to ten (10) feet from the minimum requirements in Table 10-2-4 (current standards) where an open back porch exists. (Current standard reduced from twenty [20] feet to fifteen [15] feet to accommodate smaller lots and residential developments.)

¹¹ The rear setback may be reduced to fifteen (15) feet where an open back porch exists.

10-2-B-a-iii Multi-Family Residential Low (MFRL)

The Multi-Family Residential Low (MFRL) district provides a mix of low-density residential development in residential neighborhoods. The district is intended to accommodate single-family residential and duplex dwelling units (i.e., detached single-family, duplexes and townhouses) built upon separate, subdivided lots.

10-2-B-a-iii-A District Specific Standards

1. General

- a. A maximum of one (1) principal dwelling structure shall be allowed per lot.
- b. A maximum of three (3) accessory structures may be provided if it meets the standards for accessory structures in Section 10-3-C.¹³

2. Townhouse Dwellings Standards

- a. The minimum common recreational space shall be ten (10) percent of the total site.
- b. The maximum project size shall be limited to ten (10) acres.
- c. All townhouse developments of more than sixteen (16) units shall require site development plan approval.
- d. Zero (0) foot setbacks on shared interior lot lines are permissive within townhouse developments.

Figure 10-2-3: Multi-Family Residential Low District



Table 10-2-6: MFRL District Dimensional Standards			
Development Type		Single-Family/Duplex	Townhouse
Lot Standards			
a	Lot area, min.	6,000 sq. ft.	2,000 sq. ft.
b	Lot frontage, min.	25 ft.	20 ft.
c	Lot width, min.	60 ft.	30 ft. ¹⁴
Setbacks			
d	Front, min.	20 ft. ¹⁵	15 ft.
e	Side, min.	5 ft.	5 ft.
	Interior		
f	Street ¹⁶	10 ft.	10 ft.
g	Rear, min.	20 ft. ¹⁷	15 ft.
Building Standard			
h	Height ¹⁸ , max.	26 ft.	26 ft.

Table 10-2-7: Other Applicable Standards	
Overlay Districts	10-2-B-d
Permitted Use Table	10-3-B
Use-Specific Standards	10-3-C
Parking and Loading	10-4-A
Access and Connectivity	10-4-B
Landscaping and Screening	10-4-C
Walls and Fences	10-4-D
Architectural Design	10-4-E
Signage	10-4-F
Environmental Performance	10-4-G
Terrain Management	10-4-H

10-2-B-a-iv Multi-Family Residential Medium (MFRM)

The Multi-Family Residential Medium (MFRM) district provides for medium intensity, multi-family development with a maximum height of four (4) stories with incidental provisions of amenities and open space. The district also permits limited civic and institutional uses and uses incidental or accessory to multi-family dwellings as permitted in *Table 10-3-1: Use Table*.

10-2-B-a-iv-A District Specific Standards

1. General

- a. All multi-family and townhouse developments of more than sixteen (16) units shall require site development plan approval.
- b. The minimum project site size is limited to ten thousand (10,000) square feet.

2. Townhouse Dwellings Standards¹⁹

- a. A maximum of one (1) principal dwelling structure shall be allowed per lot.
- b. A maximum of three (3) accessory structures may be provided if it meets the standards for accessory structures in *Section 10-3-C*.²⁰
- c. The minimum common recreational space shall be ten (10) percent of the total site.
- d. Zero (0) foot setbacks on shared interior lot lines are permissive within townhouse developments.

3. Multi-Family Dwellings Standards²¹

- a. A maximum of fifty (50) principal dwelling units shall be allowed per lot.
- b. The minimum building separation for multi-family developments is twenty-five (25) feet.
- c. The minimum common recreational space shall be fifteen (15) percent of the total site.

Figure 10-2-4: Multi-Family Residential Medium District



Table 10-2-8: MFRM District Dimensional Standards			
Development Type		Townhouse	Multi-Family
Lot Standards			
a	Lot area, min.	2,000 sq. ft. per unit	10,000 sq. ft. ²²
b	Lot frontage, min.	20 ft. ²³	30 ft.
c	Lot width, min.	30 ft. ²⁴	NA
Setbacks			
d	Front, min.	15 ft.	15 ft. ²⁵
e	Side, min.	5 ft.	5 ft.
f	Street ²⁶	10ft.	10ft.
g	Rear, min.	15 ft.	15 ft.
Building Standard			
g	Height ²⁷ , max.	38 ft.	38 ft.

Table 10-2-9: Other Applicable Standards	
Overlay Districts	10-2-B-d
Permitted Use Table	10-3-B
Use-Specific Standards	10-3-C
Parking and Loading	10-4-A
Access and Connectivity	10-4-B
Landscaping and Screening	10-4-C
Walls and Fences	10-4-D
Architectural Design	10-4-E
Signage	10-4-F
Environmental Performance	10-4-G
Terrain Management	10-4-H

10-2-B-a-v Multi-Family Residential High (MFRH)

The Multi-Family Residential High (MFRH) district accommodates high-density, multi-family development in urban and residential areas with a maximum height of five (5) stories. This district is intended to provide for multi-family dwellings, live/work units, and townhouses. The district also permits limited recreation and entertainment uses, civic and institutional uses, and uses incidental or accessory to Multi-Family dwellings as permitted in *Table 10-3-1: Use Table*.

10-2-B-a-v-A District Specific Standards

1. All multi-family of more than sixteen (16) units shall require site development plan approval.
2. No maximum number of principal dwelling structures per lot.
3. A minimum of ten (10) percent of the total site shall be designated to common recreational space.
4. The minimum project site size is limited to fifteen thousand (15,000) square feet.

Figure 10-2-5: Multi-Family Residential High District



Table 10-2-10: MFRH District Dimensional Standards		
Development Type		Multi-Family
Lot Standards		
a	Lot area, min.	15,000 sq. ft.
b	Lot frontage, min.	50 ft.
c	Lot width, min.	100 ft.
Setbacks		
d	Front, min.	15 ft.
e	Side, min.	5 ft.
f	Rear, min.	15 ft.
Building Standard		
g	Height, max.	62 ft.

Table 10-2-11: Other Applicable Standards	
Overlay Districts	10-2-B-d
Permitted Use Table	10-3-B
Use-Specific Standards	10-3-C
Parking and Loading	10-4-A
Access and Connectivity	10-4-B
Landscaping and Screening	10-4-C
Walls and Fences	10-4-D
Architectural Design	10-4-E
Signage	10-4-F
Environmental Performance	10-4-G
Terrain Management	10-4-H

10-2-B-a-vi **Mobile Home Park (MHP)**

The purpose of the Mobile Home Park (MHP) District is to accommodate mobile home communities and assure high-quality planning and design standards. Permitted uses for the MHP district are indicated in in *Table 10-3-1: Use Table*.

10-2-B-a-vi-A **District Specific Standards**

1. All new mobile home parks and/or additions to existing parks which increase the total number of spaces by one (1) or more shall require site development plan approval.
2. MHP districts shall have a minimum project size of three (3) contiguous acres.
3. The minimum common recreational space shall be eight (8) percent of the total site.
4. MHP districts shall be serviced by a private street system meeting the requirements described below:
 - a. All interior private streets of the park shall be paved according to the following minimum widths:

Table 10-2-12: Private Street Requirements		
Street Type	On-Street Parking	Width
One-way	No parking	14 feet *
Two-way, minor (serving ≤50 spaces)	No parking	20 feet *
Two-way, major (serving >50 spaces)	No parking	24 feet *
*An additional 7 feet of street right-of-way shall be provided if parallel parking on one side of the street is permitted and an additional 14 feet of right-of-way shall be provided if parallel parking on both sides of the street is permitted. The additional right-of-way for parking purposes is not required to be paved but must be surfaced with compacted gravel.		

- b. All interior private streets shall provide curb and gutter and a minimum five (5) foot sidewalk on either side.

Figure 10-2-6: Mobile Home Park District



Table 10-2-13: MHP District Dimensional Standards		
Development type	Mobile Home	
Lot Standards		
a	Lot area, min.	4,000 sq. ft.
b	Lot frontage, min.	NA
c	Lot width, min.	40 ft.
Setbacks		
d	Front, min.	10 ft.
e	Side, min.	10 ft.
f	Rear, min.	10 ft.
Building Standard		
g	Height, max.	26 ft.

Table 10-2-14: Other Applicable Standards	
Overlay Districts	10-2-B-d
Permitted Use Table	10-3-B
Use-Specific Standards	10-3-C
Parking and Loading	10-4-A
Access and Connectivity	10-4-B
Landscaping and Screening	10-4-C
Walls and Fences	10-4-D
Architectural Design	10-4-E
Signage	10-4-F
Environmental Performance	10-4-G
Terrain Management	10-4-H

- c. Dead end streets or streets ending in cul-de-sacs shall be limited in length to six hundred (600) feet and shall be provided with a turnaround having a minimum paving width diameter of eighty (80) feet.
5. Minimum building separation for adjoining spaces within the MHP district shall be as follows:
- a. Between mobile home dwellings, including their attached appurtenances such as carports, garages and/or porches. [At least a twenty (20) foot separation].
 - b. Between mobile home dwellings and common usage buildings such as recreational, managerial, or service facilities. [At least a twenty-five (25) foot separation].

10-2-B-b Mixed-Use

10-2-B-b-i Mixed-Use Neighborhood (MXN)

The purpose of the Mixed-Use Neighborhood (MXN) district is to accommodate neighborhoods serving commercial and office uses to create a transition from established residential neighborhoods to commercial areas. It is intended to encourage pedestrian-oriented development at a scale appropriate to the surrounding area. This district allows individual or small groupings of retail sales and services offering a limited variety of convenience items and services for the needs of a local neighborhood. Uses incidental or accessory to the MXN district are shown in *Table 10-3-1: Use Table*.

10-2-B-b-i-A District Specific Standards

1. **General**
 - a. Single-family and duplex dwelling types shall be allowed a maximum of one (1) principal dwelling structure per lot.
 - b. Accessory structures may be provided if they meet the standards for accessory structures in *Section 10-3-C*.
2. **Townhouse Developments**
 - a. Townhouse developments are limited to a maximum number of one (1) principal dwelling structure per lot.
 - b. A minimum of ten (10) percent of the total project site shall be designated to common recreational space.
 - c. Zero (0) foot setbacks on shared interior lot lines are permissive within townhouse developments.
3. **Multi-Family Developments**
 - a. The minimum building separation is twenty-five (25) feet.
 - b. A minimum of eight (8) percent of the total site shall be designated to common recreational space.
4. **Commercial Development**
 - a. The minimum building separation for commercial developments is fifteen (15) feet.

Figure 10-2-7: Mixed-Use Neighborhood District



Table 10-2-15: MXN District Dimensional Standards		
Development type	Mixed-Use Neighborhood	
Lot Standards		
a	Lot area, min.	2,000 sq. ft.
b	Lot frontage, min.	25 ft.
c	Lot width, min.	50 ft.
Setbacks		
d	Front, min./max.	5 ft./15 ft.
e	Side, min.	5 ft.
f	Rear, min.	15 ft.
Building Standard		
g	Height, max.	38 ft.

Table 10-2-16: Other Applicable Standards	
Overlay Districts	10-2-B-d
Permitted Use Table	10-3-B
Use-Specific Standards	10-3-C
Parking and Loading	10-4-A
Access and Connectivity	10-4-B
Landscaping and Screening	10-4-C
Walls and Fences	10-4-D
Architectural Design	10-4-E
Signage	10-4-F
Environmental Performance	10-4-G
Terrain Management	10-4-H

10-2-B-b-ii Mixed-Use Center (MXC)

The Mixed-Use Center (MXC) district is established to encourage and facilitate the development of vibrant, high-intensity, pedestrian-oriented activity centers that contain a concentrated mix of land uses. Centers are intended to allow for a higher level of development that is urban in character and provides a horizontal or vertical mix of uses that may include office, civic, institutional, commercial retail and personal services, and residential uses. The siting, architectural style, and scale of development in these destinations should reinforce a pedestrian oriented, walkable environment. Other allowable uses for the MXC district are indicated in Table 10-3-1: Use Table.

10-2-B-b-ii-A District Specific Standards

1. **Mixed Use and Multi-Family Development**

- a. All multi-family developments of more than sixteen (16) units shall require site development plan approval.
- b. There are no restrictions on the number of principle dwelling structures per lot.
- c. A minimum of eight (8) percent of the total site shall be designated to common recreational space.

Figure 10-2-8: Mixed-Use Center District



Table 10-2-17: MXC District Dimensional Standards		
Development type	Mixed-Use Center	
Lot Standards		
a	Lot area, min.	NA
b	Lot frontage, min.	NA
c	Lot width, min.	NA
Setbacks		
d	Front, min./max.	0/10 ft.
e	Side, min./max.	0/5 ft.
f	Rear, max.	15 ft.
Building Standard		
g	Height, max.	62 ft.

Table 10-2-18: Other Applicable Standards	
Overlay Districts	10-2-B-d
Permitted Use Table	10-3-B
Use-Specific Standards	10-3-C
Parking and Loading	10-4-A
Access and Connectivity	10-4-B
Landscaping and Screening	10-4-C
Walls and Fences	10-4-D
Architectural Design	10-4-E
Signage	10-4-F
Environmental Performance	10-4-G
Terrain Management	10-4-H

10-2-B-c Non-Residential**10-2-B-c-i Rural Holding Zone (RHZ)**

The Rural Holding Zone (RHZ) district is exclusively intended to “hold” vacant land until the demand for development of the land is sufficient to warrant immediate development. The RHZ designation is intended to prevent or limit the use of land to achieve orderly, phased development and to ensure that the infrastructure servicing and land use policies established in the Growth Management Master Plan have been met prior to removing the holding status.

10-2-B-c-i-A District Specific Standards

1. All lands in the RHZ district shall be considered in holding status until they are rezoned to another base district.
2. No lands shall be used, and no buildings or structures shall be erected, altered, enlarged, used or maintained until the holding status has been removed.
3. Removal of the holding status shall require a zone amendment. See Section 10-5-B-d-i.
4. Upon removal of the holding status, the permitted use of the subject property and the erection of any buildings or structures thereon shall be undertaken in accordance with the provisions of the underlying zoning category.
5. Temporary uses listed in the Table 10-3-1: Use Table may be conducted on lands within the RHZ district with the approval of a Temporary Use Permit. Other uses of temporary nature not listed in the Permitted Use Table but deemed appropriate at the discretion of the Planning and Development Director may also be approved through a Temporary Use Permit.
6. Temporary Use Permits in the RHZ district will be valid for a period of one (1) year.

10-2-B-c-ii General Commercial (GC)

The General Commercial (GC) district is established to accommodate commercial development. Uses permissible in this base district include retail sales and services, office, and food and beverage establishments. Uses are intended to be of medium scale and intensity. Allowable uses for the GC district are indicated in *Table 10-3-1: Use Table*.

10-2-B-c-ii-A District Specific Standards

1. All commercial structures containing thirty thousand (30,000) square feet or more of gross leasable floor area, with the exception of office and residential uses, shall comply with *Section 10-3-C-j-vi*.

Figure 10-2-9: General Commercial District



Table 10-2-19: GC District Dimensional Standards		
Development type	General Commercial	
Lot Standards		
a	Lot area, min.	5,000 sq. ft.
b	Lot frontage, min.	30 ft.
c	Lot width, min.	50 ft.
Setbacks		
d	Front, min.	5 ft.
e	Side, min.	5 ft.
f	Interior Street ²⁸	5 ft.
g	Rear, min.	10 ft. ²⁹
Building Standard		
h	Height, max.	35 ft.

Table 10-2-20: Other Applicable Standards	
Overlay Districts	10-2-B-d
Permitted Use Table	10-3-B
Use-Specific Standards	10-3-C
Parking and Loading	10-4-A
Access and Connectivity	10-4-B
Landscaping and Screening	10-4-C
Walls and Fences	10-4-D
Architectural Design	10-4-E
Signage	10-4-F
Environmental Performance	10-4-G
Terrain Management	10-4-H

²⁹ The standard minimum rear setback may be reduced by five (5) feet if the rear yard abuts an alley

Heavy Commercial (HC)

The Heavy Commercial (HC) district provides for more intense commercial uses, retail sales and services, and storage activities. These uses often require large lots, have special ingress/egress conditions, and generate higher impacts in terms of noise and traffic. Uses may be associated with the merchandising or servicing of transportation vehicles, large equipment, construction materials and the like. The HC district designation should not be assigned to areas adjacent to residential areas. Uses incidental or accessory to the HC district are shown in [Table 10-3-1: Use Table](#).

10-2-B-c-ii-B District Specific Standards

- Any single or unified grouping of trade establishments containing thirty thousand (30,000) square feet or more of gross leasable floor area, with the exception of office and residential uses, shall comply with [Section 10-3-C-i-vi](#).

Figure 10-2-10: Heavy Commercial District



Table 10-2-21: HC District Dimensional Standards		
Development Type		Heavy Commercial
Lot Standards		
a	Lot area, min.	5,000 sq. ft.
b	Lot frontage, min.	30 ft.
c	Lot width, min.	50 ft.
Setbacks		
d	Front, min.	10 ft.
e	Side, min.	10 ft.
f	Street ³⁰	10 ft.
g	Rear, min.	15 ft.
Building Standard		
h	Height, max.	55 ft.

Table 10-2-22: Other Applicable Standards	
Overlay Districts	10-2-B-d
Permitted Use Table	10-3-B
Use-Specific Standards	10-3-C
Parking and Loading	10-4-A
Access and Connectivity	10-4-B
Landscaping and Screening	10-4-C
Walls and Fences	10-4-D
Architectural Design	10-4-E
Signage	10-4-F
Environmental Performance	10-4-G
Terrain Management	10-4-H

10-2-B-c-iii **Industrial (I)**

The Industrial (I) district provides for manufacturing, assembly, fabrication, processing, warehousing and storage, resource extraction, and general industrial uses in appropriate locations, while protecting surrounding areas from any adverse off-site impacts of those activities. Industrial development may be organized in a district-planned industrial park or in individual buildings on individual lots. The principal land uses are industrial, with incidental and supportive business and office uses as listed in [Table 10-3-1: Use Table](#).

10-2-B-c-iii-A **District Specific Standards**

1. The use regulations as provided in [Table 10-3-1: Use Table](#) shall apply with the following limitations:³¹
 - a. No objectionable byproducts of the use, such as light, glare, odors, smoke, dust, refuse, vibrations, radiation, electromagnetic interference, fire/explosion hazards and noise more than that customary to loading/unloading and handling of goods and materials, shall project beyond the boundaries of the lot on which the use is located.
 - b. All manufacturing operations and goods/materials storage shall be done within enclosed buildings, except as otherwise provided.
 - c. No raw materials shall be processed into any of the following basic products: metals of any kind, glass, plastics, textiles, leather or paper.
 - d. Heating units shall be operated only by electricity, gas, oil or solar energy.
 - e. The manufacturing uses in this district which have been enumerated as conditional uses may have some potential for adversely affecting nearby areas due to possible objectionable byproducts or hazards related to their operations. For this reason, the buildings or specific outdoor areas in which such uses are conducted shall be at

Figure 10-2-11: Industrial District



Table 10-2-23: I District Dimensional Standards		
Development Type	Industrial	
Lot Standards		
a	Lot area, min.	NA
b	Lot frontage, min.	NA
c	Lot width, min.	NA
Setbacks		
d	Front, min.	10 ft.
e	Side, min.	15 ft.
f	Rear, min.	20 ft.
Building Standard		
g	Height, max.	65 ft.

Table 10-2-24: Other Applicable Standards	
Overlay District	10-2-B-d
Permitted Use Table	10-3-B
Use-Specific Standards	10-3-C
Parking and Loading	10-4-A
Access and Connectivity	10-4-B
Landscaping and Screening	10-4-C
Walls and Fences	10-4-D
Architectural Design	10-4-E
Signage	10-4-F
Environmental Performance	10-4-G
Terrain Management	10-4-H

least four hundred (400) feet distance from the boundaries of any residential district.

- f. Manufacturing operations conducted outdoors or for outdoor storage yards or outdoor sales display areas approved through conditional use approvals shall require appropriate security fencing and/or screening as determined at the discretion of the Planning and Development Director.
2. Specific environmental performance requirements referred to in Section 10-4-G shall be met. Instances where the above use limitations and the specific environmental performance requirements listed in Section 10-4-G-b differ, the more stringent provisions shall apply.
 3. Buildings and structures may exceed the maximum height requirements in Table 10-2-23: I District Dimensional Standards when the particular use requires it; provided that the following conditions are met:
 - a. An increase in height beyond the maximum height limitations is approved by the Board of Adjustment according to the process specified for conditional use permits.
 - b. The building or structure exceeding the maximum height limitations of the district observes front, rear and side yard setbacks equal to the height of the building or structure.
 - c. There is no limitation on the number of principal buildings occupying a specific lot or site provided that the dimensional requirements in Table 10-2-23: I District Dimensional Standards are met for each principal building as if it were situated on its own individual lot.
 - d. Accessory structures may be provided if they meet the standards for accessory structures in Section 10-3-C.

10-2-B-c-iv Planned Unit Development (PUD)

The Planned Unit Development (PUD) district is intended to accommodate innovative land planning site and building design concepts that may not conform to a standard district. The application of this district is intended to create a high-quality development that is sensitive to the environment while also meeting the overall community and land use goals of the City of Gallup. Desired outcomes include the following:

1. Efficient use of land.
2. Preservation of open space and public facilities.
3. Variation of the organization of site elements.
4. Variation of building location and building types.
5. Multi-modal pedestrian and vehicular circulation patterns.
6. Mix of uses, densities, and intensities within the same development that are well-integrated.
7. Development forms and patterns that respect the character of the established surrounding neighborhoods and or other types of land uses.
8. Higher standards of site and building design and the allowance of innovation in residential, commercial, and industrial land development to take advantage of new technology in site planning and building design and construction.
9. The preservation and enhancement of desirable site characteristics, both natural and man-made, including but not limited to geographic features and topography, rivers, floodplains, trees, and historic features.

10-2-B-c-iv-A *Applicability*

1. A PUD district has no size requirements, provided the parcel or tract of land is of sufficient size and dimension to be planned and developed, or redeveloped, as a unit in a manner consistent with the purposes for which planned unit developments are intended.
2. A planned development may consist of one or more land uses.

10-2-B-c-iv-B *Rezoning Eligibility*

1. A PUD district may be established on any parcel in any district, if the applicant can demonstrate to the City of Gallup's Planning and Development Department the PUD district will provide at least three of the following site design elements that otherwise could not be attained through a project design under conventional zoning:

- a. Mixed-use development that includes residential and non-residential uses or a variety of housing types.
 - b. Redevelopment/infill.
 - c. Pedestrian/transit-oriented design with buildings oriented to the sidewalk and parking located to the side or rear of the site.
 - d. High quality architectural design beyond the site plan requirements of Section 10-4-E Architecture.
 - e. Extensive landscaping beyond the site plan requirements of Section 10-4-C Landscaping and Screening.
 - f. Preservation, enhancement, or restoration of natural resources.
 - g. Preservation or restoration of historic structures and sites.
 - h. Supply of open space, public plazas or other features that will be available for public use.
 - i. Consolidation of oddly-shaped parcels or property with difficult site conditions (e.g. topography, shape, etc.).
 - j. Development of incompatible adjacent land uses by providing an effective transition between higher and lower density uses, and/or between non-residential and residential uses.
 - k. Shared vehicular access between properties or uses.
 - l. Mitigation of off-site impacts on public facilities such as road improvements.
 - m. Significant use of sustainable building and site design features such as water use reduction, water-efficient landscaping, innovative wastewater technologies, low-impact storm water management, optimized energy performance, on-site renewable energy, passive solar heating, re-used/recycled/renewable materials, or other elements identified as sustainable by established groups such as the U.S. Green Building Council (LEED) or ANSI National Green Building Standards.
2. The PUD district shall conform to the adopted Growth Management Master Plan.

3. To establish a PUD district, a Development Plan shall be approved and filed (e.g. rezoning process to a PUD district).

10-2-B-c-iv-C District Specific Standards

1. Permitted Uses

- a. The PUD district may contain any of the uses listed in the Table 10-3-1: Use Table, provided those uses do not create significant adverse impacts on adjacent sites or neighborhoods and are compatible with the general context within which the development is placed.
- b. Uses not listed in Table 10-3-1: Use Table may be considered at the discretion of the CPC and shall be indicated on the approved PUD Development Plan.
- c. All allowable uses in the PUD district are subject to the applicable Use-Specific Standards listed for that use in Section 10-3-C Use-Specific Standards unless modified by the approved PUD Development Plan.

2. Applicable Development Standards

- a. Unless specifically modified by the approved Development Plan, all PUD developments shall comply with the applicable sections listed in Table 10-2-25: Other Applicable Standards.

Table 10-2-25: Other Applicable Standards	
Overlay Districts	10-2-B-d
Permitted Use Table	10-3-B
Use-Specific Standards	10-3-C
Parking and Loading	10-4-A
Access and Connectivity	10-4-B
Landscaping and Screening	10-4-C
Fences and Walls	10-4-D
Architectural	10-4-E
Signage	10-4-F
Environmental Performance	10-4-G
Terrain Management	10-4-H
Subdivision Regulations	11-1
Infrastructure Design Standards	12-1
Any other applicable codes	

3. General Standards

- a. The density and design of the PUD shall be compatible in use, size, and type of structure, relative amount of open space, traffic circulation, and general layout with any adjoining land uses.
- b. The approved Development Plan required for a PUD request shall establish the following:
 - i. *Maximum land coverage of all buildings and impermeable areas.*
 - ii. *Maximum residential densities within the PUD district. The applicant shall be required to give their rationale and justification for the density proposed, considering such factors as the suitability for development of the land; the density of surrounding established neighborhoods; the availability of infrastructure and public transportation; and the conformance with the applicable regulations of this Land Development Standard.*
 - iii. *Minimum interior and perimeter setbacks. The perimeter of the project shall be aesthetically compatible with the land use of adjoining properties. Perimeter lots adjoining or abutting property outside the project shall be screened in an aesthetic manner from adjoining properties to protect the adjacent lots from visual and audible impacts.*
 - iv. *Maximum height limitations.*
 - v. *Minimum landscape screening requirements.*
 - vi. *Sign regulations for the PUD development.*
 - vii. *Provision for the continued maintenance of all improvements.*
- c. A minimum of eight (8) percent of the site shall be developed as common open and/or recreational space in accordance with the requirements of Section 11-1-F of the Subdivision Regulations. Common recreation space shall be arranged to be an integral part of the project.
- d. One or more major egress circulation points must be functionally connected to a public arterial or collector street(s). In addition, the development is recommended to be in accordance with the

building/street type relationships outlined in Table 10-2-26: Other Applicable Standards.

Table 10-2-26: Other Applicable Standards	
Building Type	Recommendations
Community shopping	Locate on arterial intersections.
Duplex	Locate units on local streets and residential collectors.
Industrial	Locate on principal arterial or planned industrial
Mobile homes	Locate mobile home subdivisions on local streets. Locate mobile home parks with access to collectors; and allow some controlled access onto minor arterials.
Multi-Family	Locate units in planned area with direct access to collectors; and allow some controlled access onto minor arterials.
Neighborhood shopping	Locate on collector intersection.
Regional retail	Locate proximate to intersection of interstate system and/or principal arterials.

- e. Streets may be private or public. Public streets shall be designed and constructed to City standards per Section 12-1-C Roadway Design Standards of the Subdivision Regulations.
- f. Water and sewer systems shall be designed and constructed to City standards per Section 12-1-B Utility and Drainage Standards of the Subdivision Regulations.

10-2-B-d Overlay Districts

10-2-B-d-i Downtown Overlay (DO) District

The Downtown Overlay (DO) district is intended to facilitate the redevelopment of the downtown area. It establishes district standards to ensure the preservation and creation of a well-defined, urban form. The DO district establishes design requirements for land and structures in all underlying base districts within the boundaries of the overlay district to create a consistent appearance and a distinctive identity throughout the downtown area and ensure development conforms to the intent of the Gallup Downtown Redevelopment Plan.

10-2-B-d-i-A Applicability

1. DO district standards apply to the Downtown Metropolitan Redevelopment Area (MRA), as mapped by the City of Gallup in *Figure 10-2-12* and shall apply to:³²
 - a. New construction of all residential, mixed-use, or non-residential structures.
 - b. Expansions of existing multi-family, mixed-use, and non-residential structures of twenty-five (25) percent or more of building floor area. These shall require façade improvements or the expanded façade when visible from the public right-of-way.
 - c. Renovations where the landscaping, parking or other site components of an existing building are not in compliance with adopted City design standards, renovations to existing multi-family, mixed-use, or non-residential structures exceeding four hundred fifty thousand (450,000) dollars in improvements that require a building permit shall require parking and landscape improvements installed to the greatest extent feasible per existing site parameters. The value of required site improvements shall be up to twelve (12) percent of the overall project valuation. Example: a renovation valued at four hundred fifty thousand (450,000) dollars could require up to fifty-four thousand (54,000) dollars in site improvements required to bring the property in compliance with landscaping, parking, and site standards.³³

Figure 10-2-12 : Downtown Overlay Boundaries



Note: Larger maps are available in the Appendix.

Table 10-2-27: Downtown Overlay District Dimensional Standards	
Development Type	Downtown Overlay District
Lot Standards	
Lot area, min.	NA
Lot depth, min.	100 ft.
Lot width, min.	30 ft.
Setbacks	
Front, max.	10 ft.
Side, min.	0 ft.
Rear, min.	10 ft.
Building Standard	
Height, max.	26 ft. in Commercial Historic District/ 65 ft. elsewhere

Table 10-2-28: Other Applicable Standards	
Special Use Districts	10-2-B-d
Permitted Use Table	10-3-B
Use-Specific Standards	10-3-C
Parking and Loading	10-4-A
Access and Connectivity	10-4-B
Landscaping and Screening	10-4-C
Walls and Fences	10-4-D
Architectural Design	10-4-E
Environmental Performance	10-4-G
Terrain Management	10-4-H

2. The provisions of the DO district shall supplement the provisions of the underlying district(s). In the event of a conflict between the provisions of the DO with the provisions of the underlying district(s), the provisions of 10-2-B-d-i Downtown Overlay (DO) district shall govern.³⁴

10-2-B-d-i-B Exceptions

1. Historic structures designated on, or eligible for the National Historic Register located within the DO district are exempt from the standards in 10-2-B-d-i Downtown Overlay (DO).

10-2-B-d-i-C District Specific Standards

1. Permitted Uses³⁵

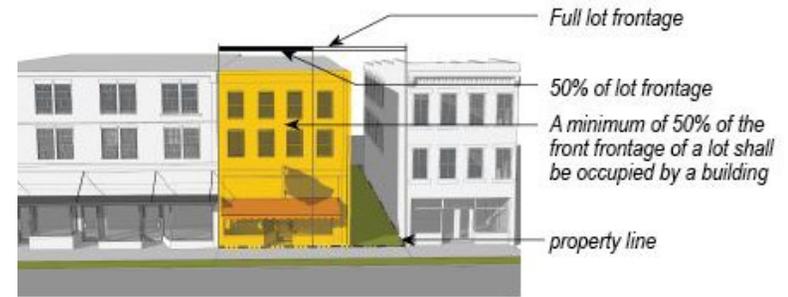
- a. Permitted and conditional uses as established by the base district shall also be permitted in the DO district, except for the following uses which are specifically prohibited:
 - i. *Adult Entertainment*
 - ii. *Adult Retail*
 - iii. *Heavy Manufacturing*
 - iv. *Special Manufacturing*
- b. A minimum of fifty (50) percent of the total ground floor area of buildings in the DO shall be occupied by uses in the residential, civic and institutional, food and beverage, recreational and entertainment, lodging, office and services, or retail sales categories of Table 10-3-1: Use Table.
- c. Residential dwellings above the ground floor shall be permitted by right (i.e. without a conditional use permit).

2. Dimensional Standards

- a. The dimensional standards in Table 10-2-27: Downtown Overlay District Dimensional Standards shall apply within the DO district.
- b. The primary building wall facing a public right-of-way shall occupy a minimum of fifty (50) percent of the front property line width. On a corner lot, the required fifty (50) percent must begin at the corner. See

Figure 10-2-13: Downtown Overlay District – Percent Building Coverage for clarification.

Figure 10-2-13: Downtown Overlay District – Percent Building Coverage



- c. The minimum ground floor height shall be twelve (12) feet.

3. Signage

- a. Each business within the DO district is limited to one (1) projecting sign per tenant per frontage.³⁶

4. Building Entrances³⁷

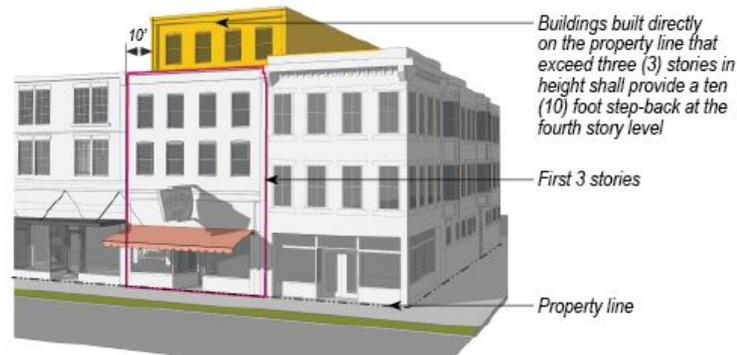
- a. Buildings shall have at least one (1) pedestrian entrance (individual or shared) facing a public right-of-way.
- b. Primary building entrances shall be clearly defined and highly visible through incorporating at least two (2) of the following design features:
 - i. *Entry recesses or projections.*
 - ii. *Display windows that are directly adjacent to the entrance.*
 - iii. *Canopies, porticos or roof overhangs above the entrance.*
 - iv. *Arcades that are physically integrated with the entrance.*
 - v. *Gabled roof forms, arches, or raised corniced parapets above the entrance.*
 - vi. *Outdoor plaza adjacent to the entrance, provided it has a minimum depth of twenty (20) feet.*

- vii. *Architectural massing and treatments, including but not limited to towers, portals, overhangs, fenestration, material and color changes, that are integrated into the building structure and design and are above and/or directly adjacent to the entrance.*

5. Façade Articulation³⁸

- a. Buildings that have a zero (0) foot front setback and exceed three (3) stories in height shall provide a ten (10) foot step-back at the fourth story level of the front façade.

Figure 10-2-14: Downtown Overlay District – Façade Articulation



- b. Each building wall facing a public right-of-way shall incorporate wall plane articulation every fifty (50) linear feet through one or more combinations of the following techniques:
 - i. *Horizontal and vertical recesses and offsets.*
 - ii. *Breaks (reveals, recesses) in the surface of the wall itself.*
 - iii. *Placement of window and door openings.*
 - iv. *Placement of features such as awnings, canopies, overhangs, and arcades.*
 - v. *A change in building material.*
 - vi. *Another architectural feature approved at the discretion of the Planning and Development Director.*

6. Transparency³⁹

- a. A minimum of fifty (50) percent of any ground-floor wall that faces a public right-of-way shall contain transparent display windows and/or doors, with the lower edge of the window sills no higher than thirty (30) inches above the finished floor.
- b. A minimum of thirty (30) percent of each higher floor that faces a public right-of-way shall contain transparent windows and/or doors.

Figure 10-2-15: Downtown Overlay District - Transparency



7. Outdoor Space⁴⁰

- a. Outdoor seating areas located in the public right-of-way shall require a Revocable Permit.
- b. Outdoor seating and dining areas, fountains, plazas, courtyards, and other amenities are encouraged in the DO district.
- c. Outdoor dining areas are permitted to be placed on the public sidewalk, provided they are situated immediately adjacent to a ground floor use with which it is associated, and the area meets the following standards:
 - i. *The limits of an outdoor dining area shall not exceed the width of the storefront with which it is associated.*

- ii. A minimum of five (5) feet of unobstructed sidewalk space for pedestrians shall always be maintained along the public sidewalk.*
- iii. Fences or other perimeter enclosures with a height between three (3) and four (4) feet must be at least fifty (50) percent open to maintain visibility. No fences or other perimeter enclosures shall exceed four (4) feet in height.*
- iv. Seating areas should not interfere with ingress or egress of surrounding establishments.*
- v. The outdoor dining area use operator shall always maintain the outdoor dining area in a clean and safe condition.*

10-2-B-d-ii Business Improvement District (BID) Overlay

The purpose of the Business Improvement District (BID) Overlay is to administer the Business Improvement District (BID), adopted in 02.24.2009 per Ordinance 2009-1, 2-24-2009.

10-2-B-d-ii-A District Specific Standards

1. The business improvement district hereafter referred to as BID, that was created by Ordinance 2009-1 is extended until December 31, 2023. Prior to December 31, 2023, the City Council shall review the BID and determine if it shall remain in existence until December 31, 2028 and it will expire automatically on that date unless affirmatively extended by a majority vote of the City Council.
2. The BID shall be administered by a nine (9) person management committee appointed by the City Council from nominees submitted by the owners of businesses and the owners of real property located within the district. Two (2) representatives from the City appointed by the Mayor with the approval of the Council shall serve as ex-officio, non-voting members. The voting members of the management committee shall be appointed for initial terms of three (3) years with five (5) of those members continuing to serve two (2) additional years. Thereafter, terms shall be for a period of four (4) years. A new member appointed to fill the vacancy of a member with an unexpired term will serve the remainder of the unexpired term. City members shall serve at the pleasure of the Mayor.
3. The BID area shall consist of the following boundaries being Historic Route 66 Avenue on the north, Hill Avenue on the south, the West Y on the west, and Cliff Street on the east. Incorporated herein as [Figure 10-2-16](#) is a map defining the exact boundaries of the BID overlay.

Figure 10-2-16: Business Improvement District Overlay Boundaries



Note: Larger maps are available in the Appendix.

4. Each tract of commercial property within the BID overlay shall be subject to annual property assessments in the amount of one (1) percent of the assessed value for said property under the 2006 real property tax assessment of said property as shown by the assessment done by the McKinley County assessor's office. Said assessments shall be mailed to each property owner within the BID overlay semiannually the last week of February and August with one-half (1/2) of the total annual assessment being due and payable to the City of Gallup on or before March 10 and September 10 of each year respectively. Should any property owner fail to remit the assessment when due, the unpaid amount shall constitute a lien on the subject property which may be foreclosed upon by the City as provided by state law for the collection of amounts owed to the City under the state municipal code. The office of the City Clerk shall prepare and mail the BID assessments. The office of the City Clerk shall collect all payments received for BID assessments from the subject property owners and remit said funds to the City finance department for use in funding specific

projects recommended by the BID management committee in accordance with this section.

5. The aforementioned assessment shall remain at the initial rate through the first two (2) years. The assessment rate shall be re-determined biennially thereafter by the City Council on or before January 1 of each subsequent two (2) year period.
6. The City of Gallup shall match the money raised by the BID overlay assessments on a dollar for dollar match semiannually as actual assessment payments are received. The City shall segregate the BID overlay assessment payments and its matching funds in a separate account to be used solely for BID purposes. The City shall not charge against its matching funds more than ten (10) percent of its annual match as in-kind services for administering the BID funds and providing other support for the BID project.
7. The assessments for the BID shall not be made on real property within the designated BID area which is owned by any governmental entity, is residential property, or is owned by any nonprofit corporation.
8. The management committee of the BID shall submit to the City Council within one hundred twenty (120) days of the adoption hereof a plan for BID operation which shall include a list of proposed improvements to be made by the BID project, the estimated amount of benefit that each tract of commercial property within the BID shall have conferred upon it by the BID project, a legal description of each property to be assessed within the BID overlay along with the physical address of each property and the mailing address of the property owner as shown on the records of the McKinley County assessor's office, the amount of the initial assessment on each subject property within the BID overlay, and the designation of a nonprofit corporation such as Gallup BID, Inc., or another analogous corporate entity to receive BID funding to implement BID projects.
9. The management committee shall be responsible for the operation of the BID, it shall prepare and file with the City Council for approval by the City Council an annual budget and progress report, it shall recommend any changes in the annual assessment for consideration by the City Council, it shall file an annual report with the City Council showing a complete financial statement setting forth the BID's assets, liabilities, income,

operating expenses, and detailing the benefits conferred by the BID projects to the property and business owners located within the BID overlay.

10. The assessments made on commercial property within the BID overlay may be passed on by the subject property owners to their individual commercial tenants in an amount not to exceed seventy-five (75) percent of the total annual fee. If a subject property owner elects to pass on said portion of the BID annual assessment fee he shall notify in writing the City Clerk on or before February 20 of each year that the tenant shall be paying a portion of fee and the City Clerk shall send duplicate assessments to both the designated tenant and owner. Should the tenant fail to remit the assessment fee in a timely manner, the City Clerk shall notify the subject property owner in writing of said failure to remit and the subject property owner shall remit the full amount of the assessment fee to the City Clerk within thirty (30) days of the mailing of the notice or the subject property shall have a lien placed upon it for collection.
11. It is the intention of the City to adopt by reference and incorporate into this section all the definitions of terms set forth in Section 3-63-3 New Mexico Statutes Annotated, 1978 compilation (as revised).
12. It is the intention of the City to allow the broadest discretion in the BID management committee to accomplish its goals, limited only by the express terms of the Business Improvement District Act, Section 3-63-1 et seq., New Mexico Statutes Annotated, 1978 compilation (as revised), as that state statute now exists or may be revised, and upon the further limitation that no BID project or program may duplicate services, projects, or programs of the City.
13. In addition to those powers conferred upon the BID by this section, the BID is authorized to apply for and receive monetary grants from any source to supplement its funds generated by property assessments and City matching funds. Further, the BID is authorized pursuant to Section 3-63-12 New Mexico Statutes Annotated, 1978 compilation (as revised), to issue revenue bonds from time to time in its discretion to finance the undertaking of any improvements within the BID overlay, including, but not limited to, the issuance of bonds to pay the costs of installation, acquisition, construction or reconstruction of any public facility within the BID overlay. The City shall have the power to issue refunding bonds for the payment or retirement of

bonds previously issued by it pursuant to the BID act. These bonds shall be made payable as to both principal and interest solely from the income, proceeds, revenues, and funds of the City derived from or held in connection with its undertakings and carrying out of authorized improvements within the BID overlay or for activities under the BID Act. Payment of these bonds, both as to principal and interest, may be secured by pledge of any loan, grant or contribution from the federal government or other source in aid of any improvements within the BID overlay and by a mortgage or pledge of any of the real property acquired within the BID overlay or otherwise pursuant to the authority granted by the BID Act. Bonds issued under this section shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction and shall not be subject to the provisions of any other law or charter relating to the authorization, issuance or sale of bonds. Bonds issued under the provisions of the BID Act are declared to be issued for an essential public and governmental purpose and the bonds and interest and income from them shall be exempted from all taxes. Bonds issued under this provision shall be authorized by a separate ordinance of the City Council for BID projects specifically authorized and approved by the City Council. Bonds issued hereunder may be issued in one or more series and shall bear a date or dates, be payable on demand or mature at a time or times, bear interest at a rate or rates not exceeding the legally authorized rate, be in a denomination or denominations, be in the form provided by the supplemental public securities act as to registration, have rank or priority, be executed in a manner, be payable in a medium of payment at a place or places, be subject to the terms of redemption, with or without premium, be secured in a manner and have the other characteristics as may be provided by the resolution or trust indenture or mortgage issued pursuant thereto. The bonds or any portion of the bonds may be sold at not less than par at public sales held after notice published prior to the sale in a newspaper having a general circulation in operation and in any other medium of publication as the City Council may determine. The bonds may be exchanged for other bonds based on par. The bonds may be sold to the federal government or to the state at private sale at not less than par, and, in the event less than all of the authorized principal amount of the bonds is sold to the federal government or to the state, the balance may be sold at private sale at not less than par at an interest cost to the City of not to

exceed the interest cost to the City of the portion of the bonds sold to the federal government. In the case of any public officials of the City whose signatures appear on any bonds or coupons issued under the BID act shall cease to be public officials before the delivery of the bonds, the signatures shall, nevertheless, be valid and sufficient for all purposes, the same as if the officials had remained in office until delivery. Any bonds issued pursuant to the BID act shall be fully negotiable. In any suit, action or proceeding involving the validity or enforceability of any bond issued under the BID act or the security therefor, any bond reciting in substance that it has been issued by the City in connection with authorized improvements within the BID overlay shall be conclusively deemed to have been issued for that purpose, and the project shall be conclusively deemed to have been planned, located and carried out in accordance with the BID act.

14. Commercial property owners adjacent to the BID overlay boundaries shall be allowed to be included in BID projects as a "friend of the BID" if they submit a written request to the BID management committee and pay the full amount of property assessment required of property owners within the BID overlay boundaries. Any property owner who becomes a "friend of the BID" must remain subject to the BID property assessment for a minimum of five (5) years. All provisions of this section which apply to BID overlay property owners shall be binding on a "friend of the BID".

10-2-B-d-iii Character Protection Overlay (CPO)

The purpose of the Character Protection Overlay (CPO) district is to preserve areas with distinctive characteristics worthy of conservation but not Historic. The CPO designation recognizes the historical development practices of single-family development in the older portions of the City, where relaxed setback and area standards are necessary to lessen the degree of nonconformance and to allow continuation of historical development patterns.

10-2-B-d-iii-A Applicability

1. CPO standards apply to all properties within CPO areas, as mapped by the City of Gallup in Figure 10-2-17: Character Protection Overlay Boundaries.

10-2-B-d-iii-B District Specific Standards

1. Lot Area

- a. No minimum lot area requirements exist provided all other CPO standards are met.

2. Lot Width

- a. The minimum lot width requirement shall be the smaller of:
 - i. *The average width of the four closest lots on either side of the project site fronting on the same block face, or*
 - ii. *The average of the widths for all other lots fronting on the same block face.*

Figure 10-2-17: Character Protection Overlay Boundaries



LEGEND

- Character Protection Overlay Area
- Gallup City Limits
- Roads
- Parcels

Note: Larger maps are available in the Appendix.

Figure 10-2-18: CPO Lot Width



Maximum lot width based on either the average width of 4 closest or all other lots fronting the same block, whichever is smaller

3. Setbacks

- a. The front setback for construction of new structures shall be within the range of the front setbacks of the block face in which the project site is located. This range of setbacks is determined based on the closest four (4) lots surrounding the project site. Setbacks of structures shall be within the range of the existing setbacks, no closer than the narrowest setback and no further than the deepest setback.

Figure 10-2-19: Minimum Setbacks



4. Building Design for Residential Infill

- a. Residential infill development shall conform to the maximum extent possible with existing residential development in the neighborhood. Such conformance shall include, but not be limited to:
 - i. Building height and scale, roof pitch, and dwelling size,
 - ii. Building orientation and location of entrance consistent with the neighboring buildings.
 - iii. Design of the buildings reflect architectural styles compatible with the dominant styles of the neighborhood.

5. Commercial Areas

- a. The use regulations as provided in Table 10-3-1: Use Table, shall apply with the following limitations:

- i. There is no limitation of the number of principal buildings occupying a specific lot or project site; provided that the dimensional requirements of the underlying district are met for each principal building as if it were situated on an individual lot.
 - ii. Accessory structures are permitted provided they meet the standards for accessory structures in Section 10-3-C.
 - iii. All commercial loading and unloading activities shall be conducted at the rear or side of a building.
 - iv. All garbage collectors or dumpsters shall be located to the rear of a building and may be located within the required rear setback area, provided they are not less than five (5) feet from the lot line.⁴¹
- b. Any single or unified grouping of trade establishments containing thirty thousand (30,000) square feet or more of gross leasable floor area, with the exception of office and residential uses, shall comply with Section 10-3-C-j-iv, Use-Specific standards for planned shopping centers.⁴²

10-2-B-d-iv Airport Protection Overlay (APO)

The inclusion of airport zoning language in a local zoning code is important because knowledge of federal regulations (i.e. 49 CFR Part 77) is generally limited. Developers typically benefit when they know how to comply with federal regulations if it is discussed and clarified in the local code. Defining the locations and spatial boundaries protected by federal regulations increases the ease with which airport protections can be referenced by developers and implemented by the City. The City of Gallup has the most current knowledge of the airport environment, making it more efficient for the City to administer the Airport Protection Overlay (APO). It is also important to note that if the Federal Aviation Administration (FAA) retroactively finds that a building height poses a hazard, the FAA can force a building height to be reduced. The conditions found in the APO section of the Land Development Standards do not go beyond federal requirements.

While the inclusion of the APO section ensures adequate protections for the Gallup Municipal Airport, the APO is also critical for funding purposes. In practice, each time the City of Gallup accepts a grant from the FAA, the City must certify to the FAA that it has land use regulations in place to protect the airport. Federal funds and grants for items such as runway improvements would not be available without the protections provided by the APO section in the Land Development Standards.

10-2-B-d-iv-A *Scope, Authority, Title*

1. The APO is applicable to the area surrounding the Gallup Municipal Airport, the central location of which is located at longitude 108° 47' 21.5" N, latitude 35° 30' 39.8" W. These regulations divide the airport area into sub-zones, specify the land uses permitted, regulate and restrict the height of structures and trees and impose other restrictions and requirements necessary for the safety of airport operations.
2. The APO constitutes an overlay district. The requirements of the underlying zoning still apply.
3. The airport approach plan has been formulated and adopted by the City of Gallup City Council.
4. The authority for the APO district is New Mexico Statutes Annotated 1978 sections 3-39-16 to 3-39-26 Municipal Airport Zoning Law.

5. Conflicts: Where a conflict exists between any of the regulations and limitations prescribed herein and any other regulations applicable to the same area, the more stringent limitation or requirement shall govern and prevail.

10-2-B-d-iv-B *Airport Zone and Subareas*

The Gallup Municipal Airport APO establishes six areas and subzones subject to land use restrictions and additional regulations. These areas include:

1. Airport Zone
2. Primary Surface Area
3. Approach Surface Area
4. Horizontal Surface Area
5. Conical Surface Area
6. Transitional Surface Area

These areas are shown on the Gallup Municipal Airport APO zoning map. The various zones are hereby established and defined as follows:

1. **Airport Zone** refers to the entire property that constitutes the Gallup Municipal Airport. All development or structures in the APO must be submitted to the FAA for review and approval in accordance with 14 Code of Federal Regulations Part 139 "Safe, Efficient Use, and Preservation of the Navigable Airspace." The development cannot proceed until the FAA has issued a favorable determination.
 - a. Areas outside of the APO, but within the identified surface areas may be developed but are subject to the regulations and restrictions contained in the Gallup Municipal Airport APO.
2. **Primary Surface Area** is centered on each runway, is one thousand (1,000) feet in width and extends the length of the runway plus two hundred (200) feet past the physical end of each runway. The elevation of the Primary Surface Area is the ground elevation within the Primary Surface Area or the elevation of the closest point of the runway, whichever is lower. The Primary Surface Area is entirely contained on the airport property in the APO.
3. **Approach Surface Areas** are established for each runway end and are based on the type of approach for that runway end. Four (4) types of approaches

exist to the Gallup Municipal Airport: one (1) visual, two (2) non-precision, and one (1) precision. The dimensions and elevation of the four (4) types of Approach Surface Areas are described below:

- a. A Visual Approach Surface Area does not have a FAA Instrument Approach Procedure established for that runway end. The Visual Approach Surface Area is trapezoidal in shape and begins at the end of the Primary Surface Area at the Primary Surface Area width. The Visual Approach Surface Area is five thousand (5,000) feet in length and has a final width of one thousand five hundred (1,500) feet. The initial Visual Approach Surface Area elevation is that of the Primary Surface Area, then rises at twenty (20) feet horizontally for every one (1) foot vertically the entire length.
- b. A Non-Precision Approach Surface Area has a FAA Non-Precision Instrument Approach Procedure established for that runway end. Non-precision Approach Surface Area is further divided into the following:
 - i. Instrument Approach Procedures greater than three-quarter (3/4) mile. This Non-Precision Approach Surface Area is trapezoidal in shape and begins at the end of the Primary Surface Area at the Primary Surface Area width. This Non-Precision Approach Surface Area is ten thousand (10,000) feet in length and has a final width of three thousand five hundred (3,500) feet. The initial Non-Precision Approach Surface Area elevation is that of the Primary Surface Area, then rises thirty-four (34) feet horizontally for every one (1) foot vertically the entire length.
 - ii. *Instrument Approach Procedures as low as three-quarter (3/4) mile.* This Non-Precision Approach Surface Area is trapezoidal in shape and begins at the end of the Primary Surface Area at the Primary Surface Area width. This Non-Precision Approach Surface Area is ten thousand (10,000) feet in length and has a final width of four thousand (4,000) feet. The initial Non-Precision Approach Surface Area elevation is that of the Primary Surface Area, then rises thirty-four (34) feet horizontally for every one (1) foot vertically the entire length.
- c. A Precision Approach Surface Area has a FAA Precision Instrument Approach Procedure established for that runway end. The Precision

Approach Surface Area is trapezoidal in shape and begins at the end of the Primary Surface Area at the Primary Surface Area width. The Precision Approach Surface Area is fifty thousand (50,000) feet in length and has a final width of sixteen thousand (16,000) feet. The initial Precision Approach Surface Area elevation is that of the Primary Surface Area, then rises fifty (50) feet horizontally for every one (1) foot vertically for ten thousand (10,000) feet, then rises forty (40) feet horizontally for every one (1) foot vertically for the remaining forty thousand (40,000) feet.

4. **Horizontal Surface Area** is established as one hundred fifty (150) feet above the airport elevation as shown on the most FAA Approved Airport Layout Plan. The Horizontal Surface Area is established by connecting arcs of ten thousand (10,000) feet for Non-Precision and Precision runways and five thousand (5,000) feet for Visual runways measured from the extended runway centerline intersection with the Primary Surface Area. The Horizontal Surface Area excludes the Primary Surface, Transitional Surface, and the Approach Surface Areas.
5. **Conical Surface Area** begins at the outer edge of the Horizontal Surface Area, at the Horizontal Surface Area elevation, and extends four thousand (4,000) feet horizontally. The Conical Surface Area rises twenty (20) feet horizontally for every one (1) foot vertically slope until an elevation of three hundred fifty (350) feet above the airport elevation is reached. The Conical Surface Area excludes the Approach Surface Areas.
6. **Transitional Surface Area** begins at the long edges of the Primary Surface Area, at the Primary Surface Area elevation, extends along the Approach Surface Area at the Approach Surface Area elevation, and rises seven (7) feet horizontally for every one (1) foot vertically slope until the Horizontal Surface Area elevation is reached, a nominal horizontal distance of one thousand fifty (1,050) feet. The Transitional Surface Area also extends along the sides of the Approach Surface Area to the point where they intersect the Horizontal Surface Area or Conical Surface Area.

10-2-B-d-iv-C Height Limitations

1. Except as otherwise provided in the APO section, no structure, object, or tree shall be erected, altered, allowed to grow or shall be maintained in any

area created by the APO to a height more than the height limits for each area.

2. For determining the height limits in all areas set forth in the APO district and shown on the zoning map, the datum shall be mean sea level unless otherwise specified.
3. Where an area is covered by more than one (1) designation, the more restrictive limitations shall prevail.
4. Height restrictions are as follows:
 - a. The height of roads shall be the ground elevation plus seventeen (17) feet for an Interstate Highway, fifteen (15) feet for any other public roadway, ten (10) feet or the height of the highest mobile object that would normally traverse the road, whichever is greater, for a private road.
 - b. The height of railroads will be the ground elevation plus twenty-three (23) feet.
 - c. The height of a linear object (e.g. power lines, fences, traverse way, etc.) will be the height of the supports or highest point between supports of the linear object.
 - d. The height of structures is the height of the highest part of the structure, including antennas, chimneys, etc.

10-2-B-d-iv-D Use Restrictions

1. No use or activity may be made of land within any area established by the APO district that causes the following:
 - a. Electrical interference with radio communication between the airport and aircraft.
 - b. Makes it difficult for flyers to distinguish between airport lights and others.
 - c. Results in glare in the eyes of flyers using the airport.
 - d. Impairs visibility near the airport or otherwise endangers the landing, taking off or maneuvering of aircraft.
2. Other restricted uses and activities include:

- a. No construction or establishment of a new municipal solid waste landfill is allowed within six statute miles (31,680 feet) of the airport.
 - b. No composting operations within one thousand two hundred (1,200) feet of any runway.
 - c. No construction and demolition (CandD) debris facilities within five statute miles (26,500 feet) of any runway.
 - d. No new wastewater treatment facilities or sludge drying within five statute miles (26,500 feet) of any runway.
 - e. No agricultural activities within one thousand (1,000) feet of any runway.
3. The Surface Areas may be penetrated, and an otherwise restricted use may be allowed if the FAA decides that no hazard is posed by the use.

10-2-B-d-iv-E Federal Requirements

1. 14 Code of Federal Regulations Part 77 “Safe, Efficient Use, and Preservation of the Navigable Airspace” requires the proponent of any development listed below to submit notice of the proposed development to the FAA for review:
 - a. Any construction or alteration exceeding two hundred (200) feet above ground level.
 - b. Any construction or alteration within twenty thousand (20,000) feet of a runway which exceeds a (100) foot horizontal to one (1) foot vertical surface.
 - c. When requested by the FAA.

10-2-B-d-iv-F Nonconforming Uses

1. **Definition:** A nonconforming use is any structure, tree, or land use which is lawfully in existence at the time this APO district becomes effective and which does not now meet the requirements of said regulations.
2. **Nonconforming Uses:** The provisions of these Land Development Standards shall not apply to any nonconforming use existing on the effective date of the regulations; providing, that when the nonconforming use is discontinued for a period of six (6) months or the nonconforming structure is destroyed or damaged to the extent of over fifty (50) percent of the

assessed valuation of the nonconforming structure, any reuse, reconstruction or replacement shall be deemed a new use and shall be subject to the applicable provisions of these Land Development Standards.

3. **Regulations Not Retroactive:** This APO shall not be construed to require the removal, lowering or other changes or alteration of any structure or tree not conforming to these Land Development Standards as of the effective date thereof, or otherwise interfere with the continuance of any nonconforming use. No change in the construction, alteration, or intended use of any structure is required if the nonconforming activity has remained in regular use (i.e. no discontinued use of greater than six (6) months).
4. **Marking and Lighting:** The owner of any nonconforming structure or tree is hereby required to permit the installation, operation and maintenance thereon of such markers and lights as shall be deemed necessary by the FAA and/or governing body to indicate to the operators of aircraft near the airport, the presence of such airport hazards. Such markers and lights shall be installed, operated and maintained at the expense of the City.
5. The City may, at the City's expense, remove, relocate, or lower any non-conforming use that penetrates any of the areas described.

10-2-B-d-iv-G Permits Required, Exceptions

1. **Future Uses:** No material change shall be made in the use of the land and no structure or tree shall be erected, altered, planted, allowed to grow to penetrate the surface areas established in the APO unless a permit has been applied for and granted. Each application for a permit shall indicate the purpose for which the permit is desired, with sufficient particularity to permit it to be determined whether the resulting use, structure or tree would conform to the regulation herein prescribed. If determination is in the affirmative, the permit shall be granted.
2. Permits shall not be granted for any construction, alteration, or growth of any structure or tree in excess of any of the height limits as set forth in Section 10-2-B-d-iv-C Height Limitations.
3. **Existing Uses:** No permit shall be granted that would allow the establishment or creation of an airport hazard, permit a nonconforming use, or allow an existing structure or tree to violate height restrictions or become a greater hazard to air navigation than it was on the effective date

of these Land Development Standards or any amendment thereto or than it is when the application for a permit is made. Except as indicated, all applications for such a permit shall be granted.

4. **Nonconforming Uses Abandoned or Destroyed:** Whenever the governing body determines a nonconforming structure or tree has been abandoned or more than eighty (80) percent torn down, physically deteriorated, or decayed, no permit shall be granted that would allow such structure or tree to exceed the applicable height limit or otherwise deviate from this APO.
5. **Variations:** Any person desiring to erect or increase the height of any structure, permit the growth of any tree, or use their property not in accordance with the Land Development Standards within City limits, may apply to the City of Gallup Planning and Zoning Commission for variance from such regulations. Such variances may be allowed when found a literal application or enforcement of the regulations would result in practical difficulty or unnecessary hardship, and the relief granted would not be contrary to the public interest but would do substantial justice and be in accordance with the spirit of these regulations.
6. Proponents of variance requests shall comply with notification to the FAA in accordance with 14 Code of Federal Regulations Part 139 "Safe, Efficient Use, and Preservation of the Navigable Airspace." A variance shall not be granted if the FAA determines the proposed action is a hazard to navigation or will result in a restriction that will negatively impact the airport.
7. **Hazard Marking and Lighting:** Any permit or variance granted may, if such action is deemed advisable to effectuate the purposes of these regulations and be reasonable in the circumstances, be so conditioned as to require the owner of the structure or trees in question to permit the City, at its own expense, to install, operate and maintain such markers and lights as may be necessary to indicate to flyers the presence of an airport hazard.

10-2-B-d-iv-H Administration

It shall be the duty of the City Manager or their designee to administer and enforce the regulations prescribed herein.

10-2-B-d-iv-I Violations

Each violation of the APO district or of any regulation, order or ruling promulgated or made pursuant to the APO or New Mexico Statutes Annotated,

1978 complication, section 3-39-24 shall be deemed guilty of a misdemeanor; each day of violation constitutes a separate offense.

10-2-B-d-iv-J Conflicting Regulations

Where a conflict exists between any of the regulations prescribed herein and any other regulations applicable within the same area, whether the conflict be with respect to the height of structures or trees, the use of land, or any other matter, the more stringent limitation or requirement shall govern and prevail.

10-2-B-d-v Floodplain Protection Overlay (FPO)

The purpose of the Floodplain Protection Overlay (FPO) is to identify locations inside or outside of Federal Emergency Management Agency (FEMA) designated floodplains and to help that developers are informed when FEMA floodplain requirements and considerations are applicable to a parcel or project site. Inclusion of a FPO in a municipal zoning code is considered a best practice and reference to current FEMA maps is provided for the benefit of non-drainage specialists.

10-2-B-d-v-A *Statutory Authorization*

The legislature of the state of New Mexico has in New Mexico Statutes Annotated subsection 14-20-3(2), 1953, delegated the responsibility of local governmental units to adopt regulations designed to minimize flood losses. Therefore, the City Council of the City of Gallup does ordain as follows:

1. **Findings of Fact**

- a. The flood hazard areas, of the City of Gallup, are subject to periodic inundation, which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief. All of those adversely affect the health, safety and, general welfare of the public.
- b. These flood losses are created by the cumulative effect of obstructions in floodplains which can cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, floodproofed or otherwise protected from flood damage.

2. **Statement of Purpose:** It is the purpose of the FPO to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- a. Protect human life and health.
- b. Minimize expenditure of public money for costly flood control projects.
- c. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the public.

- d. Minimize prolonged business interruptions.
 - e. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains.
 - f. Help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize future flood blight areas.
 - g. Ensure potential buyers are notified when property is in a flood area.
3. **Methods of Reducing Flood Losses:** To accomplish its purposes, the FPO uses the following methods:
- a. Restrict or prohibit uses that are dangerous to health, safety or property in times of flood, or cause excessive increases in flood heights or velocities.
 - b. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.
 - c. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of floodwaters.
 - d. Control filling, grading, dredging and other development which may increase flood damage.
 - e. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters, or which may increase flood hazards to other lands. (Ord. 2010-3, 3-23-2010)

10-2-B-d-v-B *General Provisions*

1. **Lands to Which FPO Applies:** The FPO shall apply to all areas of special flood hazard within the jurisdiction of the City of Gallup.
2. **Basis for Establishing the Areas of Special Flood Hazard:** The areas of special flood hazard identified by FEMA in a scientific and engineering report entitled "The Flood Insurance Study for McKinley County, New Mexico And Incorporated Areas" dated February 17, 2010, with accompanying flood insurance rate maps (FIRMs) and any revisions thereto

are hereby adapted by reference and declared to be a part of these Land Development Standards.

3. **Establishment of Development Permit:** A floodplain development permit shall be required to ensure conformance with the provisions of this FPO.
4. **Compliance:** No structure or land shall hereafter be located, altered, or have its use changed within the area of special flood hazard without full compliance with the terms of this FPO and other applicable regulations. Nothing herein shall prevent the Gallup City Council from taking such lawful action as is necessary to prevent or remedy any violation. These regulations meet the minimum requirements set forth by the Nation Flood Insurance Program.
5. **Abrogation and Greater Restrictions:** This FPO is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this FPO and another section, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
6. **Interpretation:** In the interpretation and application of this FPO, all provisions shall be:
 - a. Considered as minimum requirements.
 - b. Liberally construed in favor of the governing body.
 - c. Deemed neither to limit nor repeal any other powers granted under state statutes.
7. **Warning and Disclaimer of Liability:** The degree of flood protection required by this FPO is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions, greater floods can and will occur and flood heights may be increased by manmade or natural causes. This FPO does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. The FPO shall not create liability on the part of the community or any official or employee thereof for any flood damages that result from reliance on this FPO or any administrative decision lawfully made hereunder. (Ord. 2010-3, 3-23-2010)

8. **Severability:** The FPO and the various parts thereof are hereby declared to be severable. Should any section of the Land Development Standards be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Land Development Standards as a whole, or any portion thereof, other than the section so declared to be unconstitutional or invalid.

10-2-B-d-v-C Administration

1. **Designation of the Floodplain Administrator:** The City Manager or their designee is hereby appointed as floodplain administrator to administer, implement and enforce the provisions of this FPO and other appropriate sections of 44 CFR (Emergency Management and Assistance - National Flood Insurance Program Regulations) pertaining to floodplain management.
2. **Duties and Responsibilities of the Floodplain Administrator:** Duties and responsibilities of the floodplain administrator shall include, but not be limited to, the following:
 - a. Maintain and hold open for public inspection all records pertaining to the provisions of this FPO, including the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures and any floodproofing certification required by Section 10-2-B-d-v-C.
 - b. Review floodplain development permit applications to determine whether the proposed building site project, including the placement of manufactured homes, will be reasonably safe from flooding. These areas of special flood hazard identified by the Flood Insurance Study (FIS) and attendant mapping are the minimum area of applicability of this FPO and may be supplemented by studies designated and approved by the Gallup City Council. The floodplain administrator shall keep a copy of the FIS, Digital Flood Insurance Rate Map (DFIRM), Flood Insurance Rate Map (FIRM) and/or Flood Hazard Boundary Map (FBFM) on file and available for public inspection.
 - c. Review, approve or deny all applications for development permits required by adoption of this FPO.

- d. Review permits for proposed development to ensure that all necessary permits have been obtained from those federal, state or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 USC 1334) from which prior approval is required.
- e. Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the floodplain administrator shall make the necessary interpretation.
- f. Notify, in riverine situations, adjacent communities and the state coordinating agency (New Mexico Department of Homeland Security and Emergency Management) prior to any alteration or relocation of a watercourse and submit evidence of such notification to FEMA.
- g. Ensure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.
- h. When base flood elevation data has not been provided in accordance with Section 10-2-B-d-v-B, the floodplain administrator shall obtain, review and reasonably utilize any base flood elevation data and floodway data available from a federal, state or other source, in order to administer the provisions of Section 10-2-B-d-v-D.
- i. When a regulatory floodway has not been designated, the floodplain administrator must require that no new construction, substantial improvements, or other development (including fill) shall be permitted within zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the community.
- j. Under the provisions of 44 CFR chapter 1, section 65.12 of the National Flood Insurance Program (NFIP) regulations, a community may approve certain development in zones A1-30, AE, AH, on the community's FIRM which increases the water surface elevation of the base flood by more

than one (1) foot, provided that the community first completes all of the provisions required by section 65.12 of the NFIP regulations.

- k. Inspect all development at appropriate times during the period of construction to ensure compliance with all provisions of the FPO, including proper elevation of the structure.

3. Permit Procedures

- a. Application for a floodplain development permit shall be presented to the floodplain administrator and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions, and elevation of proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes, and the location of the foregoing in relation to areas of special flood hazard. Additionally, the following information is required:
 - i. *Elevation (in relation to mean sea level), of the lowest floor (including basement) of all new and substantially improved structures.*
 - ii. *Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed.*
 - iii. *A certificate from a registered New Mexico professional engineer or architect indicating the nonresidential floodproofed structure shall meet the floodproofing criteria of Section 10-2-B-d-v-D.*
 - iv. *Description of the extent to which any watercourse or natural drainage will be altered or relocated because of proposed development.*
 - v. *Maintain a record of all such information in accordance with this section.*
- b. Approval or denial of a floodplain development permit by the floodplain administrator shall be based on all the provisions of this FPO and the following relevant factors:
 - i. *The danger to life and property due to flooding or erosion damage.*
 - ii. *The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.*

- iii. *The danger that materials may be swept onto other lands to the injury of others.*
- iv. *The compatibility of the proposed use with existing and anticipated development.*
- v. *The safety of access to the property in times of flood for ordinary and emergency vehicles.*
- vi. *The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems.*
- vii. *The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.*
- viii. *The necessity to the facility of a waterfront location, where applicable.*
- ix. *The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use.*
- x. *The relationship of the proposed use to the comprehensive plan for that area.*

4. Variance Procedures

- a. The appeal body, as established by the community, shall hear and render judgment on requests for variances from the requirements of this FPO.
- b. The appeal body shall hear and render judgment on an appeal only when it is alleged an error in any requirement, decision, or determination is made by the floodplain administrator in the enforcement or administration of this FPO.
- c. Any person or persons aggrieved by the decision of the appeal body may appeal such decision in the courts of competent jurisdiction.
- d. The floodplain administrator shall maintain a record of all actions involving an appeal and shall report variances to FEMA upon request.

- e. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the state inventory of historic places, without regard to the procedures set forth in the remainder of this FPO.
- f. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half (1/2) acre or less contiguous to and surrounded by lots with existing structures constructed below the base flood level, provided the relevant factors of this section have been fully considered. As the lot size increases beyond the one-half (1/2) acre, the technical justification required for issuing the variance increases.
- g. Upon consideration of the factors noted and the intent of this FPO, the appeal body may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of Section 10-2-B-d-v-A.
- h. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- i. Variances may be issued for the repair or rehabilitation of historic structures upon a determination the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
- j. Prerequisites for granting variances:
 - i. *Variances shall only be issued upon a determination the variance is the minimum necessary, considering the flood hazard, to afford relief.*
 - ii. *Variances shall only be issued upon:*
 - 1) *A good and sufficient cause;*
 - 2) *A determination that failure to grant the variance would result in exceptional hardship to the applicant; and*
 - 3) *A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety,*

extraordinary public expense, nuisances, fraud on or victimization of the public, or conflict with existing local laws or overlays.

iii. *Any application to which a variance is granted shall be given written notice the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.*

k. Variances may be issued to a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that: a) the criteria outlined in this section are met, and b) the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety. (Ord. 2010-3, 3-23-2010)

5. Penalties for Noncompliance

a. No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this FPO and other applicable regulations. Violation of the provisions of this FPO by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Any person who violates this FPO or fails to comply with any of its requirements shall upon conviction thereof be fined not more than five hundred (500) dollars or imprisoned for not more than ninety (90) days or both, for each violation. In addition, the person shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent the City of Gallup, from taking such other lawful action as is necessary to prevent or remedy any violation. (Ord. 2010-3, 3-23-2010)

10-2-B-d-v-D Provisions for Flood Hazard Reduction

1. **General Standards:** In all areas of special flood hazards the following provisions are required for all new construction and substantial improvements:

- a. All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
- b. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.
- c. All new construction or substantial improvements shall be constructed with materials resistant to flood damage.
- d. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and with other service facilities designed and/or located to prevent water from entering or accumulating within the components during conditions of flooding.
- e. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.
- f. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the system and discharge from the systems into floodwaters.
- g. On-Site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

2. **Specific Standards:** In all areas of special flood hazards where base flood elevation data has been provided as set forth in this section, the following provisions are required:

- a. **Residential Construction:** New construction and substantial improvement of any residential structure shall have the lowest floor (including basement), elevated to or above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the floodplain administrator that the standard of this section, as proposed in Section 10-4-H-c is satisfied.
- b. **Nonresidential Construction:** New construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to or above the base flood level or together with attendant

utility and sanitary facilities, be designed so that the structure below the base flood level is watertight with walls substantially impermeable to the passage of water and with structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify the design and methods of construction are in accordance with accepted standards of practice as outlined in this section. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the floodplain administrator.

- c. Enclosures: New construction and substantial improvements, with fully enclosed areas below the lowest floor which are used solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

- i. A minimum of two (2) openings on separate walls having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided.
- ii. The bottom of all openings shall be no higher than one (1) foot above grade.
- iii. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they permit the automatic entry and exit of floodwaters.

- d. Manufactured Homes

- i. All manufactured homes to be placed within zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over the top

or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

- ii. *Manufactured homes to be placed or substantially improved within zones A1-30, AH, and AE on the community's FIRM on sites: 1) outside of a manufactured home park or subdivision, 2) in a new manufactured home park or subdivision, 3) in an expansion to an existing manufactured home park or subdivision, or 4) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.*

- iii. *Manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of this section shall be elevated so that either:*

- 1) *The lowest floor of the manufactured home is at or above the base flood elevation, or*
- 2) *The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength no less than thirty-six (36) inches in height above grade and is securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.*

- e. Recreational Vehicles: Recreational vehicles to be placed on sites within zones A1-30, AH, and AE on the community's FIRM either: be on the site for fewer than one hundred eighty (180) consecutive days, be fully licensed and ready for highway use, or meet the permit requirements of Section 10-4-H-c, and the elevation and anchoring requirements for manufactured homes in this section. A recreational vehicle is ready for highway use if it is on its wheels or jack system, is

attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

3. Standards for Subdivision Proposals

- a. All subdivision proposals including the placement of manufactured home parks and subdivisions shall be consistent with Section 10-2-B-d-v-A.
- b. All proposals for the development of subdivisions including the placement of manufactured home parks and subdivisions shall meet floodplain development permit requirements of Section 10-2-B-d-v-C and the provisions of this section.
- c. Base flood elevation data shall be generated for subdivision proposals and other proposed development including the placement of manufactured home parks and subdivisions which are greater than fifty (50) lots or five (5) acres, whichever is lesser, if not otherwise provided pursuant to Section 10-2-B-d-v-B or 10-2-B-d-v-C.
- d. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.
- e. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

4. **Standards for Areas of Shallow Flooding (AO/AH Zones):** Located within the areas of special flood hazard established in Section 10-2-B-d-v-B are areas designated as shallow flooding. These areas have special flood hazards associated with flood depths of one to three (3) feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

- a. All new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated to or above the base flood elevation or the highest adjacent grade at least as

high as the depth number specified in feet on the community's FIRM (at least two (2) feet if no depth number is specified).

- b. Together with attendant utility and sanitary facilities be designed so that below the base specified flood depth in an AO zone, or below the base flood elevation in an AH zone, the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
 - c. A professional engineer or architect registered with the state of New Mexico shall submit a certification to the floodplain administrator satisfying the standards of this section, as proposed in Section 10-2-B-d-v-C.
 - d. Require within zones AH or AO adequate drainage paths around structures on slopes, to guide floodwaters around and away from proposed structures.
5. **Floodways:** Floodways located within areas of special flood hazard established in Section 10-2-B-d-v-B, are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, and potential projectiles and have substantial erosion potential, the following provisions shall apply:
- a. Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
 - b. All new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this section.
 - c. Under the provisions of 44 CFR Chapter 1, Section 65.12 of the NFIP regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided the community first completes all the provisions required by section 65.12.

6. **Severability:** If any section, clause, sentence, or phrase of these Land Development Standards is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of these Land Development Standards.

10-3 USE REGULATIONS

10-3-A GENERAL PROVISIONS

1. Principal Uses identify uses allowed as the primary use in each district. Some principal uses have use specific standards that further define how uses can be conducted. If use specific standards are in place, they are indicated in the ‘supplemental use standards’ column.
2. Accessory Uses identify uses commonly allowed as secondary to principal use, some of which have applicable use specific standards.
3. Temporary Uses identify uses allowed on a temporary basis. Use specific standards apply to some of the Temporary Uses, which are identified in the ‘supplemental use standards’ column.
4. If a particular use or structure is not specifically listed in the Table 10-3-1, the Planning and Development Department has the authority to interpret the intent of the Zoning Ordinance and to treat the unlisted use or structure in the same manner as a similar use or structure listed in Table 10-3-1. If no similar use or structure is listed for a district, the presumption shall be that the unlisted use or structure is prohibited. The Planning and Development Department is also authorized to make interpretations of other provisions of the Zoning Ordinance which may need greater clarity for application to cases. Any person aggrieved by an interpretation made by the Planning and Development Department may appeal to the Board of Adjustment for a review of the interpretation. Details regarding the appeal process are contained in Section 10-5, Procedures and Permitting.
5. If any part, section, subsection, sentence, phrase, clause, term, or word in this Zoning Ordinance is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of the code.

10-3-A-a Purpose

1. The purpose of this section is to authorize the establishment and continuation of land uses allowed as the principal uses, accessory and/or temporary uses of a lot.

2. Table 10-3-1: Use Table lists the uses allowed within all base districts.

10-3-A-b Explanation of Table Abbreviations

1. Table 10-3-1: Use Table includes the following abbreviations to designate whether and how a principal use is allowed within a zone:

P	A “P” (Permissive) indicates the use is permitted by right within the respective district. Permitted uses are subject to all other applicable regulations of this Ordinance, including the supplemental use standards in this section and the requirements of <u>Section 10-4, Development Standards</u> .
C	A “C” (Conditional) indicates the land use is allowed within that district upon approval of a Conditional Use Permit by the Planning and Zoning Board as described in <u>Section 10-5, Procedures and Permitting</u> and upon compliance with any Use-specific standards referenced in the right-hand column of the table and with all other applicable requirements of this Ordinance.
A	An “A” (Accessory) indicates the use is Accessory (i.e. allowed as an accessory use compatible with a Permissive or Conditional use on the lot) and is subject to any Use-specific Standards referenced in the right-hand column of that line of the table.
AC	An “AC” (Accessory Conditional) in a cell indicates an accessory conditional use allowed only after the applicant obtains a Conditional Use Permit pursuant to <u>Section 10-5-B-d-iii, Conditional Uses</u> and is subject to any Use-specific Standards referenced in the right-hand column of that line of the table.
	A blank cell indicates the use is prohibited within the respective district.

10-3-B USE TABLE

Table 10-3-1: Use Table														
P = Permissive; C = Conditional; A = Accessory; AC = Accessory Conditional (requires permit)														
	Districts >	RR	SFR	MFRL	MFRM	MFRH	MHP	MXN	MXC	GC	HC			
Use Categories v	Use Types v												Supplemental Use Standards v	
Household Living	Dwelling, Single-Family, Detached	P	P	P				P					10-3-C-a-i	
	Dwelling, Two-Family, Attached (duplex) ⁴³			P	P	P		P					10-3-C-a-iv ⁴⁴	
	Dwelling, Cluster Development ⁴⁵	P	P	P	P			P ⁴⁶					10-3-C-a-ii	
	Dwelling, Co-housing Development ⁴⁷	P	P	P	P			P ⁴⁸					10-3-C-a-iii	
	Dwelling, Townhouse ⁴⁹			P	P	P		P ⁵⁰					10-3-C-a-v	
	Dwelling, Live-Work ⁵¹							P	P				10-3-C-a-vi	
	Dwelling, Multi-family				P	P		P ⁵²	P					
	Dwelling, Mobile Home Park						P							
Group Living	Elderly Housing, Assisted Living Facility ⁵³			C	P	P		P	P	P	P			
	Convent or Monastery ⁵⁴	P				P		P	P					
	Fraternity or Sorority ⁵⁵				P	P		P	P					
	Community Residential Facility ^{56 57}	P	P	P	P	P		P	P	P	P		10-3-C-a-vii	
	Emergency and Protective Shelter ⁵⁸			C	C	C		P	P	P	P		10-3-C-a-viii	
	Group Residential Facility ^{59 60}				C	C ⁶¹		C	P	P	P		10-3-C-a-ix ⁶²	
	Halfway House or Recovery Home				C	C		C	P	P	P		10-3-C-a-ix	
Civic and Institutional Uses	Cemetery	C								C ⁶³	C			
	Community//Recreation Center ⁶⁴	P	C	P ⁶⁵	P	P		P	P					
	Correctional Facility ⁶⁶									C	C			
	Daycare, Center ⁶⁷ . (≥7 Children)				C	C	C	C	P	P	P		10-3-C-b-i	
	Educational Facility, Training Center ⁶⁸							C	P	P	P	P		
	Educational Facility, Post-Secondary ⁶⁹							C	P	P	P	P		
	Educational Facility, Primary/Secondary ⁷⁰		C	C	C	C		C	P	P	P		10-3-C-b-iii	
	Public Safety Facilities, Substation ⁷¹	P	P	P	P	P	P	P	P	P	P	P ⁷²		
	Public Safety Facilities, Major (Headquarter) ⁷³									P	P	P		
	Hospitals and Major Medical Clinics ⁷⁴		C					C	P	P	P		10-3-C-b-ii	
	Library or Museum ⁷⁵							P ⁷⁶	P	P	P			
	Parks and Open Space ⁷⁷	P	P	P ⁷⁸	P	P	P	P	P	P	P	P		
	Religious Institution ⁷⁹	P	C	P	P	P	P	P	P	P	P	P ⁸⁰	10-3-C-b-iv	
Agriculture Uses	Agriculture, General ⁸¹	P											10-3-C-c-i	
	Agriculture, Livestock ⁸²	AC												
	Community Garden ⁸³	P	C ⁸⁴	P	P	P	C	P	P	C	C	C		
Animal Care Uses	Equestrian Facilities ⁸⁵	P											10-3-C-d-i	
	Kennel	C								P	P		10-3-C-d-ii	
	Veterinary Hospital or Clinic ⁸⁶								P	P	P		10-3-C-d-iii	
	Other Pet Services ⁸⁷	C						C ⁸⁸	P	P	P	C		

Table 10-3-1: Use Table													
P = Permissive; C = Conditional; A = Accessory; AC = Accessory Conditional (requires permit)													
	Districts >	RR	SFR	MFRL	MFRM	MFRH	MHP	MXN	MXC	GC	HC		
Use Categories v	Use Types v											Supplemental Use Standards v	
Food and Beverage	Restaurant, Small (≤3K)							P ⁸⁹	P	P	P	10-3-C-e-ii	
	Restaurant, Large (>3K)								P	P	P	10-3-C-e-ii	
	Liquor Sales, off premise ⁹⁰									P	P	10-3-C-e-i ⁹¹	
	Tap Room/Tasting Room ⁹²							C	P	P	P		
Recreation and Entertainment	Adult Entertainment										C	10-3-C-f-i	
	Auditorium or Theater							C ⁹³	P	P	P	10-3-C-f-ii	
	Golf Course	C ⁹⁴	C	C	C	C						10-3-C-f-iv	
	Health Club or Gym ⁹⁵							C ⁹⁶	P	P	P		
	Indoor Entertainment Venue ⁹⁷								P ⁹⁸	P	P	10-3-C-f-v ⁹⁹	
	Recreation Facility, indoor ¹⁰⁰								P	P	P	10-3-C-f-iii	
	Recreation Facility, outdoor ¹⁰¹	C							C	P	P	10-3-C-f-iii	
	Shooting Range ¹⁰²	C ¹⁰³										C	10-3-C-i-iii
Zoological Park										C	C		
Lodging	Bed and Breakfast	AC ₁₀₄		AC	AC	AC		C	C ¹⁰⁵			10-3-C-g-i	
	Boarding House				C	C		C	C	C	C		
	Campground or Recreational Vehicle Park									C	C	10-3-C-g-ii	
	Hotel or Motel								P	P	P		
	Short-Term Rental ¹⁰⁶	AC	AC	AC	AC	AC	AC	AC	AC			10-3-C-g-iii ¹⁰⁷	
Motor Vehicle - Related	Car wash ¹⁰⁸ , Small (≤4 ¹⁰⁹ bays)							C	P	P	P		
	Car wash, Large (≥5 bays)									P	P		
	Light Vehicle and Equipment Sales, Rental, and Repair/Service ¹¹⁰								C	P	P	P	
	Heavy Vehicle and Equipment Sales, Rental, and Repair/Service ¹¹¹									P	P	P	10-3-C-h-i
	Parking Lot, Commercial			A	A	A			A	P	P		10-3-C-h-ii
	Parking Structure, Commercial			A	A	A			P	P	P		10-3-C-h-ii
	Construction Contractor Facility and Yard ¹¹²									C ¹¹³	P	P	10-3-C-i-i
Offices and Services	Business Incubator							C	P	P	P		
	Club or Event Facility ¹¹⁴								P	P	P		
	Medical or Dental Clinic ¹¹⁵							P	P	P	P	10-3-C-i-ii	
	Design, Creative and High Technology ¹¹⁶								P	P	P		
	Financial Institutions								P	P	P		
	Funeral Home or Mortuary							C	C	P	P		
	Office, Business or Professional							C	P	P	P		
	Personal Services ¹¹⁷							P	P	P	P		
	Self-Storage ¹¹⁸								C	P	P ¹¹⁹	P ¹²⁰	10-3-C-i-iv

Table 10-3-1: Use Table													
P = Permissive; C = Conditional; A = Accessory; AC = Accessory Conditional (requires permit)													
	Districts >	RR	SFR	MFRL	MFRM	MFRH	MHP	MXN	MXC	GC	HC		
Use Categories v	Use Types v												Supplemental Use Standards v
Retail Sales	Adult Retail ¹²¹								P	P	P		10-3-C-j-i
	Greenhouse or Plant Nursery ¹²²	P								P ¹²³	P	P	
	Retail Kiosk ¹²⁴								C	P	P		10-3-C-j-ii ¹²⁵
	Retail Sales ¹²⁶ , Convenience (<8K)							P	P	P	P ¹²⁷	P ¹²⁸	10-3-C-j-iii ¹²⁹
	Retail Sales ¹³⁰ , General (8-50K)								P	P	P ¹³¹		10-3-C-j-iv
	Retail Sales, Heavy ¹³² (>50K)										P	C	10-3-C-j-v
	Planned Shopping Center ¹³³										P	P	10-3-C-j-vi
Manufacturing, Production and Extraction	Manufacturing, Artisan ¹³⁴							C	C	P	P	P	10-3-C-k-i
	Manufacturing, Light ¹³⁵										C	P	10-3-C-k-ii
	Manufacturing, Heavy ¹³⁶										C		10-3-C-k-iii
	Manufacturing, Special											C	10-3-C-k-iv
Waste and Salvage	Natural Resource Extraction ¹³⁷	C										C	10-3-C-k-v
	Recycling Facility									C	C	P	
	Solid Waste Facility ¹³⁸											C	
Wholesaling and Storage	Salvage, demolition and junkyards											C	10-3-C-k-vi
	Warehouse, Wholesale and Distribution										P	P	
Transportation	Airport ¹³⁹	C									C ¹⁴⁰	C	
	Freight Transfer Terminals										C	P	
	Rail Yard										C ¹⁴¹	P	
	Train Station										C	P ¹⁴²	
	Transit Stations								C	C	P	P ¹⁴³	
	Truck Stop ¹⁴⁴										C	P	
Telecommunications and Utilities Uses	Utilities, minor ¹⁴⁵	P	P	P	P	P	P	P	P	P	P	P	
	Utilities, major ¹⁴⁶	P	C	C	C	C	C	C	C	C	P	P	
	Wireless Communications Facility	C						C	C	C	C	C	10-3-C-l-i
Accessory Uses	Antenna, non-commercial ¹⁴⁷	P	P	P	P	P	C	C	C	P	P		10-3-C-m
	Automobile Fuel Pumps ¹⁴⁸	C	C	C	C	C		C	C	C	P	P	10-3-C-n
	Bars or Nightclubs accessory only to Hotel or Motel, and Restaurant uses								P	P	P		
	Community Facility Amenity ¹⁴⁹				P	P	P	P	P	P	P		10-3-C-o
	Daycare, Home (<7 children) ¹⁵⁰	AC	AC	AC	AC	AC	AC	AC					10-3-C-p
	Daycare, Center (≥7 children) ¹⁵¹		C						C	P	P	P	10-3-C-q
	Dwelling Structure/Unit ¹⁵²	P	P	P	P	P		P	P	P	P	P	10-3-C-f-iii 10-3-C-f-iv 10-3-C-s
	Dwelling, Dorms ¹⁵³		P	P	P	P			P	P	P	P	
	Accessory Structures ¹⁵⁴	P	P	P	P	P	P	P	P	P	P	P	
	Greenhouse, non-commercial	P	P	P	P	P	P	P	P	P	P		
	Home Occupation ¹⁵⁵	P	P	P	P	P	P	P	P	P	P		10-3-C-u
	Large Animal Raising	P											10-3-C-w

Table 10-3-1: Use Table												
P = Permissive; C = Conditional; A = Accessory; AC = Accessory Conditional (requires permit)												
	Districts >	RR	SFR	MFRL	MFRM	MFRH	MHP	MXN	MXC	GC	HC	
Use Categories v	Use Types v											Supplemental Use Standards v
	Office/Sales Area ¹⁵⁶						P	P	P	P	P	
	Outdoor Recreational Vehicle or Shelter and/or Utility Trailers Storage	P	P	P	P			P				10-3-C-z
	Outdoor Vehicle Storage									P	P	P
	Outdoor Sales Display Areas ¹⁵⁷								P	P	P	10-3-C-x
	Outdoor Storage	P	P	P	P	P	P				P	10-3-C-y
	Recycling Depository or Collection Containers				P	P	P	P	P	P		10-3-C-aa
	Wireless Communications Facilities								P	P	P	10-3-C-bb
Temporary Uses	Temporary Dwelling	P	P	P	P	P	P	P				10-3-C-ee
	Temporary Garage or Yard Sale	P	P	P	P	P	P	P	P	P		10-3-C-gg
	Temporary Mobile Vendor Unit							P	P	P	P	10-3-C-ff
	Temporary Open-Air Market								P	C	C	
	Temporary Storage Yard	P	P	P	P	P	P	P	P	P	P	10-3-C-cc
	Temporary Structure	P	P	P	P	P	P	P	P	P	P	10-3-C-dd
	Temporary/Seasonal sales or event	C						AC	C	C	AC	10-3-C-hh

10-3-C USE-SPECIFIC STANDARDS

1. The regulations and specifications in this section apply in addition to the provisions for a specific district and general use provisions of Section 10-2 Zone District of these Land Development Standards.
2. Where the use-specific provisions differ from sections outlined above in Section 10-3-B, the provisions of this section shall prevail.

10-3-C-a Residential: Household Living

10-3-C-a-i Dwelling, Single-Family, Detached

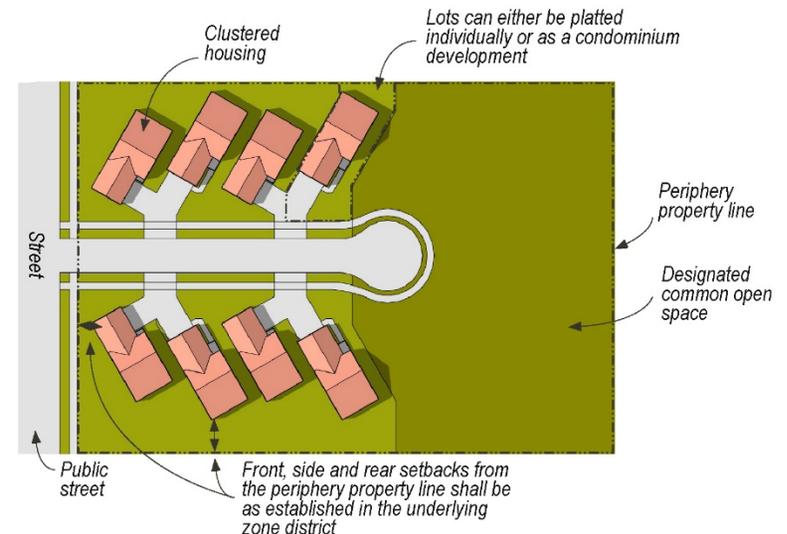
1. Single-family detached dwellings shall have a separate entrance facing a street frontage.
2. If the single-family dwelling meets the definition of a manufactured home and the dwelling is not located in the MHP district, the manufactured home shall meet the following standards:
 - a. Each manufactured home shall comply with the federal Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC. Sec. 5401).
 - b. Only one (1) manufactured home may be located on a residential lot.
 - c. Each manufactured home shall be installed on a permanent foundation meeting the standards of the International Building Code or the Manufactured Home Installation Code.
 - d. All development standards applicable to other detached single-family dwellings in the district where the manufactured home is located shall apply to this use.

10-3-C-a-ii Dwelling, Cluster Development¹⁵⁸

1. This use shall have a minimum lot size of five (5)¹⁵⁹ acres.
2. All principal and accessory uses permitted in the applicable zone district shall also be allowed in the cluster development.
3. No minimum width or depth of a lot shall apply.
4. Setbacks from the periphery property line shall be as established in the underlying zone district.

5. A minimum separation of ten (10') feet shall be provided between all principal buildings and structures.
6. This use shall include open space set aside for common use by the residents and/or public.
7. The common open space shall comply with the following provisions:
 - a. The common open space area shall be thirty (30) percent of the gross area of the project site or one hundred (100) percent of the area gained through lot size reductions' whichever is greater.
 - i. The common open space shall be permanently maintained and protected as:
 - 1) Common open space with deed restrictions;
 - 2) Land dedication to the City; or
 - 3) Protected through a conservation easement.
 - ii. No structure is allowed in the common open space except if necessary, for its operation and maintenance.

Figure 10-3-C-a-ii: Cluster Development



- iii. Maintenance for common open space areas shall be the responsibility of the property owner.
- 8. The number of permitted units shall be as established by the underlying residential zone district. The Planning and Development Director may approve an increase of up to twenty-five (25%) percent of the maximum number of dwelling units (density bonus) permitted, if:
 - a. the increase of units through the density bonus are affordable units and/or;
 - b. the common open space is set aside as and conveyed as common open space and accessible to the public.

10-3-C-a-iii Dwelling, Co-Housing Development¹⁶⁰

1. This use shall have a minimum lot size of one (1) acre.
2. All principal and accessory uses permitted in the applicable zone district shall also be allowed in the cluster development.
3. Each co-housing unit shall have a maximum size of one thousand (1,000) square feet of gross floor area.
4. Co-housing development projects must be organized as condominium developments and meet all requirements of the New Mexico State Condominium Act. Individual lots or portions of the project may not be subdivided for sale.
5. A minimum separation of ten (10') feet shall be provided between all principal buildings and structures.
6. A shared open space containing a minimum of 10 percent of the project area shall be provided.
7. The development shall contain shared indoor community space for all residents to use for activities, cooking, and/or dining.
8. Each project site shall maintain a landscape buffer meeting the requirements of Section 10-4-C Landscaping and Screening along each side and rear lot line. No portion of any primary or accessory structure may be located within that buffer area.

9. District lot requirements and setback requirements shall apply to the project site but shall not apply to individual co-housing dwelling sites.
10. In the SFR district, the principle buildings shall appear outwardly to be compatible with other dwellings in the neighborhood.

Figure 10-3-C-a-iii: Co-Housing Development



10-3-C-a-iv Dwelling, Two-Family, Attached (Duplex)¹⁶¹

1. The main entrance of each primary structure must face the street.
2. On corner lots, the main entrance may face either the street or be oriented to the corner of the lot.
3. Buildings with more than one (1) main entrance, may have only one (1) entrance meet this requirement.

If an existing single-family dwelling in the SFR district is converted into a two-family dwelling (duplex), the duplex shall appear outwardly to be a single-family dwelling and shall be compatible with other dwellings in the neighborhood.

10-3-C-a-v Dwelling, Townhouse¹⁶²

1. In the SFR district, Townhouses shall meet the following standards to complement the neighborhood's established character and to respond architecturally to the overall neighborhood context:
 - a. To adapt the existing character of the neighborhood into the architecture and siting, buildings on the same block face shall be analyzed.
 - b. The facade articulation shall reflect the character of nearby residential areas with porches, projecting eaves and overhangs, and other traditional architectural elements to provide residential scale and help break up building mass.
 - c. Where the townhouse dwelling abuts a lot that is occupied by a single-family detached dwelling unit, the setbacks shall follow the setbacks established in the underlying district.
 - d. Front yard setbacks shall follow standards established in the underlying district.
 - e. If feasible, garages shall be accessed from an alley. If there is no alley access, the following standards shall be observed:
 - i. *The maximum allowable driveway width facing the street is twelve (12) feet per dwelling unit. The maximum combined garage width per unit is fifty (50) percent of the total building width.*
 - f. The number of consecutively attached townhomes (i.e., with attached walls at property line) shall not exceed eight (8) units.
 - g. Each attached dwelling shall be located on a separate legal lot, or if located on a common lot, shall be situated so a lot conforming to the requirements of the district could be created for each individual townhouse in the future.

- h. The required side yard setbacks established by Section 10-4 shall apply to the end units of each residential building containing townhouses and shall not apply to interior side lot lines where townhouses share a common interior wall.¹⁶³
- i. In all residential districts, townhouses abutting single-family detached dwellings shall be set back ten (10) feet from the lot line.

10-3-C-a-vi Dwelling, Live-Work¹⁶⁴

1. Dwelling units used by the occupant for both residential and business uses that does not qualify as a home occupation, provided the 'work' component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses as allowed in the underlying base district shall be as indicated in Table 10-3-1: Use Table.
2. Live-work dwelling units shall contain distinct areas for working and living.
3. The nonresidential work area shall not occupy more than fifty (50) percent of the total area of each live-work unit.¹⁶⁵
4. This use shall not include the following activities: motor vehicle-related use; agricultural livestock or animal-related use; food and beverage or indoor entertainment; adult retail; off-premise liquor sales; funeral home or mortuary; outdoor storage as a primary use; or any industrial use except artisan manufacturing.

10-3-C-a-vii Community Residential Facility

1. This use shall comply with applicable local, state, and federal regulations.¹⁶⁶
2. This use shall comply with applicable Environmental Performance Standards as established in Section 10-4-G.
3. In all residential districts, Community Residential Facilities shall appear outwardly to be compatible with other dwellings in the neighborhood.¹⁶⁷

10-3-C-a-viii Emergency and Protective Shelter

1. This use shall comply with applicable local, state, and federal regulations.
2. This use shall comply with applicable Environmental Performance Standards as established in Section 10-4-G.

10-3-C-a-ix Group Residential Facility and Halfway House or Recovery Home

1. This use shall comply with applicable local, state, and federal regulations.¹⁶⁸
2. This use shall have a minimum separation of one thousand five hundred (1,500) feet from any other group home.¹⁶⁹
3. This use shall comply with applicable Environmental Performance Standards as established in Section 10-4-G.
4. In all residential districts, Group Residential Facilities shall appear outwardly to be compatible with other dwellings in the neighborhood.¹⁷⁰

10-3-C-b Civic and Institutional Uses**10-3-C-b-i Daycare, Center (≥7 children)**¹⁷¹

1. This use must comply with all applicable local, state, and federal regulations.
2. The operator of the Daycare Center shall obtain a City business license and a current state license and shall comply with all state licensing requirements.
3. Any outdoor play area(s) shall be enclosed with a wall or fence of at least four (4) feet and shall provide at least one (1) latched gate as an emergency exit.¹⁷² See Section 10-4-D-e, Fence and Wall Standards for additional wall and fence requirements.

10-3-C-b-ii Hospitals and Major Medical Clinics¹⁷³

1. In certain residential districts, hospitals and major medical clinics shall be permitted if a Conditional Use Permit is obtained pursuant to Section 10-5-B-d-iii, Conditional Uses, provided they comply with the following provisions:
 - a. The minimum lot size shall be one (1) acre. The lot size requirement shall take precedence over the lot size requirements for that respective district.
 - b. No principal or accessory structure shall be located within fifteen (15) feet of any lot line.¹⁷⁴

- c. Each project site shall be screened from existing or new residential development by Type A opaque screen, meeting the requirements of Section 10-4-C, Landscaping and Screening.¹⁷⁵
- d. Heliports shall be permitted as an incidental use for Hospital and Major Medical Clinic uses.

10-3-C-b-iii Educational Facility, Primary/Secondary

1. In the RR, SFR, and MFRL districts, this use shall not exceed a total of twenty thousand (20,000) square feet of gross floor area or less.

10-3-C-b-iv Religious Institution

1. In all residential districts, religious institutions shall comply with the following provisions:
 - a. No principal or accessory structure shall be located within fifteen (15) feet of any lot line.¹⁷⁶
 - b. Daycare centers are allowed as an accessory use on the premises of a religious institution.¹⁷⁷
2. In the RR, SFR, and MFRL districts, this use shall not exceed a total of twenty thousand (20,000) square feet of gross floor area or less.

10-3-C-c Commercial: Agriculture Related**10-3-C-c-i Agriculture, General**

1. Livestock¹⁷⁸ is allowed, provided the lot has a minimum size of one (1) acre and the following regulations are met:
 - a. The keeping and maintenance of livestock shall comply with all regulations and provisions of the health and sanitation laws of the environment department and the Gallup/McKinley County animal control ordinance.
 - i. *All premises and facilities upon which the keeping of animals is permitted shall always be maintained in a clean, orderly, and sanitary condition.*
 - ii. *All manure shall be removed or spread at least once a week to not constitute a nuisance. All premises and facilities shall be treated*

weekly with biologically, ecologically, and environmentally approved pesticides for the control of odors, insects, and rodents, which in any way can be considered a clear and present nuisance or detriment to the health, safety, comfort, welfare, peace, and/or tranquility of the public.

iii. There shall be at least ten thousand (10,000) separate square feet of pervious surface area shall be provided for each cow, horse, or similar animal, at least four thousand (4,000) separate square feet of pervious surface area shall be provided for each sheep, goat, pig, or similar animal, and at least six hundred (600) separate square feet of pervious surface area in an enclosed structure shall be provided for poultry, rabbits, or similar animals. Animals less than six (6) months old are exempt from these requirements.¹⁷⁹

2. Livestock stables, pens, or corrals are allowed, provided they comply with the following standards:

- a. Any stable, pen, or corral shall be located at least one hundred (100) feet away from any private water well or two hundred (200) feet from any public water well.
 - i. Any Livestock stables, pens, or corrals shall be located at least thirty-five (35) feet away from any existing dwelling unit.*
 - ii. Box stalls shall be a minimum of twelve (12) feet in both length and width.*
 - iii. Corrals shall be a minimum of two hundred forty (240) square feet of area.*
 - iv. Corrals measuring less than four hundred fifty (450) square feet shall have at least fifty-four (54) square feet of shade, provided by either roof, trees, or other means.*
 - v. Enclosure fencing may be constructed of wood, chain-link, masonry, metal, and other materials with the structural strength sufficient to contain animals.*
 - vi. Enclosure fences shall be at least four and a half (4 ½) feet in height. For use in conjunction with stud stalls, fencing shall be at least six (6) feet in height.*

vii. Running water facilities shall be provided within fifty (50) feet of each stall and/or corral, and each animal shall have access to fresh water.

viii. All areas used for exercising, training, or exhibition of animals shall maintain dust abated by dampening or other acceptable means to prevent detrimental and nuisance effects of dust emission on surrounding properties.

3. In the RR district, general agriculture shall comply with the following provisions:

- a. Feedlots for livestock shall be a minimum of five (5) acres in size.¹⁸⁰
- b. Hog farms shall be a minimum of five (5) acres in size.¹⁸¹

10-3-C-d Commercial: Animal Care Related

10-3-C-d-i Equestrian Facilities

1. Equestrian facilities are permitted as allowed in Table 10-3-1: Use Table provided they comply with the standards in Section 10-3-C-c, Commercial: Agriculture Related.

10-3-C-d-ii Kennel

- 1. Grooming services for boarded animals may be permitted as an incidental use, provided the grooming services are conducted indoors and the grooming area is limited to five hundred (500) square feet.
- 2. Any open pens, runs, cages, or kennels shall be located at least one hundred (100) feet from any side or rear lot lines, and enclosures shall be screened by a nontransparent fence of a minimum of six (6) feet in height.

10-3-C-d-iii Veterinary Hospital or Clinic

1. In the GC and HC districts, outdoor animal pens are permitted as an accessory use to veterinary hospitals,¹⁸² provided they are enclosed with a wall or fence of at least six (6) feet in height.¹⁸³

10-3-C-e Commercial: Food and Beverage

10-3-C-e-i Liquor Sales, Off Premise¹⁸⁴

1. Alcohol sales for off-premise consumption are permitted, provided the establishment complies with all New Mexico state law requirements, including, but not limited to, any required spacing from other uses or facilities.
2. Alcohol sales for off-premise consumption shall not be located within three hundred (300) feet of an active religious institution, educational facility, or military installation.¹⁸⁵
 - a. To determine the permitted location of a licensed premises in relation to a religious institution, educational facility, or military installation, the shortest direct line between the actual limits of the restricting properties and the licensed premises where alcoholic beverages are sold shall be measured.

10-3-C-e-ii Restaurant¹⁸⁶

1. In the MXN district,¹⁸⁷ this use is limited to establishments of three thousand (3,000) square feet of gross floor area or less, provided they comply with the following regulations:
 - a. Restaurant uses shall be separated by a minimum of one thousand (1,000) feet from any other restaurant use.
 - b. This use must provide a Type A opaque screen pursuant¹⁸⁸ to Section 10-4-C, Landscaping and Screening when adjacent to a residential use.
 - c. Outdoor seating shall be limited to a maximum of one hundred (100) square feet and shall maintain the same setback requirements as the principal structure. The use of outdoor seating areas shall not extend past nine o'clock (9:00) P.M.
 - d. All outdoor lighting shall comply with the following requirements:
 - i. *Lights must be effectively shielded to prevent the light from being directed at adjacent residential areas.*
 - ii. *Prevent intensity of brilliance to not cause glare or to impair the vision of vehicular or pedestrian traffic.*

- iii. *Have opaque backgrounds to reduce glare, where backlighting is provided.*
 - e. Outdoor music and noise must be maintained at a level that will not become a nuisance or have a significant adverse effect on the character and value of adjacent properties or the surrounding neighborhood.
 - f. Any additions or alterations to existing restaurant uses requires a Conditional Use Approval, pursuant to Section 10-5-B-d-iii, Conditional Uses.

10-3-C-f Commercial: Recreation and Entertainment

10-3-C-f-i Adult Entertainment or Retail

1. These uses are prohibited in the following locations:
 - a. Within one thousand five hundred (1,500) feet of any residential district, religious institution, educational facility, childcare center and/or other youth facilities, public park (not including trails), licensed massage parlor (as defined by this code), or correctional facility.
 - b. Within one thousand five hundred (1,500) feet of another adult entertainment, adult retail establishment, or massage parlor.
 - c. The distance between any such businesses shall be measured in a straight line, without regard to intervening structures or objects, from the closest property line in which the adult business is located.
2. If any residential use, religious institution, educational facility, childcare center, licensed massage parlor, or correctional facility locates within one thousand five hundred (1,500) feet of an existing adult entertainment or adult retail use that was originally in compliance, the adult entertainment or adult retail use shall still be considered a conforming use. The adult use will be rendered nonconforming if it ceases to operate for a period of one hundred eighty (180) days or more and may not recommence operation in its location.
3. Only one (1) adult entertainment and/ or adult retail establishment shall be permitted to operate in the same structure or portion thereof.
4. If an existing adult entertainment or adult retail use was originally in compliance, the adult entertainment or adult retail use shall still be

considered a conforming use. The adult use will be rendered nonconforming if it ceases to operate for a period of one hundred eighty (180) days or more and may not recommence operation in the structure.

10-3-C-f-ii Auditoriums and Theaters

1. In the MXN zone, this use shall not exceed three thousand (3,000) square feet.

10-3-C-f-iii Recreational Facilities, Indoor and Outdoor

1. In all residential districts, indoor and outdoor recreational facilities shall comply with the regulations specified below:
 - a. Principal and accessory structures shall not cover more than fifteen (15) percent of the total lot area.
 - b. Accessory dwelling units for a resident manager, watchman or caretaker may be provided on the premises only if the dwelling unit is constructed as part of the principal building, provided the accessory dwelling complies with the provisions of Section 10-3-C-s, Accessory Uses: Dwelling Structure.
 - c. Any principal, accessory structure, or recreation facility such as a swimming pool, tennis court, basketball court, handball court, volleyball court or similar court or spectator grandstand must be set back a minimum of fifty (50) feet from perimeter lot lines.
 - d. Outdoor loudspeakers or call systems shall not be audible on adjacent properties.
 - e. All artificial lights shall be directed away from adjacent properties.

10-3-C-f-iv Golf Course

1. In all residential base districts, golf courses and driving ranges shall comply with the following requirements:
 - a. This use shall have a minimum lot size of thirty-five (35) acres for a par 3-9-hole course, a minimum of eighty (80) acres for a nine (9) hole golf course, and a minimum of one hundred and sixty (160) acres for an eighteen (18) hole golf course.¹⁸⁹

- b. Principal and accessory structures shall not cover more than fifteen (15) percent of the total lot area.
- c. Accessory Dwelling units for living quarters for a resident manager, watchman or caretakers are permitted, provided those living quarters are constructed as part of the principal building and comply with the Section 10-3-C-s, Accessory Uses: Dwelling Structure.
- d. Outdoor loudspeaker or call system shall not be audible on adjacent properties.
- e. All artificial lights shall be directed away from adjacent properties.

10-3-C-f-v Indoor Entertainment Venue^{190, 191}

1. Indoor Entertainment Venue shall not be permitted within three hundred (300) feet of:
 - a. Churches;
 - b. Schools;
 - c. Dwelling units or residential districts;
 - d. Other licensed Indoor Entertainment Venue and/or accessory nightclub and bar.
2. All activities must be conducted within an enclosed building.
3. The serving use or presence of alcohol is prohibited.
4. Pyrotechnics, indoor and/or outdoor, are prohibited.
5. One (1) private security guard shall be provided for every fifty (50) persons.
6. Youths under sixteen (16) years of age shall not be permitted unless accompanied by a parent or legal guardian.
7. The owner and/or management of this use shall verify the age of all persons/customers.
8. Loitering shall not be permitted before, during or after any activities.
9. This use shall cease operation by eleven o'clock (11:00) P.M. daily.

10. This use shall comply with all applicable municipal codes, building codes, fire codes, electrical codes, plumbing codes, zoning codes and public nuisance regulations regulating assembly uses.
11. Failure to comply with specific use regulations governing Indoor Entertainment Venue shall result in termination of this use.

10-3-C-g Commercial: Lodging

10-3-C-g-i Bed and Breakfast¹⁹²

1. In multi-family districts, bed and breakfast establishments shall comply with the regulations specified below:
 - a. The use shall outwardly appear to be a residential dwelling which is compatible with other dwellings in the neighborhood, with no evidence of a business use other than allowed signs.
 - b. A maximum of two (2) establishments are permitted per City block.
 - c. Each establishment is limited to a maximum of eight (8) guestrooms.
 - d. Lodging accommodation for each guest is limited to a maximum of thirty (30) consecutive days.
 - e. Permanent residents shall be limited to one (1) family.
 - f. The use of motor home and/or camper trailer for guest lodging is not allowed.
 - g. Receptions or private parties held at bed and breakfast establishments for a fee shall not be allowed for persons other than registered guests.
 - h. This use is subject to the Gallup Lodger's Tax Ordinance.
 - i. All requests for a Conditional Use Permit shall be accompanied by a site plan indicating all proposed development and addressing the above listed requirements.
2. If located in a residential district, a non-illuminated sign up to eight (8) square feet in area is allowed. If located in Mixed-Use districts, a non-illuminated sign up to twelve (12) square feet in area is allowed.¹⁹³

10-3-C-g-ii Campground or Recreational Vehicle Park

1. The minimum lot size for this use shall be five (5) acres.
2. Campground or Recreational Vehicle Park(s) shall not exceed twelve (12) overnight campsites per gross developable acre.
3. The campground or recreational vehicle park shall be serviced by a private street system, which at minimum shall be constructed of compacted gravel. Private streets shall meet the following standards:
 - a. A minimum right-of-way of sixteen (16) feet is required for one-way streets without on-street parking.
 - b. A minimum right-of-way of twenty-four (24) feet is required for two-way streets without on-street parking.
 - c. Parallel on-street parking is permitted on all private streets, provided an additional eight (8) feet of right-of-way is provided for each lane of parking.
 - d. Direct entry onto individual campsites shall be provided only from a campground or park's private street system.
4. Accessory Community Facilities including but not limited to a management office, repair shop, storage shed, sanitary facilities, indoor and outdoor recreation facilities, and commercial convenience stores are allowed, provided such facilities provide adequate off-street parking spaces pursuant to Section 10-4-A-a, Off-Street Parking Requirements.
5. Campsites and/or structures are not permitted within twenty-five (25) feet of any lot line.
6. A six (6) foot solid wall or fence subject to the provisions of Section 10-4-D. A fence and a wall are required on any lot line that is adjacent to or across the street from a residential district. If residential development occurs after the establishment of this use, the campground or park shall be required to erect a wall on the lot line adjacent to the new residential development within one hundred twenty (120) days of the construction of the residential dwelling.¹⁹⁴

7. Each shelter that is to be used for overnight accommodation (i.e. recreational vehicles or tents) shall be located on an individually designated campsite which shall comply to the following standards:
 - a. Individual campsites must be clearly marked and numbered.
 - b. Campsites designated for recreational vehicles shall be sized to adequately accommodate the largest recreational vehicles allowed in the campground or park so that no portion of a recreational vehicle(s) extends beyond the campsite or onto a private street within the campground.
 - c. Recreational Vehicle campsites must provide one (1) additional parking space.
 - d. The minimum side by side space separation for recreational vehicle campsites shall be twenty-five (25) feet. The minimum end to end space separation shall be twenty (20) feet.
 - e. When recreational vehicle campsites are adjacent to campsites designated for tent shelters, the minimum space separation between campsites shall be twenty-five (25) feet.
 - f. Campsites and accessory community facilities shall be separated by at least thirty (30) feet.
8. All recreational vehicle parks and campgrounds shall be connected to public water and sewer systems.
9. Sanitary facilities are allowed, provided:
 - a. One (1) facility is provided for each twelve (12) campsites facilities.¹⁹⁵
 - b. Facilities are located within three hundred (300) feet to the campsites served.
 - c. Each facility contains a minimum of one (1) flush toilet, one (1) shower or bath and one (1) washbasin. Urinals may be substituted for no more than one-third (1/3) of the flush toilets required.
 - d. Separate facilities shall be provided for men and women.

10. The storage, collection and disposal of solid waste refuse shall not create health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.
11. If this use provides facilities for day users in addition to overnight campers, additional parking spaces and sanitary facilities adequate to meet service demand shall be required.

10-3-C-g-iii Short-term Rentals¹⁹⁶

1. The owner shall pay all applicable local, state, and federal taxes including sales and lodging taxes.
2. The owner is responsible for ensuring the accessory short-term rental meets all applicable local, state, and federal regulations.
3. Parties renting the designated bedroom or unit shall have access to a private or shared full bathroom.
4. Guest stays may only occur within the dwelling unit that the owner or resident manager occupies.
5. Occupancy of the accessory short-term rental shall not exceed the occupancy allowed for single-family use as defined in the Building Code.
6. In a multifamily dwelling under single ownership, no more than twenty-five (25) percent but at least one (1) unit may be permitted as an accessory short-term rental.
7. In Single-Family Residential Zone Districts, all vehicles associated with the accessory short-term rental use shall be parked in designated parking areas, such as driveways and garages, or on-street parking, where permitted. No parking shall occur on lawns or sidewalks.

10-3-C-h Commercial: Motor Vehicle Related

10-3-C-h-i Heavy Vehicle and Equipment Sales, Rental, and Repair/Service¹⁹⁷

1. The number of points of access for an automobile service station shall not exceed two (2) for each one hundred (100) feet of street frontage. One (1) additional point of access is permitted for each additional one hundred (100) feet of frontage.

2. Each point of access shall be a maximum of thirty (30) feet wide and be located no less than twenty-five (25) feet from the intersection of street rights of way. Point of access shall be set back as specified below:
 - a. Within a minimum fifteen (15) feet from any residential zoned lot.
 - b. Within a minimum five (5) feet from any property zoned nonresidential.
 - c. Within a minimum ten (10) feet from any other point of access.
3. Accessory structures shall not be located:
 - a. Within fifteen (15) feet of any property zoned residential.
 - b. Within ten (10) feet of a street.
4. If a nonconforming accessory structure(s) exists within a required setback area, it shall be removed before the property is converted to a use other than an automobile service station.
5. All materials, merchandise and equipment, other than motor vehicle fuels, shall be stored within the principal structure.
6. Adequate enclosed trash storage facilities shall be provided on the site.
7. Wreckers, service or customer vehicles, or vehicles offered for sale or rent may be parked on the premises, provided they don't create a traffic hazard or interfere with any vehicular maneuvering area necessary for fuel pump areas, service bays or with any required off-street parking spaces. No more than two (2) motor vehicles may be offered for sale on the premises at any one time unless otherwise authorized by the provisions of these Land Development Standards, and in conformity with all applicable state regulations.
8. In the GC district, the rebuilding or reconditioning of engines, vehicle body repair, painting, undercoating, automated car washes and other such activities whose external effects could adversely extend beyond the property line are prohibited.
9. In the HC and I districts, this use permits truck or trailer rental service as an accessory use to an automobile service station provided the following standards are met:
 - a. A minimum lot area of four hundred eighty (480) square feet shall be set aside for the parking of each rental truck, and one hundred (100) square feet for each rental trailer.
 - b. Vehicles offered for sale or rent shall not be parked within a required setback area or within the required twenty-five (25) foot clear sight distance at street corner intersections.
10. In the HC District, this use permits the use, rental, sales or servicing of heavy construction equipment for general earthwork, excavation and heavy construction including aboveground fuel storage tanks through a Conditional Use Approval, pursuant Section 10-5-B-d-iii, Conditional Uses, provided the use complies with the regulations specified below.
 - a. The lot size is a minimum of one (1) acre.
 - b. The above ground storage of fuel class 3-B combustible liquid with a flashpoint at two hundred (200) degrees Fahrenheit (diesel fuel) is permitted.
 - c. Storage tanks shall have a maximum individual capacity of twelve thousand (12,000) gallons and an aggregate capacity of forty thousand (40,000) gallons.
 - d. Storage tanks shall be located:
 - i. *Twenty-five (25) feet from any building.*
 - ii. *Twenty-five (25) feet from any fuel dispenser.*
 - iii. *Twenty-five (25) feet from any public way.*
 - iv. *Fifty (50) feet from any lot line.*
11. Control of spillage shall be provided by:
 - a. A Minimum impervious lining under two (2) feet of pea gravel or clean sand, or a six (6) inch minimum pad reinforced concrete rated at four thousand (4,000) psi; and
 - b. A minimum eight (8) inch width reinforced concrete dike wall rated at three thousand (3,000) psi.

12. Storage tanks shall be enclosed with a chain link fence with a minimum height of six (6) feet and located at least ten (10) feet away from any tank. Sites that are completely enclosed with a six (6) foot chain-link fence shall be exempt from this requirement.
13. Requests for a Conditional Use Permit shall be accompanied by a site plan indicating all proposed development and addressing the above listed requirements.

10-3-C-h-ii Parking Lot and Structure, Commercial¹⁹⁸

Parking lots that are a principal use shall comply with the Parking and Loading standards of Section 10-4-A-a, Off-Street Parking Requirements.

10-3-C-i Commercial: Offices and Services

10-3-C-i-i Construction Contractor Facility and Yard

1. This use may be conducted outside of an enclosed building.
2. All outdoor areas where construction equipment or goods or vehicles are parked or stored or work is conducted must comply with requirements in Section 10-4-C, Landscaping and Screening.

10-3-C-i-ii Medical or Dental Clinic

1. In the MXN zone, this use shall not exceed three thousand (3,000) square feet.

10-3-C-i-iii Shooting Range¹⁹⁹

1. The layout of all shooting ranges (i.e. handgun, rifle, shotgun, trap, and skeet) shall conform to National Rifle Association standards regarding layout and dimensions.
2. This use requires downrange safety area that conforms to National Rifle Association standards for shape and width, with lengths as follows:
 - a. Shotgun ranges where the shot size is limited to; 4 or smaller, shall provide a downrange safety length of one thousand five hundred (1,500) feet.
 - b. Ranges for handguns and rifles not more powerful than .22 long rifle shall provide a downrange safety length of seven thousand (7,000) feet.

- c. Ranges for rifles more powerful than .22 long rifle, shall provide a downrange safety length of thirteen thousand five hundred (13,500) feet.
 - d. The downrange safety area requirement for handgun and rifle ranges may be waived if the firing line is provided with overhead baffling meeting the standards of the National Rifle Association.
3. The range property and safety area shall be fenced off and shall have signs posted at one hundred (100) feet intervals warning potential intruders of the danger from stray bullets. If a street or road passes through the safety area, both right-of-way lines shall be posted.
 4. Ranges designed for the use of handguns and rifles shall construct berms at least twenty (20) feet high and six (6) feet thick at the top, made of soft earth or other materials which contain no large rocks and are unlikely to cause ricochets. Berms shall be located as follows:
 - a. Ranges for handguns and rifles not more powerful than .22 shall provide a backstop of at least one hundred fifty (150) feet from the firing line; lateral, no closer than thirty (30) feet from the firing line.
 - b. Ranges for rifles more powerful than .22 long rifles shall provide a backstop at least three hundred (300) from the firing line; lateral no closer than thirty (30) feet from the firing line.
 5. This use shall provide adequate sanitary facilities on the site.
 6. A sign(s) shall be posted on the range site listing the allowable types of firearms and stating the rules of operation of the range.
 7. At least one range supervisor shall always be present when firing is taking place. The supervisor shall be certified by the National Rifle Association for the type of shooting he/she is supervising and shall know and enforce all range rules.
 8. At least one range flag shall be flown whenever firing is taking place. The flag shall be installed at least eighteen (18) feet high, and the flag shall be a bright red, one (1) meter long, fifty (50) centimeters wide at the pole, and fifteen (15) centimeters wide at the free end.

9. Everyone on the firing line shall be required to wear personal safety equipment, hearing protection and safety glasses.
10. The outdoor shooting range shall be covered by at least one hundred thousand (100,000) dollars worth of accident and liability insurance.²⁰⁰

10-3-C-i-iv Self-Storage²⁰¹

1. All storage shall be within enclosed buildings. No outdoor storage of goods or inoperable vehicles is allowed.²⁰²
2. A minimum of thirty-five (35) feet of separation shall be provided between warehouse structures to accommodate driveways, parking, and fire lanes. Where no parking is provided within the building separation area, a twenty (20) foot wide separation is allowed.
3. One sign identifying the premises shall be permitted at each entrance, provided signs do not exceed fifteen (15) feet in height, or thirty-two (32) square feet in sign display area. Blinking, flashing or revolving signs or lights, or any artificial lights that shine upon adjacent property are not permitted.
4. Garage sales shall not be conducted on the premises.
5. The servicing or repair of motor vehicles, watercraft, trailers, lawn mowers, and other similar equipment shall not be conducted on the premises.

10-3-C-j Commercial: Retail Sales

10-3-C-j-i Adult Retail²⁰³

1. In districts where Adult Retail is allowed pursuant to Table 10-3-1: Use Table this use shall comply with the regulations of Section 10-3-C-f-i, Adult Entertainment or Retail.

10-3-C-j-ii Retail Kiosk²⁰⁴

1. In Mixed-Use Commercial (MXC) Districts kiosk type service structures must obtain a Conditional Use Permit, pursuant to Section 10-5-B-d-iii, Conditional Uses.
2. This use shall not exceed two hundred fifty (250) square feet in size.
3. Kiosk may share a lot with a planned shopping center or be located on their own lot.

4. Kiosks located on their own lots shall comply with the requirements of Section 10-4-A, Parking and Loading Requirements and Section 10-4-C, Landscaping and Screening.

10-3-C-j-iii Retail Sales, Convenience (< 8K)²⁰⁵

1. Retail sales establishment classified as “Convenience” are those with less than eight thousand (8,000) square feet of gross floor area.

10-3-C-j-iv Retail Sales, General (8-50K)²⁰⁶

1. Retail sales establishments classified as “General” are those between eight thousand (8,000) and fifty thousand (50,000) square feet of gross floor area.

10-3-C-j-v Retail Sales, Heavy (> 50K)²⁰⁷

1. Retail sales establishments classified as “Heavy” are those with more than fifty thousand (50,000) square feet of gross floor area.

10-3-C-j-vi Planned Shopping Center (PSC)²⁰⁸

1. All planned shopping centers with a gross leasable floor area of thirty thousand (30,000) square feet or more (or additions to existing ones which increase their gross leasable floor area by fifteen thousand (15,000) square feet or more) shall require site development plan approval.²⁰⁹
2. All commercial uses permitted indicated in Table 10-3-1: Use Table shall occur within an enclosed structure, with the exception of plant nurseries, certain service station operations, and non-mechanized playgrounds for children as an accessory use.
3. Accessory uses shall be permitted as indicated in Table 10-3-1: Use Table provided the following standards are met:
 - a. The accessory use shall not occupy more than ten (10) percent of the floor area space of the primary use.
 - b. An accessory use shall not operate at hours when the primary use is closed.
 - c. An accessory use shall not include any manufacturing except custom handcrafting of wearing apparel or personal accessories for direct retail to the user.
 - d. Accessory uses may be in Retail Kiosks.²¹⁰

- e. Accessory uses may be conducted outdoors, as subject to development review approval, pursuant to Section 10-5, Procedures and Permitting.
- 4. All structures on a planned shopping center site shall not cover more than twenty-five (25) percent of the area of such site. Exterior covered walkways which are not part of interior or enclosed malls, ramadas, and eaves overhangs used shall not be included in computing the twenty-five (25) percent coverage.
- 5. All buildings shall be located at least twenty-five (25) feet from any lot line of the shopping center site.
 - a. If the center is adjacent to a residential district, buildings must set back a minimum of seventy-five (75) feet from the contiguous lot line of the residential district. Where the boundary of a PSC district is contiguous to the boundary of any residential district, a landscape buffer shall be planted and maintained along the site boundary in accordance with the requirements Section 10-4-C, Landscaping and Screening.
- 6. Where the property line of a planned shopping center is contiguous to the boundary of any residential district, a belt of landscaping shall be provided along the boundary, planted and maintained in accordance with the requirements of the site plan.
- 7. The maximum allowable building height for any structure within seventy-five (75) feet of a residential district shall be twenty-five (25) feet, measured as the vertical distance from the natural grade to the highest point of the wall or roof surface.
- 8. Beyond seventy-five (75) feet of the residential zone, the building height may not exceed fifty-six (56) feet.

Figure 10-3-1: Planned Shopping Center Building Height



- 9. Only accessory pump islands shall be permitted as outdoor service station operations.

- 10. Drive-up or drive-through facilities are allowed in a freestanding or Kiosk type service structure. Uses listed in Table 10-3-1: Use Table are permitted and shall comply with the standards of Section 10-3-C-j-ii, Retail Kiosk.
- 11. If there are more than two (2) Retail Kiosks proposed for any one (1) site, they may be required to be grouped for common access subject to development review approval.
- 12. All garbage collectors or dumpsters shall be located to the rear of a building.²¹¹
- 13. Outdoor lighting shall reflect light away from adjacent residential districts.
- 14. Noise, odor or vibration shall not be emitted exceeding the general level of noise, odor or vibration emitted by uses outside the boundaries of the planned shopping center site.
- 15. Promotional events consisting of productions, displays or exhibits produced shall be permitted outside an enclosed structure, mall or open inner court, provided a temporary use permit has been issued by the City Planning and Development Department.

10-3-C-k Industrial: Manufacturing, Production and Extraction

10-3-C-k-i Manufacturing, Artisan²¹²

- 1. All activities must be conducted within a completely enclosed building.
- 2. Retail sales of goods produced on the property are allowed.
- 3. Processes and production that input or create hazardous by-products, as defined by federal regulation, in the course of manufacturing, assembly, fabrication, or materials treatment, or that uses manufacturing, assembly, fabrication, or treatment processes that create potentially hazardous impacts shall obtain a Conditional Use Permit pursuant to Section 10-5-B-d-iii, Conditional Uses.

10-3-C-k-ii Manufacturing, Light^{213, 214}

- 1. All activities in this use must be conducted in an enclosed building unless a Conditional Use Permit is obtained pursuant to Section 10-5-B-d-iii, Conditional Uses.

2. This use shall comply with applicable Environmental Performance Standards as established in Section 10-4-G, Environmental Performance Requirements.

10-3-C-k-iii Manufacturing, Heavy²¹⁵

1. This use may be conducted outside of an enclosed building.²¹⁶
2. All permanent or temporary asphalt batching and cement plants shall comply with the regulations specified below:²¹⁷
 - a. No principal or accessory structure shall be located within one hundred fifty (150) feet of the nearest public road, one hundred (100) feet to any perimeter lot line, and/or three hundred (300) feet of any existing residential dwelling.
 - b. All permitted materials shall be maintained in a neat and orderly manner and shall be covered and/or wet down regularly to prevent debris from leaving the area of the site.
 - c. Routes of supply vehicles or material handling vehicles shall be arranged to minimize nuisances or hazards to existing residential neighborhoods or commercial businesses.

10-3-C-k-iv Manufacturing, Special

1. This use must obtain all applicable state and federal permits or approvals for the activity and comply with the terms of those permits and approvals throughout the duration of the activity.
2. This use shall also comply with the Use-specific Standards applicable to Heavy Manufacturing as established in Section 10-3-C-k-iii.

10-3-C-k-v Natural Resource Extraction^{218, 219, 220}

1. This use shall comply with applicable Environmental Performance Standards as established in Section 10-4-G.
2. This use shall comply with applicable local, state, and federal regulations.
3. The extraction of soils, for industrial purposes such as sand and gravel operations, shall comply with the following requirements.²²¹
 - a. Open excavations shall not be located:
 - i. *Within four hundred (400) feet of any residential district.*

- ii. *Within one hundred (100) feet of any public street and perimeter lot line.*

- b. Well drilling shafts or surface openings for underground mining shafts shall not be located:

- i. *Within two hundred (200) feet from any residential district.*

- ii. *Within one hundred (100) feet from all public streets and perimeter lot lines.*

10-3-C-k-vi Salvage, Demolition and Junkyards²²²

1. Salvage, demolition and junkyards shall be enclosed by a solid wall or fence of at least six (6) feet which completely obstructs the visibility of the use.
2. No materials stored within the yard shall be stacked higher than the height of the required wall or fence.

10-3-C-l Telecommunications and Utilities Uses

10-3-C-l-i Wireless Communications Facility

1. The requirements specified below shall apply to all commercial Wireless Communication Facilities used for such purposes, but not limited to, television, radio, and microwave signal transmission/reception:
 - a. Wireless Communication Facilities shall be located on a continuous parcel with a distance from the base of the Wireless Communication Facilities to all boundaries of the parcel that equal to the height of the Wireless Communication Facilities as measured from ground level.
 - b. All Wireless Communication Facilities and all associated accessory facilities, including fencing, shall maximize the use of building materials, colors and textures designed to blend and harmonize with the natural surroundings and/or with the structure to which it may be affixed; this shall include the utilization of stealth or concealment technology where possible. Antennas and towers shall be galvanized and/or painted with a rust preventative paint of an appropriate color to harmonize with the surroundings and shall be maintained as such.
 - c. All applicable regulations of the Federal Communications Commission (FCC) shall be met.

- d. Communications facilities may be approved for co-mounting on public or multiple antenna structures, subject to the approval of the Planning and Development Department.

10-3-C-m Accessory Uses: Antenna, Noncommercial²²³

- 1. Antenna shall not exceed fifty (50) feet above ground.

10-3-C-n Accessory Uses: Automobile Fuel Pumps²²⁴

- 1. Adjacent to residential and mixed-use districts, this use shall be screened with a fence, wall, or vegetated screen between six (6) and eight (8) feet high on each lot line.²²⁵
- 2. Fuel pumps and fuel islands shall be set back a minimum distance of fifteen (15) feet from any right-of-way or lot line.²²⁶
- 3. Each fuel pump shall have one (1) on-site vehicle stacking space in addition to the vehicle parked at the pump island.²²⁷
- 4. This use shall comply with applicable local, state, and federal regulations.²²⁸

10-3-C-o Accessory Uses: Community/Facility Amenity

- 1. In all multi-family districts swimming pools are permitted as an accessory use to multi-family or townhouse developments, provided they are not located within twenty-five (25) feet from the perimeter lot line.

10-3-C-p Accessory Uses: Daycare, Home²²⁹

- 1. In all residential districts, Daycare, Home (<7 children), shall be Permitted as an Accessory Use if a Conditional Use Permit is obtained pursuant to Section 10-5-B-d-iii, Conditional Uses, provided they comply with the following provisions:
 - a. A six (6) foot wall or fence which completely obstructs visibility is required around the perimeter of the outdoor play area. See Section 10-4-D for additional wall and fence requirements.

- b. Outdoor activity of children shall be limited to the hours between eight o'clock (8:00) A.M. and six o'clock (6:00) P.M. and shall always be supervised.
 - c. One sign, not exceeding three (3) square feet in display area, may be mounted flat against the wall of the dwelling.
- 2. The conditional use permit may be revoked by the board of adjustment if the board finds that the daycare nursery or preschool is causing excessive disturbance to adjacent properties and that such excessive disturbance has not been remedied within thirty (30) days of notification to that effect by the planning department.

10-3-C-q Accessory Uses: Daycare, Center

- 1. This use must comply with all applicable local, state, and federal regulations.
- 2. The operator of the Daycare Center shall obtain a City business license and a current state license and shall comply with all state licensing requirements.
- 3. Any outdoor play area(s) shall be enclosed with a wall or fence of at least four (4) feet and shall provide at least one (1) latched gate as an emergency exit.²³⁰ See Section 10-4-D-e, Fence and Wall Standards for additional wall and fence requirements.

10-3-C-r Accessory Uses: Accessory, Structure²³¹

- 1. All accessory structures, including 'accessory structures,' 'accessory dwelling structures' and 'accessory storage structures' shall comply with the regulations specified below:²³²
 - a. This use shall be incidental and customarily subordinate to the principal use.²³³
 - b. Accessory structures shall be located on the same lot as the principal use.²³⁴
 - c. Accessory structures shall be under the same ownership as the principal structure. The property shall use the same utility meter except for an accessory dwelling unit.²³⁵

- d. The accessory structures shall not be sold independently of the principal residential unit sale. Accessory dwelling structures may be rented.²³⁶
- e. Unless otherwise stated, accessory structures located within a required setback in any base district shall not exceed sixteen (16) feet in height.²³⁷
- f. Unless otherwise stated, accessory structures shall be separated a minimum of ten (10) feet from the principal structure and five (5) feet from another accessory structure.
- g. In all residential districts and the MXN district, accessory structures shall be located as specified below:
 - i. *Accessory structures may be in required setback areas, provided they are located a minimum of five (5) feet from any side or rear lot lines.*
 - ii. *On double frontage lots or corner lots, accessory structures shall not be in required setback areas abutting a street.*²³⁸
 - iii. *Garages with a vehicular entrance from an alley shall be setback at least ten (10) feet from the rear lot line.*
 - iv. *Shipping containers are prohibited to be used as accessory structures.*
- h. In all commercial districts, accessory structures shall not be located within any required setbacks, with the following exceptions:
 - i. *Accessory one-story parking garages (for storage of commercial vehicles) and garbage receptacles or dumpsters may be located within the required rear setback, provided they shall be set back five (5) feet from the lot line.*
 - ii. *Accessory one (1) story parking garages with a vehicular access from an alley shall be set back ten (10) feet from the lot line.*
 - iii. *Two (2) story parking garages and commercial parking garages serving business patrons shall not be in any required setback.*

- i. In industrial districts, accessory structures shall not be in any required setback areas, with the following exceptions:
 - i. *Accessory one (1) story parking garages (for storage of commercial vehicles) and garbage receptacles or dumpsters may be located within the required rear set back but shall be set back five (5) feet from the lot line.*
 - ii. *Properties abutting a railroad right-of-way, a loading dock may be located within the railroad right-of-way.*
 - iii. *Two (2) story parking garages and commercial parking garages serving business patrons shall not be in any required setback.*

10-3-C-s Accessory Uses: Dwelling Structure

1. Accessory dwelling structures shall not be in the required front setback,²³⁹ but may be in the required rear or side setback provided they are set back five (5) feet from the lot line.
2. On double frontage lots or corner lots in all residential districts, accessory buildings or structures shall not be in any required yard abutting a street.
3. One (1) accessory dwelling structure with kitchen and bathroom facilities is permitted for a single-family residential dwelling unit, subject to the following requirements:²⁴⁰
 - a. Accessory dwelling structure shall only contain one (1) single-family dwelling unit and occupy no more than eight hundred (800) square feet of living area.²⁴¹
 - b. The accessory dwelling structure shall meet all development standards applicable to the principal single-family dwelling.
 - c. RVs and mobile homes are not permitted as accessory dwelling units.
 - d. Accessory dwelling structure shall be permanently constructed and shall have a consistent architectural style. The architectural style shall be compatible with that of the principal single-family dwelling unit.
 - e. The front door is not required to open onto the primary street.²⁴²

10-3-C-t Accessory Uses: Accessory, Storage Structure

1. In all commercial and industrial districts, the regulations specified below shall apply to all accessory storage structures:
 - a. The design and color shall be compatible and consistent with the principal structure.
 - b. Accessory storage structures shall be located as specified below:
 - i. *The maximum size of an accessory storage structure shall be ten (10) percent of the gross developable ground floor area of the principal structure.*²⁴³
 - ii. *Accessory storage structures shall not eliminate any off-street parking spaces required for the principal and accessory uses.*
 - iii. *Accessory storage structures are prohibited in areas between the facade of the principal structure and street frontage.*
 - iv. *Accessory storage structures prohibited in locations set aside for fire protection (i.e., fire lanes, fire hydrants, etc.).*
 - v. *This use shall not be located within a minimum of fifteen (15) feet from any residential district.*
2. In all residential districts and the MXN district, shipping containers as accessory storage structures to civic/institutional uses shall comply with the regulations specified below.²⁴⁴
 - a. This use shall have a minimum lot size of one (1) acre.
 - b. There shall not be more than one (1) container per acre.
 - c. The maximum number of shipping containers shall not exceed three (3) per lot.
 - d. Shipping containers shall not be stacked.
 - e. In no case shall hazardous materials of any kind be stored.

- f. Shipping containers which are immediately adjacent to residential development shall be screened from such development by a solid fence or wall not less than seven (7) feet in height.

10-3-C-u Accessory Uses: Home Occupation²⁴⁵

1. Any Home Occupation Use shall acquire a business registration.
2. The conductor of the Home Occupation Use shall be the permanent resident of the structure in which the residence business is conducted.
3. Not more than one (1) employee and three (3) customers or clients shall be on the premises at any time.
4. Home occupation uses shall involve limited employee, customer, or client business visits.
5. The use of equipment or processes shall not adversely affect nearby dwelling units or properties through noise, vibrations, odors, fumes, fire hazards, light, glare, electrical or radio wave interference.
6. The home occupation use shall be clearly incidental and subordinate to the residential use and shall, under no circumstances, change the residential character of the dwelling.
7. The floor area of the home occupation use shall not exceed thirty-five (35) percent of the floor area of the dwelling unit.
8. In the RR district up to five hundred (500) square feet in a garage, dwelling unit or accessory structure may be used in lieu of the dedicated floor area within the principle dwelling unit.
9. One (1) non-illuminated sign, not exceeding three (3) square feet in sign display area shall be permitted. Signs shall be mounted flat against the wall of the dwelling.
10. Display and/or storage of materials or supplies shall be within an enclosed building and within the dedicated home occupation space.
11. No equipment shall be used which creates fire hazards, electrical interference, noise, vibration, glare, fumes, or odors detectable to the normal senses.

12. No equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises or causes fluctuations in line voltage off the premises.
13. Vehicular traffic volumes generated shall not exceed volumes that would be generated by a residential use of the underlying base district.
14. The home occupation use shall not adversely affect the habitability or value of the surrounding properties nor alter the essential residential character of the neighborhood.
15. Any violation of these regulations may result in the revocation of any home-based business registration in addition to any other remedy for such violation provided in these Land Development Standards or by law.
16. The issuance of a business registration in accordance with these Land Development Standards shall not be deemed to be a change of zoning nor an official expression of opinion as to the proper zoning for the property.
17. Business shall be operated Monday through Saturday, no earlier than seven o'clock (7:00) A.M. and no later than six o'clock (6:00) P.M. Business activity shall be prohibited on Sundays.
18. All retail sales, services and manufacturing land uses shall be prohibited in all residential districts.

10-3-C-v Accessory Uses: Accessory, Garage or Carport, Private

1. In all commercial districts accessory one-story parking garages which have their vehicular access from an alley, shall observe at least a ten (10) foot setback from the lot line. Two (2) story parking garages and commercial parking garages serving business patrons shall not be in any required yard.
2. In industrial districts two (2) story parking garages and commercial parking garages serving business patrons shall not be in any required yard.

10-3-C-w Accessory Uses: Large Animal Raising

1. Large Animal Raising as Accessory Use shall comply with all use-specific standards established in Section 10-3-C-d, Commercial: Animal Care Related.

2. Stables used in the raising and keeping of animals, shall comply with Use-Specific Standards in Section 10-3-C.

10-3-C-x Accessory Uses: Outdoor Sales Display Areas

1. The display or sales of merchandise is permitted but shall be conducted to not be visually offensive and not obstruct the flow of pedestrian traffic.²⁴⁶

10-3-C-y Accessory Uses: Outdoor Storage

1. All outdoor storage areas must be screened from view from each lot line as established by Section 10-4-C, Landscaping and Screening.²⁴⁷
2. Mobile homes shall not be placed on any lot for storage purposes except on the premises of a mobile home sales lot or a mobile home manufacturing operation where such uses are permitted by these Land Development Standards.

10-3-C-z Accessory Uses: Outdoor Recreational Vehicle or Shelter and/or Utility Trailers Storage²⁴⁸

1. In residential districts including RR, SFR, MFRL and MFRM the parking and storage of recreational vehicles or shelters and/or utility trailers is permitted provided, that the following conditions are met:
 - a. The recreational vehicle, shelter and/or utility trailer shall have a current license plate.
 - b. The recreational vehicle, shelter and/or utility trailer shall be parked or stored in full compliance with all setback requirements for Accessory Structures as established by Use-Specific Standards in Section 10-3-C.
 - c. The recreational vehicle, shelter and/or utility trailer may be parked in the driveway of the principal structure.
 - d. The recreational vehicle, shelter and/or utility trailer shall not be parked in the following areas:
 - i. *Within any street or alley right-of-way.*
 - ii. *Within the front setback or required front setback.*

- e. No sewage shall be released onto a lot or street.
 - f. Recreational vehicle or shelter shall not serve residential purposes, except for visitations that don't exceeding a duration of forty-eight (48) hours.
 - g. Recreational vehicle or shelter shall not be connected to water or sewer lines for residential purposes.
 - h. No tractor trailers, trucks larger than a one (1) ton pickup, commercial buses or similar vehicles shall be parked overnight on private property or within street rights of way.
2. In multi-family districts, open storage of recreational vehicles and shelters must be in areas set aside for this purpose.

10-3-C-aa Accessory Uses: Recycling Depository or Collection Containers²⁴⁹

- 1. In commercial districts Recycling Depository Collection Containers should be in large parking lots, at shopping plazas centers and/or mall parking areas.
- 2. The location of Recycling Depository Collection Containers shall not interfere with traffic flows and pedestrian safety.
- 3. Lighting should directly illuminate this use and no lighting shall illuminate other land uses.
- 4. Loading and unloading shall minimize traffic flow conflicts through appropriate siting.
- 5. A buffer space of twenty (20) feet, appropriately marked for parking and/or loading/unloading, shall be provided on all sides of the automated recycling center. No other commercial use, including existing parking spaces shall exist in the buffer area.
- 6. There shall be only one permanent sign no more than forty (40) square feet and no more than twelve (12) feet from ground level. No blinking, flashing or revolving signs or lights, nor any artificial light that shines upon adjacent property shall be allowed. No sign mounted on a chassis with wheels is allowed, nor any other non-freestanding sign.

10-3-C-bb Accessory Uses: Wireless Communication Facilities²⁵⁰

- 1. The requirements specified below shall apply to all commercial Wireless Communication Facilities used for such purposes, but not limited to, television, radio, and microwave signal transmission/reception:
 - a. Wireless Communication Facilities shall be located on a continuous parcel with a distance from the base of the Wireless Communication Facilities to all boundaries of the parcel that equal to the height of the Wireless Communication Facilities as measured from ground level.
 - b. All Wireless Communication Facilities and all associated accessory facilities, including fencing, shall maximize the use of building materials, colors and textures designed to blend and harmonize with the natural surroundings and/or with the structure to which it may be affixed; this shall include the utilization of stealth or concealment technology where possible. Antennas and towers shall be galvanized and/or painted with a rust preventative paint of an appropriate color to harmonize with the surroundings and shall be maintained as such.
 - c. All applicable regulations of the Federal Communications Commission (FCC) shall be met.
 - d. Communications facilities may be approved for co-mounting on public or multiple antenna structures, subject to the approval of the Planning and Development Department.

10-3-C-cc Temporary, Storage Yard²⁵¹

- 1. Temporary storage yards during a development project are permitted, provided it complies with the standards below:
 - a. Any applicable governmental permits shall be obtained, prior to the use of the site for temporary storage.
 - b. Temporary storage yards shall only be used to store construction materials needed for a development project occurring on the lot or within a subdivision of which the lot is a part of.
 - c. Storage yards shall be set back ten (10) feet from any lot line.

- d. Materials stored in open yards shall be properly secured, fenced in or screened from views, to avoid hazards, visual clutter or fugitive dust.
- e. Temporary storage shall be installed and removed as follows:
 - i. *Temporary storage shall be installed only at the commencement of construction activities, after a building permit has been issued and/or the final plat approval has been given.*
 - ii. *Temporary storage shall be removed within two (2) weeks after the project is completed.*
 - iii. *If a project has been dormant for a period of six (6) months or more, the temporary storage shall be removed and the disturbed ground upon which the structure was installed shall be restored.*

10-3-C-dd Temporary, Structure²⁵²

1. Temporary structure may serve as an office or similar use while a development project is under construction, provided it complies with the standards below:
 - a. Any applicable permits per Section 10-5-B-c, Administrative Procedures are obtained prior to the erection of the temporary structure.
 - b. Temporary structures are only permitted in conjunction with the development of:
 - i. *An approved residential subdivision, mobile home parks, mobile recreational vehicle shelter parks, or*
 - ii. *The construction of commercial, multi-family, institutional, recreational or industrial buildings.*
 - c. Temporary structures are not permitted in conjunction with the construction of an individual single-family dwelling on a single lot unrelated to development elsewhere in the subdivision.
 - d. Temporary structures are only permitted for use of onsite construction, sales or security purposes in connection with the project on which the structure is located, provided the conditions listed below are met:
 - i. *The structure is used in conjunction with the rental or sale of mobile homes from licensed mobile home sales lots.*

- ii. *Temporary structure shall not be used as a residence.*
- iii. *Temporary structures shall be located at least ten (10) feet from any lot line.*

10-3-C-ee Temporary, Dwelling²⁵³

1. Temporary Dwellings are permitted while a development project is under construction, provided it is associated with a principle permissive use for the underling base district pursuant to Table 10-3-1: Use Table and following regulations are met:
 - a. This use is permitted thirty (30) days before a construction project begins until thirty (30) days after the construction was completed.
 - b. If this use is associated with a special event approved by the City of Gallup, the dwelling is permitted on the site seven (7) days prior to the event until seven (7) days after the event was completed.

10-3-C-ff Temporary, Mobile Vendor Unit²⁵⁴

1. Temporary mobile vendors are regulated by the Vendors Ordinance, Gallup City Code Section 3-4-1 et. seq.

10-3-C-gg Temporary Garage or Yard Sale²⁵⁵

1. Garage or yard sales shall be limited to a total of ten (10) calendar days per year per dwelling/lot.
2. Hours of operation shall occur between seven o'clock (7:00) A.M. and five o'clock (5:00) P.M.
3. This use is permitted to operate on Thursday, Friday, and Saturday only.
4. The property on which the sale occurs, shall remain free of trash and debris. Any items not sold shall be immediately removed from visible sight at the completion of the garage or yard sale.

10-3-C-hh Temporary/Seasonal Sales or Event²⁵⁶

1. The number of rental spaces shall not exceed eighty (80) spaces per gross developable acre.

2. This use shall not create conflicts with pedestrian circulation and pedestrian facilities and vehicles backing up on public streets shall be avoided.
3. A minimum of three (3) off-street parking spaces per rental space on the premises shall be provided.
4. A maximum of one permanent advertising sign and two (2) removable advertising signs (maximum size of four (4) feet by eight (8) feet) are permitted to be displayed during actual operation.
5. Adequate sanitary facilities, either portable or permanent in nature, shall be provided on the site.
6. Automobiles, motorcycles, watercraft, personal services or any item prohibited by local, state or federal law shall not be displayed or offered for sale. All merchandise displayed or offered for sale and all litter shall be removed from the premises at the end of each day. Adequate refuse containers shall also be provided to control litter during the hours of operation.

10-4 DEVELOPMENT STANDARDS

10-4-A PARKING AND LOADING REQUIREMENTS

10-4-A-a **Off-Street Parking Requirements**

10-4-A-a-i Purpose

This section establishes standards for off-street parking requirements for new development and redevelopment projects to provide adequate parking spaces for all modes of transportation. The standards establish the supply, design and location of designated parking areas, to help avoid spillover parking into adjacent neighborhood streets and control and mitigate potential negative impacts on the environment and neighborhoods. The off-street parking provisions are intended to help protect the public health, safety, and general welfare by mitigating traffic congestions; encourage multi-modal transportation options; help reduce storm water runoff and provide flexibility in responding to transportation demands needs.

10-4-A-a-ii Applicability

The provisions of this section apply to the following:

1. All parking lots//structures accessory to any building constructed and to any use established in every district unless otherwise stated in this Ordinance.
2. New construction of multi-family, mixed-use, or non-residential structures.
3. Expansions //and/or change of use of existing multi-family, mixed-use, and non-residential structures of twenty-five (25) percent or more of building floor area.
4. Renovations to existing mixed-use or non-residential structures exceeding fifty thousand (50,000) dollars in improvements shall provide off street parking facilities as required for the more intense or new use.

10-4-A-a-iii Exception

The following shall be exempt from parking requirements. If parking is provided, parking areas shall comply with Section 10-4-A-a-vi, Parking Space Layout and Design and Section 10-4-C, Landscaping and Screening:

1. Expansion

- a. Structure//uses expanded by less than twenty-five (25) percent gross floor area, provided that any existing off-street parking remains unaltered.

2. Change of Use

- a. A use//structure that does not meet the parking requirements of this section may acquire an exception from the Planning and Development Director upon submitting a request in writing to the Planning and Development Department, and if it is determined that the following conditions are met:
 - i. *The maximum amount of parking spaces possible is provided without removing or partially removing a structure.*
 - ii. *The amount of parking provided amounts to at least eighty (80) percent of the parking required for the use//structure.*
- b. Existing structures//uses that are required to be modified but cannot meet the required dimensional standards and/or number of parking spaces because of site constraints, may be exempt. However, applicants must meet parking standards as close as technically feasible. Exceptions must be submitted in writing to the Planning and Development Department and will be permitted by the Planning and Development Director on a case by case basis.

10-4-A-a-iv Parking Reduction²⁵⁷

Parking requirements may be reduced by factors listed below. Reductions may be applied individually or in combination but shall not exceed fifty (50) percent of the parking spaces required.

1. Shared Parking²⁵⁸

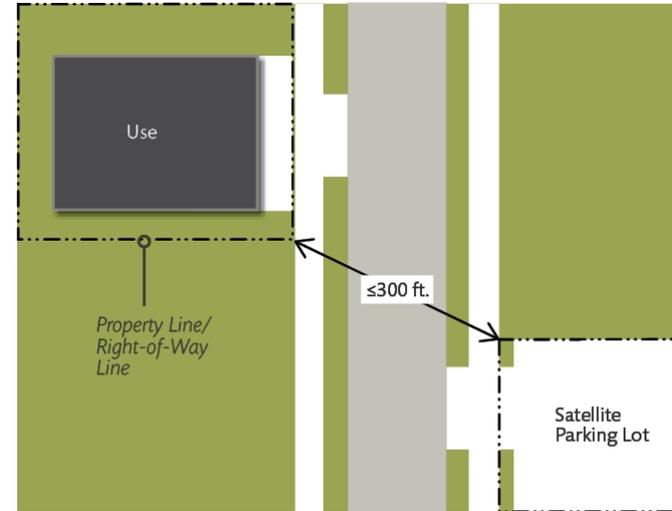
- a. Parking requirements may be reduced if two uses share the same parking areas and can demonstrate that per Section 10-4-A-a-iv,

Parking Reduction by Use their hours of peak parking demand don't overlap. The Planning and Development Director may grant a reduction of up to twenty-five (25) percent.

- b. The Planning and Development Director reserves the right to determine whether a shared parking reduction may be granted and how high this parking reduction may be.

Table 10-4-1: Peak Parking Demand by Use		
Weekday Peak	Evening Peak	Weekend Peak
Financial Institution	Auditorium or Theater	Religious Institution
Civic and Institutional Uses, not Religious Institution	Food and Beverages	Retail and sales
Manufacturing	Lodging	Recreational and Entertainment, not Auditorium or Theater
Offices and Services		
Professional services		

Figure 10-4-1: Satellite Parking Lot Locations



2. **Satellite Parking**

- a. In all mixed-use and non-residential districts off-street parking requirements may be met through parking provided on a satellite lot.²⁵⁹
- b. No more than thirty (30) percent of the required off-street parking spaces shall be located on a satellite parking lot.²⁶⁰
- c. Parking lots required to comply with the Federal Americans with Disabilities Act (ADA) shall not be in a satellite lot.
- d. Satellite lots shall be adjacent to or within three hundred (300) feet, as indicated by Figure 10-4-1, of the use and/or building they serve measured from the nearest point on the nearest property line or the lot or lots on which the regulated use is located to either the nearest point on the nearest property line of the lot or lots upon which the Satellite lot is located.²⁶¹

- e. The Planning and Zoning Commission may grant special exceptions for satellite parking facilities to be located further than three hundred (300) feet from the use they serve when used exclusively for employee parking.²⁶²
- f. The satellite lot must be maintained and operational if the use and/or building exists.
- g. The application for building permit shall include proof of ownership or lease agreement of the satellite parking lot in connection with the use and or building that will appropriate the satellite parking lot to satisfy off-street parking requirements. If the building permit is authorized, the applicant shall file the document in the office of the County Clerk.²⁶³
- h. The satellite lot shall be subject to the same improvements as the main site. The applicant will be responsible for any required improvements (e.g. connecting pathway, walkway, or sidewalk between the main building//use and the satellite parking lot).²⁶⁴

3. **Downtown Overlay District**²⁶⁵

- a. In the Downtown Overlay district parking requirements are reduced as follows:
 - i. ***New construction:** New construction shall comply with the required number of parking spaces outlined in Table 10-4-4. The number of required parking spaces may be reduced by thirty (30) percent if the applicant can demonstrate that conformance with the requirements is not feasible.*
 - ii. ***Expansion:** If a use or structure is expanded by more than twenty-five (25) percent the area by which the use or structure is expanded by shall comply with the required numbers of parking spaces required as outlined in Table 10-4-4.*
 - iii. ***Existing uses//structures:** Existing uses and/or structures are not required to provide any off-street parking spaces.*

10-4-A-a-v **General Off-Street Parking Standards**

1. Parking spaces that meet the minimum size requirements of this section and are located on the same lot as the use they serve shall count towards required parking space supply.
2. Parking is allowed in all districts as an accessory use.
3. No parking area shall be used for the sale, storage, repair, dismantling, or servicing of any vehicles, equipment, materials, or supplies.²⁶⁶
4. Parking in front or side yards or areas set aside for landscaping is prohibited.
5. In all SFR districts, parking is prohibited in the front yard except on a driveway. Parking is permitted in all other areas of the lot (or mobile home space) provided that a five (5) foot setback from the property line is observed.
6. In all multi-family districts, parking is prohibited in the front or side yard except on a driveway. Parking areas shall provide a five (5) foot setback from the property line.

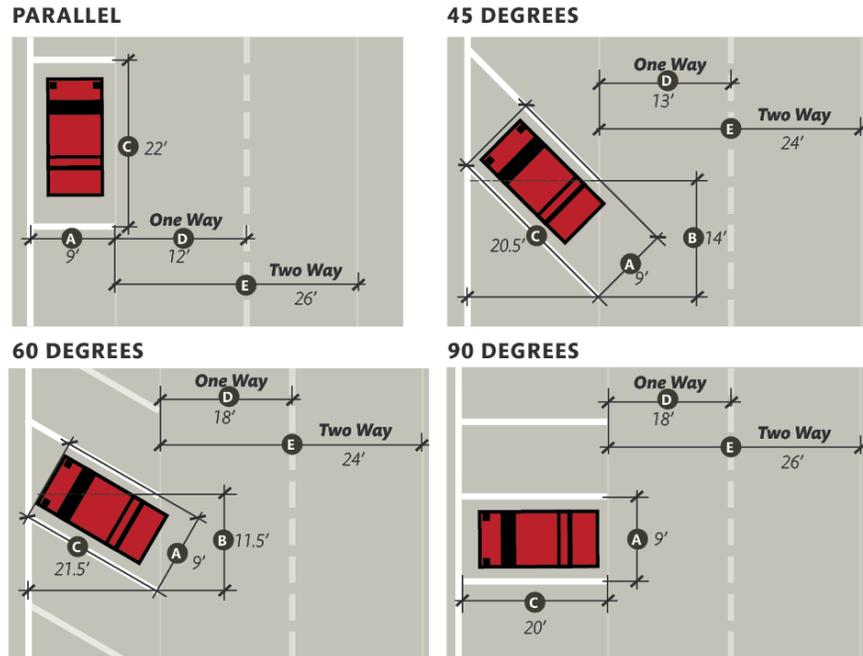
7. Parking areas shall be designed so that vehicles do not back into a public street, except for parking associated with single-family residential development.²⁶⁷
8. All parking within aboveground detached garages and carports shall observe the regulations governing placement of accessory structures as provided for in Section 10-3-C-s, Accessory Uses: Dwelling Structure.
9. Underground parking garages shall only be required to meet a five (5) foot setback from all lot boundaries.
10. Parking areas as principal use shall not exceed one (1) acre in size.²⁶⁸
11. All parking areas shall be designed and placed as established in Section 10-4-A-a-vi, Parking Space Layout and Design.
12. In all residential districts, tractor trailers, trucks larger than a one-ton pickup, commercial buses or similar vehicles shall not be parked overnight on private property or within street rights of way.²⁶⁹

10-4-A-a-vi **Parking Space Layout and Design**

1. Standard sized parking spaces designed for angular parking shall be at least nine (9) feet in width and twenty (20) feet in length.
2. Parking stalls and aisles shall be provided according to the following requirements in all districts:²⁷⁰

Table 10-4-2: Parking Stall Dimensions					
Angle	A Stall Width	B Stall Base	C Stall Depth	D Drive Aisle 1-Way	E Drive Aisle 2-Way
45°	9'	14'	20.5'	13'	24'
60°	9'	11.5'	21.5'	18'	24'
90°	9'	N/A	20'	18'	26'
Parallel	9'	N/A	22'	12'	26'

Figure 10-4-2: Parking Stall Dimensions



3. Parking areas shall be screened and landscaped as established by Section 10-4-C-d, General Landscape Standards.
4. Around the perimeter of off-street parking areas and in front of buildings, wheel stops, curbs or similar barrier shall be installed at the ends of parking spaces. Parked vehicles shall not overhang into landscaped areas or pedestrian walkways.²⁷¹
5. Parking areas shall be designed to allow access to sanitation, emergency, and other public service vehicles.
6. All exterior lighting in parking areas shall be shielded to ensure that neighboring properties and traffic in public rights of way are not adversely affected.²⁷²
7. All clear sight areas must be maintained as per Section 10-4-B, Access and Connectivity.

10-4-A-a-vii Surfacing and Markings

1. General

- a. Parking areas shall be paved with either asphalt or concrete. Permeable pavement may be utilized. Permeable pavement includes interlocking pavers, modular pavers, and open-celled paving, or similar materials that allow the infiltration of water and that meet the requirements of the City of Gallup. Permeable pavement does not include gravel, crusher fines and turf.
- b. All parking areas shall be graded and surfaced to properly drain. Exceptions to the above surfacing requirements may be permitted by the Planning and Development Director for certain uses, i.e. parks, athletic fields, stadiums and temporary outdoor festivals, where there is infrequent need for the parking space and/or the parking space serves alternate uses at times when the parking is not needed.²⁷³
- c. Parking areas shall be properly maintained in all respects. Parking area surfaces shall be kept in good condition (e.g. free from potholes and standing water) and parking space lines or markings should be kept clearly visible and distinct.²⁷⁴
- d. All parking areas shall be demarcated and striped with painted lines four (4) inches wide, according to the approved parking layout indicated on the site plans.²⁷⁵

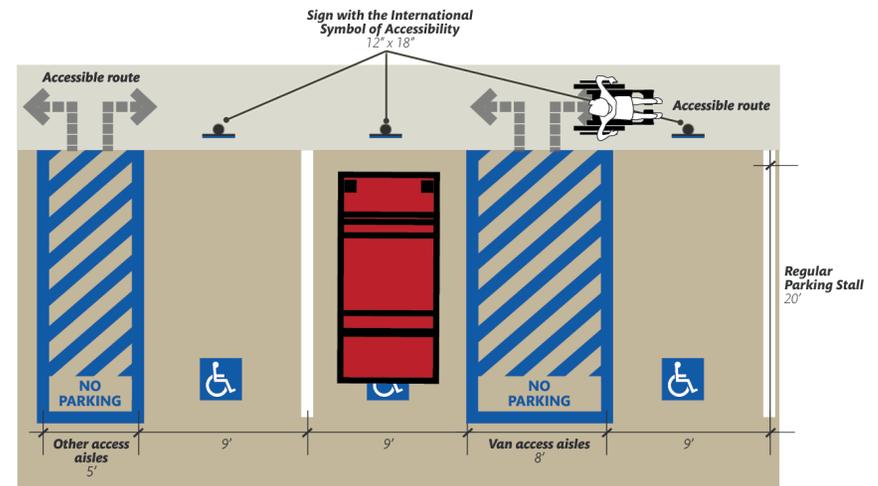
2. Accessible Parking Space²⁷⁶

- a. Accessible parking spaces shall be provided within the number of required off-street parking spaces.
 - i. Accessible parking shall be provided for all multi-family and non-residential uses as required by the Federal Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG) and New Mexico Statutes Annotated, as amended.
 - ii. Accessible parking spaces shall be located, sized, and constructed as outlined below. All accessible spaces shall meet Federal requirements:

- 1) Accessible spaces must be dispersed among accessible entrances and be located on the shortest accessible route to the entrance they serve.²⁷⁷
- 2) All accessible parking spaces must have an access aisle, which allows a person using a wheelchair or other mobility device to get in and out of the car or van.
- 3) Van access aisles should be eight (8) feet wide, all others should be five (5) feet wide.
- 4) Access aisles should not overlap the main vehicle route.
- 5) Two (2) parking spaces shall be permitted to share a common access aisle.

- c. Where the total number of parking spaces provided is four (4) or less, no International Symbol of Accessibility pavement marking is required.
- d. A twelve (12) by eighteen (18) inch sign with the International Symbol of Accessibility shall be provided at the head of each ADA accessible parking space. The sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing."

Figure 10-4-3: Accessible Parking Layout and Design



The number of accessible parking spaces required is listed below:²⁷⁸

Table 10-4-3: Accessible Parking Supply		
Total Number of Parking Spaces on Site	Minimum Number Of Required Accessible Spaces	Number Required To Be Van Accessible
1 to 25	1	1
26 to 35	2	1
36 to 50	3	1
51 to 100	4	1
101 to 300	8	2

10-4-A-a-viii Accessible Parking

1. Access Aisle Location

- a. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces, which shall have access aisles located on the passenger side of the parking spaces.
- b. Each access aisle must adjoin an accessible route.
- c. The accessible route cannot be located behind parked cars at the rear of the parking stall or adjacent to a main vehicle route.
- d. Accessible parking spaces shall be located closest to the building entrances and dispersed among the various types of parking facilities and uses.

2. Access Aisle Markings and Signage

- a. ADA accessible parking spaces shall have a clearly visible, blue, International Symbol of Accessibility painted on the pavement within the rear of the space.
- b. ADA access aisles shall have blue, diagonal striping and shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space to be close to where an adjacent vehicle's rear tires would be placed.

Table 10-4-3: Accessible Parking Supply		
Total Number of Parking Spaces on Site	Minimum Number Of Required Accessible Spaces	Number Required To Be Van Accessible
301 to 500	12	2
501 to 800	16	3
801 to 1,000	20	4
more than 1,000	20 plus 1 space for every 100 spaces, or fraction thereof, over 1,000	1 of every 6 accessible parking spaces or fraction thereof

10-4-A-a-ix Required Parking Supply Table²⁷⁹

1. Unless otherwise provided in the Gallup Land Development Standards, off-street parking spaces shall be provided in accordance with Table 10-4-4 Required Off-Street Parking Supply. For uses that are not listed in this table the Planning and Development Director shall determine the appropriate parking requirements. Section 10-4-A-c, Stacking Requirements may also be applicable to certain uses.
2. The number of spaces required shall be rounded to the nearest whole number.

Table 10-4-4 Required Off-Street Parking Supply	
Use Type	Parking Standards
Household Living	
Dwelling, Single-Family Detached	1 space per dwelling unit up to 2 BR 2 spaces per dwelling unit with 3 BR or more
Dwelling, Two-Family Attached (Duplex)	1 space per dwelling unit up to 2 BR 2 spaces per dwelling unit with 3 or more BR

Table 10-4-4 Required Off-Street Parking Supply	
Use Type	Parking Standards
Dwelling, Cluster Development	1 space per dwelling unit up to 2 BR 2 spaces per dwelling unit with 3 BR or more
Dwelling, Co-housing Development	1 space per dwelling unit
Dwelling, Townhouse	1 space per dwelling unit up to 2 BR 2 spaces per dwelling unit with 3 or more BR
Dwelling, Live-Work	1 per dwelling unit in addition as required for the commercial use
Dwelling, Multi-family	1.5 spaces per dwelling unit, plus 1 guest space per each 5 dwelling units
Dwelling, Mobile Home	2 spaces per mobile home
Group Living	
Assisted Living Facility	Nursing Home: 1 space for every 5 residents Assisted Living: 1 per 3 beds Independent Living Facility: 1 space per dwelling unit
Convent or Monastery	1 space per 1,000 square feet
Fraternity or Sorority	5 spaces for every 1,000 square feet
Community Residential Facility	2 spaces per 1,000 square feet
Emergency and Protective Shelter	2 spaces per 1,000 square feet
Group Residential Facility	2 spaces per 1,000 square feet
Halfway House or Recovery Home	2 spaces per 1,000 square feet
Civic and Institutional Uses	
Assembly Facility	1 space per 1,000 sq. ft. of gross foot area

Table 10-4-4 Required Off-Street Parking Supply	
Use Type	Parking Standards
Civic Building	5 spaces for each 1,000 square feet of floor area used by the public, 1 space for each 500 square feet of floor area not used by the public.
Cemetery	No requirement
Community/Recreation Center	4 spaces for each 1,000 square feet
Correctional Facility	3 spaces per 1,000 square feet gross floor area
Daycare, Center (≥7 Children)	2 spaces per 1,000 square feet of gross foot area
Educational Facility, Training Center	1 space per staff member on the largest work shift, plus 1 space per 2 students of the largest class attendance period.
Educational Facility, Post-Secondary	2 spaces per 1,000 square feet
Educational Facility, Primary/Secondary	5 spaces per 1,000 square feet
Public Safety Facilities, Substation	5 spaces for each 1,000 square feet of floor area used by the public, 2 spaces for each 1,000 square feet of floor area not used by the public.
Public Safety Facilities, Major (Headquarter)	5 spaces for each 1,000 square feet of floor area used by the public, 2 spaces for each 1,000 square feet of floor area not used by the public.
Hospital	1 space per 2 beds design capacity or 2 spaces per 1,000 sq. ft. gross foot area, whichever is greater

Table 10-4-4 Required Off-Street Parking Supply	
Use Type	Parking Standards
Library or Museum	4 spaces per 1,000 square feet of floor area.
Parks and Open Space	No requirement
Religious Institution	1 space per 4 seats in the primary assembly room; provided, that the number of spaces required may be reduced by up to 50 percent if the place of worship is located within 500 feet of any public parking lot or any commercial parking lot where sufficient spaces are available by permission of the owner without charge.
Agriculture Uses	
Agriculture, General	No requirement
Agriculture, Livestock	No requirement
Community garden	No requirement
Equestrian facilities	No requirement
Animal Care Uses	
Kennel	3 spaces per 1,000 square feet of floor area.
Veterinary Hospital or Clinic	3 spaces per 1,000 square feet of floor area.
Other Pet Services	3 spaces per 1,000 square feet of floor area.
Food and Beverage	
Restaurant, Small (≤3K)	8 spaces per 1,000 square feet of floor area. 1 space for each 200 square feet of outdoor patio area.
Restaurant, Large (>3K)	

Table 10-4-4 Required Off-Street Parking Supply	
Use Type	Parking Standards
Liquor Sales, off premise	5 spaces per 1,000 square feet of floor area
Tap Room/Tasting Room	10 spaces per 1,000 sq. ft. gross foot area or 1 space per 3 persons design capacity, whichever is greater. 1 space for each 200 square feet of outdoor patio area.
Adult Entertainment	10 spaces per 1,000 square feet of floor area or 1 space per 3 persons design capacity, whichever is greater.
Recreation and Entertainment	
Auditorium or Theater	10 spaces per 1,000 square feet of floor area or 1 space per 3 persons design capacity, whichever is greater.
Golf Course	1 space for each 10 linear feet of practice tees, and 4 spaces for each green, in addition to parking requirements for auxiliary use such as restaurants, bars and clubs.
Health Club or Gym	3 spaces per 1,000 square feet of floor area
Indoor Entertainment Venue	10 spaces per 1,000 square feet of floor area or 1 space per 3 persons design capacity, whichever is greater. 4 spaces for each court or bowling lane, in addition to 1 space for each employee on the maximum shift
Recreation Facility, indoor	3 spaces per 1,000 square feet of floor area
Recreation Facility, outdoor	4 spaces per 1,000 square feet of floor area

Table 10-4-4 Required Off-Street Parking Supply	
Use Type	Parking Standards
Shooting Range	5 spaces per 1,000 square feet of floor area
Zoological Park	8 spaces per 1,000 square feet
Lodging	
Bed and Breakfast	1.2 space per guest room
Boarding House	1.2 space per guest room
Campground or Recreational Vehicle Park	1 space per designated camping or RV space
Hotel or Motel	1.25 space/rental unit
Short-Term Rental	As required by type of dwelling unit
Motor Vehicle-Related	
Car wash, Small (≤ 4 bays)	1 space per 2 bays for self-service vehicle washes (bay does not count as a parking space); 1 space per unattended, automated wash; 5 spaces per attended, automated wash with detail or hand-finishing services
Car wash, Large (≥ 5 bays)	Required Stacking space: 3/ Outside of washing bay
Light Vehicle and Equipment Sales, Rental, and Repair/Serviceing	1 space for each company vehicle in addition to 3 spaces for each 1,000 square feet of interior floor area.
Heavy Vehicle and Equipment Sales, Rental, and Repair/Serviceing	
Parking Lot, Commercial	No requirement
Parking Structure, Commercial	No requirement

Table 10-4-4 Required Off-Street Parking Supply	
Use Type	Parking Standards
Construction Contractor Facility and Yard	No requirement
Office and Services	
Club or Event Facility	10 spaces per 1,000 square feet of floor area. 1 space for each 200 square feet of outdoor patio area. Drive-up window establishments are required to provide a stacking lane at least 12 feet in width and 150 feet in length.
Financial Institutions	2 spaces per 1,000 sq. ft. of gross foot area. Required Stacking spaces, see Table 10-4-7: Required Drive-Through Stacking Supply
Funeral Home or Mortuary	1 space per 50 square feet of floor area in funeral service area plus 1 space for each 250 square feet of office space. Parking lanes shall be provided 15 feet in width, and 100 feet in length.
Office, Business or Professional	4 spaces per 1,000 square feet
Personal Services	4 spaces per 1,000 square feet
Self-Storage	3 spaces, plus 1 space for each 100 storage units, exclusive of long-term vehicle storage.
Retail Sales	
Adult Retail	4 spaces per 1,000 square feet
Greenhouse or Plant Nursery	2 spaces per 1,000 square feet

Table 10-4-4 Required Off-Street Parking Supply	
Use Type	Parking Standards
Retail Kiosk	4 spaces per 1,000 square feet
Retail Sales, Convenience (<8K)	4 spaces per 1,000 square feet
Retail Sales, General (8-50K)	4 spaces per 1,000 square feet
Retail Sales, Heavy (>50K)	5 spaces per 1,000 square feet
Manufacturing, Production and Extraction	
Manufacturing, Artisan	1 space per 1,000 square feet
Manufacturing, Light	1 space per 1,000 square feet
Manufacturing, Heavy	1 space per 1,000 square feet
Natural Resource Extraction	No requirement
Waste and Salvage	
Recycling Facility	No requirement
Solid Waste Facility	No requirement
Salvage, demolition and junkyards	No requirement
Wholesaling and Storage	
Warehouse, Wholesale, and Distribution	0.5 spaces per 1,000 square feet
Transportation	
Airport	2.5 space per 1,000 square feet of gross foot area of passenger terminal area
Freight Transfer Terminals	0.5 spaces per 1,000 square feet
Heliport	5 spaces for Commercial, 3 spaces for Non-Commercial Helistop
Rail Yard	0.5 spaces per 1,000 square feet
Train Station	As determined by the transit agency

Table 10-4-4 Required Off-Street Parking Supply	
Use Type	Parking Standards
Transit Stations	5 spaces per 1,000 square feet of gross feet area
Truck Stop	No requirement
Telecommunications and Utilities Uses	
Utilities, major	No requirement
Utilities, minor	No requirement
Wireless Communications Facility	No requirement
Antenna, non-commercial	No requirement
Accessory Uses	
Automobile Fuel Pumps	Required Stacking spaces, see Table 10-4-7: Required Drive-Through Stacking Supply
Bars or Nightclubs	10 spaces per 1,000 square feet
Daycare, Home (<7 children)	3 spaces per 1,000 square feet of gross floor area
Daycare, Center (≥7 children)	3 spaces per 1,000 square feet of gross floor area
Drive-Through or Drive-up Facility	Required Stacking spaces, see Table 10-4-7: Required Drive-Through Stacking Supply Required Stacking space: 6/per drive-up window
Dwelling, Accessory Unit	1 space/accessory dwelling unit
Dwelling, Dorms	5 spaces per 1,000 square feet
Accessory Structures	No requirement

Table 10-4-4 Required Off-Street Parking Supply	
Use Type	Parking Standards
Greenhouse	No requirement
Home Occupation	No requirement
Large Animal Raising	No requirement
Office/Sales Area	2 spaces per 1,000 square feet of gross foot area
Outdoor Recreational Vehicle Storage	No requirement
Outdoor Dining Area	5 spaces/1,000 square feet of gross foot area outdoor seating space
Outdoor Sales Display Areas	No requirement
Outdoor Storage	No requirement
Recycling Depository or Collection Containers	No requirement
Community/Business Amenity	3 spaces/1,000 square feet
Wireless Communications Facilities	No requirement
Temporary Uses	
Temporary Dwelling	1 space/dwelling unit
Temporary Garage or yard sale	No requirement
Temporary Mobile Vendor Unit	No requirement
Temporary Open-Air Market	1 space for each display stand or area and 1 space for every 200 square feet designated as the entire display area.
Temporary Storage Yard	No requirement
Temporary Structure	No requirement
Temporary/Seasonal sales or event	4 spaces/1,000 square feet of stall area

10-4-A-a-x On-Street Parking Requirements²⁸⁰

1. One (1) on-street parking space abutting the property may be counted as one (1) required off-street parking space. Ten (10) percent of the required parking may be counted as on-street parking spaces, if on-street parking is available. Each parking space shall only be counted once. Only parking spots directly abutting any property line shall be counted.
2. On-street parking spaces dedicated to a specific use shall not be reserved exclusively for this use but shall always be available for general public’s use. No signage or actions limiting public use of on-street spaces shall be allowed.
3. On-Street parking spaces shall be designed as established in Table 10-4-2: Parking Stall Dimensions

10-4-A-a-xi Bicycle Parking Requirements

10-4-A-a-xi-A Applicability

All multi-family and nonresidential development shall provide bicycle parking as established below.²⁸¹

Table 10-4-5: Number of required bicycle parking spaces	
Amount of Vehicle Parking Provided	Number of Required Bicycle Parking Spaces
< 50	3
51-100 spaces	4
101-150 spaces	5
> 150 spaces	5, plus 1 space per each 50 vehicle spaces provided after the first 150 spaces

10-4-A-b Loading Requirements

10-4-A-b-i Applicability

The provisions of this section apply to all uses in all districts that require loading to receive or distribute materials, goods and services.

10-4-A-b-ii Location, Dimensions and Supply²⁸²

1. Loading spaces shall be located on the same lot as the use and/or structure they serve.

2. Trucks parked in the loading area shall not encroach into required parking spaces or required setbacks.
3. Parked trucks loading or unloading materials shall not block travel lanes in parking lots or fire lanes.

Table 10-4-6: Required Loading Spaces Supply and Dimensions:		
Gross Floor Area	Min. Number of Required Loading Spaces	Min. Size of Required Loading spaces
10,000	1	twelve feet by forty-five feet (12' x 45') with an overhead clearance of fourteen feet (14') from the street grade

10-4-A-c Stacking Requirements

10-4-A-c-i Applicability

The provisions of this section apply to all uses that require on-site drop-off and/or pickup of goods and services and/or services requiring a vehicle to queue in line or for off-site curb cuts that require stacking lanes.

10-4-A-c-ii Required Location, Dimensions and Supply²⁸³

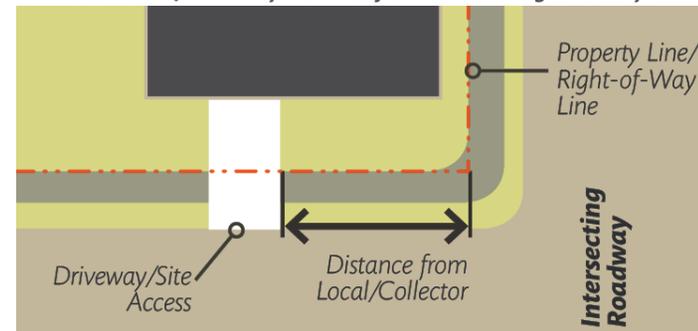
1. **On-Site**
 - a. Vehicle stacking spaces shall be a minimum of nine (9) feet by twenty (20) feet.
 - b. Vehicle stacking spaces shall not interfere with the access to parking spaces or internal site circulation.
 - c. Stacking queues shall not back into the public right-of-way or pedestrian facilities.

Table 10-4-7: Required Drive-Through Stacking Supply	
Use	Minimum Required Stacking Spaces (per lane)
Financial Institution, or Automated Teller Machine	4/ per teller window/ATM
Drive-Through or Drive-up Facility	4/ per window
Restaurant, or another food/beverage establishment	4/ per window

Table 10-4-7: Required Drive-Through Stacking Supply	
Use	Minimum Required Stacking Spaces (per lane)
Automobile Fuel Pumps	1/per fuel pump
Car wash (Full Service)	3/per washing bay
Car wash (Self Service/Automated)	1/per washing bay

- c. No vehicular site access shall be permitted within twenty-five (25) feet of the street right-of-way lines on local streets nor within one hundred (100) feet of the street right-of-way line on collector and arterial roads.
- d. Requirements for dimension and placement of vehicular site access may be adjusted if a conditional use permit is obtained from the Planning and Zoning Commission.

Figure 10-4-4: Site Access/Driveway Distance from Intersecting Roadways



2. Off-Site

- a. Where curb cuts with stacking lanes are required the following shall apply:
 - i. Stacking lane shall be no closer than twenty-five (25) feet from an intersection with a local road.
 - ii. Stacking lane shall be no closer than one hundred (100) feet from an intersection with a Collector or Arterials road.

10-4-B ACCESS AND CONNECTIVITY

10-4-B-a Vehicular Site Access and Driveways

10-4-B-a-i Applicability

The provisions of this section apply to intersections, site access, driveways, parking lots and parking structures.

10-4-B-a-ii General Requirements

- 1. The following standards shall apply to all districts:
 - a. All vehicular site access shall accommodate uninterrupted access for emergency vehicles, as well as all other intended users.
 - b. All sites that have vehicular access onto the public right-of-way shall be designed and constructed so that the following occurs:
 - i. Vehicles, pedestrians and bicyclists can safely enter and exit the site.
 - ii. Interference with traffic in abutting or surrounding streets is minimized.
 - iii. Site entrances /and/or driveways should be combined where feasible to reduce the number of curb cuts.

- 2. In all residential districts, following standards shall apply for driveway placement and design:

- a. Residential driveways shall comply with the standards of Table 10-4-8: Residential Driveways, unless other requirements are specific below.

Table 10-4-8: Residential Driveways		
Street Frontage Lot Width	Permitted Driveways	Dimensions
< 60 ft.	1	Min. 12 ft. max. 20 ft. wide
60 ft. – 200 ft.	1	Min. 20 ft. max. 30 ft. wide
60 ft. – 200 ft.	2	2 driveways, min 12 ft. max. 30 ft. wide
> 200 ft.	2 plus 1 for each additional 200 ft. of lot width more than 200 ft.	2 driveways, min 12 ft. max. 30 ft. wide

- b. In the RR District, the driveway of an individual lot that exceed one hundred fifty (150) feet of frontage, shall be a minimum of thirty (30) feet but may not exceed more than forty (40) feet in width.

- c. All driveways fronting a public right-of-way shall be spaced a minimum of ten (10) feet from one another and shall be located at least five (5) feet from the side lot line.
 - d. The driveways of lots fronting a state highway right-of-way shall meet the New Mexico Department of Transportation (NMDOT) design requirements.
3. In non-residential districts, vehicular site access shall comply with the following standards:
- a. Site access shall be a minimum of twenty (20) feet but not exceed thirty (30) feet.
 - b. Site access for sites that serve large trucks, shall not exceed sixty (60) feet.
 - c. All vehicular site access points on a public right-of-way shall be spaced a minimum distance of forty (40) feet from one another.
 - d. Vehicular site access on individual lots shall be located at least five (5) feet from the side lot line. If there is a shared vehicular access across lot lines, this provision does not apply. The shared access shall not exceed forty (40) feet. Such shared access shall count as one access point for each abutting lot in computing the number of allowed access points.

10-4-B-b Pedestrian Walkways

10-4-B-b-i Applicability

The provisions of this section apply to the following:

- 1. All commercial districts, including the MXC district, with developments exceeding fifteen thousand (15,000) square feet of gross leasable floor area; and/or
- 2. Developments with parking lots containing more than one hundred (100) designated spaces.

10-4-B-b-ii Location

- 1. All commercial uses shall provide pedestrian walkways that connect the public-right-of way to the use/structure.

- 2. Pedestrian walkways shall be located to encourage pedestrian activities.
- 3. Pedestrian walkways shall be clearly demarcated, visible, and provide convenient access through a coordinated system.
- 4. Within a site, pedestrian walkways shall be provided in the following locations:
 - a. Between buildings.
 - b. Between individual sites.
 - c. Between parking areas and the buildings, they serve.
 - d. Between and throughout plazas, courtyards and open spaces.

10-4-B-b-iii Design

- 1. Pedestrian walkways shall comply with Federal accessibility requirements and fit the character of the site through the choice of materials and design of the walkways.
- 2. Main pedestrian connections shall be a minimum of eight (8) feet.
- 3. Pedestrian walkways shall be constructed in accordance with the Public Ways and Properties Title of the City of Gallup Code.
- 4. Materials used shall be visually interesting and facilitate general maintenance and snow removal.
- 5. The internal vehicle circulation shall not interfere with pedestrian walkways or parking areas.

10-4-B-c Clear Sight Triangle

10-4-B-c-i Purpose

This provision establishes clear sight triangles to provide a sight distance of sufficient length to allow drivers /and/or pedestrian and bicyclists to observe the road/site and avoid conflicts.

10-4-B-c-ii Applicability

The provision of this section applies to any roadways, intersection, access point, and driveways in all districts.

10-4-B-c-iii General Requirements

1. Depending on specific site conditions, adjustments to sight distances may be required.
2. **Intersection Clear Sight Triangle**
 - a. At any intersection of two roadways a clear sight triangle shall be provided to allow for unobstructed sight.
 - i. *The clear sight triangle area is measured from the lot lines along the intersecting roads, and a straight line joining those intersecting lines to form a triangle as illustrated in [Figure 10-4-5: Intersection Clear Sight Triangle](#).*
 - b. Objects between three (3) feet and ten (10) feet in height from ground level are prohibited within a clear sight triangle.
3. **Streets Clear Sight Triangle for Site Access and Driveways**
 - a. For all driveways and/or site access, a clear sight triangle shall be provided to allow for unobstructed sight. The clear sight triangle areas are measured from the lot line parallel to the adjacent road and a line along the access point and a straight line joining those intersecting lines to form a triangle as illustrated in [Figure 10-4-6: Streets Clear Sight Triangle for Site Access and Driveways](#).
 - b. Objects between three (3) feet and ten (10) feet measured from the ground are prohibited.
 - c. In SFR districts, a mailbox may be placed within the clear sight triangle area if the mailbox is constructed on a single pole and does not exceed forty-one (41) inches in height and the mailbox does not exceed eleven (11) inches in width.

Figure 10-4-5: Intersection Clear Sight Triangle

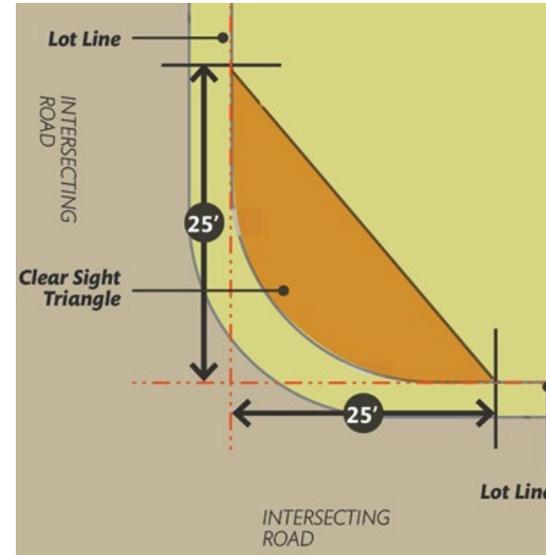
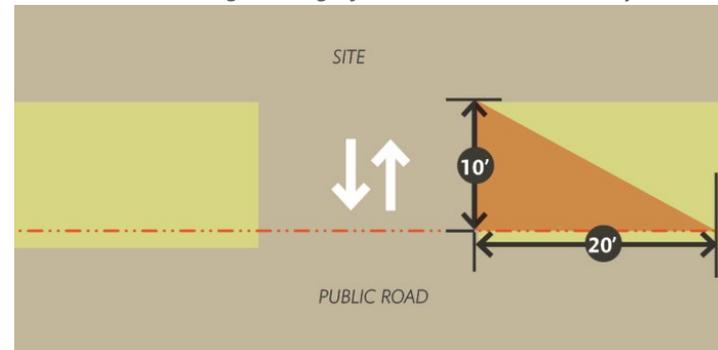


Figure 10-4-6: Streets Clear Sight Triangle for Site Access and Driveways



10-4-C LANDSCAPING AND SCREENING

10-4-C-a Purpose

This section provides standards for the installation and maintenance of landscaping and screening devices to minimize the adverse effects of development and to generally enhance the quality and appearance of a development site, and the City as a whole. Landscaping facilitates the control of erosion and the reduction of glare and dust and softens the visual impact of building masses. Buffering and screening devices allow the separation of potentially incompatible uses and the buffering of road noise and intensive activities to protect and enhance public and private investments and property values.

10-4-C-b Applicability

The provisions of this section apply to:

1. New construction of multi-family, mixed-use, or non-residential structures.²⁸⁴
2. Expansions of existing multi-family, mixed-use, and non-residential structures of twenty-five (25) percent or more of building floor area.²⁸⁵
3. Renovations to existing mixed-use or non-residential structures exceeding four hundred fifty thousand (450,000) dollars in improvements, which will require landscaping shall be installed for up to twelve (12) percent of the project valuation.^{286, 287}
4. Non-compliant buildings.

10-4-C-c Exceptions

1. Single-family developments shall comply with the following landscape requirements:²⁸⁸
 - a. All new residential construction within the SFR and MXN districts shall provide one (1) 2-inch caliper tree within the front yard setback for each one hundred (100) feet of street frontage.
 - b. The planting must occur prior to the issuance of a certificate of occupancy unless a written agreement to delay installation exists.

- c. New irrigated turfgrass shall be prohibited in all residential front yards, except courtyards. Xeric bunch grasses are encouraged in place of irrigated turfgrass.

10-4-C-d General Landscape Standards

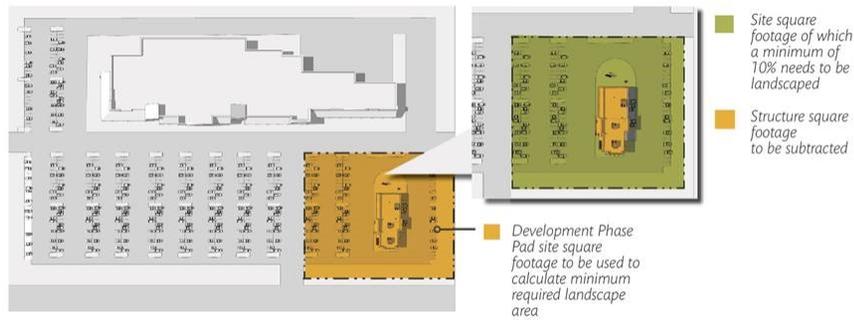
10-4-C-d-i Required Landscape Plan²⁸⁹

1. A landscape plan indicating the proposed landscape areas, the location, mature size and species of all proposed trees and shrubs shall be submitted as part of the building permit application for all development where landscaping is required, except in the SFR district.²⁹⁰
2. Landscape plans shall be drawn to a scale of either one (1) inch equals ten (10) feet (1" = 10') or one (1) inch equals twenty (20) feet (1" = 20').
3. Prior to design, all underground utility lines must be located and shall be shown on the landscaping plan. Plantings must be located to not interfere, either at the time of installation or later, with the function of such underground line.²⁹¹
4. Plant materials shall be spaced for their mature size to avoid interfering with walkways, doorways, and parking stalls; and to avoid the appearance of a cluttered landscape.²⁹²

10-4-C-d-ii Minimum Landscape Site Area

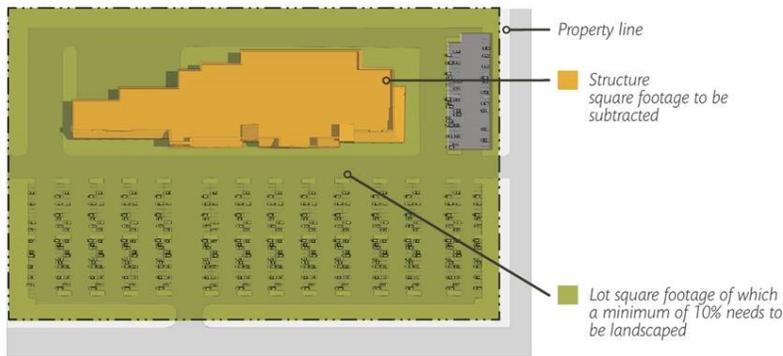
1. A minimum of ten (10) percent of the site shall be landscaped in accordance with the requirements of this section as indicated in *Figure 10-4-7: Minimum Landscape Area*. For this section, the site is defined as the square footage of the entire lot to be developed minus the square footage of any structures.²⁹³

Figure 10-4-7: Minimum Landscape Area



- Landscaping for phased development may be determined based only on the square footage of the portion of the lot that is actually being developed per each phase, as indicated in Figure 10-4-8: Phased Development.²⁹⁴

Figure 10-4-8: Phased Development



- Landscaping of any cut and fills and/or terraces in the required landscape area shall be sufficient to prevent erosion, and all slopes steeper than one (1) foot vertically to three (3) feet horizontally shall be covered with ground cover appropriate for the purpose and for soil conditions, water availability, and environment.²⁹⁵

10-4-C-d-iii Type and Amount of Plant Materials

- Trees and other plant materials should be selected from Table 10-4-9: Recommended Plant Palette, taking into consideration site specific constraints such as:
 - Water demand, drought tolerance, appropriateness of native and naturalized species, and geological and topographical conditions.
 - The protection and preservation of native species, appropriate naturalized species, and natural areas.
 - Using high maintenance plants only for accents.
 - Alternative plants not listed on Table 10-4-9 that are drought tolerant are acceptable.²⁹⁶

Table 10-4-9: Recommended Plant Palette		
Plant Type	Plant Type	Plant Type
Evergreen Trees	Abies concolor	White Fir
	Cupressus arizonica	Arizona Cypress
	Juniperus monosperma	Singleseed Juniper
	Juniperus scopulorum	Rocky Mountain Juniper
	Picea pungens	Blue Spruce
	Pinus edulis	Pinon Pine
	Pinus flexilis	Limber pine
	Pinus ponderosa	Ponderosa Pine
	Pseudotsuga menziesii	Douglas Fir
	Quercus emoryi	Emory Oak
Deciduous Trees	Acer glabrum	Rocky Mountain Maple
	Acer negundo	Box Elder
	Acer saccharinum	Silver Maple
	Betula papyrifera	Paper Birch
	Celtis laevigata var. reticulata	Canyon Hackberry
	Cercis canadensis	Eastern Redbud
	Chilopsis linearis	Desert Willow
	Fraxinus americana	White Ash
	Gleditsia triacanthos var. inermis	Honey Locust
	Morus alba	Fruitless Mulberry
	Platanus acerifolia	London Planetree
	Populus canadensis	Carolina Poplar
	Populus fremontii	Fremont Cottonwood
	Populus nigra	Lombardy Poplar
	Populus tremuloides	Aspen
Quercus gambelii	Gambel Oak	

Table 10-4-9: Recommended Plant Palette		
Plant Type	Plant Type	Plant Type
Evergreen Shrubs	Robinia neomexicana	New Mexico Locust
	Robinia pseudoacacia	Black Locust
	Salix amygdaloides	Peachleaf Willow
	Salix matsudana 'Navajo'	Globe Navajo Willow
	Ulmus americana	American elm
	Agave americana	Agave
	Artemisia filifolia	Sand Sage
	Artemisia tridentata	Big Sage
	Atriplex canescens	Fourwing saltbush
	Baccharis salicifolia	Seepwillow
	Cotoneaster lacteus	Parney Cotoneaster
	Cylindropuntia imbricata	Cane Cholla
	Ephedra spp.	Mormon Tea
	Ericameria nauseosus	Chamisa
	Gutierrezia sarothrae	Broom Snakeweed
	Juniperus chinensis	Chinese Juniper
	Juniperus communis	Common Juniper
	Mahonia aquifolium	Oregon Grape
	Mahonia haematocarpa	Algerita
	Nolina microcarpa	Beargrass
Opuntia engelmannii	Prickly Pear Cactus	
Pinus mugo	Mugo Pine	
Quercus turbinella	Scrub Oak	
Yucca baccata	Banana Yucca	
Yucca glauca	Narrowleaf Yucca	
Deciduous Shrubs	Berberis fendleri	Berberis fendleri
	Cercocarpus montanus	Cercocarpus montanus
	Cornus solonifera	Cornus solonifera
	Dasiphora fruticosa	Dasiphora fruticosa
	Fallugia paradoxa	Fallugia paradoxa
	Forestiera neomexicana	Forestiera neomexicana
	Hibiscus syriacus	Hibiscus syriacus
	Krascheninnikovia lanata	Krascheninnikovia lanata
	Lycium pallidum	Lycium pallidum
	Prunus americana	Prunus americana
	Prunus x cistena	Prunus x cistena
	Rhus glabra	Rhus glabra
	Rhus trilobata	Rhus trilobata
	Ribes aureum	Ribes aureum
	Spiraea x bumalda 'Anthony Waterer'	Spiraea x bumalda 'Anthony Waterer'
	Syringa vulgaris	Syringa vulgaris
	Arctostaphylos uva-ursi	Kinnickinnick

Table 10-4-9: Recommended Plant Palette		
Plant Type	Plant Type	Plant Type
Groundcovers	Artemisia ludoviciana	Prairie Sage
	Cerastostigma plumbaginoides	Blue Leadwort
	Cotoneaster horizontalis	Rock Cotoneaster
	Juniperus hozontalis	Creeping Juniper
	Juniperus sabina	Buffalo Juniper
	Santolina chamaecyparissus	Gray Santolina
	Teucrium chamaedrys	Wall Germander
	Vinca minor	Periwinkle
Grasses	Achnatherum hymenoides	Indian ricegrass
	Agropyron smithii	Western Wheatgrass
	Aristida purpurea	Purple threeawn
	Bouteloua curtipendula	Sideoats Grama
	Bouteloua gracilis	Blue Grama
	Buchloe dactyloides	Buffalo Grass
	Hesperostipa neomexicana	New Mexico Feathergrass
	Pleuraphis jamesii	Galleta
	Schizachyrium scoparium	Little Bluestem
	Sporobolus airoides	Alkali Sacaton
	Sporobolus cryptandrus	Sand Dropseed
Achnatherum hymenoides	Indian ricegrass	

2. All vegetation required shall meet the minimum requirements in *Table 10-4-10: Minimum Plant Materials and Standards*. These standards are minimums and the developer may choose to install more landscaping.²⁹⁷

Table 10-4-10: Minimum Plant Materials and Standards		
Plant Material	Minimum Amount	Species and Size
Trees	Four (4) trees per one thousand (1,000) square feet of landscaped area	Deciduous
		Evergreen ²⁹⁸

Table 10-4-10: Minimum Plant Materials and Standards		
Plant Material	Minimum Amount	Species and Size
Shrubs	Two (2) shrubs per tree	<p>to a minimum height of required by the buffer type feet at maturity.</p> <ol style="list-style-type: none"> At least thirty (30) percent of the required shrubs shall be an evergreen species. Five (5) gallon in size and grow to a minimum height and width of one (1) foot at maturity. If used for screening requirements in <u>Section 10-4-C-d-vii</u>, species that grow to a minimum height required by the buffer type at maturity. Large rocks/boulders indigenous to the Gallup area may be substituted for shrubbery for up to one-third (1/3) of the required plantings²⁹⁹, but no more than five (5), whichever is less. Size of the boulders shall be a minimum of three (3) feet by four (4) feet in size.³⁰⁰
Groundcover	75% coverage of the ground area, minus the tree and shrub coverage at maturity	<ol style="list-style-type: none"> Permissible ground cover includes grass, low-lying green plants, annual or perennial flowers, or native grasses. Decorative bark material, stone, and/or gravel (excluding asphalt, concrete or soil that is untreated) may be substituted at the discretion of the Planning and Development Director.³⁰¹ Irrigated turf shall be limited to: <ol style="list-style-type: none"> Ten (10) percent of total required ground cover for non-residential development Twenty-five (25) percent of the total required ground cover for residential development.

*Caliper measurements shall be taken at the trunk two (2) feet above grade.

of the overall project site’s landscape requirements.³⁰³ Acceptable hardscape materials include but are not limited to, decorative or stained concrete, concrete pavers, and brick. Asphalt is prohibited for integrated hardscapes.

10-4-C-d-iv Irrigation Systems

- The City strongly encourages the use of native or drought tolerant plants without the need for irrigation.
- Watering methods shall be required if the proposed planting materials are not native or drought tolerant plants and trees.
- An irrigation system, consisting of an underground system (automatic or manual), that includes a USC approved reduced principal backflow preventer, pipes, valves, and heads of adequate size to irrigate properly the proposed planting may be required.

10-4-C-d-v Installation and Maintenance

- All landscaping shall be installed in accordance with the approved landscape plan, be of nursery stock quality and be installed in a sound manner.³⁰⁴
- All landscape material and irrigation systems shall be in place prior to the issuance of the certificate of occupancy unless a written Landscape Extension Agreement has been approved with the City.³⁰⁵
- Landscape Extension Agreements shall be valid for a maximum period of nine (9) months.
- All required landscaping and irrigation systems shall be maintained as shown on the approved landscape plan. The property owner is responsible for the following:³⁰⁶
 - Regular maintenance shall occur and shall keep landscaping and irrigation in good condition and in a way that presents a healthy, neat, and orderly appearance. All landscaping shall be maintained free from disease, pests, weeds, and litter. This maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, as needed and in accordance with acceptable horticultural practices.

- Existing healthy trees and shrubs (i.e. trees that are not diseased, weak, damaged or infected as determined by the Planning and Development Director) may be counted toward the requirements of this section.³⁰²
- For landscape designs that integrates hardscapes (plazas, courtyards, trails etc.), the hardscape areas may be counted toward twenty-five (25) percent

- b. All plant material in required landscaped areas shall be selected and planted so that it will not interfere with the installation, maintenance or repair of any public utility, nor restrict pedestrian or vehicular traffic, nor constitute a traffic hazard. Reliance on pruning shall not replace the appropriate selection and placement of plant material.
 - c. The regular maintenance, repair, or replacement, where necessary, of any landscaping required by this section. Any plant materials not surviving shall be replaced within thirty (30) days of its demise or in the next appropriate season.
5. Failure to maintain the improvements or landscaping required by this section constitutes a violation of this Code.³⁰⁷

10-4-C-d-vi Streetscape and Front Setback Area Landscaping

- 1. Up to one-third (1/3) of the required landscaping for all projects may be in the public right-of-way.³⁰⁸
- 2. For renovations to existing buildings that exceeding twenty-five thousand (25,000) dollars in improvements, two-thirds (2/3) of the required landscaping may be in the public right-of-way.³⁰⁹
- 3. One-half (1/2) of the total area required to be landscaped shall be located within the front setback area of the property.³¹⁰
- 4. Where buildings occupy corner lots, double fronting lots or triple fronting lots, a minimum of one-fourth (1/4) of the required landscaping shall be located within each of the front setback areas.³¹¹
- 5. Minimum streetscape landscaping shall be provided according to Table 10-4-11: Minimum Streetscape Requirements. The maturation height of trees should be considered when trees are placed beneath overhead lines.³¹²

Table 10-4-11: Minimum Streetscape Requirements			
Mature Tree Height	Small (<30 feet)	Medium (30-40 feet)	Large (>40 feet)
Tree Interval	Trees spaced a max of thirty (30) feet on center	Trees spaced a max of forty (40) feet on center	Trees spaced a min of forty (40) feet on center
Planting Strip, minimum	Five (5) feet in width	Six (6) feet in width	Eight (8) feet in width

- 6. Street trees shall be located within a designated planting strip,³¹³ except for the MXC district, in which trees can be in tree grates.
 - a. Where no planting strip is present or where utilities prevent trees from being planted in the designated planting strip, trees may be planted on the development parcel, in an area ranging from three (3) to seven (7) feet behind the property line nearest to the public right-of-way.
 - b. Plant materials in a clear sight triangle, as defined in Section 10-4-B-c, shall be selected and maintained to ensure that there is no appreciable obstruction to vision between three (3) feet and ten (10) feet above the street pavement. Shrubs are not to exceed three (3) feet and the tree canopies shall start at a minimum of ten (10) feet above the street pavement.

10-4-C-d-vii Required Landscape Buffers and Screens

- 1. Landscape buffers are required to mitigate the impacts of significant differences in property use, size, or scale in any of the following circumstances, with standards specified in the relevant subsections below:
 - a. Medium and high-density residential development (e.g. MHP, MFRM, and MFRH zones) shall require a Type A buffer along the adjacent property line when it is adjacent to a single-family residence located in the RR or SFR districts.
 - b. Multi-family, mixed-use, or non-residential development shall require a Type B buffer along the adjacent property line when it is adjacent to a single-family residence located in the RR or SFR districts.
 - c. Industrial development shall require a Type C buffer along the adjacent property line when it is adjacent to any non-industrial development.
- 2. When properties are required to have a landscape buffer, the requirements of Table 10-4-12: Minimum Buffer Requirements, shall apply: Required buffers and screens can be counted toward the overall ten (10) percent landscape requirement.

Table 10-4-12: Minimum Buffer Requirements				
Buffer Type	Required Buffering	Buffering Options		
		Vegetative Screen or Berm		Wall or Fence
TYPE A Broken Screen	Wall, fence, or vegetative screen ≥6 ft in height.	A minimum fifteen (15) foot vegetative buffer that shall include: 1. Two (2) trees - deciduous or evergreen- for every one hundred (100) linear feet; and 2. Twelve (12) shrubs for every one hundred (100) linear feet.	OR	A solid six (6) foot privacy fence or wall
TYPE B Semi-Opaque Screen	Five (5) feet in height	A minimum twenty (20) foot vegetative buffer that shall include: 1. One (1) deciduous tree for every one hundred (100) linear feet; and 2. Two (2) evergreen trees for every one hundred (100) linear feet; and 3. Twenty-four (24) shrubs for every one hundred (100) linear feet, sixty (60) percent of which shall be evergreen.	OR	A solid six (6) foot privacy wall
TYPE C Opaque Screen	Wall, fence, or vegetative screen ≥8 ft in height.	A minimum twenty-five (25) foot vegetative buffer that shall include: 1. Four (4) deciduous trees for every one hundred (100) linear feet; and 2. Four (4) evergreen trees for every one hundred (100) linear feet; and 3. Thirty-six (36) shrubs for every one hundred (100) linear feet, sixty (60) percent of which shall be evergreen.	OR	A solid eight (8) foot privacy wall

- Any required privacy fence or wall shall be made of any combination of wood, brick, stone, wrought iron, polymer, decorative face block or other similar composite material and maintained in a like-new manner with the finished side facing towards the zone to be buffered (protected). The material(s) used shall provide an opaque fence. All required vegetation shall

be placed on the side of the fence or wall of the adjacent property. A chain link fence with slats is not considered a solid fence for purposes of this section.³¹⁴

- All berms, if provided, shall not exceed a slope with maximum rise of one (1) foot to a run of two (2) feet (a ratio of 1:2) and a maximum height of four (4) feet with a compacted flat top of at least fifteen (15) inches wide. All berms, regardless of size, shall be stabilized with a ground cover or other suitable vegetation or permanent slope retention device. A combination of trees and shrubs are to be installed in an appropriate design scheme along the berm.³¹⁵ Natural topography that meets the intent of this requirement shall be acceptable.

10-4-C-d-viii Parking Lot Landscaping and Screening

10-4-C-d-viii-A Applicability

All new surface parking lots containing twenty-five (25) or more spaces, or the expansion of an existing parking lot by twenty-five (25) spaces or more shall provide both perimeter and interior landscaping that meets the standards of this section. This requirement counts toward the overall ten (10) percent landscape requirement.

10-4-C-d-viii-B Interior Lot Landscaping

- The minimum number of trees shall be one (1) tree per twelve (12) parking spaces.
- All trees and plantings within parking lots shall be in planting areas or landscape islands, protected by curbs or wheel stops.
- Required parking lot landscaping may be incorporated with one or more consolidated bioretention areas (e.g. rain gardens).
- Any landscaping provided to meet the interior lot standards will be credited towards the overall ten (10) percent landscaping requirement as required per *Section 10-4-C-d-ii*.³¹⁶

10-4-C-d-ix Screening of Service Areas/Mechanical Equipment

10-4-C-d-ix-A General Screening Standards

- Any landscaping provided to meet screening standards will be credited towards the overall ten (10) percent landscaping requirement.

2. In any case where a wall or fence is required or installed, chain link fencing shall not satisfy this requirement.

10-4-C-d-ix-B Screening of Outdoor Storage

1. Outdoor storage areas shall be screened from public streets and adjacent residential uses and districts using one (1) or a combination of fences, walls, berms, or landscaping that is at least six (6) feet in height and produces a permanent opaque, year-round screen.
2. Walls, fences or enclosures used to screen outdoor storage areas shall be visually compatible with the architectural design and materials of the development

10-4-C-d-ix-C Screening of Refuse Containers

1. Refuse containers shall be located within a permanent, four-sided enclosure.
2. Refuse container enclosures shall be located at the rear or side of buildings, or in other inconspicuous locations, where they are generally not noticeable from public streets, pedestrian walkways, other public areas, or residential uses or districts.
3. Refuse enclosures shall be constructed of materials that are compatible with the overall architectural design of the development.

10-4-C-d-ix-D Screening of Mechanical and Utility Equipment

1. Roof-mounted mechanical equipment of mixed-use and non-residential developments shall be screened by a parapet wall or similar architectural feature sufficient to screen the equipment from all sides when viewed from the ground level.
2. Ground-mounted mechanical equipment of mixed-use and non-residential development shall be located so that it is not visible from a public right-of-way, customer entrances, pedestrian walkways, other public areas or from the adjacent properties to the maximum extent possible.
3. Ground-mounted mechanical equipment located within the view of public right-of-way, customer entrances, other public areas and adjacent properties shall be screened from public view using one of the following options:

- a. Decorative wall, fence or enclosure that is constructed of materials that are compatible with the overall architectural design of the development and of a height that is not less than the height of the equipment to be screened; or
- b. Vegetative screen that is of sufficient height at maturity and of opacity to effectively soften and screen the equipment.

10-4-C-d-x Landscape Requirements for City Owned Property

1. Right-of-way medians shall be designed with conduits for electricity and water as specified by the Electric Department, placed a minimum of thirty-six (36) inches underground and water stub outs in accordance with the landscape design.
2. Drainage, retention, and detention areas visible from a public right-of-way shall be buffered with a minimum six (6) feet wide landscape buffer except when such facilities are designed for joint use as a community or neighborhood park which facilities are exempt from buffers/ screens.
3. All City utility installations, substations, and other City facilities visible from a public right-of-way shall be buffered with a minimum six (6) feet wide landscape buffer.

10-4-C-d-xi Compliance and Enforcement

1. Failure to abide by the maintenance standards will be considered a nuisance subject to abatement provisions of this ordinance.
2. Where it can be shown that strict compliance with the requirements of this ordinance cannot be met, due to unavailability of sufficient land, a variance may be sought in accordance to Section 10-5-B-d-ii, Variance Procedures.

10-4-D FENCES AND WALLS

10-4-D-a Purpose

The purpose of this section is to provide for adequate privacy and security without degrading the aesthetic quality of the City, generating a public nuisance and/or hazards, or obstructing vision at intersections.

10-4-D-b Applicability

The construction and maintenance of all fences, walls, and retaining walls shall comply with the requirements this section.

10-4-D-c Exceptions

Fencing enclosing athletic courts, including but not limited to tennis courts and basketball courts, are permitted to be up to a maximum of sixteen (16) feet in height, provided they shall be in the side or rear yard and shall be seven (7) feet from the property line.³¹⁷

10-4-D-d Permit Requirements

1. A Building Permit is required for:
 - a. All walls and fences; and
 - b. Retaining walls with level or maximum backfill slope of less than a five (5) to one (1) (5:1) horizontal to vertical ratio.

10-4-D-e Fence and Wall Standards

10-4-D-e-i Location and Height

1. The maximum permitted height for a fence depends on the district and where the fence is located on a property. All fences and walls shall comply with the height limits shown in Table 10-4-13: Maximum Height of Fences and Walls. Gates shall be included in the maximum fence height.
2. Figure 10-4-9, Figure 10-4-10, and Figure 10-4-11 illustrate how maximum fence heights vary according to location.

Table 10-4-13: Maximum Height of Fences and Walls			
Location of Fence/Wall	Maximum Height by Zone District		
	Residential	Mixed-Use/Commercial	Industrial
Within required front setback area	4 feet	4 feet	6 feet
Within required street side setback area (i.e. along the street side of corner lots) ≤ 5 feet from property line abutting street ROW	4 feet	4 feet	6 feet

Table 10-4-13: Maximum Height of Fences and Walls			
Location of Fence/Wall	Maximum Height by Zone District		
	Residential	Mixed-Use/Commercial	Industrial
> 5 feet from property line abutting street ROW	7 feet	7 feet	10 feet
Within required interior side setback area	7 feet	7 feet	10 feet
Within required rear setback area	7 feet	7 feet	10 feet

Figure 10-4-9: Fencing in Residential Districts

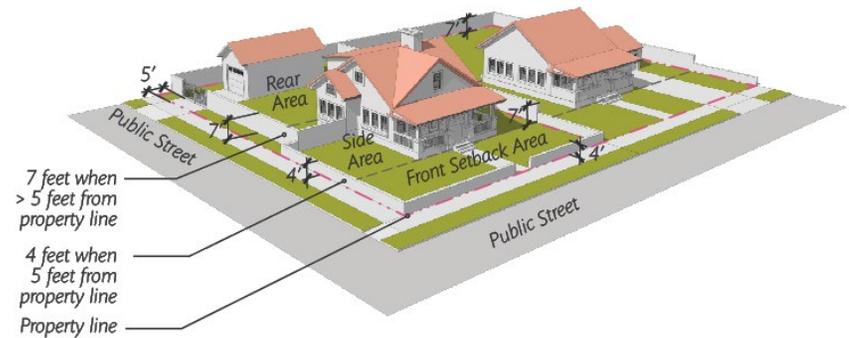
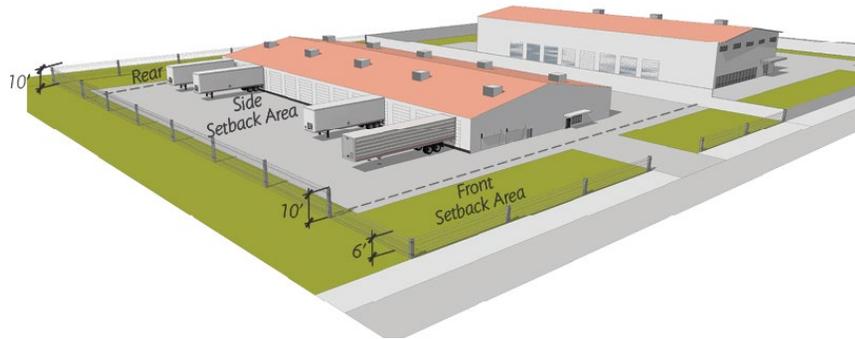


Figure 10-4-10: Fencing in Commercial/Mixed-Use District



Figure 10-4-11: Fencing in Industrial Districts



3. The maximum height of a fence or wall shall be measured from ground level. If there is a difference in grade between the two (2) sides of the wall or fence (e.g., sloping ground surface or retaining wall), then the height shall be measured from the high ground side (finished or backfilled grade).³¹⁸
4. Within clear sight triangles as defined in Section 10-4-B-c, Clear Sight Triangle, wall, fence or other barriers that restrict visibility shall be limited to three (3) feet in height.³¹⁹
5. No wall or fence will be permitted in a public right-of-way unless a Revocable Permit is issued by the City Attorney.³²⁰
6. In the RR district, the following development standards for fences may be used in place of those listed in Table 10-4-13: Maximum Height of Fences and Walls of this section, provided the fence is an open view fence (i.e. constructed from posts that are connected by horizontal boards, wire, or rails not having a solid foundation along its whole length) and does not exceed seven (7) feet in height.

10-4-D-e-ii Fence and Wall Materials

1. Fences and walls shall be constructed of durable materials manufactured for exterior use and shall be weather and decay-resistant.
2. Approved materials normally manufactured for, used as, and recognized as, exterior fencing or wall materials include, but are not limited to, commercial quality wood, brick, fired masonry, concrete, stone, wrought

iron or other decorative metals, chain link, manufactured vinyl or composite plastic manufactured specifically as wall or fencing materials, or any other material approved at the discretion of the Planning and Development Director.

3. Prohibited materials consist of materials not specifically manufactured for fencing and walls or discarded materials, including, but not limited to, railroad ties, pallets, tires, junk, or other similar items.
4. Barbed wire, razor wire, or barbed tape obstacles shall be prohibited in all residential districts.
5. Walls and fences visible from the public right-of-way shall be architecturally integrated with the building design and with existing fences/walls on the site.

10-4-D-e-iii Security Fencing

1. Security fencing is permitted in GC, HC and I district and may include barbed wire or barbed tape obstacles, provided the maximum height of the fence may not exceed ten (10) feet. If barbed wire or tape obstacles are utilized, it shall be installed in such a manner as to avoid all contact by pedestrian traffic.³²¹
2. Public utilities enclosures may use barbed wire or barbed tape obstacles in any district.³²²
3. A temporary construction fence permit may be issued in conjunction with an active building permit. A temporary fence permit may be granted for a one-year renewable period. All temporary fencing must be removed upon completion of construction and prior to the issuance of a certificate of occupancy.³²³

10-4-D-e-iv Required Safety Fencing³²⁴

1. All swimming pools, jacuzzis, hot tubs or yards in which swimming pools, jacuzzis, or hot tubs are located shall be completely enclosed by a wall or fence at least six (6) feet in height with self-closing devices on gates.
2. Jacuzzis and hot tubs may use a lockable cover in lieu of a wall or fence.

10-4-D-e-v Retaining Walls

1. Retaining walls over four (4) feet high having a retained slope of five (5) to one (1) (5:1) or greater shall be designed, signed and sealed by a professional civil engineer, registered in the state of New Mexico.³²⁵
2. Retaining walls constructed of premanufactured materials shall provide manufactures specifications and shall be limited to eight (8) feet in height.

10-4-D-e-vi Maintenance³²⁶

1. All fences, walls, and retaining walls shall be maintained in good condition, so as not to become a public or private nuisance, and so as not to be dilapidated or a danger to adjoining property owners or the public.
2. Fences, walls, and retaining walls which are no longer maintained in a safe manner and/or which create a hazard through neglect, lack of repair, manner of construction, method of placement, or otherwise, shall be repaired, replaced or removed by the property owner.

10-4-E ARCHITECTURE

10-4-E-a *Purpose*

This section provides standards that promote development that is compatible with the community’s character and enhance the attractiveness and quality of life in the City of Gallup. These standards aim to improve the overall quality of development while preserving and enhancing existing historic assets. They establish minimum architectural design standards, to foster a built environment that promotes Gallup’s unique character and natural environment.

10-4-E-b *Applicability*

The provisions of this section shall apply to:

1. New construction of all residential, mixed-use, or non-residential structures; or
2. Expansions of existing multi-family, mixed-use, and non-residential structures of twenty-five (25) percent or more of building floor area shall require façade improvements installed for the expanded floor area when visible from the public right-of-way.

10-4-E-c *Exceptions*

The provisions of these standards do not apply to properties in the Downtown Overlay district, which shall utilize the Downtown specific standard outlined in Section 10-2-B-d-i, Downtown Overlay (DO).

10-4-E-d *General Standards*

1. All buildings must comply with local, state, and federal requirements including the current edition of the building code, Fair Housing Act (FHA) and the Americans with Disabilities Act (ADA).
2. All buildings shall use materials that are durable, easily and economically maintained, and of quality that will retain their appearance over time.³²⁷
3. Higher quality building materials and details should be used on building facades facing public rights-of-way and at primary building entrances and may be transitioned to more economical materials on the back or service side(s) of the building.³²⁸
4. Multi-tenant developments or development with multiple buildings shall have a consistent theme, color, and design throughout.³²⁹
5. Chimneys, fireplaces, pilasters, roof overhangs, movable awnings, unenclosed balconies and unenclosed stairways may project into any required yard for three and one-half (3 1/2) feet or one-half (1/2) of the required yard, whichever is less.³³⁰

10-4-E-e *Residential District Standards*

10-4-E-e-i Low-Density Residential Development (e.g. Single-Family Residential, Two-Family Residential)

1. The orientation of the primary façade of single-family and duplex residential dwellings shall be consistent with the established pattern along the block face.
2. The primary building entrance to the dwelling should face the public right-of-way from which the dwelling receives its address.³³¹
3. A walkway shall be provided from the primary building entrance of the dwelling to the public right-of-way from which the dwelling receives its address.

10-4-E-e-ii Multi-Family Residential Development

10-4-E-e-ii-A Building Entrances

1. Buildings shall be oriented so that the principal building wall and primary entrances face the public right-of-way. If this is not feasible, they should be oriented to face internal streets or common open space, such as interior courtyards or on-site recreation areas.
2. Primary building entrances shall be clearly defined and highly visible from the public right-of-way. This effect can be achieved through a combination of massing and architectural treatments including but not limited to towers, portals, overhangs, fenestration, material and color changes.

Figure 10-4-12: Residential Building Entrance



10-4-E-e-ii-B Building Facades

1. Each building wall facing a public right-of-way shall incorporate wall plane projections or recesses every eighty (80) linear feet by a minimum of eighteen (18) inches.

Figure 10-4-13: Residential Building Facades



10-4-E-e-ii-C Transparency

1. At least twenty-five (25) percent of all walls facing a public right-of-way shall contain windows or doorways.

10-4-E-e-ii-D Roof Articulation

1. Multi-family residential buildings shall provide roof variation for every eighty (80) feet in length through dormers, street facing gable ends, projections, recessions, dormers or changes in parapet height that alter the vertical or horizontal plane of the roof by at least two (2) feet.

Figure 10-4-14: Residential Roof Articulation



10-4-E-e-ii-E Garages and Carports

1. To the greatest extent feasible, freestanding carports and garages should be located at the rear or side of the primary structure.
2. The exterior materials, design features, and roof form of a detached garage or carport shall be the compatible with the building it serves.

10-4-E-f Mixed-Use and Commercial District Standards

10-4-E-f-i Building Entrances

1. Buildings shall have at least one (1) pedestrian entrance (individual or shared) facing a public right-of-way.
2. Primary building entrances shall be clearly defined and highly visible through incorporating at least two of the following design features:
 - a. Color and material changes at the entry;
 - b. Entry recesses or projections;
 - c. Display windows that are directly adjacent to the entrance;
 - d. Canopies, porticos, arcades, or roof overhangs above the entrance;
 - e. Gabled or peaked roof forms, arches, or raised corniced parapets above the entrance;

- f. Outdoor plaza spaces adjacent to the entrance, provided it has a minimum depth of twenty (20) feet;
- g. Other architectural massing and treatments, including but not limited to towers, portals, stoops, and/or overhangs that call attention to the building entrance in the building structure and design.

10-4-E-f-ii Building Facades

1. A minimum of twenty-five (25) percent of the exterior building wall visible from a public right-of-way shall utilize a contrasting design material, i.e. a change in color, texture, or material.
2. Each building wall facing a public right-of-way shall incorporate wall plane articulation every one hundred (100) linear feet through one or combinations of the following techniques:
 - a. Horizontal and vertical recesses and offsets;
 - b. Breaks (reveals, recesses) in the surface of the wall itself;
 - c. Placement of window and door openings;
 - d. Placement of features like awning, canopies, overhangs, and arcades;
 - e. Another architectural feature approved at the discretion of the Planning and Development Director.

Figure 10-4-15: Mixed-Use and Commercial District Building Facade



10-4-E-f-iii Transparency

1. A minimum of twenty-five (25) percent of any ground-floor wall that faces a public right-of-way shall contain transparent display windows and/or doors,

with the lower edge of the window sills no higher than thirty (30) inches above the finished floor.

2. A minimum of twenty (20) percent of each higher floor that faces a public right-of-way shall contain transparent windows and/or doors.

Figure 10-4-16: Mixed-Use and Commercial District Transparency



10-4-E-f-iv Roof Articulation

1. Buildings exceeding fifteen thousand (15,000) square feet of gross developable floor area shall provide roof variation for every one hundred (100) linear feet in length through:
 - a. Projections, recesses, dormers that alter the vertical or horizontal plane of the roof by at least two (2) feet;
 - b. Change in roof parapet height of at least two (2) feet; or
 - c. Another architectural feature approved at the discretion of the Planning and Development Director.

Figure 10-4-17: Mixed-Use and Commercial District Roof Articulation



10-4-E-g Industrial District Standards

10-4-E-g-i Building Entrances

1. Buildings shall have at least one (1) primary pedestrian entrance facing a public right-of-way.
2. Primary building entrances shall be clearly defined and highly visible through incorporating at least two (2) of the following design features:
 - a. Color and material changes at the entry;
 - b. Entry recesses or projections;
 - c. Display windows that are directly adjacent to the entrance;
 - d. Canopies, porticos, arcades, or roof overhangs above the entrance;
 - e. Gabled or peaked roof forms, arches, or raised corniced parapets above the entrance;
 - f. Other architectural massing and treatments, including but not limited to towers, portals, stoops, and/or overhangs that call attention to the building entrance in the building structure and design.

10-4-E-g-ii Building Masses

1. “Large box” components of the industrial and/or warehouse buildings visible from public rights-of-way shall utilize varied building heights, massing and setbacks to reduce the apparent massing and scale of buildings such as but not limited to:
 - a. Orient office, showroom, and/or lobby spaces on the front building façade, facing a public street, and utilize horizontal and vertical articulation and/or higher quality materials to draw attention to the office portion of industrial buildings over the “large box” component.
 - b. Provide roof variation for every one hundred (100) linear feet in length through projections, recessions, dormers or changes in parapet height that alter the vertical or horizontal plane of the roof by at least two (2) feet.
 - c. Setbacks.

10-4-E-g-iii Building Facades

1. A minimum of forty (40) percent of the exterior building wall visible from a public right-of-way shall utilize a contrasting design material, i.e. a change in color, texture, or material.
2. Each building wall facing a public right-of-way shall incorporate wall plane articulation every one hundred (100) linear feet through one or combinations of the following techniques:
 - a. Horizontal and vertical recesses and offsets.
 - b. Breaks (reveals, recesses) in the surface of the wall itself.
 - c. Placement of window and door openings.
 - d. Placement of features like awning, canopies, overhangs, and arcades.
 - e. Another architectural feature approved at the discretion of the Planning and Development Director.

10-4-F SIGNAGE

10-4-F-a Purpose

The application of these standards is intended to encourage the identification of City businesses, institutions and other places of interest; facilitate persons' location of specific destinations; and permit signs that will not, by their size, location, and/or construction, endanger the public health and safety of individuals or confuse, mislead, and/or obstruct vision necessary for traffic safety. Regulations are further intended to create a more aesthetically pleasing community by regulating billboards.

10-4-F-b Applicability

All signs and support structures shall conform to the requirements of this section. Any sign legally erected before the effective date of this ordinance that is no longer in compliance with the standards in this section may be retained in use, subject to the provisions of Section 10-5-C-g.

10-4-F-c Permit Requirements

1. No sign shall be installed, constructed, altered, moved, or improved except in accordance with the requirements of this section and approval of a Sign Permit, see Section 10-5-B-c-iv for provisions applicable to sign permits.
2. A Master Sign Plan shall be required for all commercial or institutional development on properties of ten (10) or more acres and/or contain multi-tenant buildings or multiple building, see Section 10-4-F-f-ii for provisions applicable to Master Sign Plans.
3. The following operations shall not be considered creating a new sign and, therefore, do not require a sign permit:
 - a. The changing of the advertisement or message on an approved sign which is specifically designed for the use of a replicable copy.
 - b. Painting, cleaning and other normal maintenance and repair of a sign or sign structure, provided that no structural change is made.

10-4-F-d Prohibited Signs

1. The following signs are prohibited in all districts. These types of signs shall be removed or brought into conformance with these standards or shall be considered in violation and subject to the penalty provisions of these Land Development Standards and all other applicable City ordinances.
 - a. Signs extending over or located within the public rights-of-way or easements, unless otherwise authorized through a Revocable Permit.³³²
 - b. Signs located within the clear sight triangle, as defined in Section 10-4-B-c, Clear Sight Triangle, of any property.³³³
 - c. Signs that resemble or are imitations of official government signs or purports to have official status.³³⁴
 - d. Signs that conflict in any way with the property functioning or line-of-sight of any official control device.
 - e. Signs which obstruct clear vision and access or otherwise pose a safety hazard to pedestrians, cyclists, or motorists.

- f. Signs with an audible device.³³⁵
- g. Signs with mechanical movement (i.e. moving parts or rotation) and/or flashing, oscillating or rotating lights (except for neon lights which are permitted to flash).³³⁶
- h. Signs which are not clean, legible, in a state of good repair.³³⁷
- i. Abandoned signs located on a property that is vacant, unoccupied or where there the use has been discontinued for a period of three (3) months.³³⁸

10-4-F-e General Sign Standards

10-4-F-e-i Sign Measurements³³⁹

1. Sign area shall be determined by calculating the area inside the outer limits of a sign that encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting structures or the building or wall surface to which it is attached. In the case of irregular shaped signs, maximum sign area is the area bounded within a single continuous perimeter composed of a square or rectangle.
2. For all signs with more than one face, the sign area shall be computed as including one hundred (100) percent of the area of all sign faces and the total area of all faces shall not exceed the maximum stated for each respective sign type.
3. Sign height shall be determined by calculating the vertical distance between the lowest elevation of the ground abutting the sign and level of the highest point of the sign.

10-4-F-e-ii Location and Setbacks

1. No sign, nor any part of a sign shall be located within any clear sight triangle as defined in Section 10-4-B-c, Clear Sight Triangle.
2. No sign or sign structure shall obstruct free ingress to or egress from a fire escape, door, window or other required access way to or from a building or site.

- All minimum setbacks shall conform to the standards as listed in the Table 10-4-14: Minimum Setbacks.

Table 10-4-14: Minimum Setbacks		
Location >	Front Setback Area	Side Setback Area
Street Type v	Standard v	
Local	10 feet	5 feet
Collector	10 feet	5 feet
Urban Arterial	5 feet	5 feet
Principal Arterial	5 feet	5 feet

10-4-F-e-iii Overhand and Clearances

- A Revocable Permit is required if any part of a sign extends beyond private property onto a public right-of-way, such a permit shall not constitute or be represented as an easement or vested right.³⁴⁰
- Any sign extending over a public right-of-way or privately-owned pedestrian circulation area or vehicular area shall have a minimum clearance of eleven (11) feet above the finished grade below it.³⁴¹

10-4-F-e-iv Sign Illumination

- All sources of illumination shall be shielded or directed in such a manner that the direct rays are not cast upon adjacent properties or public streets.
- The level of illumination emitted or reflected from a sign shall not be of intensity sufficient to constitute a demonstrable hazard or distraction to the operators of motorists or pedestrians.
- Illumination sources shall not exceed thirty-three (33) watt clear bulbs or 30R20 bulbs where unshielded sign lights are utilized as chaser lights or to illuminate the letter of the sign copy.
- If a sign is to be internally illuminated, the background of the sign face shall be made of an opaque material to allow internal light to project only through the lettering and/or logos or a colored translucent material (i.e., not white, cream, off-white, or other light color) with either translucent or opaque lettering and/or logos.³⁴²
- Illuminated signs shall be prohibited in all residential districts.³⁴³

- Any illuminated sign visible from and located within three hundred (300) feet of any lot in a residential district shall be turned off no later than ten o'clock (10:00) P.M.³⁴⁴

10-4-F-e-v Construction Specifications

- Persons engaged in the business of erecting, altering, relocating, constructing, or maintaining signs must have all valid licenses as required by the City and the New Mexico Construction Industries Division. The painting of wooden signs and the painting of lettering on walls do not require state contractor licenses.³⁴⁵
- All signs shall be constructed of durable, weather-resistant material and be constructed in accordance with the requirements of the appropriate building code and electrical code currently adopted by the City of Gallup and state of New Mexico. All electrical components must be UL listed. In addition, the following specifications shall apply:³⁴⁶
 - All freestanding signs shall be designed to withstand the minimum wind loads as prescribed by the current edition of the international building code.
 - No sign shall be attached in a manner which will interfere with any opening required for ventilation; except, attached signs may be erected in front of and may cover transom windows when not in violation of the City building code or fire code.
 - No sign shall be erected, constructed, or maintained that obstructs any fire escape, required exit, window, or door opening used as a means of egress.
 - No sign shall be suspended by nonridged attachments that will allow the sign to swing in the wind unless otherwise exempted by these Land Development Standards. Banner signs, supported by a rigid pole, may move in the wind.
- No sign shall be constructed within any public utility or drainage easement.

10-4-F-e-vi Maintenance and/or Removal of Unsafe, Unlawful, or Abandoned Signs³⁴⁷

1. All signs and components thereof, including those signs that predate these Land Development Standards, shall be maintained in safe, unbroken, and structurally sound manner, including the replacement or repair of any defective parts, painting, cleaning and any other work necessary to maintain the sign.
2. Building inspector or code compliance officer may inspect a sign at any time for abandonment and/or material, structural, or electrical defects.
3. Any sign determined by the City to be abandoned, a safety hazard, or in a state of neglect or disrepair [e.g. defective, damaged, or substantially deteriorated] shall be put in order or removed within one hundred eighty

(180) days of a written notice of violation to the property owner or permit holder.³⁴⁸

4. If compliance is not achieved within the time specified in such notice, the City shall have the right to order the removal of the sign. The owner of the sign and/or the property shall be financially responsible for the removal of the sign.

10-4-F-f On-Premise Sign Standards

10-4-F-f-i Type and Location

All signs shall be in accordance with the provisions of Table 10-4-15: On-Premise Sign Standards and all other regulations set forth in this section.

Table 10-4-15: On-Premise Sign Standards					
Location >		Residential	Mixed-Use	Commercial	Industrial
		RR, SFR, MFRL, MFRM MFRH	MXN, MXC	GC, HC	I
Sign Type v	Topic v	Standard v			
Awning Signs	Sign area, maximum	Prohibited		20% of awning	
	Number of signs, maximum	1 per street frontage for civic/institutional ³⁴⁹ and multi-family residential uses only	1 per street frontage	1 per street frontage, plus 1 additional sign if >600 linear feet of street frontage ³⁵⁰	1 per street frontage, plus 1 additional sign if >750 linear feet of street frontage ³⁵¹
	Sign area, maximum	32 sq. ft. ³⁵²	70 sq. ft.	200 sq. ft.	300 sq. ft.
Freestanding Signs	Height, maximum	8 ft. for monument sign	10 ft. for monument sign pole signs are prohibited	10 ft. for monument sign 50 ft. for pole sign if located adjacent to interstate 25 ft. for pole sign in all other locations ³⁵³	
	Number of signs, maximum	Prohibited	1 per theater or performance venue only		Prohibited
	Sign area, maximum		35% of Facade Area		
	Height, maximum		5 ft. above the parapet wall		
	Projection, maximum		2 ft. from the face of the curb		
Clearance, minimum	11 ft.				
Projection Signs	Number of signs, maximum	Prohibited	1 per tenant per frontage		
	Sign area, maximum		12 sq. ft.		
	Projection, maximum		2 ft. from the face of the curb ³⁵⁴		
	Clearance, minimum		11 ft. ³⁵⁵		
Roof Signs	Number of signs, maximum	Prohibited	1 per establishment		
	Sign area, maximum		35% of roof area		
	Height, maximum		5 ft. above the parapet wall		
Wall Signs	Number of signs, maximum	1 sign per multi-family uses only	1 per tenant per frontage, plus 1 additional sign if >750 linear feet of street frontage		
	Sign area, maximum	8 sq. ft.	15% of unit façade area per tenant	20% of unit façade area per tenant	25% of unit facade area per tenant
Window Signs	Percentage of window area, maximum	Prohibited	15% of the window area	25% of the window area	Prohibited

10-4-F-f-ii Master Sign Plans

1. A Master Sign Plan shall be required for all commercial or institutional development on properties of ten (10) or more acres and/or contain multi-tenant buildings or multiple building.³⁵⁶
2. Planning and Zoning Commission approval of the Master Sign Plan is required prior to the issuance of any sign and/or building permits for such properties.³⁵⁷
3. This section does not supersede nor render null and void any Master Sign Plans and agreements made before the effective date hereof between property owners and/or developers and the City.³⁵⁸

10-4-F-f-iii Portable Signs

1. Portable signs are allowed, provided they comply with the standards in *Table 10-4-16: Portable Signs Standards*.

Table 10-4-16: Portable Signs Standards	
Topic	Standard
Number of signs, maximum	1 per establishment
Number of sides, maximum	2
Sign area, maximum	32 sq. ft. per side [64 sq. ft. total] ³⁵⁹
Height, maximum	5 ft. ³⁶⁰
Setback, minimum	10 ft. ³⁶¹

2. Portable signs shall be constructed of durable, weather resistant materials such as wood, metal or plastic and shall be maintained in good condition.
3. Signs shall be constructed and anchored in a manner that prevents high winds from overturning it. No external cables, supports, brackets, or wires that may cause pedestrians to trip are allowed.
4. Signs that requires electricity or any other power source shall be allowed.³⁶²
5. A portable sign shall be utilized only during the regular hours of operation of the business or special event and shall be removed during non-business hours.³⁶³
6. Portable signs shall not be placed in the public right-of-way, a clear sight triangle nor block pedestrian passage on sidewalks. Violators shall be considered a public nuisance and subject to the penalty provisions of these Land Development Standards and all other applicable City ordinances.³⁶⁴

7. Portable signs transported on trailers shall meet all applicable state and local laws regulating hitch and safety devices.³⁶⁵

10-4-F-g Off-Premise Sign Standards

1. Off-premises signs are allowed only in the GC, HC and I districts, provided the property is along Interstate 40 (I-40), Principal or Urban Arterial streets (as defined on the City official thoroughfare map) and they comply with the standards of *Table 10-4-17: Off-Premise Sign Standards*.

Table 10-4-17: Off-Premise Sign Standards			
Location >	I-40 ³⁶⁶	Principal Arterial ³⁶⁷	Urban Arterial ³⁶⁸
Topic	Standard		
Sign Type	Freestanding Pole Signs ³⁶⁹		
Number of signs, max	1 per lot		
Separation, max	500 ft.	400 ft.	300 ft.
Setback, minimum	30 ft. ³⁷⁰	15 ft. ³⁷¹	15 ft. ³⁷²
Sign area, maximum	400 sq. ft.	300 sq. ft.	72 sq. ft.

2. Off-premise signs along urban arterial streets shall be limited only to Directional Signs as defined in *Section 10-6, Definitions*.
3. Off-premise signs are prohibited in:
 - a. All residential and mixed-use districts.
 - b. Along Collector or Local streets, as defined on the City's official thoroughfare map.
4. The construction of new billboards sign types, as defined in *Section 10-6*, are prohibited.
5. Any existing billboards that are removed shall only be replaced with a freestanding pole sign.

10-4-F-h Temporary Sign Standards

1. Any sign constructed and displayed for a limited time is considered a temporary sign. A portable sign is not considered a temporary sign, see *Section 10-4-F-f-iii* for portable sign standards.
2. Temporary signs may be erected without obtaining a sign permit, provided that they comply with the standards in *Table 10-4-18: Temporary Signs*

Standards, and shall not count toward any maximum number of signs or maximum sign area allowed on a property.

Table 10-4-18: Temporary Signs Standards	
Topic	Standard
Number of Signs, maximum	4 per premises
Sign Area, maximum	16 square feet per sign in residential districts 32 square feet per sign in nonresidential districts ³⁷³
Height, maximum	8 ft.
Illumination	Prohibited
Prohibited locations	In the public right-of-way In clear sight triangles as defined in 10-4-B-c

3. Temporary signs may be in place no longer than forty-five (45) consecutive days. One (1) extension of forty-five (45) days may be granted to display noncommercial, temporary signs.
4. The Building Inspector and/or Code Compliance Officer may inspect a temporary sign at any time for material defects, including wear and tear, faded background, faded graphic designs, and faded lettering, caused by weather, neglect, or abuse.
5. If it is determined upon inspection that the temporary sign is materially defective, the City shall issue a written order to the owner of the property upon which the subject sign is located. Said order shall require removal or replacement of the temporary sign within five (5) days of the date of the order.

10-4-F-i Enforcement

1. Any sign and its owner found in violation of this section shall be subject to the penalty provisions of these Land Development Standards, and all other applicable City ordinances.

10-4-G ENVIRONMENTAL PERFORMANCE REQUIREMENTS

10-4-G-a General Environmental Requirements

1. **Purpose:** These provisions are intended to protect City residents and their property from hazardous or unhealthy conditions which may result from acts of commission or omission attendant to the use of land.

2. **Scope:** In all districts, no principal, accessory or conditional use shall be conducted to cause the harmful discharge of any waste materials into or upon the ground, into or within any sanitary or storm sewer system, into or within any water system or water, or into the atmosphere. No use or activity shall be conducted or permitted which constitutes a menace to persons or property or which is dangerous, obnoxious, or offensive by the creation of a fire, explosion, or other physical hazard, or by reason of air pollution, odor, smoke, noise, dust, fumes, vibration, electromagnetic interference, radiation, light, glare, humidity, visual clutter, unsanitary, or rodent breeding conditions. In addition, no use shall be permitted or conducted which creates a public or private nuisance.
 - a. **Specific Information Requirements:** In case of doubt regarding the environmental impact of a process or use, the applicant shall be required to submit an engineering report which describes the process or use and its probable environmental impact upon properties near the use.
3. **Compliance:** All uses begun or expanded after the effective date of enactment of these performance requirements shall comply with such requirements. All existing uses or uses on lands later annexed by the City which are in nonconformance with respect to these performance requirements shall have three (3) years from the effective date of enactment of these requirements or from the date of annexation in which to come into compliance. Extensions on the time granted for compliance to these requirements may be granted by the approving body for conditional use permits.
 - a. All applicable U.S. federal and state of New Mexico environmental laws and regulations, such as those governing air and water pollution, toxic waste disposal and radiation hazards, shall be met. This includes, but is not limited to, the New Mexico Environment Department for both compliance and best management practices for air, water, and waste.
 - b. Best management practices and acceptable noise levels should adhere to noise levels established by Occupational Safety and Health Administration (OSHA) for activities on the lot and adjacent to the lot.
 - c. Determination of any objections to permitted activities will be completed by the Planning and Zoning Commission and based on the

comparison of best management practices and allowable conditions at the state/federal level.

10-4-G-b Requirements by Zone District

1. **All Districts:** For all non-industrial districts, the specific requirements enumerated below shall apply:
 - a. No toxic matter shall be discharged across lot boundaries.
 - b. Storage, utilization or manufacture of flammable and combustible materials shall be done in accordance with the standards of the Gallup municipal and State of New Mexico fire codes and the most recent national fire code (published by the National Fire Protection Association). Where standards in the above codes differ, the most stringent standard shall be observed.
 - c. Rights to solar access shall be subject to the provisions of the state of New Mexico solar rights act and solar recordation act.
2. **Residential Districts:** In the RHZ district, certain of these requirements may be relaxed to accommodate a conditional use provided that the approving body for the conditional use is satisfied that necessary precautions or measures have been taken to mitigate significant adverse effects on other properties in the vicinity of the use.
 - a. No continuous or intermittent noise from operations on a lot, greater than the volume and range of existing ambient noise or its equivalent in the immediate vicinity, shall be detectable at the lot boundaries.
 - i. *Occasional or temporary use of powered lawn/garden care equipment and building repair/construction equipment which exceeds the above standard shall be exempt.*
 - b. No objectionable, noxious, or annoying smoke or particulate matter may be generated at any time.
 - c. No objectionable, noxious or annoying fumes, odors, vibrations, heat, glare, humidity, electromagnetic interference or the like shall be perceivable beyond lot boundaries.
 - d. If a commercial or industrial zoned lot abuts a residential zoned lot, any outdoor lighting fixtures on the commercial lot shall comply with the

New Mexico Night Sky Protection Act [74-12-1 to 74-12-10 NMSA 1978].

3. **Industrial or Commercial Districts**

- a. No continuous or intermittent noise from operations on an industrial or commercial zoned lot shall be perceivable at the boundaries of a residential or commercial district at a level which exceeds the existing ambient noise or its equivalent in the immediate vicinity of the residential or commercial district.
- b. No objectionable, noxious, or annoying smoke or particulate matter shall be emitted which adversely affects persons on the premises of nearby properties.
- c. No objectionable, noxious, or annoying fumes, odors, vibrations, heat, glare, humidity, electromagnetic interference or the like shall be perceivable at the boundaries of a residential or commercial district. Any industrial operation producing intense heat or glare shall be performed within a completely enclosed building.
- d. If a commercial or industrial zoned lot abuts a residential zoned lot, any outdoor lighting fixtures on the commercial lot shall comply with the New Mexico Night Sky Protection Act [74-12-1 to 74-12-10 NMSA 1978].

10-4-H TERRAIN MANAGEMENT REGULATIONS

10-4-H-a Surface Water Drainage

1. **Purpose:** The purpose of these regulations is to incorporate planning and engineering principles into development projects in such a manner as to minimize adverse effects on the surface of the land.
2. **Scope:** This section establishes the regulations concerning the control of the quantity, quality, and routing of storm waters in the City. This control is accomplished through:
 - a. Temporary storage and controlled release to minimize an increase in volume due to development;
 - b. Percolation areas to encourage recharge of natural aquifers;

- c. Erosion protection, silt controls and control of chemical pollutants; and/or
- d. Usage of and protection of natural drainage ways for seasonal flows. (Ord. 2012-3, 5-8-2012)

10-4-H-b Drainage Performance Standards

A storm water management plan is required for residential, commercial, or industrial developments within the City which disturbs or modifies the ground surface topography within the municipal limits. A disturbance or modification of the land is any significant fill, excavation, earth moving, or grading on private property, even if no development is proposed.

1. **Minimum Disturbance:** A storm water management plan is not required for the disturbance or modification of the ground surface topography less than five thousand (5,000) square feet. Developer, contractor, and/or property owner are responsible for any alleged damages by associated storm drainage onto adjoining or downstream property caused by their disturbance or modification of the ground surface topography.
2. **Grading Plan:** A "grading plan" is a type of storm water management plan required for the disturbance or modification of the ground surface topography equal to or greater than five thousand (5,000) square feet and less than one (1) acre. For new residential development, or for remodel projects that alter the drainage flow, drainage should be directed toward the street. The grading plan:
 - a. Shall address issues and conform to the requirements in the latest published editions of the international building code and international residential code as adopted by the City Council.
 - b. Shall clearly identify the area being disturbed and the limits of grading along with the concentrations and directions of any drainage flows.
 - c. Shall clearly identify both temporary (during site grading) and permanent erosion control.
 - d. Does not require a storm water detention basin.
3. **Drainage Plan:** A "drainage plan" is a type of storm water management plan required for the disturbance or modification of the ground surface topography equal to or greater than one acre. In addition, site activities disturbing less than one (1) acre are also regulated if they are part of a "larger common plan of development or sale" with a planned disturbance of equal to or greater than one (1) acre.
4. **Plan Information:** The drainage plan must provide information on existing or undisturbed conditions, existing "pass-through" drainage flows, proposed surface alterations on the property, and methods to be used for the control and maintenance of storm water drainage including:
 - a. Site drainage system control methods such that the off-site release rate does not exceed the undeveloped condition for the same design storm event by providing that all excess runoff is detained and released in a controlled manner without erosion. To this end, a detention basin shall be provided where necessary to limit post-development flows to pre-development flow rates and sediment loading.
 - b. Detention basins shall be capable of handling the calculated difference between historic flows and the anticipated post-development flows as follows:
 - i. Use a fifteen (15) year storm event as the design basis for development of between one (1) acre and five (5) acres.
 - ii. Use a twenty-five (25) year storm event as the design basis for development of between five (5) acres and forty (40) acres.
 - iii. Use a fifty (50) year storm event as the design basis for more than forty (40) acre development.
 - c. Base line for historic flows and conditions is the current FEMA flood insurance study as provided on the FEMA website, for predevelopment conditions.
 - d. For the purposes of the sizing of detention pond, outlet structures shall be designed to ensure outflow peak discharges are not more than pre-development (i.e. pre-project) peak discharges.
 - e. Ponding of storm drainage water in retention ponds shall not be permitted.

- f. Detention ponds shall be designed to release runoff at the undeveloped rate. The release rate may be increased if analysis shows that the downstream capacity exceeds the design storm event release rate. The release rate shall be decreased if it can be shown that a significant adverse impact will occur to existing property.
 - g. Any possible contamination of the surface flows must be controlled such that any spills or other source of pollution is controlled. Discharge leaving the site shall conform to all applicable federal, state, and local laws.
5. **Plan Requirements:** All storm drainage plans, and calculations must be prepared and stamped by a New Mexico licensed professional civil engineer before being submitted to the City's Planning and Development Department. Site developers are encouraged to request a meeting with City staff to clarify the drainage plan requirements specific to individual projects. Each drainage plan must include the following:
- a. A vicinity map indicating the on-site and off-site drainage areas with acreage and runoff coefficients identified.
 - b. A detailed site plan indicating the limits of the property with elevations and contours that shows the flow location(s), concentration(s), and direction(s). The site plan must also show the area being disturbed and clearly identify the limits of grading. It shall include any silt settlement or erosion protection features, easements, and all storm drainage facilities.
 - c. Details for erosion control, both temporary (during site grading) and permanent, shall be part of the drainage plan.
 - d. Detailed drainage calculations with volumes and velocities for the pre-developed and post-developed conditions using a recognized, published suitable methodology as determined by a professional engineer.
 - e. Detailed engineering plans for all improvements and structures.
 - f. Identification of maintenance responsibility for any drainage easements, improvements, and structures.

- 6. **Plan Approval:** Approval by the City Engineer is required prior to any issuance of a grading or building permit, approval of a site plan or other development plan, or beginning any work on the site whether a permit is otherwise required or not at any time. Examples include, but are not limited to, paving an existing parking area, preliminary grading, or earth moving.
- 7. **Plan Waiver:** The City Engineer may waive the requirement for a drainage plan for building permits if it can be demonstrated that the proposed work is not likely to alter drainage patterns or volumes or contribute to any known surface drainage problem. A formal letter from the property owner or agent must be submitted to seek a waiver. (Ord. 2012-3, 5-8-2012)

10-4-H-c Drainage Design Implementation

Upon approval of the drainage plan, the property owner shall provide all necessary grading or drainage structures, including pipes, wing walls, head walls, catch basins, channels, and ditches, at the proper time (e.g., erosion control) during development. Construction shall conform to all City specifications.

- 1. **Natural Drainage Preference:** Development or modification of the land shall be designed to maximize the amount of natural drainage which is percolated into the soil and to minimize direct overland runoff into the street system, adjacent property, or watercourses.
- 2. **Conveyance Discharge:** Any drainage conveyance, such as a pipe or channel, must be designed to be low maintenance and self-cleaning, and it shall flow toward existing drainage facilities in public rights of way or public drainage easements.
 - a. Flows onto adjoining private or public property must typically be at the same location and not greater than historic volume or velocity.
 - b. Any change, such as concentration of sheet flows to a point discharge, requires provisions of adequate easements and facilities to protect adjoining properties.
- 3. **Impervious Surfaces:** Impervious surfaces are a facility roof, asphalt pavement, and/or concrete pavement. (Ord. 2012-3, 5-8-2012)

10-4-H-d Existing Development

1. A storm water management plan is not required for existing development as follows:
 - a. Any remodel or similar work that does not expand the footprint of an existing structure.
 - b. Resurfacing an existing asphalt or concrete parking lot; provided, such work does not change the existing dimensions of the parking area.
2. A storm water management plan is not required for the reconstruction of commercial or industrial developments that predate the FEMA flood insurance study dated December 16, 1988; provided, the new construction does not increase the existing impervious surface area or change its existing dimensions.
3. Public rights of way shall be exempt from the terrain management regulations of this section in accordance with Section 10-4-H. (Ord. 2012-3, 5-8-2012)

10-5 PROCEDURES AND PERMITTING

10-5-A AUTHORITATIVE BODIES

10-5-A-a *Planning and Zoning Commission*

1. **Appointments:** The Planning and Zoning Commission shall consist of seven (7) persons residing in the City or within five (5) miles of the City, to be appointed by the Mayor with consent of the City Council.
 - a. The members of the Planning and Zoning Commission shall be appointed for staggered terms, each member serving a term of two (2) years. Terms generally extend from May 1 through April 30 of the following year; four (4) member terms expiring in even number years, three (3) in odd numbered years.
 - b. Members of the Planning and Zoning Commission are volunteers and shall receive no payment for their services as commission members.
 - c. If a vacancy occurs other than by expiration of term, it shall be filled within thirty (30) days of its occurrence by appointment by the Mayor with consent of the City Council, for the remainder of the unexpired term.
 - d. Any member who is absent for three (3) consecutive meetings or five (5) meetings during any calendar year is automatically removed. Additionally, the Mayor, with approval of the City Council, may remove a member of the Planning and Zoning Commission after a public hearing and for cause(s) stated in writing and made part of the public record.
2. **Meetings and Records:** The Planning and Zoning Commission will hold at least one regular meeting each month unless there are no items to be presented. Special meetings may be convened as required. All meetings shall be open to the public and minutes shall be kept of all proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact.
 - a. A quorum shall consist of four (4) members.
3. **Duties and Powers:** The Planning and Zoning Commission shall have the authority to:
 - a. Fulfill and perform its functions as it relates to the planning, platting and zoning of land.
 - b. Promote municipal planning.
 - c. Carry out the purposes of New Mexico Statutes Annotated sections 3-19-1 through 3-19-12, 1978, as amended.
 - d. Propose changes and amendments to the text of the Land Development Standards for adoption by the City Council.

- e. Prepare, review, hold hearings and make advisory recommendations to the City Council regarding proposed amendments to the text of these Land Development Standards and make amendments to the official zoning map. Procedures and requirements for zoning amendments are contained in this section.
- f. Prepare, review, hold hearings and make advisory recommendations to the City Council regarding changes in the City master plan either on its own initiative or by request of the City. No amendment to the existing master plan or an adoption of a new master plan or additions to it, shall be approved by the City Council until the Planning and Zoning Commission has submitted to the City Council its advisory recommendations and until both the Planning and Zoning Commission and City Council have each conducted at least one public hearing where due public notice has been given. Copies of any proposed amendments to or any proposed new master plan shall be made available for public viewing or purchase at the office of the Planning and Development Department or the City Clerk prior to any public hearing on such amendments or plans.
- g. Act as a Board of Adjustment as set forth in Section 10-5-A-b.
- h. Approve subdivisions.
- i. Make reports and recommendations for the planning and development of the City to:
 - i. *Public officials and agencies.*
 - ii. *Public utility companies.*
 - iii. *Civic, educational, professional and other organizations.*
 - iv. *Citizens.*
- j. Recommend to the administrative and governing officials of the City programs for public improvements and their financing.
- k. Enter upon any land with the consent of the owner, occupant or agent in charge. Any applicant for a zoning boundary change shall permit members of the Planning and Zoning Commission and the assisting City staff to enter upon the premises for which a boundary amendment is being sought for zoning inspection purposes.

- l. Place and maintain necessary monuments and markers upon the land.
- m. Upon request, a public official shall furnish, within a reasonable amount of time, available information which the Planning and Zoning Commission requires for its work.

10-5-A-b Board of Adjustment

1. **Appointments:** The Planning and Zoning Commission shall act as the Board of Adjustment and the Planning and Development Department shall make an advisory recommendation on all matters coming before the Board of Adjustment, and any person aggrieved by a decision of the Board of Adjustment may, within ten (10) days, file with the City Clerk a notice of appeal to the City Council.
2. **Meetings and Records:** All meetings of the Board of Adjustment shall be open to the public and minutes shall be kept of all proceedings showing the vote of each member upon each question, or if absent or failing to vote indicating such fact unless there are no items to be presented.
 - a. A quorum shall consist of four (4) members.
 - b. All recommendations for approval of any matter coming before the board shall require the affirmative vote of four (4) members of the Board of Adjustment.
 - c. Any member who has a personal interest or a conflict of interest in any proceeding brought before the board shall disqualify himself from discussion or voting on the proceeding.
 - d. The board shall record each decision by a written resolution which shall contain a statement of findings of fact.
 - e. Records of the board's activity shall be filed in the office of the City Clerk and shall be a public record.
 - f. The chairman or acting chairman of the Board of Adjustment may administer oaths and compel the attendance of witnesses in all matters coming within the purview of the board.
 - g. The Planning and Development Department shall provide staffing support to the Board of Adjustment in the performance of its duties.

3. **Duties and Powers:** The Board of Adjustment has the responsibility to hear and decide on the following:
 - a. The Board of Adjustment is authorized to hear and decide on appeals due to administrative action by city staff in administering or enforcing the provisions of this ordinance when there is some alleged error or misjudgment involved in the action of this section is sought. Requirements and procedures for hearing such appeals are contained in Section 10-5-B-b-iii.
 - b. Variance requests from the provisions of these Land Development Standards. Requirements and procedures for hearing such requests are contained Section 10-5-B-d-ii.
 - c. Conditional use requests which are specifically provided for in a district. Requirements and hearing procedures for conditional use permits are contained in Section 10-5-B-d-ii.

10-5-B PROCEDURES

10-5-B-a Table 10-5-1: Summary of Development Procedures

Table 10-5-1: Development Procedures Summary												
X = Required, R = Review and/or Recommend, D = Review and Decide, <> = Public Hearing												
Application/Permit Type	Administrative Approval	Discretionary Approval	Notice			Prerequisites	Authoritative Body					Expiration of Approvals
			Mail out	Newspaper	Public Meeting		Pre-Application Conference	City Staff	Gallup Task Force (GTF)	Board of Adjustment (BOA)	Planning and Zoning Commission (PZC)	
Building Permit	X							R/D				
Paving Permit	X							R/D				
Right-of-Way Permit	X							R/D				
Sign Permits	X							R/D				
Temporary Use Permits	X							R/D				
Special Temporary Use Permit		X		X	X						<R/D>	
Conditional Use Permit		X	X	X	X	X		R	<R/D>	<R/D>		1 year
Variance		X	X	X	X	X		R	<R/D>	<R/D>		1 year
Zoning Map Amendment		X	X	X	X	X		R		<R/D>		
Zoning Ordinance Text Amendment		X	X	X	X	X		R		<R>	<R/D>	
Vacation		X	X	X	X	X		R		<R>	<R/D>	

10-5-B-b General Procedures

Table 10-5-1: Development Procedures Summary lists development applications and the processes by which they are requested. The table lists each type of application, the type of notice required, whether a pre-application meeting or public meeting/hearing is required, and which governing body reviews /and/or approves the application. See the APO and the FPO sections for procedures specific to those overlay districts.

10-5-B-b-i Application Fees

1. Application fees shall be as fixed from time to time by the City Council through resolution with due public notice.
2. Fees shall be paid by the applicant to the City at the time of filing the application.
3. Application fees are nonrefundable.

10-5-B-b-ii Public Hearings

1. A public hearing before any board for considering an application shall be scheduled within a reasonable time but no later than sixty (60) days after the filing of the application, unless the applicant agrees otherwise, in writing.
2. Due public notice shall be given of the hearing. An advertised hearing may be continued to a time and place announced at the hearing without re-advertising.
3. All meetings shall be open to the public and minutes shall be kept of all proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact. Records shall also be kept of the board's examination and other official actions, all of which shall be promptly filed in the office of the City Clerk and shall be a public record.
4. A quorum shall consist of four (4) members. Any member who has a personal interest or a conflict of interest in any application or issue presented to the Planning and Zoning Commission for a recommendation, shall abstain from discussion and voting on such.
5. All recommendations for approval of any matter coming before the board shall require the affirmative vote of four (4) members of the board.

6. At the public hearing, the applicant may appear in person or be represented by their agent or attorney. The board shall give due consideration to the application materials, the recommendation of City staff, any written protests or comments by interested persons and any public testimony by interested persons before deciding on the application at its final hearing.
7. The board shall give due consideration to the application materials, the recommendations of City staff, any written protests or comments by interested persons and any public testimony by interested persons before deciding at its final hearing.
8. A decision shall be rendered within a reasonable period, but no later than sixty (60) days after the filing of the application, unless the applicant agrees otherwise, in writing.

10-5-B-b-iii Appeals

1. **Applicability:** Any person aggrieved by a decision of the Planning and Zoning Commission on an appeal of administrative action, requirement, decision, determination or interpretation made by City staff in administering or enforcing the provisions of these Land Development Standards, may appeal to the City Council. However, expressly excluded from such an appeal are court citations for violations of these Land Development Standards.
2. **Appeal procedures from administrative action**, including requests for administrative adjustments or interpretations, shall follow the below procedures:
 - a. Appeals to the board may be taken by any person, firm or corporation, or any municipal official who is aggrieved by such administrative action as described in this section.

Any administrative action taken pursuant to administering or enforcing these Land Development Standards shall be final unless an appeal of such action is submitted, in writing, to the board through the Planning and Development Department within ten (10) days after the action has been taken. Any appeals submitted via the mail, rather than in person, shall be sent by certified mail, return receipt requested. In such instances, the day of postmarking shall be the day of submittal.

- b. To file an appeal the appellant shall submit, in writing, to the board through the Planning and Development Department the following information:
 - i. *The name and address of the appellant.*
 - ii. *The legal description of the property involved in the appeal.*
 - iii. *The district designation of the property involved in the appeal.*
 - iv. *The time and circumstances relating to the appealed action and the alleged basis of its error or misjudgment.*
 - v. *The specific provisions of these Land Development Standards at issue in the appeal.*
 - vi. *The specific relief sought by the appeal and the reasons why such relief is justified.*
 - c. The Planning and Development Department shall be responsible for transmitting the appellant's written submittals to the board at least five (5) days prior to the hearing. In addition, the Planning and Development Department shall submit an advisory opinion on such appeal, together with the record of the action upon which the appeal is taken, at least five (5) days prior to the hearing. If other City staff have relevant advisory comment to make, such comment shall be submitted, in writing, to the board at least five (5) days prior to the hearing.
 - d. The fees for filing an appeal shall be as fixed from time to time by the City Council through resolution with due public notice. Such charges shall be paid by the appellant to the City at the time of submitting the appeal. There shall be no charges for an appeal submitted by a municipal official. Charges for an appeal shall be nonrefundable, unless after hearing the appeal, the board so directs otherwise due to findings of gross error or misjudgment on the part of City staff in administering or enforcing these Land Development Standards.
 - e. An appeal shall stay all proceedings in furtherance of the action appealed from, unless the official, from whom the appeal is taken shall certify to the board, after the notice of the appeal has been submitted, that by reason of facts stated in the certificate, a stay would, in their opinion, cause imminent peril of life or property. In such cases,
 - proceedings shall not be stayed by other than a restraining order granted by the district court, after notice to the official from whom the appeal is taken and on due cause shown.
 - f. The board shall fix a reasonable time for the hearing of an appeal but no later than sixty (60) days after the filing of the appeal. Due public notice shall be given for such a public hearing. An advertised hearing may be continued to a time and place announced at the hearing without re-advertising.
 - g. At the public hearing, the appellant may appear in person or be represented by their agent or attorney. The board shall give due consideration to the written materials submitted by the appellant, the recommendations of City staff, any written protests or comments by interested persons and any public testimony by interested persons before deciding on the appeal at its final hearing. The decision shall be made within a reasonable period, but no later than sixty (60) days after the filing of the application, unless the applicant agrees otherwise, in writing.
 - h. If the board finds that the administrative action appealed from has been done in true conformance to the provisions of these Land Development Standards, the board shall reject the appeal. If the board finds that there is some error or misjudgment involved in the action appealed from, the board shall modify or overturn the administrative action appealed from and shall decide what is proper in conformance with these Land Development Standards and shall so direct the City staff to carry out its decision.
3. **Appeal procedures from actions taken**, any person aggrieved by the decision of the Board of adjustment on an appeal of an administrative action, a variance or a conditional use permit, shall follow the below procedures:
- a. May, within ten (10) days of the decision, file with the City Clerk a notice of appeal to City Council.
 - b. At least fifteen (15) days after published notice of hearing, the City Council shall hear the appeal de novo and may reverse, affirm or modify the action of the board. The City Council may consider the

approved or not yet approved minutes of the board at the meeting the action appealed from was taken and a transcript of that hearing, provided copies of each are furnished to all interested parties.

- c. Appeals from the City Council decision may be taken to district court as provided in New Mexico Statutes Annotated section 3-21-9, 1978, as amended, or successor legislation.

10-5-B-b-iv Reapplications for Public Hearings

- 1. Once an application for a public hearing has been duly advertised for a public hearing and has been withdrawn by the applicant or the request has been disapproved by the Planning and Zoning Commission or the City Council, another application with essentially the same request shall not be heard until one year has elapsed from the date of the initial advertised public hearing or the date of final action by the Planning and Zoning Commission or the City Council.
- 2. In the case of applications which are withdrawn prior to general advertising or the sending out of individual due public notice, such an application shall not prejudice the filing of another application with the same request.

10-5-B-c *Administrative Procedures: Permits*

10-5-B-c-i Building Permits

- 1. **Applicability:** Building Permits are required for all new construction, additions or structural improvements of residential and non-residential structures, in compliance with Section 10-5-C-b.
- 2. **Building Permit Procedures Applications**
 - a. Applications for building or grading permits shall be filed with the Planning and Development Department along with the payment of necessary charges as fixed from time to time by the City Council through resolution with due public notice.
 - b. The application for a permit shall include any information listed below which is relevant to the type and scope of the development and any other information required to ascertain compliance with other applicable sections, subdivision regulations as well as the municipal building code.³⁷⁴

- i. *Statement of ownership of the subject property and the names and addresses of the applicant, owner of the property, any architects, professional engineers or prime building contractors working on the proposed development.*
- ii. *Address of the subject property.*
- iii. *Current zoning designation of the subject property.*
- iv. *Legal description of the subject property accompanied by a property survey, or a site plan for a single--family residence, drawn to scale, which shows the actual shape and dimensions of the property, any existing street rights of way and easements, buildings and any water impacted areas such as river or stream channels, lakes, ponds, wetlands, floodways, arroyos and the one hundred (100) year floodplain.*
- v. *A site or plot plan, with a minimum size of eighteen (18) inches by twenty four (24) inches, containing the title of the project, its date and scale, a north arrow, and illustrating the location of all proposed buildings and structures, access and traffic flow, off street parking and off street loading areas, recreational facilities, landscaped buffers and screening, refuse collection areas, proposed utilities, and existing and proposed topography at five (5) foot contour intervals, except that in cases where the slope is less than two (2) feet in twenty (20) feet, a two (2) foot contour interval shall be used. All areas with a slope of more than thirty (30) percent and all water impacted areas shall be clearly identified on the site plan.*
- vi. *Figures on total site acreage, the acreage of the site lying within resource protection areas or right-of-way easements, project residential density based upon the gross developable area of the site, the total acreage devoted to each permitted use and the percentage of building lot coverage, when applicable.*
- vii. *The intended use(s) for each proposed building or structure. Also, the number and types of dwelling units for proposed residential buildings and the gross floor area or gross leasable floor area.*
- viii. *The minimum number of off-street parking and loading spaces required by these Land Development Standards, and how that*

number was calculated, as well as the actual number of off-street parking and loading spaces being proposed.

- ix. "Pedestrian infrastructure" shall be defined as concrete curb and gutter, sidewalks, drive pads and handicap ramps constructed within public rights of way.
- 1) Guidelines: These guidelines are the minimum acceptable standards and shall apply to all public and private property in the following circumstances:
- (a) All new construction within residential and all other nonresidential districts shall require pedestrian infrastructure along the entire frontage to be installed prior to issuance of a Certificate of Occupancy. (Ord. C2004-17, 12-14-2004)
 - (b) On vacant lots where there is existing pedestrian infrastructure that is non-compliant with ADA/PROWAG standards and new construction takes place, the non-compliant pedestrian infrastructure shall be removed and replaced with ADA/PROWAG compliant pedestrian infrastructure. The engineering department shall make the determination whether the existing pedestrian infrastructure is compliant or non-compliant.
 - (c) Additions, renovations and above ground structural modification to existing single-family residential dwellings with a project valuation equal to or greater than seventy-five thousand (75,000) dollars, up to ten (10) percent of the project valuation, is required for improving pedestrian infrastructure if existing pedestrian infrastructure is deteriorated, or damaged. The City of Gallup may match the valuation of pedestrian infrastructure improvements for up to fifty (50) percent of the determined value. If existing pedestrian infrastructure was compliant at the time of installation and is in good condition but does not comply with current standards the existing pedestrian infrastructure may remain in place. Any components of existing pedestrian infrastructure (i.e. sidewalk stones,

curb and gutter sections) that are deteriorated, or damaged shall be replaced and shall match the remaining components of the existing pedestrian infrastructure. Whenever there is a gap within existing pedestrian infrastructure between properties that is related to an addition, a renovation or above ground modification to an existing single-family dwelling with a project valuation as described above, pedestrian infrastructure shall be installed as required for new construction.³⁷⁵

- (d) Additions, renovations or aboveground structural modifications to existing buildings other than single-family detached dwellings with project valuation less than one hundred and fifty thousand dollars (150,000) shall be exempt from installation of pedestrian infrastructure.³⁷⁶
- (e) Additions, renovations or aboveground structural modifications to existing buildings other than single-family detached dwellings with a project valuation equal to or greater than one hundred and fifty thousand (150,000) dollars, up to ten (10) percent of the project valuation, is required for improving pedestrian infrastructure. Cost of pedestrian infrastructure shall be excluded when calculating the project valuation. When determining installation of pedestrian infrastructure, the following priority ranking shall be utilized until the ten (10) percent project valuation has been met.³⁷⁷
 - (i) Handicap ramps.
 - (ii) Deteriorated curb and gutter. (For those geographic areas where curb and gutter does not exist, pedestrian improvements are deferred until City reconstruction of the roadway. Then the property owner will be financially responsible for the prorated cost of the pedestrian improvements.)
 - (iii) Where there is a gap in sidewalks between two properties.
 - (iv) Tripping hazards.

- (v) *Surface spalling.*
- (vi) *Driveway intersection setback. (Ord. 2012-11, 11-27-2012)*
- (f) *Public and private obstructions and appurtenances, i.e., fire hydrants, power and light poles, mailboxes, etc., shall be maintained outside the pedestrian infrastructure.*
- (g) *Administration and enforcement of above shall be delegated to the City Engineer with appeal to the Planning and Zoning Commission.*
- (h) *Where it can be shown that strict compliance with the requirements of these regulations cannot be met due to unavailability of sufficient land, a variance may be sought in accordance to Section 10-5-B-d-ii, Variance Procedures. (Ord. C2004-17, 12-14-2004; amd. Ord. 2014-3, 9-23-2014)*
- x. *Building floor areas and elevations drawn to scale.*
- xi. *Plans for signs, if applicable.*
- xii. *A screening and/or landscaped buffer plan meeting the requirements of Section 10-4-C-d-vii, if so required by these Land Development Standards.*
- xiii. *Any additional information deemed necessary by any reviewing official or deemed appropriate by the applicant.*
- c. In instances where some of the above items are not relevant to a permit application, the item may be waived by the reviewing official. Topographic surveys will not be required for permit applications involving a single lot intended for the use of a single-family, two-family or mobile home dwelling.
- d. Additional approvals which may be required for development, improvement or maintenance of property include, but are not limited to, Paving or Right-of-Way Permits.
- e. Permit applications along with the accompanying documentation shall be reviewed by the appropriate city staff and such review shall be

concluded within seven (7) business days for other than single-family residential projects and five (5) business days for single-family residential projects of the filing of the permit application.

- i. *If the permit application is denied, the applicant shall be given written notice, with the reasons stated for the denial, and such notification shall be signed and dated by the notifying official.*
- ii. *A record of all building or grading permit applications and their accompanying documentation shall be kept in the office of the Planning and Development Department. Issued permits shall be posted by the applicant or their agent in a conspicuous place while construction or grading activities are going on.*
- f. Every building or grading permit issued shall become invalid unless work authorized by such permit is commenced within six (6) months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six (6) consecutive months after the work is commenced; provided, for cause, one or more extensions of time not to exceed ninety (90) days each may be allowed, and such extensions shall be in writing by the Planning and Development Department.
- g. It shall be unlawful to use or occupy, permit the use or occupancy, or change the use of any premises until a Certificate of Occupancy has been issued by the Planning and Development Department. A record of all Certificates of Occupancy shall be kept on file in the office of the building inspector, and copies shall be furnished on request to any person having a proprietary or tenancy interest in land or building affected by such Certificate of Occupancy.
- h. Permits or Certificates of Occupancy issued based on applications approved by the building inspector authorizing only the use, arrangement or construction set forth in them and permit no other use, arrangement or construction. Any use, arrangement or construction varying from the approved application shall be deemed a violation of these Land Development Standards and shall give rise to the remedies provided herein.

10-5-B-c-ii Paving Permits

1. **Applicability:** A building permit shall be required for any reconstruction or new construction of parking, maneuvering, driveway and other areas provided for vehicular or pedestrian circulation.
2. **Procedures:** Aside from the required building permit materials outlined in Section 10-5-B-c-j, drainage plans may be required, if deemed necessary by the City Engineer.

10-5-B-c-iii Right-of-Way Permits

1. **Applicability:** All work within public rights of way or easements shall require a permit from the City Engineer.
2. **Procedures:** The City Engineer may issue temporary, revocable permits for minor improvements within rights of way subject, however, to the following:
 - a. No building or permanent structure is permitted.
 - b. No such permit may issue for areas where underground utilities are in place.
 - c. Property owners shall execute a "hold harmless" statement in favor of the City, including the posting of a performance bond for nonresidential properties at the City Engineer's discretion.

10-5-B-c-iv Sign Permits

1. **Applicability:** The following regulations refer to administration and enforcement of the placement, erection and removal of signs:
 - a. No sign or sign structure shall be located, erected, moved, reconstructed, enlarged, extended, converted, or structurally altered without a sign permit being issued by the City.
 - b. A sign permit may be suspended or revoked for any false statement or misrepresentation of fact in an application. A revoked sign permit can only be renewed with a new application.
2. **Procedures:** The following procedures shall apply to all signs requiring a sign permit.

- a. A permit application shall be made to the City Planning and Development Department through the building inspector. Permit applications shall include the following information:³⁷⁸
 - i. *Name and address of the owner of the property upon which the sign(s) is or will be located.*
 - ii. *Name, address, and license number of the contractor who will do the sign construction and installation including alterations.*
 - iii. *Street address of the property on which the sign is or will be located including the zoning classification of the subject property.*
 - iv. *Type of "sign(s)" as defined in these Land Development Standards.*
 - v. *Site plan showing the location, height, and square footage of the proposed sign(s).*
 - vi. *Specifications and drawings showing the design of the proposed sign(s) including construction materials, dimensions, and structural supports. List all specific Underwriters Laboratories serial number(s).*
- b. Commercial or institutional development on properties of ten (10) or more acres and/or contain multi-tenant buildings or multiple buildings shall require a Master Sign Plan.
 - i. *Applicants shall submit a Master Sign Plan to the City Planning and Development Department for approval upon application for a sign permit.*
 - ii. *The Master Sign Plan shall describe sign design specifications, method of construction and attachment to the building or ground for the sign and include enforcement measures and information describing how the sign plan will be utilized by the tenants.*
 - iii. *The Master Sign Plan shall be reviewed and approved by the Planning and Zoning Commission prior to the issuance of a building permit for all new buildings, additions, or renovations.*
- c. All sign permit applications shall be accompanied by payment of the appropriate fee as established by the City Council.³⁷⁹

- d. The licensed sign contractor installing, altering, or relocating a sign for which a sign permit has been issued must notify the City upon completion of the work. A foundation inspection may be required for all freestanding signs. In addition, an electrical inspection may also be required by the building inspector.³⁸⁰
- e. Whenever any work for which a sign permit is required by these Land Development Standards has commenced without first obtaining said sign permit, a special investigation of extenuating circumstances will be made before a sign permit is issued for such work. An investigation fee, in addition to the normal sign permit fee, shall be collected whether a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the sign permit fee. Payment of the investigation fee shall not exempt any person from compliance with all other provisions of these Land Development Standards nor from any penalty prescribed by law.³⁸¹

3. Criteria for Approval: A sign permit shall be approved only if:

- a. The application complies with all applicable standards for that type(s) of sign in Section 10-5-B-c-iv, Sign Permits.
- b. The applicant has proof that the sign contractor hired to erect, alter, relocate, or construct the sign is licensed by the City and the New Mexico construction industries division. No person other than a licensed sign contractor shall obtain any sign permit or install any sign (other than a temporary sign) for which a permit is required by these Land Development Standards.
- c. The property does not contain any illegal signs. No sign permit may be issued to a business where any illegal signs are currently displayed in violation of this Ordinance, except to replace an illegal sign with a legal sign.

10-5-B-c-v Temporary Use Permits

- 1. **Applicability:** It is recognized that it may be in accordance with the purpose of these Land Development Standards to permit temporary activities which are not specifically provided for by other provisions of these Land Development Standards for a limited period.

- 2. **Temporary Use Permit Procedures:** The Planning and Development Department may issue a temporary use permit for a period not to exceed twelve (12) months if such uses are of such a nature and are so located that at time of petition, they will:
 - a. *In no way exert a detrimental effect upon the uses of land and activities normally permitted in the district.*
 - b. *Contribute materially to the welfare of the City, particularly in a state of emergency, under conditions to the time and place involved.*
 - c. *In addition to the above, in all commercial and industrial districts, shipping containers utilized as temporary storage structures shall observe the regulations governing placement of accessory storage structures as provided for in Section 10-3-C-t.*

10-5-B-c-vi Special Temporary Use Permits

- 1. **Applicability:** It is recognized that it may be in accordance with the purpose of these Land Development Standards to permit temporary uses that are "uncommon", and temporary, seasonal or transitional in nature which are not specifically provided for by other provisions of these Land Development Standards for a limited period.
- 2. **Procedures for Filing:** A written application for a special temporary use permit shall be submitted to the Board of Adjustment through the Planning and Development Department on forms prescribed by the Board. The Planning and Zoning Office shall transmit the application and supporting material to the Board for review. The Board shall approve, conditionally approve or deny the request. The application shall include the following information:
 - a. Statement of ownership of the subject property and the names and addresses of the applicant and owner of the property.
 - b. Address of subject property.
 - c. Current zoning designation of the subject property and its proposed use.
 - d. Legal description of the subject property accompanied by a property survey drawn to scale.

- e. A site or plot plan containing the title of the project illustrating the following:
 - i. *Location of all proposed buildings and structures, access and traffic flow, location and number of off-street parking and off-street loading areas.*
 - ii. *Landscaped buffers and/or screening.*
 - iii. *Refuse collection areas and sanitary facilities.*
 - iv. *Plans and proposed location of signs.*
 - v. *Any additional information deemed necessary by any reviewing official or deemed appropriate by the applicant.*
- f. In instances where any of the above items are not relevant to an application, the item may be waived by the Board.

general circulation in the City at least three (3) days before the Planning and Zoning Commission or City Council hearings. An advertised hearing before the Planning Commission and the City Council may be continued to a time and place announced at the hearing without re-advertising.

- e. At the public hearing, the applicant may appear in person or be represented by an agent or attorney. The City Council shall give due consideration to the application materials and recommendation of City staff, and written protests, comments by interested persons and any public testimony by interested persons before deciding on the application.
- f. If, at any time, it is determined that the use is causing a detrimental effect on adjacent properties or the community in general, the Planning and Development Department shall terminate the temporary use permit and said use shall be completely removed within ten (10) days from the date of the letter of termination.

3. Initiation of Request for Extension of Time

- a. Any property owner or representative of the owner who believes the temporary use will exceed the time issued by the board may apply for an extension in time to the City Council with appeal to district court.
- b. A written request for an extension in time, not to exceed ninety (90) days, may be made to the City Council through the Planning and Zoning Office. The applicant shall not be restricted to a number of times an extension may be requested. However, City Council shall give due consideration of circumstances when granting extensions in time beyond the original ninety (90) day extension period.
- c. The Planning and Development Department shall be responsible for transmitting to the City Council the application materials, any written protests or comments by interested persons relating to the application and the written advisory recommendation by staff no later than five (5) days prior to the hearing. The applicant shall also be given a copy of the recommendation prior to the hearing.
- d. Time of Hearing and Public Notice: A public hearing before the City Council shall be scheduled for consideration prior to the expiration of the special temporary use permit. Due public notice shall be given of the hearing which shall include notice of hearing in a newspaper of

4. Completion of Temporary Use

- a. Once the temporary use is completed, the site shall be returned to its original state or better.
- b. A bond of restoration shall be required as part of the permitting process.
- c. The City shall inspect the premises upon completion of the project and prior to reimbursement of the bond. Should the applicant fail to restore the site to the satisfaction of City, the bond shall be utilized for site restoration.

10-5-B-d Zoning Map Amendments, Text Amendments, Variance, and Conditional Uses

10-5-B-d-i Zoning Map Amendment and Text Amendment Requirements and Procedures

1. **Applicability:** This section applies to all requests for amendments or wholesale revisions to the text of the adopted Zoning Ordinance or to the official zoning map.
2. **Zoning Map Amendment and Text Amendment Criteria:** Amendments to the text of the Zoning Ordinance are warranted when the provisions within the text of the code is ambiguous, omissive, inconsistent, obsolescent, inadequate, excessively stringent or generally fails to serve the public interest. Acceptable grounds for amending the official zoning map are that one or more of the following criteria would be met:
 - a. There was a mistake in the original mapping of the district for an area and the proposed amendment would correct this mistake. In most instances, a mistake would imply that the district which was applied originally did not correspond well to the character of the existing land use in the area.
 - b. The exact location of a district boundary is obscure or irrational or severs a lot area into two (2) or more districts so that it is difficult to develop the lot area properly.
 - c. Due to changing circumstances of land use in the area, the proposed district would be better suited to the area than the existing district.
 - d. The land area within a RHZ district designation has become appropriate for urban development because of availability of public utilities and services as well as the needs of the public.
 - e. The social, economic or environmental interests of the public good would be better served by the proposed district than the existing one.
 - f. The proposed change in district boundaries is needed to bring the official zoning map into conformance with changes in these Land Development Standards or with the City master plan.

3. **Zoning Map Amendment and Text Amendment Procedures:** Comprehensive amendment changes to these Land Development Standards or official zoning map must be initiated by the City Council.
 - a. Amendments to the official zoning map which involve a particular area of land may be made by the City Council on its own motion or upon request of the Planning and Zoning Commission or the person(s) holding fifty-one (51) percent or more of the ownership of the area of land or may request the Planning and Zoning Commission to amend the map upon a determination that there are sufficient grounds for the amendment.
 - b. Amendments to the text of these Land Development Standards may be made by the City Council, on its own motion or upon request of the Planning and Zoning Commission or any City resident or property owner upon a determination that there are sufficient grounds for the amendment.
4. **A Pre-Application Meeting** is recommended before filing an application for an amendment to the official zoning map or to this title text to be informed of any City plans and policies relevant to the amendment request.
 - a. A written application shall be submitted to the Planning and Development Department.
 - b. Applications for amendment to the official zoning map for an area of land shall include the following information:
 - i. *The name and address of the applicant.*
 - ii. *The legal description of the property involved in the request. An application relating to unplatted land shall be accompanied by a plat delineating the boundaries of the area requested to be amended.*
 - iii. *The current district designation of the property and the requested district designation for the property.*
 - iv. *A written discussion statement indicating which of the acceptable grounds for an amendment to the official zoning map outlined in Section 10-5-B-d-i the request is based upon.*

- v. *Any additional information deemed necessary by the Planning and Zoning Commission or a reviewing official.*
 - c. Applications for amendment to the text of these Land Development Standards shall include the following information:
 - i. *The name and address of the applicant.*
 - ii. *Identification by number and wording of the textual provision(s) that the applicant is requesting to be changed.*
 - iii. *An exact description or wording of the change being requested.*
 - iv. *The reason(s) which support the requested change.*
 - v. *Any additional information deemed necessary by the City Council, the Planning and Zoning Commission or a reviewing official.*
 - d. The Planning and Development Department shall be responsible for transmitting the application materials, any written protests or comments by interested persons relating to the application, and a written advisory recommendation to the Planning and Zoning Commission no later than five (5) days prior to the public hearing before the Planning and Zoning Commission. The applicant shall also be mailed a copy of the staff advisory recommendation(s) no later than five (5) days prior to the hearing.
 - e. At the end of the hearing of the application, the Planning and Zoning Commission shall either approve or disapprove applications for zoning map amendments or send recommendation to City Council for approval or disapproval of text amendments to this Zoning Ordinance title.
 - i. *If a change in zoning for the subject property is appropriate but to a district of lesser land use intensity or to an area of lesser size than is being requested by the applicant, then the Planning and Zoning Commission may suggest to the applicant at the public hearing that he/she amend the application to a request for a district of lesser land use intensity or lesser size.*
- 1) *If the applicant agrees to such a modification, the Planning and Zoning Commission may decide, at the same hearing, on the amended application rather than the original one.*
 - 2) *In no case shall the Planning and Zoning Commission consider an amended application which requests a district of greater land use intensity or which includes property outside of that area which was originally advertised for in the public notice.*
 - ii. *Applications for amendments to the text of these Land Development Standards may be amended in a similar manner at the public hearing if the substance of the request remains the same.*
 - iii. *At the final public hearing on the application for a text amendment, the City Council shall either adopt the amendment or disapprove the application. The City Council shall approve an application if it finds the conditions specified below have been met. The Planning and Zoning Commission shall also use the same criteria in making any affirmative recommendation or zone change:*
 - 1) *The proposed amendment is justified by one or more of the warranted or acceptable grounds as specified in this section.*
 - 2) *The proposed amendment is consistent with the City master plan.*
 - 3) *Approval of the amendment would not have a significant adverse effect upon the character and value of adjacent properties or the surrounding neighborhood.*
 - 4) *Approval of the amendment would not have a significant adverse effect upon the natural environment.*
 - 5) *Approval of the amendment would not result in excessive burdens being placed on the provision of municipal services such as water service, utilities, sewage disposal, solid waste disposal, transportation systems, fire and police protection and public schools.*

6) *Approval of the amendment would serve some public interest and would not merely serve the narrow interests of a property owner.*

iv. *In approving any amendment for a zoning boundary change for an area of land, neither the Planning and Zoning Commission nor the City Council shall be authorized to attach any conditions or expiration dates to its approval except in the case of approving an application for the Planned Unit Development residential district.*

10-5-B-d-ii Variance Procedures

1. **Applicability:** The requirements and procedures specified below shall apply to all requests for variances.
2. **Criteria for Variance:** The applicant shall meet the application criteria listed below. In cases where a variance of very minimal extent resolves a serious practical difficulty in properly siting a proposed building and its required off-street parking and loading areas on a lot and would not appreciably compromise the intent and purpose of the provision to be relaxed, the rigid adherence to such criteria may not be necessary.
 - a. The following criteria shall be met by an application for requesting/granting a variance:
 - i. *Special circumstance pertaining to the property.*
 - ii. *Enforcement of these Land Development Standards would result in an unnecessary and undue hardship upon the property owner. However, demonstration of such hardship shall comply with the following criteria:*
 - 1) *Special conditions and circumstances exist which are peculiar to the land (such as exceptionally irregular, narrow, shallow, or steep lots, or other exceptional physical conditions), structure or building involved and which are not generally applicable to other lands, structures or buildings in the same district.*
 - 2) *Literal interpretation of the provisions of these Land Development Standards would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these Land Development Standards and*

would work an unnecessary and undue hardship upon the applicant.

3) *The extent of the variance requested is reasonably related to what is needed to overcome the alleged hardship.*

iii. *Granting of the variance will not create a significant adverse effect upon adjacent or nearby properties or be contrary to the public interest.*

iv. *Granting of the variance will not set undesirable precedents for similar variance requests which would undermine the basic integrity or purpose of a provision of this title. If a provision of this title proves generally unworkable and gives rise to frequent variance requests, consideration should be given to amending the textual provisions of this title rather than resorting to the frequent granting of variances from the same provision.*

v. *The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure while at the same time will preserve as much as possible the intent and purpose of the provision for which the variance is being requested.*

vi. *No nonconforming use of neighboring lands, structures, or buildings in the same districts shall be considered grounds for granting of the variance.*

b. A variance shall not be requested/granted under the following circumstances:

i. *Uses are conditional or prohibited in a district.*

ii. *To allow a reduction in the dimensions of an existing lot with respect to its total area, width or frontage below the minimum dimensions prescribed by this title for the applicable district.*

3. **Variance Procedures:** Any property owner who believes he has acceptable grounds for a variance may apply for a variance for their own property.

a. Applications for a variance shall include the following information:

i. *The name and address of the applicant.*

- ii. *The legal description of the property involved in the request.*
- iii. *The specific provisions of these Land Development Standards from which the applicant desires a variance.*
- iv. *The nature of the applicant's hardship and the extent to which the applicant believes he meets the accepted grounds for a variance as listed in this section.*
- v. *A site plan, drawn to scale, which illustrates the extent and effect of the variance requested upon the subject property and within one hundred (100) feet of the boundaries of the property. Any existing buildings within the area described above shall be shown.*
- vi. *Any additional information requested by the board or a reviewing official.*

b. **Transmittal to Board:** The Planning and Development Department shall be responsible for transmitting to the board, the application materials, any written public protests or comments relating to the application and their own written advisory recommendation no later than five (5) days prior to the hearing. The applicant shall also be mailed a copy of the staff advisory recommendation(s) no later than five (5) days prior to the hearing.

4. **Action Taken**

a. **Grant/Disapprove**

i. **Amended Application:** *The board shall either grant or disapprove the request for a variance. If the board believes that a variance is appropriate but to a lesser extent than what is being requested by the applicant, it may be suggested, at the public hearing, that the applicant amend the application to a variance of lesser extent. If the applicant agrees to such a modification, then the amended application rather than the original one may be decided at the same hearing. However, in no case shall the board consider an amended application which requests a variance of greater extent or which includes property outside of the area that was originally advertised for in the public notice.*

ii. **Additional Conditions or Safeguards:** In approving any variance, the board may impose, upon the granting of the variance, any conditions or safeguards not otherwise required, if deemed necessary or desirable in furthering the purposes of these Land Development Standards. Violation of such conditions or safeguards may result in a revocation of any variance in addition to any other remedy for such violation provided for in these Land Development Standards or by law. The Board of Adjustment may revoke a variance subject to such violation only after a public hearing where the alleged violator is given an opportunity to be heard.

10-5-B-d-iii **Conditional Uses**

1. **Applicability:** This section applies to all applications for uses listed as conditional (C) or conditional accessory (AC) in Table 10-3-1: Use Table.
2. **Conditional Use Criteria:** Acceptable grounds for requesting and granting a conditional use permit are determined by the following criteria:
 - a. The use will not have a significant adverse effect on the character and value of adjacent properties or the surrounding neighborhood.
 - b. The use will not create a hazard, a public nuisance or be injurious to individuals or to the public.
 - c. The use will not generate undue traffic congestion.
 - d. The use will not cause noise which is excessive for the area.
 - e. The use will not have a significant adverse effect on the natural environment and attractiveness of an area.
 - f. The use will not be contrary to the public interest.
 - g. The applicant will be able to meet any requirements specified for such a use in these Land Development Standards and any additional conditions that the board may impose.
 - h. The applicant will be able to meet all requirements imposed by applicable state and federal laws and regulations.
 - i. The use is consistent with the policies and recommendations of the adopted City master plan.

3. **Conditional Use Procedures**

- a. The Board of Adjustment shall review and decide on Conditional Use Approvals. Since conditional uses may only be appropriate at certain locations within a district and with additional safeguards, it is the Board's responsibility to exercise proper discretion in granting permission for such uses.
- b. Any property owner who believes he has acceptable grounds for conditional uses may apply for such approval for their own property.
- c. A written application for conditional uses shall be submitted to the Board through the Planning and Development Department. The application shall include the following information:
 - i. *The name and address of the applicant.*
 - ii. *The legal description of the property involved in the request.*
 - iii. *The district designation of the property.*
 - iv. *A full and exact description of the use which is being requested and under which named use listed in these Land Development Standards the request is being made.*
 - v. *A written discussion statement demonstrating the likelihood of being able to meet the acceptable grounds for conditional uses which are listed in this section.*
 - vi. *A preliminary site plan, drawn to scale, with enough detail to allow a generalized assessment of the effects of the proposed development. The site plan should show the proposed placement of buildings and structures on the property, provisions for vehicular ingress and egress, off street parking and loading areas, proposed utility and storm drainage ways, screening and landscaped buffers.*
 - vii. *Any additional information deemed necessary by the board or a reviewing official.*
- d. The Planning and Development Department shall be responsible for transmitting to the board the application materials, any written protests or comments by interested persons relating to the application and their written advisory recommendation no later than five (5) days

prior to the hearing. The applicant shall also be mailed a copy of the Planning and Development Department's advisory recommendation no later than five (5) days prior to the hearing.

e. Action Taken

- i. *Authority to Grant or Disapprove: The Board shall either grant or disapprove the request for conditional uses.*
- ii. *Conditions for Approval: However, the Board may grant a conditional use in a case only if it finds, and so states in the minutes of the hearing, that the following conditions have been met:*
 - 1) *The granting of the conditional uses would be consistent with the acceptable grounds for conditional uses as specified in this section.*
 - 2) *The applicant demonstrates an ability to meet any requirements specified for such a use in these Land Development Standards.*
 - 3) *The applicant agrees to meet any additional safeguards and conditions which may be imposed by the board and which are in conformity with the intent and purpose of these Land Development Standards and which are necessary to protect the public interest. Additional conditions may involve, but are not limited to, such matters as special screening and landscaped buffering, lot and yard areas larger than the minimum required in the district, noise control measures, special restrictions on the number and location of ingress and egress points, special restrictions regarding hours of operation, special restrictions on the maximum building floor area or lot area which may be devoted to the use, and special restrictions on signs. Violation of such conditions or safeguards as may be imposed by the Board may result in revocation of any conditional use approval in addition to any other remedy for such violations provided for in these Land Development Standards. The Board may revoke conditional use approval subject to such violations only after a public hearing where the alleged violator is given the opportunity to be heard.*

10-5-C ADMINISTRATION AND ENFORCEMENT

10-5-C-a **Administrative Authority and Enforcement: City Manager, Planning and Development Department, City Engineer**

1. **General Authority and Duties:** The Planning and Development Department shall have the authority and duty of interpreting, administering and enforcing these Land Development Standards. The Planning and Development Department is authorized to obtain assistance in the performance of these duties from other City departments, in accordance with the direction by the City Manager.
2. **Zoning Compliance and Issuance of Permits:** No building permit, certificate of occupancy, grading permit, business license permit, or other permit shall be issued by the City unless the provisions of these Land Development Standards have been met.
 - a. To ensure such compliance, the Planning and Development Department shall review all applications for such City permits or certificates to ascertain their compliance with these Land Development Standards and shall so certify, in writing, with a dated signature on the permit or with other accompanying documents.
 - b. If certification of zoning compliance is denied, the official making such a determination shall state, in writing, the reasons for the denial and shall sign and date such a denial.
 - c. Any permit or certificate issued by the City in conflict with the provisions of these Land Development Standards shall be null and void.
3. **Authority To Inspect Premises:** Whenever necessary to make an inspection to enforce any of the provisions of these Land Development Standards, the Planning and Development Department may enter such buildings or premises at all reasonable times to inspect the same or to perform any duty imposed upon the City by these Land Development Standards; provided that if such building or premises be occupied, the inspector shall first present proper credentials and demand entry; and, if such building or premises be occupied, shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and demand entry.
 - a. If entry is refused, the City Manager or designee shall proceed to obtain a search warrant by filing a complaint made before the municipal court or district court upon oath or affirmation.
 - b. The complaint shall:
 - i. *Set forth the building, premises, or portion thereof sought to be inspected.*
 - ii. *State that the owner or occupant of the building, premises or portion thereof has refused entry.*
 - iii. *State that the inspection of the building, premises, or portion thereof is necessary to determine whether it complies with the requirements of these Land Development Standards.*
 - iv. *Set forth the provisions of these Land Development Standards sought to be enforced.*
 - v. *Set forth any other reason necessitating the inspection, including knowledge or belief that a condition exists in the building, premises or portion thereof which constitutes a violation of these Land Development Standards.*
 - vi. *State that a city official is authorized by the City to make the inspection.*
 - c. Each inspector shall be furnished with an identification card signed by the City Manager and Mayor indicating their authority and must present same to the municipal court and district court for this subsection and to other persons when requested to do so during the performance of their duty.
 - d. No owner or occupant or any other person having charge, care or control of any building or premises shall fail or neglect, after proper demand is made as herein provided, to promptly permit entry therein by the City Manager or assisting City staff for inspection and examination pursuant to these Land Development Standards.

4. **Administrative Adjustments and Interpretations:** The Planning and Development Department shall, at the request of any property owner and upon the applicant's payment of applicable charges, if any, provide written interpretation of ordinance provisions and consider minor adjustments to zoning requirements.
 - a. **Interpretation:** The applicant shall indicate, in writing, the specific provision or provisions of these Land Development Standards for which clarification is sought. The department shall, within thirty (30) days, respond with a policy memorandum addressing the specified provision(s).
 - b. **Administrative Adjustment:** The department may grant relief from otherwise applicable standards of measurement required by these Land Development Standards to an extent not exceeding ten (10) percent of the requirement. Such adjustment shall in no case allow increases in development density or intensity by way of affecting lot area. The department shall respond with a written decision within thirty (30) days of the applicant's filing of adjustment request.
 - c. **Appeals:** The provisions of *Section 10-5-B-b-iii* shall apply to any appeal from decisions rendered under these procedures.

10-5-C-b Permit Requirements

No building or structure shall be located, erected, moved, reconstructed, enlarged, extended, converted or structurally altered without a building permit issued by the building inspector; however, mobile homes and mobile office dwellings shall not require a building permit but shall require compliance with all applicable provisions of these Land Development Standards. No land shall be graded or excavated in preparation for development (but excluding preparation of surface soil for farming, gardening or finished landscaping) without a grading permit issued by the Planning and Development Department.

10-5-C-c Severability

The provisions of these Land Development Standards are severable and if any provision, sentence, clause, section or part thereof is held illegal, invalid, unconstitutional or inapplicable to any person or circumstance, such illegality, invalidity, unconstitutionality or inapplicability shall not affect or impair any of

the remaining provisions, sentences, clauses, sections or parts of these Land Development Standards or their application to other persons or circumstances. It is hereby declared to be the intent of the City Council that these Land Development Standards would have been adopted if such illegal, invalid or unconstitutional provision, sentence, clause, section or part had not been included therein, and if the person or circumstances to which this title or any part thereof is inapplicable had been specifically exempted therefrom.

10-5-C-d Validity

Each clause, section, or paragraph of this title shall be deemed a separate provision to the intent that if any such clause, section, or paragraph shall be declared invalid, the remainder of these Land Development Standards shall not be affected.

10-5-C-e Judicial Review

Judicial review may be had as provided in, under and pursuant to New Mexico Statutes Annotated, 1978 compilation, Section 3-39-23.

10-5-C-f Violations and Penalties

1. **Duty to Inspect:** The City Manager or assisting City staff shall have the duty of periodically inspecting buildings, structures or land uses in the City to determine compliance with these Land Development Standards.
 - a. **Notice of Violation:** If the City Manager or assisting City staff shall find that any of the provisions of these Land Development Standards are being violated, they shall notify the person apparently responsible for the violation, in writing, indicating the nature of the violation(s).
 - b. **Appropriate Action or Proceeding:** To correct violations, the City Manager or assisting City staff may institute an appropriate action or proceeding to prevent the unlawful action, to restrain, correct, or abate the violation; to prevent occupation of the building, structure or land; or to prevent an illegal act, conduct, business or use in or about the premises.
2. **Failure To Comply:** It is unlawful for any owner, tenant, agent, occupant, or person in charge of any premises or any other person to violate any of the provisions of these Land Development Standards or fail to comply with any

of its provisions or requirements, or to erect, structurally alter, enlarge, rebuild, or move any building or structure or to put into use any lot or land in violation of any detailed statement of plan submitted and approved hereunder, or to refuse the City reasonable opportunity to inspect any premises.

- a. Any other person convicted of violating these Land Development Standards shall, upon conviction, be subject to penalty as provided in Section 1-4-1 of the Municipal Code.
- b. Each day a violation continues shall be a separate and distinct violation.

3. **Removal of Violation:** It shall be a separate violation of these Land Development Standards for any owner of any premises in violation of these Land Development Standards to fail to remove the violation forthwith or, if he did not know of or contribute to the violation, to fail to remove it within a reasonable time after he is notified.

- a. It shall be an additional separate violation for any architect, builder, contractor, agent, or any person employed to have assisted in the commission of the violation.
- b. Each of these separate violations shall be punished as set forth in Section 1-4-1 of the Municipal Code.

10-5-C-g Nonconformities

1. Purpose

The purpose of this section is to permit uses, structures, lots, signs, and site features that were legally established before the Land Development Standards were adopted or amended but which no longer comply with regulations established, to continue until they are removed. The intent is to reduce or eliminate nonconformities overtime to establish uses, structures, lots, signs, and site features that meet the vision of the Growth Management Master Plan and the Land Development Standards and eliminate uses, structures, lots, signs, and site features that create an adverse impact on their surroundings.

2. Applicability

The regulations specified below shall apply to all uses, structures, lots, signs, and site features that were legally established before this Land Development Standards was passed or amended, but no longer comply with regulations established therein and have therefore become nonconforming.

The adoption of the Land Development Standard does not legalize any illegal uses that are existing before these Land Development Standards were passed or amended.

3. Transition from Previous Regulations

- a. To avoid undue hardship, nothing in this section shall be deemed to require a change in the plans, construction or designated use of any building which existed or on which actual construction was lawfully begun prior to the effective date of adoption or amendment of the Land Development Standards and upon which actual building construction has been started and diligently pursued.
- b. If, on the effective date hereof, valid permits have been issued authorizing the construction or alteration of structures in a manner which does not conform to the requirements of the Land Development Standards, such permits shall be canceled unless the start of actual construction occurs within six (6) months and is completed within one (1) year after the effective date hereof.
- c. Existing uses which were permitted prior to the adoption or amendment of the Land Development Standards but under the revised ordinance are classified as uses which are eligible for conditional use permits in a particular district shall not be considered nonconforming uses and shall receive a conditional use permit for the existing use upon request and compliance with all requirements of these Land Development Standards pertaining to the particular use. Enlargements or additions to such uses shall, however, require Board of Adjustment approval as provided for in Section 10-5-B, Procedures.

4. **Nonconforming Uses**

a. Authority to Continue

i. *The nonconforming use shall be allowed to continue regardless of any change in ownership or occupancy of the use, until that use is discontinued, or another provision of this section requires the termination of the use.*

b. Discontinuance of Nonconforming Use

i. *When a nonconforming use is discontinued for a period of twelve (12) consecutive months, this use shall be discontinued. Any later use shall only be one that is permitted within the specific district as established by the Table 10-3-1: Use Table.*

ii. *If a nonconforming residential use located within a non-residential district is discontinued for a period of one (1) years, any later use shall only be one that is permitted within the specific district as established by the Table 10-3-1: Use Table.*

c. Expansion of Nonconforming Use

i. *No nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of the Land Development Standards.*

d. Relocation of Nonconforming Use

i. *No nonconforming use shall be moved, in whole or in part, to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of the Land Development Standards.*

e. Amortization of Certain Nonconforming Uses

i. *Any nonconforming use shall be terminated after the length of time specified in this section:*

1) *Where a premise in a residential district was used only for open storage or only for signs and billboards, such uses must*

be discontinued, and the stored material or signs removed within two (2) years after the effective date hereof.

2) *All Salvage, Demolition and Junkyards as defined in Section 10-3-C-k-vi within the Industrial (I) district shall conform with the requirements of Section 10-3-C, Use-Specific Standards within two (2) years after the effective date hereof.*

3) *All Salvage, Demolition and Junkyards as defined in Section 10-3-C-k-vi within any district other than the Industrial (I) district are hereby declared to be illegal uses and shall be discontinued and removed in their entirety within two (2) years after the effective date hereof.*

4) *All Home Occupation uses shall conform to Section 10-3-C, Use-Specific Standards within two (2) years after the effective date hereof.*

5) *All Agricultural related operations shall conform to the requirements of Section 10-3-C, Use-Specific Standards within two (2) years after the effective date hereof.*

5. **Nonconforming Structure**

a. Authority to Continue

i. *Where a lawful structure exists at the effective date of the adoption or amendment of the Land Development Standards that could not be built to the requirements established by the Land Development Standards by reason of restrictions on area, lot coverage, height, yards, or other characteristics of the structure or its location on the lot, such a structure may be continued so long as it remains otherwise lawful.*

b. Repair/and Maintenance of a Nonconforming Structure

i. *A nonconforming structure may be maintained, repaired, or altered, but no maintenance, repair, or alteration may increase the extent of nonconformance.*

ii. *If a nonconforming structure is damaged or destroyed more than seventy-five (75) percent of its assessed value, it shall not be*

reconstructed except in conformity with the provisions of the Land Development Standards.

c. Relocation of a Nonconforming Structure

i. *No nonconforming structure shall be moved, in whole or in part, to any other portion of the lot or parcel occupied at the effective date of adoption or amendment hereof. If it is moved, it shall conform to the regulations for the district in which it is located; provided the involuntary movement of such a structure is not the result of condemnation actions or other litigation.*

d. Safety of Nonconforming Use

i. *If a structure is declared to be unsafe by the standards of the City of Gallup the structure shall be restored to conditions that are deemed safe by the City.*

e. Combination of Nonconforming/Conforming Structure/Use

i. *If a lawful use of a structure and premises in combination exists at the effective date of adoption or amendment hereof that would not be allowed in the district under the terms of these Land Development Standards, the lawful use may be continued so long as it remains otherwise lawful per the provision outlined in this section.*

6. **Nonconforming Lots of Record**

- a. In any residential district, single-family dwellings are permitted. A single-family detached dwelling and accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment hereof which lot shall have a width of not less than fifty (50) feet and a depth of not less than one hundred (100) feet. Such a lot must be in separate ownership and not of continuous frontage with other lots in the same ownership.
- b. If more than one nonconforming lot with continuous frontage exists in a single ownership at the time of passage hereof, the land involved must be combined to meet the minimum lot requirements of the underlying district requirements for lot area and width as well as other requirements. This provision shall apply even though such lot fails to

meet the requirements for area or width, or both, that are generally applicable in the district; provided, that yard dimensions and other requirements not involving area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located.

- c. Variance of yard dimensions and other dimensional or development standards requirements shall be obtained only through action of the Board of Adjustment as provided for in Section 10-5-B-d-ii.

7. **Nonconforming Signs**

a. Authority to Continue

i. *A nonconforming sign shall be allowed to continue in use for the life of the physical sign structure in the size, height, lighting/illumination type, and configuration that existed at the time it became nonconforming, provided it is in a state deemed safe by City of Gallup.*

b. Repair/Maintenance of a Nonconforming Sign

i. *A nonconforming sign may be maintained or repaired, provided that no maintenance or repair increases the extent of nonconformance.*

c. Discontinuance of a Nonconforming Sign

- i. *The right to operate and maintain any nonconforming sign shall terminate upon the occurrence of any one of the following conditions, unless such sign is brought into conformance with the standards in Section 10-4-F, Signage.*
- ii. Abandonment of a sign for a continuous period of ninety (90) days, if the following occur:
 - 1) *Any change is made to the structure or physical characteristics of the sign, including conversions of a non-electronic or illuminated sign or an electronic or illuminated sign.*
 - 2) *Any subdivision request for the property upon which nonconforming signs exist shall cause said signs on all lots within said subdivision to be brought into compliance with all*

applicable provisions of these Land Development Standards prior to filing of the final plat.

- 3) *The on-site renovation, construction, or other site improvements exceeding fifty (50) percent of the assessed improvement value of the site in a single project or a combination of projects within any consecutive twelve (12) month time.*
- 4) *Determination by the City that the sign is an immediate hazard to the public health, safety, and welfare because of disrepair, unsafe mounting, imminent dislodging, or other safety factors.*

d. Illegal Signs

- i. *Signs located within the public right-of-way on the effective date hereof shall be considered illegal and not eligible for nonconforming status. Such signs shall be removed within thirty (30) days of notice by the City Code Enforcement Office.*

e. Exemptions

- i. *Existing freestanding signs which are nonconforming due only to their setback measurement are hereby exempted from the setback standards as listed in Section 10-4-E, and shall be considered legal setbacks for the life of that particular sign.*
- ii. *Temporary signs and portable signs are not permanent by their nature and are not eligible for nonconforming status.*

10-6 DEFINITIONS

Accessory, Antenna, Noncommercial

An individual element or system of conducting elements, as opposed to a single disk or sphere, used for the transmission or reception of electromagnetic waves.

Accessory, Bars/Nightclubs

An establishment having as its principal use the serving of alcoholic beverages on premises and in which the service of food is only incidental to the consumption of such beverages, but that does not meet the definition for Tap Room/Tasting Room. This use is only permissive as an accessory use to hotels, motels and restaurants.

Accessory, Community/Facility Amenity³⁸²

An accessory use to a residential community or nonresidential facility such as a hotel established primarily for the benefit and service of the population of the community/facility in which it is located, including but not limited to a clubhouse, exercise room, swimming pool, tennis court, community room, cafeteria or laundry room.

Accessory, Daycare Home – less than seven (7) children³⁸³

A private residence that provides care for six (6) or less children during the day, not including overnight care.

Accessory, Dwelling Caretaker Unit

A resident dwelling unit, attached or detached, located on a premise with a main nonresidential use and occupied only by a caretaker or guard employed on the premises.

Accessory, Dwelling Dorms

A dwelling unit that is secondary to a principle Educational Facility use and houses faculty or students.

Accessory, Dwelling Structure/Unit

A residential dwelling structure that is separate and subordinate from the primary single-family dwelling on the property. Accessory dwelling units must be built as a detached building.

Accessory, Large Animal Raising³⁸⁴

4-H or FFA animal raising and any associated structures used in the raising and keeping of animals in accordance with the provisions of Section 10-3-C-c-i.

Accessory, Office/Sales Area³⁸⁵

Incidental offices or limited retail sales in a store or similar facility that is located within a health care, hotel, office, warehouse or industrial complex that are accessory to another to an approved principal use. These uses include pharmacies, gift shops, and food service establishments within hospitals; and showrooms, convenience stores and food service establishments within hotels, offices, and industrial complexes.

Accessory, Outdoor Animal Pens

An area for the temporary outdoor containment of animals. Permitted as an accessory use to veterinary hospitals.

Accessory, Outdoor Recreational Vehicles Storage

The keeping, in an unroofed area or shelter, of recreational vehicles not used for transportation purposes on an active, regular, or continuing basis, generally for a period of one week or more, whether the recreational vehicle is titled, licensed, or operable, either as a primary use or accessory use, but not including a salvage yard.

Accessory, Outdoor Sales Display Area³⁸⁶

The lineal footage of the front of an area used for display and sale of merchandise located outdoors; typically, the portion of a display area facing a street or automobile parking area.

Accessory, Outdoor Storage³⁸⁷

The keeping, in an unroofed area of any goods, material, or merchandise in the same place for more than twenty-four (24) hours, but not including any storage activity or use of land listed separately in Table 10-3-1: Use Table. Includes, Outdoor sales display areas or storage yards, Outdoor storage screened from street or residence district view and Open storage of equipment, wood, lumber and other materials but limited to one area of no larger than one hundred (100) square feet.

Accessory, Outdoor Vehicle Storage³⁸⁸

The keeping, in an unroofed area, of motor vehicles or equipment not used for transportation purposes on an active, regular, or continuing basis, generally for a period of one week or more, whether the motor vehicle is titled, licensed, or operable, either as a primary use or accessory use, but not including a salvage yard.

Accessory, Recreational Vehicle Storage³⁸⁹

An accessory outdoor storage area designed or used for the storage of recreational vehicles, or boats. See also Recreation Vehicle.

Accessory, Recycling Depository or Collection Container(s)

Space allocated and designed for collecting and loading of waste and recyclable materials.

Accessory, Storage Structure³⁹⁰

A structure or use subordinate to the principal use located on the same lot and serving a purpose clearly incidental to the permitted principal use. This structure, including shipping container, is uninhabited and used for storage and does not have a door or other entranceway into a dwelling unit, the use of which is limited solely to storage of inanimate objects.

Accessory, Structure

A structure or use subordinate to the principal use located on the same lot and serving a purpose clearly incidental to the permitted principal use. Accessory structures may include amongst other garages, carports, decks and sheds.

Accessory, Wireless Communications Facilities

Any facility used for wireless communications, usually consisting of a support structure for antennas, equipment shelters or cabinets, and/or other transmission and reception devices used for business or commercial purposes.

Adult Entertainment

An establishment where twenty-five (25) percent or more of its gross area is devoted to sell or rent the following adult material that include, but are not limited to, books, magazines, newspapers, films (video tapes and/or DVDs), slides, photographic or written material, and other items or devices that are distinguished or characterized by an emphasis on the depiction, description, exposure, or representation of specified anatomical areas or the conduct or simulation of specified sexual activities. Adult retail is a primary use and is not an accessory to any other use.

Adult Retail

An establishment where twenty-five (25) percent or more of its gross area is devoted to sell or rent the following adult material that include, but are not limited to, books, magazines, newspapers, films (video tapes and/or DVDs), slides, photographic or written material, and other items or devices that are distinguished or characterized by an emphasis on the depiction, description, exposure, or representation of specified anatomical areas or the conduct or simulation of specified sexual activities. Adult retail is a primary use and is not an accessory to any other use.

Agriculture, General³⁹¹

Any use of land for the purpose of production of crops and horticulture specialties, the raising of livestock and poultry, and the processing, packaging, storage and sale of agricultural products which are raised on the premises, and including all the types of structures normally associated with these uses, such as storage bins, barns, sheds, tool houses, greenhouses, garages, and any other use

or facility ancillary to farming or open land. Excluding the keeping, feeding or raising of livestock as a primary use and livestock feedlots.

Agriculture, Livestock³⁹²

The raising, keeping, feeding, or sale of livestock for commercial purposes and as a principal land use. This includes hogs, dairies, dairy and beef cattle ranching, feedlots, chicken, turkey and other poultry farms, rabbit farms, apiaries, and aviaries.

Airport

Any area of land whether under public or private ownership, designed and set aside for the taking off and landing of aircraft, including all contiguous property that is held or used for airport purposes.

Airport Overlay Related Definitions:

Airport Elevation

The established elevation of the highest point on the usable landing area, which is six thousand four hundred seventy-two (6,472) feet MSL.

Airport Landing Area

The area of the airport used for the landing, takeoff or taxiing of aircraft.

Airport Reference Point

The point established as the approximate geographic center of the airport landing area and is established at a location described as follows: longitude 108° 47' 21.5" N, latitude 35° 30' 39.8" W.

Visual Runway

A runway without a FAA published Instrument Approach Procedure on either runway end.

Non-Precision Runway

A runway with a FAA published Non-Precision Instrument Approach Procedure on one runway end. If the other runway end has a Precision Instrument Approach Procedure, then the runway is a Precision Runway.

Precision Runway

A runway with a FAA published Precision Instrument Approach Procedure on one runway end.

Runway

The surface of an airport landing strip.

Antenna, Noncommercial

An individual element or system of conducting elements, as opposed to a single disk or sphere, used for the transmission or reception of electromagnetic waves.

Arroyo

A small steep-sided watercourse or gulch with a nearly flat floor: usually dry except after heavy rains.

Artisan Manufacturing³⁹³

Processes and production with minimal automation including application, teaching, making, fabrication, compounding, processing, assembling, or treating of crafts or products by an artist, artisan, or craftsperson. Uses such as small-scale fabrication, manufacturing, and other industrial uses and processes typically not allowed in non-industrial districts including but not limited to the making of jewelry, pottery, leather finished goods, silk screening, sculpturing, wood carving, weaving, sewing production of furniture, welding, creation of products from stone, clay, ceramic, metal, textiles, wood, paper, plastic are permitted in this zone. Use may include direct sales to consumers. The production of furniture, jewelry, ceramics and the like are subject to additional performance standards that may include limits on noise, dust, hours of operation and other nuisance factors and may require a special permit.

Assembly Facility

A structure for groups of people to gather for an event, regularly scheduled program, or religious function. Places of public assembly include, but are not limited to, arenas, religious institutions, lecture halls, and similar facilities.

Auditorium or Theater³⁹⁴

A building or structure, generally enclosed, designed or intended for use for the gathering of people as an audience to view or hear a musical or theatrical

performance, concert, sporting or other entertainment event, but not including any facility or performance meeting the definition of adult entertainment.

Bars, Nightclubs

An establishment having as its principal use the serving of alcoholic beverages on premises and in which the service of food is only incidental to the consumption of such beverages, but that does not meet the definition for Tap Room/Tasting Room. This use is only permissive as an accessory use to hotels, motels and restaurants.

Bed and Breakfast

A house with a permanent resident and up to eight (8) guestrooms which may be rented for short term overnight lodging with breakfast served to overnight guests only; guestrooms may be in accessory living quarters; this use is subordinate and incidental to the main residential use of the house.

Boarding House

A premise other than a hotel, restaurant or congregate living facility where lodging is provided, with or without meals, for compensation for five (5) or more persons unrelated to the owner of the premises by marriage, birth or legal adoption; it does not include "Group Residential Facility".

Business Incubator

A premise/organization designed to facilitate the growth and success of entrepreneurial companies through a variety of business support resources and services that could include physical space, capital, coaching, common services, and networking connections.

Campground or Recreational Vehicle Park³⁹⁵

A lot developed or used for the temporary occupancy of recreational vehicles or shelters such as motor homes, travel trailers, camper vehicles, tent shelters and the like. The term "recreational vehicle park or campground" is not synonymous with "mobile home park".

Car Wash³⁹⁶

A facility for washing, drying and polishing of motor vehicles on a self-service basis or through automatic or mechanical structures/devices. Car washes are divided into two (2) categories based on the size of the establishment or use:

1. Car Wash, Small: A premise/structure that has facilities to accommodate the washing of four (4) or less automobiles simultaneously.
2. Car Wash, Large: A premise/structure that has the facilities to accommodate the washing of five (5) or more automobiles simultaneously.

Cemetery

A place dedicated to the interment of human or animal remains or cremated remains, including a burial park for earth interments, a mausoleum for vault or crypt interments, a columbarium for cinerary interments, or a combination thereof.

Civic Building

A building or structure owned, operated, or occupied by governmental agency to provide a governmental service to the public.

Club or Event Facility³⁹⁷

A building and related facilities catering exclusively to members and their guests for social, intellectual, recreational, or athletic purposes that are not conducted for profit; includes lodge.

Community/Facility Amenity³⁹⁸

An accessory use to a residential community or nonresidential facility such as a hotel established primarily for the benefit and service of the population of the community/facility in which it is located, including but not limited to a clubhouse, exercise room, swimming pool, tennis court, community room, cafeteria or laundry room.

Community/Recreation Center

Publicly or privately-owned structure, area, or other facility operated for meeting, social, cultural, or educational, or recreational purposes.

Community Garden³⁹⁹

A private or public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by individuals or collectively by members of a group or organization.

Community Residential Facility⁴⁰⁰

This use includes persons meeting the definition of a handicapped person or for other persons protected against housing discrimination under the federal Fair Housing Act Amendments of 1998 (or as amended). Facility operated under the auspices of an association, corporation, or other legal entity designed for people, not related to each other, to reside for a period of more than twenty-four (24) hours. There is no limit to how long a resident can live in a group home. Group homes are most often used to house people with developmental disabilities (mental retardation, autism, etc.), mental illness, physical disabilities including the frail elderly, and individuals in recovery from addiction to alcohol or drugs (legal or illegal) who are not currently "using." The use does not include: a "hospital"; an "assisted living facility"; or a "Child/Adult daycare center."

Construction Contractor Facility and/or Yard⁴⁰¹

A building and related outdoor area used to store and maintain construction equipment and materials including but not limited to plumbing, electrical, carpentry, roofing, and landscaping, and facilities customarily required in the building trade by a construction contractor.

Convent or Monastery

A group housing facility designated to provide housing for persons under religious vows or order typically consisting of nuns, priests, monks, or other similar religious personnel.

Courtyard

An unroofed area that is completely or mostly enclosed by the walls of a large building.

Correctional Facility⁴⁰²

A facility to house persons awaiting trial or persons serving a sentence after being found guilty of committing a crime. This use includes a prison, jail, correctional institution, and adult or juvenile detention center.

Daycare⁴⁰³

1. Daycare, Center - equal to or more than seven (7) children⁴⁰⁴
A facility other than a private residence that is licensed by the state provides care for seven (7) or more children during the day not including overnight care.
2. Daycare, Home – less than seven (7) children⁴⁰⁵
A private residence that provides care for six (6) or less children during the day, not including overnight care.

Design, Creative and High Technology⁴⁰⁶

A premises where architectural, advertising, landscape architectural, engineering, interior design, industrial design services, multimedia, software development, web design, product design, electronic commerce, information technology, bio-informatics and other computer-based technology work is carried on in primarily nontraditional office space due to either the production, storage, and display requirements, or the technological infrastructure needs of the occupants. Design, Creative and High Technology Uses shall exclude traditional office uses such as banking, insurance, financial services, real estate, management, consulting, and sales.

Drive-in Theater

An establishment including a large outdoor movie screen, a projection booth, and a large parking area or automobiles from which films projected outdoors may be seen. Accessory uses may include a concession stand.

Drive-through or Drive-up Facility

Establishments whose physical facilities offer goods and services directly to customers waiting in motor vehicles, including, but not limited to financial institutions, restaurants, and drug stores.

Dwelling, Accessory Caretaker Unit⁴⁰⁷

A resident dwelling unit, attached or detached, located on a premise with a main nonresidential use and occupied only by a caretaker or guard employed on the premises.

Dwelling, Accessory Structure

A residential dwelling structure that is separate and subordinate from the primary single-family dwelling on the property. Accessory dwelling units must be built as a detached building.

Dwelling, Accessory Dorms

A dwelling unit that is secondary to a principle Educational Facility use and houses faculty or students.

Dwelling, Cluster Development⁴⁰⁸

A development that concentrates buildings and structures

in specific areas on a lot, site, or parcel to allow the remaining land to be used for recreation, open space, or preservation of features or structures with environmental, historical, cultural, or other significance.

Dwelling, Co-Housing Development⁴⁰⁹

A type of residential development on an undivided parcel of land composed of private homes and shared amenities including, but not limited to, shared kitchen, indoor community area and dining areas that are shared on a regular basis. The development is served by shared private roads, lanes, or infrastructure, the development intensity is measured by the amount of gross floor area in residential dwelling units rather than the number of residential dwelling units.

Dwelling, Live-Work⁴¹⁰

A structure or portion of a structure combining a residential dwelling unit with an integrated work space principally used by one or more of the dwelling unit residents.

Dwelling, Mobile Home

A manufactured home that does not conform to the United States Department of Housing and Urban Development Code (HUD Code) or the local building code.

Dwelling, Multi-family

A dwelling or group of dwellings on one lot containing separate living units for three (3) or more families, but which may have joint services or facilities.

Dwelling, Single-Family Detached

A detached dwelling unit with kitchen and sleeping facilities, designed for occupancy of one family.

Dwelling, Townhouse

An Individually owned, single-family dwelling constructed as a group of three (3) or more attached single-family dwellings, each of which is situated on an individually owned, subdivided lot.

Dwelling, Two-Family (duplex)⁴¹¹

A detached house designed for and occupied exclusively as the residence of not more than two (2) families, each living as an independent house-keeping unit.

Educational Facility, Post-Secondary

A private institution that provides full-time or part-time education beyond high school, including vocational schools that provides specialized training and education beyond the high school level.

Educational Facility, Primary/Secondary

A private institution or place for instruction or education which meets state requirements for primary, or secondary education (such as kindergarten; elementary, middle, or junior high school; or high school) which does not secure the major part of its funding from any governmental agency.

Educational Facility, Training Center

A business organized to operate for a profit, offering instruction and training in a trade, a service, or an art.

Elderly Housing, Assisted Living⁴¹²

A facility that provides living and sleeping facilities and care for five (5) or more individuals unrelated by marriage, birth or legal adoption who, because of advanced age or physical or mental disability, require intermittent assistance in performing the activities of daily living, which may include the supervision and/or administration of medication, in a protective environment. Such care includes, but is not be limited to, meal preparation, laundry services, housekeeping, personal observation and direction in the activities of daily living, transportation for routine social and medical appointments, and the availability of a responsible adult for companionship or non-clinical counseling. The use does not include a "Hospital" or a "Group Residential Facility".

Emergency and Protective Shelter⁴¹³

Residential facility which provides room and board for a temporary period, protection, counseling, and pre-placement screening for abused, displaced, or transient children or adults.

Equestrian Facilities⁴¹⁴

A facility where horse, mules, donkeys, or ponies are hired, bred, shown, or boarded, and for the display of equestrian skills and the hosting of events including, but not limited to, show jumping, dressage, and similar events of other equestrian disciplines, and including accessory stables or exercise areas.

Financial Institution

Establishment that provides retail banking, mortgage lending, and financial services or administration by a commercial enterprise, or offices or the conduct of professional or business service to individuals and businesses, including check-cashing facilities chartered under federal or state law.

Floodplain Zoning Related Definitions:

Unless specifically defined below, words or phrases used in this section shall be interpreted to give them the meaning they have in common usage and to give this section the most reasonable application.

Floodplain - Addition

Any activity that expands the enclosed footprint or increases the square footage of an existing structure.

Floodplain - Alluvial Fan Flooding

Flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

Floodplain - Apex

A point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

Floodplain - Appurtenant Structure

A structure which is on the same parcel of property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

Floodplain - Area of Future Conditions Flood Hazard

The land area that would be inundated by the one (1) percent annual chance (100-year) flood based on future conditions hydrology.

Floodplain - Area of Shallow Flooding

A designated AO, AH, AR/AO, AR/AH, or VO zone on a community's flood insurance rate map (FIRM) with a one (1) percent or greater annual chance of flooding to an average depth of one (1) to three (3) feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Floodplain - Area of Special Flood Hazard

The land in the floodplain within a community subject to a one (1) percent or greater chance of flooding in any given year. The area may be designated as zone A on the flood hazard boundary map (FHBM). After detailed ratemaking, has been completed in preparation for publication of the FIRM, zone A usually is refined into zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, V1-30, VE or V.

Floodplain - Base Flood

The flood having a one (1) percent chance of being equaled or exceeded in any given year.

Floodplain - Base Flood Elevation (BFE)

The elevation shown on the flood insurance rate map (FIRM) and found in the accompanying flood insurance study (FIS) for zones A, AE, AH, A1-A30, AR, V1-V30, or VE that indicates the water surface elevation resulting from the flood that has a one (1) percent chance of equaling or exceeding that level in any given year; also called the base flood.

Floodplain - Basement

Any area of the building having its floor subgrade (below ground level) on all sides.

Floodplain - Breakaway Wall

A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Floodplain - Code of Federal Regulations (CFR)

The codification of the general and permanent Rules published in the Federal Register by the executive departments and agencies of the Federal Government. It is divided into fifty (50) titles that represent broad areas subject to Federal regulation.

Floodplain - Critical Feature

An integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

Floodplain - Development

Any manmade change to improved and unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Floodplain - DFIRM Database

Database (usually spreadsheets containing data and analyses that accompany DFIRMs). The FEMA Mapping Specifications and Guidelines outline requirements for the development and maintenance of DFIRM databases.

Floodplain - Digital Flood Insurance Rate Map (DFIRM)

FEMA digital floodplain map. These digital maps serve as "regulatory floodplain maps" for insurance and floodplain management purposes.

Floodplain - Elevated Building

For insurance purposes, a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

Floodplain - Existing Construction

For the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures".

Floodplain - Existing Manufactured Home Park or Subdivision

A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Floodplain - Expansion to an Existing Manufactured Home Park or Subdivision

The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Floodplain - FEMA

Federal Emergency Management Agency, the agency responsible for administering the National Flood Insurance Program.

Floodplain - Flood Elevation Study

An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood related erosion hazards.

Floodplain - Flood Insurance Rate Map (FIRM)

An official map of a community, on which FEMA has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

Floodplain - Flood Insurance Study (FIS)

See definition of Flood Elevation Study.

Floodplain - Flood or Flooding

A general and temporary condition of partial or complete inundation of normally dry land areas from:

- 1) The overflow of inland or tidal waters.
- 2) The unusual and rapid accumulation or runoff of surface waters from any source.

Floodplain - Flood Protection System

Those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding to reduce the extent of the area within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized floods modifying works are those constructed in conformance with sound engineering standards.

Floodplain - Floodplain Administrator

The community official designated by title to administer and enforce the floodplain management regulations.

Floodplain - Floodplain Development Permit

A permit required before construction or development begins within any Special Flood Hazard Area (SFHA). If FEMA has not defined the SFHA within a community, the community shall require permits for all proposed construction or other development in the community including the placement of manufactured homes, so that it may determine whether such construction or other development is proposed within flood-prone areas. Permits are required to ensure that proposed development projects meet the requirements of the NFIP and this floodplain management ordinance.

Floodplain - Floodplain Management

The operation of an overall program of corrective and preventive measures for reducing flood damage, including, but not limited to, emergency preparedness plans, flood control works and floodplain management regulations.

Floodplain - Floodplain Management Regulations

The term describes such state or local regulations, in any combination thereof, which provide standards for flood damage prevention and reduction.

Floodplain - Floodplain or Flood Prone Area

Any land area susceptible to being inundated by water from any source (see definition of Flood or Flooding).

Floodplain - Floodproofing

Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodplain - Floodway

See definition of Regulatory Floodway.

Floodplain - Functionally Dependent Use

A use which cannot perform its intended purpose unless it is located or carried out near water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and shipbuilding and ship repair facilities, but does not include long term storage or related manufacturing facilities.

Floodplain - Highest Adjacent Grade

The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Floodplain - Historic Structure

Any structure that is:

- 1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- 2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the secretary to qualify as a registered historic district;
- 3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- 4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - b. By an approved state program as determined by the Secretary of the Interior; or*

- c. Directly by the Secretary of the Interior in states without approved programs.*

Floodplain - Levee

A manmade structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water to provide protection from temporary flooding.

Floodplain - Levee System

A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Floodplain - Lowest Floor

The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking or vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built to render the structure in violation of the applicable non-elevation design requirement of section 60.3 of the national flood insurance program regulations.

Floodplain - Manufactured Home

A structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

Floodplain - Manufactured Home Park or Subdivision

A parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

Floodplain - Mean Sea Level

For purposes of the national flood insurance program, the North American vertical datum (NAVD) of 1988 or other datum, to which base

flood elevations shown on a community's flood insurance rate map are referenced.

Floodplain - New Construction

For determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

Floodplain - New Manufactured Home Park or Subdivision

A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

Floodplain - Recreational Vehicle

A vehicle which is: a) built on a single chassis; b) four hundred (400) square feet or less when measured at the largest horizontal projections; c) designed to be self-propelled or permanently towable by a light duty truck; and d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Floodplain - Regulatory Floodway

The channel of a river or other watercourse and the adjacent land areas that must be reserved to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Floodplain - Riverine

Relating to, formed by, or resembling a river (including tributaries), stream, brook, etc. SPECIAL FLOOD HAZARD AREA: See definition of Area of Special Flood Hazard.

Floodplain - Start of Construction

For other than new construction or substantial improvements under the coastal barrier resources act (Pub. L. 97-348), includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within one hundred eighty (180) days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether that alteration affects the external dimensions of the building.

Floodplain - Structure

For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank that is principally aboveground, as well as a manufactured home.

Floodplain - Substantial Damage

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred.

Floodplain - Substantial Improvement

Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure before "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either: a) any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or b) any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

Floodplain - Variance

A grant of relief by a community from the terms of a floodplain management regulation. (For full requirements see section 60.6 of the national flood insurance program regulations.)

Floodplain - Violation

The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in section 60.3(b)(5), (c)(4), (c) (10), (d) (3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until that documentation is provided.

Floodplain - Water Surface Elevation

The height, in relation to the North American vertical datum (NAVD) of 1988 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of riverine areas.

Fraternity or Sorority

A building, rented, occupied or owned by a national or local chapter of a fraternity or sorority that is officially recognized by a college, university, or other educational institution as a residence for students at that college, university, or other educational institution.

Freight Transfer Terminals

Property or building used primarily for freight pick-up or distribution and the temporary parking of trucks of common or contract carriers during loading or unloading, including necessary warehouse space for storage of transitory freight. May also include intermodal distribution facilities for truck or shipping transport. Accessory uses may include, but are not limited to, a truck wash.

Funeral Home or Mortuary

A building or part thereof used for human funeral services. Services may include embalming and the performance of other services used in the preparation of the dead for burial, the performance of autopsies and other surgical procedures, the storage of caskets, funeral urns, and other related funeral supplies, the storage of funeral vehicles; and facilities for cremation. A funeral chapel is permitted as an accessory use.

Garage or Carport, Commercial

Structure accessory to nonresidential structure, designed to accommodate vehicle parking spaces, either enclosed on not more than two sides by walls (carport) or fully enclosed (garage).

Carport: A space for the housing or storage of motor vehicles and enclosed on not more than two sides by walls."

Group Residential Facility⁴¹⁵

Building, structure, home, facility, or place operated under the auspices of an association, corporation, or other legal entity designed for people to reside for a period of more than twenty-four (24) hours and used for letting rooms, providing meals, and/or providing personal assistance, personal services, personal care, and protective care. This use-specifically includes persons that do not meet the definition of a handicapped person or another person protected against housing discrimination under the federal Fair Housing Act Amendments of 1988 (as amended) and court decisions interpreting that Act, but not skilled nursing care.

Halfway House or Recovery Home

This use includes persons that do not meet the definition of a handicapped person or another person protected against housing discrimination under the

federal Fair Housing Act Amendments of 1988 (as amended). Facility operated under the auspices of an association, corporation, or other legal entity designed for people, not related to each other, to reside for a period of more than twenty-four (24) hours and used for letting rooms, providing meals, and/or providing personal assistance, personal services, personal care, and protective care. This use does not include skilled nursing care facilities.

Health Club or Gym⁴¹⁶

A non-medical service establishment intended to maintain or improve the physical condition of persons that contains exercise and game equipment and facilities, steam baths and saunas, or similar equipment and facilities.

Heavy Manufacturing⁴¹⁷

Mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the manufacturing of products, and the blending of materials, such as lubricating oils, plastics, resins, or liquors. This use creates ordinarily a greater than average impacts on the environment or has significant impacts on the use and enjoyment of other properties in terms of noise, smoke, fumes, odors, glare, or health or safety hazards. However, this use does not include processes that input or create hazardous by-products, as defined by federal regulation, during manufacturing, assembly, fabrication, or materials treatment, or that uses manufacturing, assembly, fabrication, or treatment processes that create potentially hazardous impacts including but not limited to explosions or leakage of nuclear or electromagnetic radiation into the environment or surrounding areas. These processes are covered under the Special Manufacturing Zone.

Heavy Vehicle and Equipment Sales, Rental, and Repair/Service⁴¹⁸

Facility that is engaged in the sales, storage, rental and/or repair of heavy vehicles and equipment typically used in agricultural, transit, commercial, or industrial operations, including, but not limited to, tractors, vehicles with a gross vehicle weight of ten thousand (10,000) pounds or greater, semi-trucks and/or trailers, buses, harvesters, loaders, and all tracked vehicles. Sales of parts, whether new or used, for heavy equipment and vehicles, and incidental storage of vehicles related to sales, rental, fueling, and repair are included in this use. Storage of aboveground fuel is permitted as accessory use.

Heliport

An area of land or structural surface created for and used for the landing and takeoff of helicopters or similar vertical lift aircraft, including passenger, cargo, maintenance, and overhaul facilities, plus fueling service, storage space, tie-down area, hangars, and other accessory buildings and open spaces.

Hospital

An institution providing health services and medical or surgical care of the sick or injured, including as an integral part of the institution such related facilities as laboratories, outpatient departments, training facilities, central service facilities, and staff offices.

Hotel or Motel

A premise in which sleeping accommodations are offered to the public and intended primarily for rental for temporary occupancy by persons on an overnight basis, not including "Bed and Breakfast" or a "Boarding House".

Indoor Entertainment Venue⁴¹⁹

A commercial indoor entertainment venue where food, nonalcoholic beverages or other refreshments may be obtained for consumption on the premises and where floor shows, bands or other forms of entertainment may be provided for customers.

Kennel

A premise on which five (5) or more domesticated house pets over six (6) months of age are kept, maintained, or boarded for profit, personal use or institutional keeping, except guard dog sites, state inspected veterinary hospitals, pet shops, refuges and shelters.

Library or Museum

Public, not for profit facility in which literary, musical, artistic, or reference materials such as but not limited to books, manuscripts, computers, recordings, films, art and sculptures are kept for use, loaning or viewing to patrons of the facility, but are not normally offered for sale.

Light Manufacturing

Assembly, fabrication, or processing of goods and materials, primarily conducted within an enclosed building, which is designed, built and maintained to prevent smoke, noise, glare, dust, odors or other development impacts from being detected beyond the boundaries of the property. Assembly, fabrication, or processing may include compounding, processing, assembling, packaging or testing of goods. This use does not include any use that meets the definition of Heavy Manufacturing or Special Manufacturing.

Light Vehicle and Equipment Sales, Rental, and Repair/Serviceing⁴²⁰

Facility providing major or minor repair, maintenance and servicing of automobiles, motorcycles, trucks, vans, trailers, scooters, all-terrain vehicles, and similar vehicles under ten thousand (10,000) pounds gross vehicle weight. Truck and vehicle sale and rental is also permitted in this use. Truck and vehicle tire sales and servicing is permitted, excluding retreading.

Liquor Sales, off premise

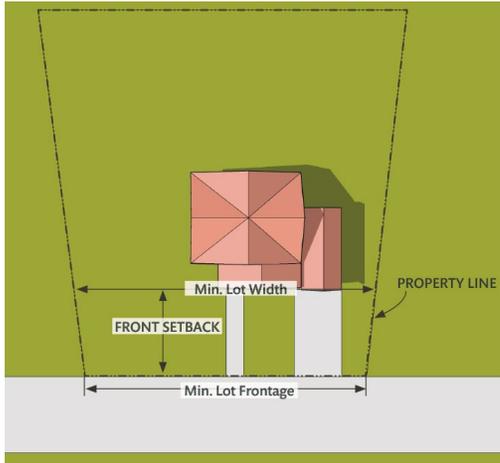
Establishment that is licensed by the state for the sale of beer, wine, or other alcoholic beverages for off-premise consumption. Establishments that operate under a Small Brewer's, Winegrower's, or Craft Distiller's license are not considered Liquor Sales. See also Tap Room/Tasting Room.

Lot Frontage

The portion of a lot that directly abuts a public street right-of-way where direct vehicular access (e.g. driveway) is permitted. Abutting means to touch or share a property boundary line or public right-of-way boundary line. The required lot frontage is the minimum distance measured along the front lot line. With reference to a lot, the term "street frontage" is equivalent to the term "lot frontage".

Lot Width

The horizontal distance between the side lot boundary lines of a lot, measured at the narrowest width at the front setbacks line.



Medical or Dental Clinic⁴²¹

Establishment where patients who are not lodged overnight are admitted for examination and treatment by a group of licensed healthcare practitioners and/or dentists. The term does not include a veterinarian clinic.

Natural Resource Extraction⁴²²

On-site extraction of surface or subsurface mineral products or natural resources, including solids, such as coal and ores; liquids, such as crude petroleum; and gases, such as natural gases. Uses may include quarries, borrow pits, sand and gravel operation, mining, soil mining, rock crushing, screening, and the accessory storage of explosives (see Section 10-3-C-t).

Office, Business or Professional⁴²³

A premise where professional, clerical, business management or public administration work is carried on and where the sale of merchandise on the premises is totally absent or a very limited activity in support of the work being carried on.

Other Pet Services

A facility providing care and services for domesticated household pets, such as animal grooming, training, or daycare but which is not listed separately in [Table 10-3-1: Use Table](#).

Outdoor Recreational Vehicles Storage

The keeping, in an unroofed area or shelter, of recreational vehicles not used for transportation purposes on an active, regular, or continuing basis, generally for a period of one week or more, whether the recreational vehicle is titled, licensed, or operable, either as a primary use or accessory use, but not including a salvage yard.

Outdoor Vehicle Storage⁴²⁴

The keeping, in an unroofed area, of motor vehicles or equipment not used for transportation purposes on an active, regular, or continuing basis, generally for a period of one week or more, whether the motor vehicle is titled, licensed, or operable, either as a primary use or accessory use, but not including a salvage yard.

Parking Lot, Commercial⁴²⁵

An outdoor area or space for the parking of motor vehicles, including any spaces, aisles, and driveways necessary for the function of the parking lot or for the convenience of patrons. A primary use parking lot is one that is operated as a freestanding facility on a lot where no primary building and no other primary land use exists, and for which a fee for parking may be charged. An accessory parking lot is one that is located on a lot where another primary building or land use exists, and that is used primarily to provide parking for one or more of those primary buildings or uses.

Parking Structure, Commercial⁴²⁶

A structure or part of a structure designed to accommodate vehicular parking spaces that are fully or partially enclosed or located on the deck surface of a building. This definition includes parking garages, deck parking, and underground or under-building parking areas.

Parks and Open Space

An area set apart for recreational purposes.

Personal Services, General⁴²⁷

Establishments primarily engaged in providing services involving the care of a person or their apparel. This use includes but is not limited to barber and beauty shops; garment cleaning, pressing and drying services; coin-operated laundries; tanning salons; photographic service shops and studios; repair of household appliances; shoe repair shops; rental service; locksmiths; and bicycle sales and repair shop uses.

Plant Nursery

A primary use of land for the growth, display, and/or sale of plants, shrubs, trees, and materials used in indoor or outdoor planting, conducted within or without an enclosed structure or greenhouse. Outdoor sales of plants are allowed.

Public Safety Facilities⁴²⁸

Facilities operated by public agencies that house equipment, administrative facilities, from which calls for emergency services are handled including fire stations, other fire prevention and firefighting facilities, police and sheriff substations and headquarters. This use includes two different types of Public Safety Facilities;

1. Public Safety Facilities, Major (Headquarter)
2. Public Safety Facilities, Substation

Rail Yard

A primary use of land that includes an area and related facilities in which the predominant activity is the assembly or disassembly and loading or unloading of trains, including without limitation passenger or freight terminals, operations and maintenance shacks, train sheds, and classification yards.

Recreation Facility, indoor⁴²⁹

A facility providing entertainment or recreation activities that take place within enclosed structures, but not including a theater, auditorium, or any other use listed separately in [Table 10-3-1: Use Table](#). Examples include but are not limited to: pool and billiard halls, bowling alleys, game rooms, climbing wall centers, or skating rinks.

Recreation Facility, outdoor⁴³⁰

An outdoor facility whose main purpose is to provide entertainment or recreation, with or without charge, including amusement parks, batting cages, golf driving ranges, miniature golf courses, go-cart tracks, target sport ranges, skating rinks, skateboard parks, swimming pools, tennis courts, sports courts, water parks, private zoos, and similar uses not listed separately in [Table 10-3-1: Use Table](#).

Recreational Vehicle

Any recreational vehicle including but not limited to camping trailer, motor home, minimotor home, travel trailer, truck camper, van camper, and boat trailer used primarily for recreational purposes and not used commercially, as well as any vehicle bearing recreational vehicle registration (license) plates.

Recycling Depository or Collection Container(s)

Space allocated and designed for collecting and loading of waste and recyclable materials.

Recycling Facility⁴³¹

Any location whose primary use the storing of waste or scrap material, and brought, solid, accumulated, exchanged, packaged, disassembled or handled, including, but not limited to, scrap metals, paper, rags, tires and bottles, and other such materials.

Religious Institution⁴³²

A structure or place where worship, ceremonies, rituals, and education pertaining to a system of beliefs are held, together with its accessory buildings and uses (including buildings used for educational, recreational, philanthropic, or humanitarian activities), operated, maintained, and controlled under the direction of a religious group. Accessory uses may include school facilities, daycare, parking, caretaker's housing, religious leader's housing, and group living facilities such as convents or monasteries.

Restaurant⁴³³

A premise where prepared meals, including beverages or confections, are served to customers. A regular sit-down restaurant is one where the patrons

order, receive and eat their meals while sitting at a table or counter. A fast food sit down restaurant is one where the patron's order and/or receive their meal while standing at a counter and then eat their meals in an indoor seating area. A cafeteria would belong to this category. A fast food carry-out restaurant is one where the patrons order their meals at a counter and then take their meals outside or off the premises for eating. A drive-in restaurant is one where the patrons order, receive and eat their meals while sitting in their automobiles which are parked in specially equipped stalls for this purpose on the premises.

1. Restaurant, small (smaller or equal to three thousand (3,000) square feet)
2. Restaurant, large (larger than three thousand (3,000) square feet)

Retail Sales⁴³⁴

An establishment providing for the retail sale of general merchandise or food directly to the consumer; including but not limited to sale of general merchandise, clothing and other apparel, flowers and household plants that are not grown on-site, dry goods, convenience and specialty foods, hardware and similar consumer goods, or other retail sales not listed as a separate use in [Table 10-3-1: Use Table](#), and not including any adult retail use.

General retail is divided into three (3) categories based on the size of the establishment or use (not the size of the structure):

1. ***General Retail, Convenience***: An establishment with no more than eight thousand (8,000) square feet of gross floor area.
2. ***General Retail, General***: An establishment of more than eight thousand (8,000) square feet of gross floor area and no more than fifty thousand (50,000) square feet of gross floor area, except grocery stores.
3. ***General Retail, Heavy***: An establishment of more than fifty thousand (50,000) square feet of gross floor area.

Salvage, Demolition and Junkyards

A premise, whether inside or outside a building, which is used for the storage, keeping, dismantling, demolition or sale of used or scrap materials, mechanical parts, equipment, vehicles and the like.

Satellite Lot Parking

A Satellite Lot is a parking lot that provides parking for a use not located on the same lot or parcel, provided the satellite lot is within three hundred (300) feet of the use. The satellite lot shall be designed according to the standards provided in the Gallup Land Development Standards.

Self-Storage⁴³⁵

A building consisting of individual, small, self-contained units, in a building containing more than three (3) such storage units, that are leased or owned for the indoor storage of business and household goods or contractor's' supplies.

Shooting Range⁴³⁶

An area or structure specially designed for the safe discharge and use of archery and/or the discharging of handguns, rifles, shotguns, and the like, for the purposes of target practice or temporary competitions.

Shopping Center

A premise containing a group of commercial establishments, site planned, designed, developed, organized and managed as a unit and utilizing such facilities in common as customer parking areas, pedestrian walkways and truck loading and unloading spaces.

Short Term Rental

A short-term residential rental in which the owner of a private residential dwelling rents out that dwelling unit, or portion thereof, to a lodger. The lodger must compensate the host for the stay. No individual lodger may rent lodging in the same dwelling unit for more than thirty (30) days in one (1) year.

Signage Related Definitions:

Unless specifically defined below, words or phrases used in the signage section shall be interpreted to give them the meaning they have in common usage and to give this section is most reasonable application.

Signage - Abandoned Sign

Any on or off premises sign which no longer directs, promotes, or advertises a bona fide business, lessee, owner, product, or activity conducted, or product or service available on the premises where such

sign(s) is displayed for a period of at least ninety (90) days, or at least one hundred eighty (180) days in the case of off-premises signs.

Signage - Awning Sign

Any sign that is a part of or attached to an awning, canopy, or any other protective cover over a door, entrance, window, or outdoor service area.

Signage - Billboard Sign

An off premise, freestanding sign which advertises or directs attention to a business, product, service, or event. None of the products or services may be conducted, sold, or offered on the premises where the billboard is located.

Signage – Directional Sign

A sign which contains directional information about public places and/or roadways owned or operated by Federal, State, or local governments.

Signage - Electronic/Digital Signs/Billboards

A sign capable of displaying words, symbols, figures, or images that can be electronically changed by remote or automatic means and maybe animated.

Signage - Freestanding Sign

A sign supported by structures or supports that are placed on, or anchored in, the ground and not attached to a building. See Monument Sign and Pole Signs for sign types that are considered freestanding.

Signage - Marquee Sign

A sign attached to and made a part of a marquee or any similar projections from a building, with changeable, fixed or both types of lettering in use. A permanent structure projecting beyond a building wall at an entrance to a building or extending along and projecting beyond the building’s wall and generally designed and constructed to provide protection against weather.

Signage - Monument Sign

A detached, freestanding sign supported by a permanent base, where the entire bottom of the sign is affixed to the ground. See also Freestanding Sign.

Signage - Mural

A noncommercial picture or graphic illustration applied directly to the wall of a building or structure which does not advertise or promote a business, service, or product. Murals are not considered to be a sign unless the picture or graphic illustration relates directly to the business name, logo, or insignia, if so they must comply with Section 10-4-F.

Signage - Neon Sign

Any sign that incorporates the use of neon gas filled tubes in the illumination of the sign lettering and design elements.

Signage - Noncommercial Sign

A sign, or portion of a sign, which displays noncommercial speech, e.g., commentary or advocacy on topics of public debate and concern.

Signage - Nonconforming Sign

A sign that complied with the requirements of this Ordinance when it was erected but does not currently comply with the standards set forth in Section 10-4-F.

Signage - Off-premise Sign

Any sign identifying or advertising the business, person, activity, goods, products, or services not located on the premises where the sign is installed and maintained, or which directs persons to any location not on the premises

Signage - On-premise Sign

Any sign identifying or advertising the business, person, activity, goods, products or services sold or offered for sale on the premises where the sign is installed and maintained when such premises is used for business purposes.

Signage - Pole Sign

A sign attached to or supported from the ground by a single pole or post and not attached to a building or structure. See also Freestanding Sign.

Signage - Portable Signs

A sign that rests upon the ground, a structure, frame, or other surface that can be easily moved around; such signs include but are not limited to the following: a-frame signs, sandwich board signs, and trailer signs.

Signage - Projection Sign

A sign, other than a wall, awning or marquee sign, affixed to a building at a 90-degree angle from the wall and supported by the wall on which it is mounted.

Signage - Roof Sign

Any sign attached to the roof of a building or structure. The maximum permitted height of a roof sign shall be five (5) feet above the parapet wall.

Signage - Sign

Any outdoor display, including its structure and the component parts, or other representation that is used or intended to be used to inform or advertise or promote merchandise, services, or activities. Murals are not considered to be a sign unless the picture or graphic illustration relates directly to the business name, logo, or insignia, if so they must comply with Section 10-4-F.

Signage - Sign Area

The entire surface area of the sign used for displaying the advertising message, excluding the sign frame and incidental supports.

Signage - Sign Face

The portion of a sign structure bearing the message.

Signage - Sign Structure

Any supports, uprights, braces, or framework that are the supporting unit of a sign face.

Signage - Temporary Sign

A sign or similar device or display that is intended to be displayed for a limited period. Such signs include but are not limited to yard signs, banners, feather flags or inflatable devices.

Signage - Wall Sign

Any sign attached to or painted on the wall of a building or structure with the exposed face of the sign in a plane parallel to the plane of the wall.

Signage - Window Sign

A sign or similar display of letters, words, numerals, pictures or symbols that are applied, painted or otherwise attached to the interior or exterior of a window surface that is discernible from the exterior of the structure.

Solid Waste Facility⁴³⁷

All contiguous land and structures, other appurtenances, and improvements on the land, used for processing, storing, or disposing of solid waste, or used for processing, extracting, converting, or recovering energy or materials from solid waste. A facility may be publicly or privately owned and may consist of several processing, storage, or disposal operational units (e.g., one or more landfills, surface impoundments, or combinations of them).

Special Manufacturing⁴³⁸

Mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the manufacturing of products, and the blending of materials, such as lubricating oils, plastics, resins. This use creates ordinarily a greater than average impact on the environment or has significant impacts on the use and enjoyment of other properties in terms of noise, smoke, fumes, odors, glare, or health or safety hazards. However, this use includes processes that input or create hazardous by-products, as defined by federal regulation, during manufacturing, assembly, fabrication, or materials

treatment, or that uses manufacturing, assembly, fabrication, or treatment processes that create potentially hazardous impacts including but not limited to explosions or leakage of nuclear or electromagnetic radiation into the environment or surrounding areas. These processes are covered under the Special Manufacturing Zone.

Tap Room/Tasting Room⁴³⁹

An establishment where ale, beer, and/or similar beverages are brewed; wine is made; or craft alcohol is distilled; or a tap room or tasting room associated with a local brewery, winery, or distillery. Establishments must have an approved "small brewer's license" as governed by 60-7A-26.1 (stet) NMSA 1978, an approved "winegrower's license" as governed by 60-6A-11 NMSA 1978, or an approved "craft distiller's license" as governed by 60-6A-6.1 NMSA 1978. Annual production shall be limited by state statute. Sale of materials produced on-site for off-premises consumption is allowed.

Temporary, Construction Activities

Construction activities, such as asphalt batching and cement making operations, that occur on a temporary basis for a specific construction project.

Temporary, Dwelling

Temporary use of a mobile home as a residence while building a single-family dwelling on the same lot.

Temporary, Storage

Temporary storage structure or yard for use while a development project is under construction.

Temporary, Structure

Temporary use of a structure, including a mobile office, as a construction site office by a building contractor while a specific project is under construction, or as a real estate office during the construction and initial marketing phase of a new development.

Temporary/Seasonal Sales or Event, Other⁴⁴⁰

Temporary outdoor or indoor retail display and sales of new or used goods, produce, and/or handcrafts or services associated with the season or a cultural

event such as sales of fireworks, pumpkins, Christmas trees, or other seasonal items; semi-annual sales of art or handcrafted items in conjunction with community festivals or art shows; sidewalk or parking lot sales; incidental sales of food and beverages is allowed.

Train/Transit Station

A building, structure, or area designed and used for persons changing transportation modes. The station site may include station platforms, park and ride lots, bus stops, and other similar facilities.

Truck Stop⁴⁴¹

A facility intended to provide services to the trucking industry, including but not limited to the following activities: dispensing of fuel, repair shops, automated washes, restaurants, and motels; all as part of the facility.

Utilities

This use distinguishes between the major and minor utility facility.

1. Utilities, major.⁴⁴² A facility regulated as a public utility or common carrier by the state or other relevant jurisdiction or agency, including but not limited to major telephone facilities, natural gas facilities, water treatment plants, water pump stations, sewage treatment plants, stormwater drainage facilities, irrigation facilities, or similar public services. Major facilities are those sized or designed to serve the entire City, or a wide area of the City while Minor facilities are sized or designated to a portion of the City.
2. Utilities, minor.⁴⁴³ A facility regulated as a public utility or common carrier by the state or other relevant jurisdiction or agency. Minor utility facilities provide services that are necessary to support development within the immediate vicinity and involving only minor structures. These substations include transformers, relay and booster devices and well, water, and sewer pump stations.

Veterinary Hospital⁴⁴⁴

An establishment of licensed practitioners primarily rendering dentistry, surgical, and medical treatment for animals that may provide overnight accommodations to pets for a limited period before or after medical procedures

Warehouse, Wholesale, and Distribution⁴⁴⁵

Building or premise in which goods, merchandise or equipment are stored and frequent heavy trucking activity may occur. Open storage of material, or nuisances such as dust, noise, and odors may be part of this use. Use shall not include manufacturing or production.

Wireless Communications Facility

Any facility used for wireless communications, usually consisting of a support structure for antennas, equipment shelters or cabinets, and/or other transmission and reception devices used for business or commercial purposes.

Zoological Park

A park or an institution in which living animals are kept and usually exhibited to the public, this use includes a petting zoo.

11-1 SUBDIVISION REGULATIONS

11-1-A PURPOSE AND GENERAL REQUIREMENTS

1. The **purpose** of these Subdivision Regulations is to provide an orderly system for designating and developing parcels of land. Provisions have been enacted to ensure property improvement standards to protect the health, safety, and welfare of Gallup citizens.
2. There are three subdivision types in the City of Gallup: administrative, minor, and major subdivisions. The plat requirements vary by subdivision type. See Section 11-1-B, Definitions and Applicability of Subdivision Regulations for definitions of subdivision types.
3. City **procedures** for subdivision design, review, and approval include the following steps: 1) sketch plat; 2) preliminary plat; and 3) final plat.
 - a. The subdivider is encouraged to meet with City staff for a pre-application meeting to be informed of these requirements and expectations regarding the proposed subdivision.
 - b. The Gallup Task Force, comprising of staff from relevant City departments, will conduct a review of the proposed subdivision during each step of the City procedures (i.e., sketch, preliminary, and final plats). Subdividers should note that the review process varies depending on the type and scale of subdivision.
 - c. Minor and major subdivisions are subject to approval by the Planning and Zoning Commission, which is responsible for ensuring that the subdivision supports the health, safety, and welfare of the City of Gallup.
4. **General policies** pertaining to the consideration of any subdivision application are as follows:
 - a. Acceptance of Public Lands: Approval of the final plat of a subdivision by the Planning and Zoning Commission shall constitute an acceptance by the City of the streets, alleys, or other public ways or easements, and parks or other public lands dedicated on the subdivision plat by the subdivider, assuming such improvements are designed and constructed in accordance with City of Gallup standards and requirements and as discussed below.
 - b. Community Assets: In all subdivisions, due regard shall be shown for all-natural features (e.g., natural vegetation, watercourses, historical sites, and structures) and similar community assets that, if preserved, will add, in the opinion of the Planning and Zoning Commission, attractiveness and value to the area or to the City.
 - c. Suitability of the Land for Subdivision
 - i. *The Planning and Zoning Commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been determined that development of the site is not in the best interest of the public health, safety, or welfare of the City of Gallup.*
 - ii. *Land subject to flooding, land deemed to be topographically unsuitable, and land that is for other reasons uninhabitable, all as determined by the Planning and Zoning Commission, shall not be platted for residential occupancy or for such other uses as may increase danger to health, safety, or welfare or aggravate erosion or flood hazard. All subdivisions shall conform with the FPO (Section 10-2-B-d-v).*
 - d. Conflicts with Other Regulations
 - i. *No final plat of land within the scope, force, and effect of the master plan, and other resolutions and regulations will be approved unless it conforms with said documents.*
 - ii. *Whenever there is a discrepancy or conflict between minimum standards or dimensions noted in the subdivision regulations and those contained in the City building code, the State of New Mexico Subdivision Act, or other official rules and regulations of the City for*

land within the City's limits and/or its planning and platting jurisdiction, the highest or most restrictive standard shall apply.

- e. **Phased Development:** A proposed subdivision may be submitted in a phased manner, provided that all of the requirements of Section 11-1-D and 11-1-E.
 - i. *Each phase of the subdivision shall be represented by a separate final plat for filing purposes with the McKinley County Clerk.*
 - ii. *The Planning and Zoning Commission may grant approval of all phases of a phased subdivision and for the sequencing of proposed development phases.*
 - iii. *Any phased development shall be built out to completion prior to recording the final plat.*
- f. **Grading:** No person shall proceed with any grading within a proposed subdivision before having an approved preliminary plat and grading permit. Such grading shall be consistent with the recommendations of an approved drainage plan and geotechnical report.
- g. **Paving and Utilities**
 - i. *All subdivisions, and each lot or parcel within a subdivision developed within the City limits, shall have paved street access with curb, gutter, sidewalks, and utilities. Street improvements, water, and wastewater system lines shall be installed along the entire length of the property frontage where future extension of these facilities is likely to occur. See the "Public Improvements" section for additional guidance, including requirements by subdivision type.*
 - ii. *Subdivisions within the planning and platting jurisdiction that are not connected to the City's wastewater system shall meet the requirements of the applicable state and federal regulatory agencies, as related to subdivisions with individual sewage disposal systems.*
 - iii. *If a parcel to be developed has more than one property line frontage, the City may require improvements to be installed along the entire frontages.*

- iv. *No lots within a subdivision may be sold until the subdivider has fully complied with Section 11-1-E, Final Plat and a final plat has been recorded.*
- h. **Buffer Zone:** Subdivisions within the three (3) mile planning and platting jurisdiction of the City shall follow all requirements of the City of Gallup subdivision regulations and shall be subject to the review and approval of the Planning and Zoning Commission.
- i. **Waivers and Exceptions**
 - i. *Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by unusual development conditions that the strict application of the requirements contained in these regulations would result in real difficulties and substantial hardships or injustices, the Planning and Zoning Commission may modify such requirements so that the subdivider can develop the property in a reasonable manner. Evidence of unusual development conditions must be provided by a licensed engineer in a formal letter to the Planning and Zoning Commission. The public welfare and interests of the City shall be protected, and the general intent and spirit of these Subdivision Regulations shall be preserved.*
 - ii. *The Planning and Zoning Commission may modify the requirements in these regulations for application to proposals for a planned unit development (Section 10-2-B-c-v), provided that the overall design is consistent with the purpose of these Land Development Standards.*

11-1-B DEFINITIONS AND APPLICABILITY OF SUBDIVISION REGULATIONS

- 1. **Applicability**
 - a. The subdivision process outlined below applies for the following situations:
 - i. *Whenever any subdivision of land is proposed within the City or within the three (3) mile planning and platting jurisdiction.*
 - ii. *Before any contract is made for the sale of any part thereof.*

iii. *Before any permit for the erection of a structure in such proposed subdivision shall be granted.*

- b. The specific procedures depend on the scale and type of subdivision being undertaken.
- c. The three categories of subdivisions are administrative, minor, and major. Tentative classification of the subdivision shall be made at the time of submittal by the Planning and Development Department as to whether the subdivision is a "minor" or "major subdivision" as defined in these regulations.
- d. All subdivisions shall comply with these Land Development Standards.

2. Definitions of Subdivision Types

- a. Administrative Subdivision: Subdivisions containing no more than two (2) parcels of land, or a replat that does not increase the total number of lots and where water, sewer, and street improvements are in place. If not in place, required infrastructure may be deferred through a subdivision agreement. Administrative subdivisions require approval and signatures by the City Manager and the Planning and Development Director. Steps required for the approval of an administrative subdivision include:
 - i. *Sketch plat.*
 - ii. *Final subdivision plat. No roadway or utilities improvements are required.*
- b. Minor Subdivision: Subdivisions with up to ten (10) lots and with no new public street and no extension of City water and wastewater systems. Procedures for a minor subdivision may also be followed if new infrastructure is deferred through a subdivision agreement. Steps required for the approval of a minor subdivision include:
 - i. *Sketch plat.*
 - ii. *Final subdivision plat. As no roadway or utilities improvements are required, the subdivider may follow the procedural requirements for a preliminary plat.*

- c. Major Subdivision: Subdivisions with more than ten (10) lots or subdivisions requiring a new public street(s) and/or extension of City of Gallup water and/or wastewater systems. Steps required for the approval of a major subdivision include:
 - i. *Sketch plat.*
 - ii. *Preliminary subdivision plat.*
 - iii. *Final subdivision plat.*

3. Definitions of Plat Types

- a. Sketch Plat: A rough plan of the subdivision or development site that shows the basic layout of the site in relation to existing infrastructure and landmarks. Sketch plats are required for all subdivision types.
- b. Preliminary Plat: A preliminary site development document, accompanied by relevant engineering reports and site information. A preliminary plat is required as part of the major subdivision process to allow for City review of proposed roadway and utilities infrastructure.
- c. Final Plat: The final plat, which may include refinements to the preliminary or sketch plat, represents, when approved by the Planning and Zoning Commission, the City's formal acceptance of the subdivision for recording with the McKinley County Clerk. Final plats are required for all subdivision types.

4. Subdivision Plat Checklist

- a. See the Subdivision Plat Checklist in the Appendix for a list of required components for each type of plat.

Table 11-1-1: Subdivision Type Thresholds and Infrastructure Requirements			
Subdivision Type	Lot Thresholds	Infrastructure	Approval Authority
Administrative	Replat	No roadway or utilities	City Manager and Planning and Development Director
	1-2 lots	No roadway or utilities	City Manager and Planning and Development Director
	1-2 lots	New infrastructure that has been deferred through a subdivision agreement	City Manager and Planning and Development Director
Minor	3-10 lots	No roadway or utilities	Planning and Zoning Commission
	3-10 lots	New infrastructure that has been deferred through a subdivision agreement	Planning and Zoning Commission
Major	≤10 lots	New street(s) and extension of water and/or wastewater systems	Planning and Zoning Commission
	>10 lots	Major subdivision procedures regardless of whether new infrastructure is required	Planning and Zoning Commission

11-1-C SKETCH PLATS

1. Sketch Plat Requirements

The following elements are required as part of a sketch plat submittal:

a. Subdivision Name

- i. Name of subdivision, if property is within an existing subdivision.
- ii. Proposed name, if not within a previously platted subdivision. The proposed name shall not duplicate the name of any plat previously recorded.

- iii. Name of property if no subdivision name has been chosen (i.e., name by which the property is locally known).

b. Ownership

- i. Name, address, and telephone number of legal owner (i.e., subdivider) or authorized representative of the property.
- ii. Name, address, and telephone number of the person(s) responsible for presentation of the sketch plat.

- c. Written Description: Location of property by platted lot, section, township, range and county, and date.

d. Features

- i. Approximate locations of property lines; existing easements; permanent buildings; utilities; burial grounds; railroad rights-of-way; watercourses (e.g., arroyos, streams, floodways, etc.); and locations, widths, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract.
- ii. Names of adjoining property owners from the latest assessment rolls within one hundred (100) feet of any perimeter boundary of the subdivision.
- iii. The approximate locations and widths of proposed streets.
- iv. The approximate locations, dimensions, and areas of all proposed or existing lots.
- v. The approximate locations of any "area of special flood hazard" according to Section 10-2-B.
- vi. The approximate locations, dimensions, and areas of all parcels of land proposed to be set aside for park or playground use, other public use, or for the use of property owners in the proposed subdivision. See the "Public Improvements," Section 11-1-F for additional guidance.
- vii. Whenever the sketch plat covers only a part of a subdivider's contiguous holdings, the subdivider shall submit, at the scale of no more than two hundred (200) feet per inch (200' = 1"), a map of the

proposed subdivision area, together with its proposed streets system, and an indication of the probable future street system and drainage system of the remaining portion of the tract.

viii. *Bar scale and north arrow.*

ix. *A vicinity map showing streets and other general development of the surrounding area.*

x. *Planned Unit Developments (PUD): In addition to the above required information, plans for all developments that require PUD approval shall include the following:*

- 1) *Address of the project site, if any.*
- 2) *Dwelling unit density based upon the gross developable area of the site, the total acreage devoted to each permitted use, and the percentage of building lot coverage (when applicable).*
- 3) *The intended use(s) for each proposed lot or subparcel.*

2. Sketch Plat Review and Approval Process

a. Application: A subdivider of the land, or their representative, shall file an application for approval of a sketch plat complying, in all respects, with these regulations. The application shall:

- i. *Be made on forms available at the Planning and Development Department and on the City of Gallup [website](#).*
- ii. *Include all contiguous holdings of the subdivider with an indication of the portion that is proposed to be subdivided.*
- iii. *Include an address and telephone number of the subdivider or a representative who shall be authorized to receive all notices required by these regulations.*
- iv. *Contain relevant details related to the site, including present zoning, proposed zoning (if further action is to be taken, existing lots, number of proposed lots, and total land area.*

b. Gallup Task Force Review

- i. *The Planning and Development Department shall refer the proposed sketch plat to the Gallup Task Force for formal consideration.*
- ii. *The Gallup Task Force, composed of staff from relevant City departments, will review the sketch plat to determine compliance with City requirements and identify issues with the proposed development.*
- iii. *The Gallup Task Force shall consider the sketch plat and shall provide comments within thirty (30) days of the date presented to the Planning and Development Department.*

c. Developer Review Meeting

- i. *Following the Gallup Task Force review, the City of Gallup offers the opportunity to meet with the subdivider to discuss specific changes or additions, if any, it will require in the layout and the character and extent of required improvements and reservations.*
- ii. *If the sketch plat is completed as part of an administrative or minor subdivision, the subdivider may review comments regarding the sketch plat with the Gallup Task Force upon request.*
- iii. *If the sketch plat is completed as part of the major subdivision process, a developer review meeting between the subdivider and the Gallup Task Force is required.*
- iv. *Instructions as to additional requirements for completion of plat documents will be provided by City staff. These requirements could include engineering studies or reports, construction plans, and other supplemental materials.*

d. Next Steps

- i. Approval of Sketch Plat: Gallup Task Force approval of the sketch plat shall constitute authorization for the subdivider to proceed. Next steps are as follows:
 - 1) Administrative subdivision: the preparer shall provide a final plat plus two duplicate Mylars and the original sketch. Refer to

the data requirements for a final plat in [Section 11-1-E](#) or the Subdivision Checklist. The plat shall be recorded with the McKinley County Clerk.

- 2) *Minor subdivision: preparation and submittal for Planning and Zoning Commission review of a final plat, upon meeting Planning and Zoning Commission requirements for changes or additional documentation, if required.*
 - 3) *Major subdivision: preparation and submittal for Planning and Zoning Commission review of a preliminary plat, subject to the requirements of [Sections 11-1-D](#) and [11-1-E](#).*
- ii. *Effective Period of Sketch Approval: The approval of a sketch plat shall be effective for a period of one (1) year. Otherwise, approval or conditional approval of the sketch plat shall become null and void unless a request for extension of time, showing just cause, is submitted, in writing, by the subdivider and approved by the Planning and Development Department.*
- 1) *If an extension of time is applied for, such application shall be submitted to the Planning and Development Department not less than seven (7) days prior to the expiration of the approval.*
 - 2) *If a sketch plat becomes null and void, the subdivider shall be required to resubmit a new plat for sketch approval subject to all new zoning restrictions and subdivision regulations.*

11-1-D PRELIMINARY PLAT

1. **Application Procedures and Requirements:** The Planning and Development Department shall refer the proposed preliminary plat to the Gallup Task Force for its review, recommendations, and report. The Gallup Task Force shall submit written comments to the Planning and Zoning Commission prior to the next regular meeting of the Commission. Based upon the Gallup Task Force approval of the sketch plat, the subdivider shall file an application for approval of a preliminary plat. Each copy of the application shall:
 - a. Be made on forms available at the Planning and Development Department together with a fee as required by [Section 11-1-G](#).

- b. Include all land that the subdivider proposes to subdivide, all adjacent public right-of-way, plus all land extending an additional one hundred (100) feet in all directions from the site. The names of the property owners are to be included as shown in the McKinley County Assessor's files.
- c. Include copies of engineering studies or reports and construction plans, as required by the Gallup Task Force. See the Public Improvement [Section 11-1-F](#) for additional guidance.
- d. Comply in all respects with the sketch plat as approved.
- e. Be presented to the Planning and Development Department at least forty-five (45) days prior to a regular meeting of the Planning and Zoning Commission.
- f. Zoning Ordinance: Every plat shall conform to existing Zoning Ordinance and subdivision regulations applicable at the time of proposed final approval. Any plat that has received preliminary approval shall be exempt from any subsequent amendments to the Zoning Ordinance rendering the plat nonconforming, provided that final plat approval is made within the one (1) year period.

2. General Preliminary Plat Requirements

- a. The preliminary plat shall be presented on a sheet or sheets either twenty-four (24) inches wide by thirty-six (36) inches long, or eighteen (18) inches wide by twenty-four (24) inches long within which are margins of one-half (1/2) inch wide on all sides, except the left side, which shall be one and one-half (1 ½) inches.
- b. If necessary, the plat may be on more than one sheet, provided that the first sheet shall have a key map delineating the entire subdivision. The preliminary plat is to be drawn to a scale of not more than one hundred (100) feet per inch (100' = 1") unless the subdivision contains more than one hundred sixty (160) acres, in which case the scale may be two hundred (200) feet per inch (200' = 1").
- c. The preliminary plat and construction plans shall also be submitted on an acceptable computer format. If the engineering firm is unable to submit plans in computer format, an additional processing fee, as fixed

from time to time by the City Council through resolution with due public notice, shall be required.

- d. The preliminary plat shall include all the land owned by or controlled by the subdivider and shall contain all information shown in the sketch plat (see Section 11-1-C), plus the additional requirements listed below. A waived item may still be subsequently required by any reviewing department or agency if they deem it necessary. Items listed below may be excluded if deemed unnecessary by the Gallup Task Force:
 - i. *Ownership information including name and address.*
 - ii. *A north arrow, scale, and date.*
 - iii. *The title under which the proposed subdivision is to be recorded; location; and the names, addresses and telephone numbers of the subdivider or their representative and any project engineers, architects, or planners.*
 - iv. *A description of pertinent site data with the total area expressed in acres and square feet, including acreage lying within resource protection areas and total acreage proposed for public use.*
 - v. *The proposed total number of lots and typical lot area.*
 - vi. *A written legal description of the property and property survey drawn to scale of sufficient size to show the boundaries of the project, existing street rights-of-way, easements, section lines, existing buildings and water impacted areas such as river or stream channels, lakes, ponds, wetlands, floodways, or arroyos within and adjacent to the development.*
 - vii. *The names, right-of-way widths, and locations of all proposed streets in the subdivision.*
 - viii. *The locations, widths, and purposes of all proposed alleys, lots, building setback lines (if applicable), easements, and sites to be reserved or dedicated for public use.*
 - ix. *The locations, dimensions, and arrangements for maintenance of all property proposed to be set aside for common open space and/or recreational use, or other public or private reservations,*

with designation of the purpose thereof and conditions, if any, of the dedication or reservation. See the "Public Improvements" section for additional guidance.

- x. *The location of any "area of special flood hazard" and other required information according to Section 10-2-B of these Land Development Standards.*
- xi. *The delineation of all parcels of land with lot lines, block numbers, and lot numbers.*
- xii. *The certification and seal of a registered land surveyor, who shall be licensed in accordance with the laws of the state of New Mexico, certifying the accuracy of the survey and plat, that all easements of record are shown, and that all easement locations have been prepared by the surveyor.*
- xiii. *All survey monuments and benchmarks together with their descriptions.*
- xiv. *The location of temporary stakes to enable the Gallup Task Force to find and appraise features of the preliminary plat in the field.*
- xv. *The boundary lines or the area being subdivided with accurate distances in feet and hundredths and bearings in degrees, minutes, and seconds with the basis for bearings noted or shown and a tie to the City horizontal control system.*
- xvi. *Total acreage of the subdivision to four (4) decimal places.*
- xvii. *Reference to recorded subdivision plats of adjoining platted land by recorded name, date, book, and page number in the office of the McKinley County Clerk.*
- xviii. *Statement that the subdivision is with the free consent and in accordance with the desire of the undersigned owner of the land, acknowledged in a manner required for acknowledgment of deeds.*
- xix. *Signed statements by the subdivider dedicating public rights-of-way, any sites for public use, and granting the shown easements for public use.*
- xx. *Certification of approval by the City Engineer.*

- xxi. *Certification of approval by the Water and Sanitation Department Director.*
 - xxii. *The names of adjoining property owners.*
 - xxiii. *Current zoning designation(s) of the project site and adjacent land.*
 - xxiv. *All the development's private restrictions and restrictive covenants and their periods of existence.*
3. **Vicinity Map:** The subdivider shall submit a vicinity map drawn to a scale of not more than two thousand (2,000) feet equals one (1) inch with the same standards as the preliminary plat and delineating the items below. The map shall show the subdivision in relation to the remainder of the City of Gallup. Google Earth or comparable images may be accepted.
- a. Date, north arrow, and graphic scale.
 - b. The outline and boundaries of the proposed development.
4. **Engineering Reports and Public Improvements:** The preliminary plat shall be accompanied by the technical studies, reports, calculations, and related data indicated by the Gallup Task Force at the developer review meeting or subsequently by the City. This includes, but is not limited to, the following:
- a. Existing and planned utilities: The location and size of existing utility lines, culverts and other underground structures, and planned utilities within and immediately adjacent to the proposed development.
 - b. Contour lines and topographical features:
 - i. *The existing and proposed contours with intervals of one (1) foot; where the slope is greater than ten (10) feet in one hundred (100) feet, two (2) foot intervals may be used.*
 - ii. *Where the slope is less than one (1) foot in two hundred (200) feet, one-half (1/2) foot intervals shall be used.*
 - iii. *The contours shall be actual elevations based on City vertical control standards. Other relevant topographical features should be included, as appropriate.*
 - iv. *All areas with a slope of more than twenty (20) percent shall be clearly identified.*
- c. Proposed finished grade elevation for each lot.
 - d. **Metes and bounds:** All dimensions, both linear and angular, necessary for locating boundaries or subdivisions, lots, streets, alleys, easements, building lines, and any other areas for public or private use. Linear dimensions are to be expressed in feet and decimals of a foot.
 - e. **Street design:** Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii for all rounded corners.
 - f. Locations and plans for traffic control devices.
 - g. Plans and general specifications for all public improvements, including utilities, shall be submitted in accordance with Section 11-1-F and 12-1.
 - h. A drainage report shall be submitted in accordance with Section 10-4-H of these Land Development Standards.
 - i. **Construction schedule:** The subdivider shall provide an estimated schedule of development. The schedule shall indicate when street paving and utilities are estimated to be constructed.
5. **Planned Unit Developments:** In addition to the above required information, plans for all developments that require PUD or site development plan approval shall include the items listed below. Such information shall be provided on a supplemental document to the preliminary plat.
- a. Address of project site, if any.
 - b. The locations of all proposed buildings and structures, access and traffic flow, off-street parking and off-street loading areas, recreational facilities, landscaping, landscaped buffers and screening, and refuse collection areas.
 - c. Dwelling unit density based upon the gross developable area of the site, the total acreage devoted to each permitted use, and the percentage of building lot coverage, when applicable.
 - d. The intended use(s) for each proposed building or structure.
 - e. The number and types of dwelling units for proposed residential buildings and the gross floor area or gross leasable floor area.
 - f. Building floor area, elevations, sizes, types, and typical floor plans.

- g. The minimum number of off-street parking and loading spaces required by these Land Development Standards and how that number was calculated, as well as the actual number of off-street parking and loading spaces being proposed.
- h. A screening and/or landscaped buffer plan meeting the requirements of Section 10-4-C of these Land Development Standards, if so required.

6. Preliminary Plat Review Process

- a. Gallup Task Force Review: The Gallup Task Force shall review the preliminary plat to ensure the proposed subdivision adheres to all City requirements and standards. A summary of findings and modifications, if any, shall be issued to the subdivider. The Gallup Task Force may schedule a site visit to the proposed subdivision, accompanied by the subdivider or their representative, as part of the review process.
- b. Developer Review Meeting: The City may require a developer review meeting to address concerns identified by the Gallup Task Force. Such meeting may also take place at the request of the subdivider.
- c. Planning and Zoning Commission Review and Approval of Preliminary Plat:
 - i. *The Planning and Zoning Commission, after reviewing the preliminary plat and supplementary materials as well as the summary report from the Gallup Task Force, shall approve, conditionally approve, or disapprove the plat.*
 - ii. *This review shall be discussed at a Planning and Zoning Commission meeting that shall also be a hearing on the preliminary plat. Notice of time and place of which shall be printed in the local newspaper of general circulation and sent to the subdivider not less than five (5) days before the date of the hearing.*
 - iii. *Attendance at the hearing by the subdivider or representative shall be mandatory. Failure of the subdivider or representative to attend shall result in continuation of the Planning and Zoning Commission consideration of the preliminary plat. More than one (1) continuation shall result in the denial of the subdivision request.*

7. Next Steps

- a. Approval of Preliminary Plat: Approval or conditional approval of a preliminary plat shall be deemed as an expression of tentative acceptance of the preliminary plat. The approval and related requests shall serve as a guide to the preparation of the final plat that will be submitted for approval to the Planning and Zoning Commission.
- b. Effective Period of Preliminary Approval: The approval of a preliminary plat shall be effective for a period of one (1) year, at the end of which time application for final plat approval must have been submitted. Otherwise, approval or conditional approval of the preliminary plat shall become null and void unless an extension of time is applied for, in writing, by the subdivider and granted by the Planning and Zoning Commission.
- c. Extensions: If an extension of time is applied for, such application shall be submitted to the Planning and Development Department at least fourteen (14) days prior to the second Friday of the month to be considered at the subsequent Planning and Zoning Commission meeting and not less than seven (7) days prior to the meeting at which it is to be considered.
- d. Resubmittals: If a preliminary plat becomes null and void, the subdivider shall be required to resubmit a new plat for preliminary approval subject to all new zoning provisions, subdivision regulations, and construction standards.

11-1-E FINAL PLAT

- 1. **Application Procedures and Requirements**: Following the approval of the sketch plat in the case of a minor subdivision or of the preliminary plat in the case of a major subdivision, and construction of public improvements or arrangements for their construction, the subdivider, if intending to proceed with the subdivision, shall file with the Planning and Zoning Commission an application for final approval of a subdivision plat. The application shall:
 - a. Be made on forms available at the Planning and Development Department together with a fee as required by Section 11-1-G.

- b. Provide the following copies:
 - i. *Original*
 - ii. *Two (2) duplicate Mylars*
 - iii. *Ten (10) copies of the subdivision plat*
 - iv. *One (1) electronic copy in an acceptable computer format.*
- c. Be accompanied by approved infrastructure improvement plans or financial guarantee as described in these regulations.
- d. Comply in all respects with the approved sketch plat and/or preliminary plat.
- e. Be submitted, in writing, to the Planning and Development Department by the second Friday of every month, preceding the next scheduled Planning and Zoning Commission meeting, and not less than fifteen (15) days prior to the Planning and Zoning Commission meeting at which it is to be considered.

2. Final Plat Requirements

- a. The final plat shall contain the same information as shown on the preliminary plat, as specified in Section 11-1-D, except for any changes or additions required by the Planning and Zoning Commission. In addition, the final plat shall indicate:
 - i. *The names, right-of-way widths, and centerlines of all proposed streets and alleys, as well as the centerlines of the street rights-of-way with dimensions between intersection centerlines or the subdivision's boundary line.*
 - ii. *The property line of adjoining lands and the names, right-of-way widths, and centerlines of adjacent streets and alleys.*
 - iii. *All dimensions, both linear and angular, necessary for locating boundaries of subdivisions, lots, streets, alleys, easements, building lines, and any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.*
 - iv. *Certification by authorized representatives of the local gas and telephone utilities that their systems' needs have been met shall be*

provided in the signature block of the plat. However, the Planning and Zoning Commission may waive this certification if, after a hearing, the Planning and Zoning Commission finds that the utility's desires are unreasonable or not in the public interest.

- v. *Certification by the Planning and Zoning Commission of plat approval and conditional acceptance of the dedication of rights-of-way, easements, and sites for City or County use. After the plat is properly recorded, dedicated land is public property, and the fee vests in the City if the dedicated land lies within the boundaries of the City, and the fee vests in the County if the land lies outside the boundaries of the City.*
- vi. *Proof of acceptance of infrastructure improvements made in accordance with Section 11-1-F.*

3. Final Plat Approval Process for Minor and Major Subdivisions

- a. Preliminary Review: The Gallup Task Force shall determine that all conditions of the preliminary plat approval have been met, and shall submit to the Planning and Zoning Commission, prior to the meeting at which the plat is being considered, a written statement of its findings together with a recommendation to approve or disapprove the final plat.
- b. Commission Review and Approval: The Planning and Zoning Commission shall hear the request within a minimum of thirty-five (35) days from the date of applying for plat approval, provided that the application was received prior to the deadline for consideration at the subsequent Planning and Zoning Commission meeting.
 - i. *If the final plat is approved by the Planning and Zoning Commission, such approval shall be recorded on the face of the original drawing of the final plat and on two (2) duplicate Mylars. Such approval shall be dated and verified thereon by the signature of the chairman of the Planning and Zoning Commission and attested by its secretary.*
 - ii. *If the final plat is disapproved by the Planning and Zoning Commission, the reasons for disapproval shall be referenced and attached to two (2) copies of the final plat. Such action shall be*

dated and verified by the signatures of the chairman and secretary of the Planning and Zoning Commission affixed to said copies. Corrections shall be made, and the subdivider may reapply for final plat approval.

iii. Upon approval of the final plat, the original drawing of the final plat shall be returned to the project surveyor; one (1) duplicate Mylar shall be submitted to McKinley County; the second duplicate Mylar shall be retained by the City.

- c. **Public Dedications and Recording of Plat:** Final plats shall be recorded only by the McKinley County Clerk. The County Clerk or Planning and Development Department shall notify the subdivider of the date of such recording. Final plats shall be recorded after the acceptance of the Planning and Zoning Commission.
- d. **Changes to Plat After Final Approval:** After final approval of any plat, no change shall be made except upon the filing of a replat.
- e. **Issuance of Building Permits:** Buildings shall not be constructed and building permits will not be issued or allowed by the City unless all provisions of these subdivision regulations, and other applicable sections these Land Development Standards, and the municipal code have been met.

ii. Permanent outdoor uses that do not necessarily require a building permit, but that do require site plan approval, including parks and active public or private recreation facilities.

- 2. **Public Improvement Requirements:** Public improvements shall include the installation of permanent subdivision boundary markers and any construction or reconstruction within a City, county, or state public right-of-way, public easement, or drainageway within the corporate limits of the City. Public improvements include, but are not limited to, the items listed below. All improvements shall be designed and constructed by the subdivider in accordance with City standards and specifications.
 - a. The construction of a street section, including grading, base course, pavement, streetlights, curb and gutter, sidewalk or bicycle path, other traffic improvements, and drainage facilities.
 - b. The construction of driveways and City right-of-way access facilities.
 - c. The construction and/or extension of public facilities, including water, sewer, storm drain, gas, electric power, street lighting, telephone, and cable television, in accordance with the requirements of the owning franchise or utility and City standards and specifications.
 - d. The construction of an alley section, including grading, base course, pavement, and drainage facilities.
 - e. The installation of fire hydrants shall be provided in accordance with City fire department requirements.
 - f. The construction of drainage improvements shall be in accordance with adopted City standards and specifications and floodplain regulations.
 - g. See Section 10-4 for Development Standards.
- 3. **Utility Access and Deferrals**
 - a. For an administrative or minor subdivision where utilities access is available via an alley or side street, installation or extension of utilities may be deferred at the discretion of the Water and Sanitation Director and/or the Electric Director.

11-1-F PUBLIC IMPROVEMENTS

- 1. **General Provisions:** Public improvements shall be required for subdivision of land in the following circumstances:
 - a. Major subdivisions as defined and regulated by this section.
 - b. Minor subdivisions as defined and regulated by this section.
 - c. All "development" or "improvements" requiring a building permit as defined by the building code, including:
 - i. Single-family or duplex residences on contiguous parcels, being developed simultaneously or in phases, and owned by the same or related parties or entities.*

- b. The accessibility of utilities via an alley or side street shall be certified by a licensed engineer in a formal letter to the Water and Sanitation Director and/or the Electric Director.
- c. The deferral shall be documented in a subdivision agreement that is recorded in the final plat.
- d. Utilities extensions along the frontage may be required if the roadway along the property frontage is extended or is likely to be extended.
- e. For existing lots and infill development, utilities access will not be required if there are multiple frontages and there is access via an alley that is determined to be sufficient by the Water and Sanitation Director.

4. Plans and General Specifications

- a. The subdivider shall submit the preliminary plat plans and specifications for improvements that will be required, including permanent markers, streets, water lines, sewers, drainage facilities, and parks.
- b. The subdivider shall coordinate preparation of electric utility plans with the Electric Director. The subdivider shall furnish the Planning and Zoning Commission all plans, information, and data necessary for the construction of improvements. These plans shall be examined by the Gallup Task Force and will be approved if in accordance with City requirements.
- c. All construction documents shall be approved by the Water and Sanitation Director before construction may begin.
- d. Construction can be started following the approval of the preliminary plat and construction documents. Unless otherwise instructed by the City Engineer, all infrastructure shall conform to and be designed, constructed, and tested in accordance with the latest publication of "New Mexico Standard Specifications for Public Works Construction," and/or applicable City standards.
- e. The plans for all public improvements shall be prepared by a licensed professional civil engineer registered in accordance with the laws of the state of New Mexico and in conformance with City standards.

- f. The subdivider shall provide inspection for the construction of the improvements satisfactory to the City Engineer, Electric Director, and the Water and Sanitation Department Director.

5. Assurance of Installation: The City shall be assured of the installation of these improvements in a satisfactory manner by one or more of the following methods:

- a. Installation of the improvements within one (1) year and prior to approval of the final plat that is prepared for recording purposes.
- b. Submission of a satisfactory bond, either a performance bond or a cash bond, or the establishment of an escrow account in the amount and with surety and conditions satisfactory to the City Manager providing for and securing to the City the actual construction and installation of such improvements and utilities within a period not to exceed one (1) year after approval of the final plat.

6. General Public Improvement Installation: The improvements to be installed shall include, but are not limited to, the following minimum requirements:

- a. Permanent Markers: All subdivision boundary corners shall be marked with permanent monuments. A permanent monument shall be per the minimum standards for surveying in New Mexico as defined in the monuments section of the New Mexico Administrative Code. Should conditions prohibit the placing of monuments on line, offset markings will be permitted, provided, however, that offset courses and distances are shown on the plat. A permanent benchmark shall be accessibly placed with the subdivision, the elevation of which shall be referred to the City of Gallup vertical control standards and accurately noted on the subdivision plat.
- b. Street Improvements: All streets shall be graded, and the roadway improved by surfacing in accordance with the plans approved by the City Engineer.
 - i. *If, as determined by the City Engineer or the Planning and Zoning Commission, the property to be developed does not have adequate rights-of-way to facilitate intensified use or will not accommodate proposed or contemplated public improvements or drainage, then*

necessary rights-of-way and/or drainage way shall be granted to the City.

ii. *Streets and alleys, including curb, gutter, and sidewalk, shall be built in accordance with the street standards in Section 13-1 and plans approved by the City Engineer.*

c. Water Lines: The subdivider shall connect with the municipal water system and provide a water system accessible to each lot in the subdivision. All lines in the system shall be designed to carry adequate flows necessary to provide service to the proposed subdivision.

d. Electric extension and Street Lighting: The City of Gallup Electric Department will provide a design for extending electric service to each lot and lighting each public street in the subdivision. The design will identify items to be provided by the subdivider and items to be provided by the City at the subdivider's expense.

e. Wastewater: The subdivider shall connect with the wastewater collection lines of the City system and provide an approved sewer system to serve every lot in the subdivision.

f. Drainage: Adequate provisions shall be made for drainage of storm water in accordance with the FPO and subject to the recommendation and approval of the City Engineer.

7. Public Parks and Recreation Areas

a. Purpose: The purpose of this section is to provide developed public parks that meet the needs of the community for recreational opportunities and visual relief, to ensure that new recreation areas meet minimum standards for safety and efficacy, and to implement recommendations established in a Parks Master Plan or the Growth Management Plan.

b. Guidelines and Standards

i. *The Planning and Zoning Commission shall require that land be reserved for parks and playgrounds or other recreation purposes in locations designated in a Parks Master Plan or the Growth Management Plan, or in other locations where public park reservations would be appropriate.*

ii. *Each reservation shall be of suitable size, dimension, topography, and general character and shall have adequate road access for the purposes envisioned by the Planning and Zoning Commission.*

iii. *The Commission may refer such proposed reservations to the local government official or department in charge of parks and recreation for review and recommendations.*

iv. *The area shall be shown and marked on the plat as "Reserved for Park Space and/or Other Recreation Purposes."*

v. *When used in this title, "recreation areas" shall include trails, natural areas, parks, shallow detention basins, or other functional open space areas.*

vi. *The subdivider shall dedicate all such recreation areas to local government as a condition of final subdivision plat approval.*

c. Park Facility Requirements

i. *Recreation areas shall include appropriate structures and facilities to meet residents' needs, such as areas for both active sports and recreation as well as passive recreation. (Ord. C2004- 17, 12-14-2004)*

ii. *Park space shall be reserved according to a standard of one (1) acre of recreation area for every fifty (50) single-family dwelling units. See the zoning code for parks and recreation requirements for multi-family developments.*

iii. *In general, land reserved for recreation purposes shall have an area of at least two (2) acres. Where the formula for a park would result in a facility of less than two (2) acres, a payment in lieu of land shall be required instead of the installation of the park. See the Payment In lieu of Land section below for additional information.*

iv. *Parks requirements apply to residential or mixed-use subdivisions only.*

v. *If the Planning and Zoning Commission determines that a park is particularly desirable in a location, but the subdivision requirements would result in a park of less than two (2) acres, the*

Planning and Zoning Commission may require that a recreation area be located at a suitable place on the edge of the subdivision so that additional land may be added at such time as the adjacent land is subdivided.

- vi. *In no case shall an area of less than one (1) acre be reserved for recreation purposes if it will be impractical or impossible to secure additional lands to increase its area. See the "Payment in Lieu of Land" section below for additional guidance.*
- vii. *Design of parks shall be approved by the Parks Director and the Planning and Development Director.*

d. Recreation Sites

- i. *Land reserved for recreation purposes shall be of a character and location suitable for use as a playground, play field, or for other recreation purposes; shall be relatively level and dry; and shall be improved by the subdivider to the standards required by the Planning and Zoning Commission,*
- ii. *A recreation site shall have a total frontage on one or more streets of at least fifty (50) feet, and no other dimension of the site shall be less than fifty (50) feet in depth. The Planning and Zoning Commission may refer any subdivision proposed to contain a dedicated park to the local government official or department in charge of parks and recreation for a recommendation.*
- iii. *All land to be reserved for dedication to the local government for park purposes shall have prior approval by the Planning and Zoning Commission and shall be shown marked on the plat "Reserved for Park and/or Recreation Purposes."*

e. Alternative Procedure: Payment In Lieu of Land

- i. *For subdivisions below one hundred (100) single-family dwelling units or within one-half (1/2) mile of an existing park, a payment in lieu of land is required instead of the installation of a park.*
- ii. *The Planning and Zoning Commission shall require the payment prior to final approval of the subdivision plat.*

- iii. *Deposit shall be placed in a combined City of Gallup parks and open space fund and shall be used by the local government for improvement of parks or recreation areas, including the acquisition of property.*
- iv. *The Planning and Zoning Commission shall determine the amount to be deposited, equal to the average fair market value of the land otherwise required to have been dedicated to the City of Gallup, less a credit for land reserved for recreation purposes. Average fair market value of the land must be appraised at the expense of the subdivider.*
- v. *Applicability to Land Utilizing Average Density: Any subdivision plat in which the principle of average density or flexible zoning has been utilized shall not be exempt from the provisions of this section, except for portion(s) of land that is dedicated to the local government for park and recreation purposes. If no further on-site area, other than the area to be reserved through averaging, is required by the Planning and Zoning Commission, the full fee shall be paid as required of this section. If further land is required for reservation, apart from that reserved by averaging, credit shall be given as provided by this section.*

8. **Open Space and Trail Corridor Reservation**

- a. Purpose: The purpose of this section is to provide open space for public benefit as part of large subdivisions. Open space is intended to supplement parks and recreational areas described in Section 13-1-F and to meet the needs identified in an Open Space and Trails Master Plan or the Growth Management Plan.
- b. Land Dedication
 - i. *As a condition of approval of subdivision, the subdivider shall be required to publicly dedicate total usable open space of eight (8) percent of the development site or, alternatively, to pay a reservation in lieu fee.*
 - ii. *Open space and trail corridor reservation applies to all major subdivisions above one hundred (100) acres, as well as minor and*

major subdivisions where dedication of right-of-way for trails and/or open space are necessary for connectivity purposes.

- iii. *Trail/Open Space dedication is required if the site is contained in the Open Space and Trails Master Plan or the Growth Management Plan. The trail corridor may count toward the open space land requirement.*
- iv. *Open space and park land may be combined to meet the eight (8) percent open space set-aside for developments of greater than one hundred (100) acres, if park land comprises at least one (1) acre per one hundred (100) dwelling units where there is a residential component to the subdivision.*
- v. *See Table 11-1-2: Parks and Open Space Requirements by Development Type below for open space requirements by subdivision type.*

c. Payment in Lieu of Land

- i. *Payment in lieu of land for open space is required for subdivisions between fifty (50) and one hundred (100) acres in size.*
- ii. *In lieu of fees for open space shall be equal to fifty (50) percent of the "fair market value" of the area of land that would otherwise be required to be dedicated or reserved.*
- iii. *For purposes of establishing fair market value, the highest and best use of the property shall be assumed to be the most profitable use that is available to the property if developed as proposed by the subdivider. The date of value, for purposes of calculating fair market value, shall be the date of subdivision approval.*
- iv. *In case of subdivision or site plan approval, the subdivider may satisfy the requirement for payment of in lieu fees by providing security acceptable to the City assuring payment of the in-lieu fees at the time of issuance of the first building permit on the site. (Ord. 2006-03, 2- 15-2006)*
- v. *Fees will be dedicated to a combined City of Gallup parks and open space fund.*

d. Other Recreation Reservation Considerations

- i. *The provisions of this section are minimum standards. None of the subsections above shall be construed as prohibiting a subdivider from reserving other land for recreation purposes in addition to the requirements of this section.*
- ii. *In the event the residential subdivision is adjacent to a trail identified on the Open Space and Trails Master Plan or the Growth Management Plan or identified as a significant trail corridor by the City Planning and Development Department, the subdivider shall provide a connection to the trail through the subdivision or subdivision's recreation area. The trail segment shall be constructed consistent with the standards described in the master plan.*
- iii. *In the event the residential subdivision is adjacent to or includes a portion of the Rio Puerco, the subdivider shall provide a corridor of at least one hundred (100) feet to accommodate a river park corridor. The area of the corridor may be applied towards the required recreation area of the subdivision.*

Table 11-1-2: Parks and Open Space Requirements by Development Type		
Development Type	Parks	Open Space*
Administrative Subdivision	No requirements	No requirements
Minor Subdivision	No requirements	No requirements
Major Residential/MU Subdivision (<100 DUs or <50 acres)	Fee in lieu	No requirements
Major Residential/MU Subdivision (<100 DUs and 50-100 acres)	No requirements	Fee in lieu
Major Residential/MU Subdivision (<100 DUs and >100 acres)	No requirements	Required
Major Residential/MU Subdivision (>100 DUs and <50 acres)	Required	No requirements
Major Residential/MU Subdivision (>100 DUs and 50-100 acres)	Required	Fee in lieu
Major Residential/MU Subdivision (>100 DUs and > 100 acres)	Required	Required
Major Commercial/Industrial Subdivisions (<100 acres)	No requirements	Required
Major Commercial/Industrial Subdivisions (>100 acres)	No requirements	Required

*Trail/Open Space dedication is required if the site is contained in the Open Space/Trails Master Plan or the Growth Management Plan.

Figure Notes

Parks formula = 0.02 acres per DU (1 acre per 50 DU); minimum park size of two (2) acres

Open space formula = 8% of total land for subdivisions of one hundred (100) acres or more

Parks may count toward open space requirements for large subdivisions

DU = dwelling units

11-1-G LOT LAYOUT CONSIDERATIONS

1. Lots

- a. Arrangement: The lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites properly related to topography and the character of adjacent development.

- b. Area and Dimensions: The area and dimensions of lots shall conform to sections 1 through 4 of the Land Development Standards.
- c. Property Lines: The side property lines of all lots shall be at right angles to the straight street lines or radial to curved street lines unless a variation of this rule will result in a better street and lot plan.
- d. Corner Lots: Corner lots should be of sufficient width to permit the establishment of front building lines on both street sides of the lot coverage. Lots at intersections of streets shall have a radius of twenty (20) feet at the street corner.
- e. Building Lines: Building lines shall be shown on all lots intended for residential use. Within the City, such building lines shall not be less than the requirements of any Zoning Ordinance, and in areas outside the City, not less than the requirements of McKinley County subdivision regulations. Restrictions requiring buildings to be set back to such building lines shall be shown on the plat or shall be contained in a separate recorded instrument and referred to on the plat.
- f. Buildable Area: All lots intended for residential use shall have a buildable area equal to or greater than thirty-five (35) percent of the total lot area, except as may be specifically exempted by the Planning and Zoning Commission for prevention of excessive hillside scarring.
- g. Open Space Other Than That Which Is Dedicated: Where the area being subdivided includes lands to be used for parks, schools, other public uses or scenic easements under the officially adopted master plan of the City, the subdivider shall indicate the location of such area on the subdivision plat and shall grant a two (2) year option for the purchase of such lands or easements by a public agency at the appraised raw land value prior to subdividing, plus one-half (1/2) the cost of grading and surfacing of the portions of any streets that are contiguous to the site.
 - i. *In case of a disagreement over the value of land, said value shall be established by three (3) qualified appraisers, one of whom shall be appointed by the City Council, one of whom shall be appointed by the subdivider and one of whom shall be mutually agreed upon by the two (2) appraisers named above.*

- ii. *The subdivider shall bear the cost of any appraisal.*
 - h. Easements: Easements of at least ten (10) feet in width shall be provided and dedicated on each side of all front lot lines and alongside lot lines where necessary for poles, wires, conduits, storm and sanitary sewers, gas, water and other utilities, as determined by the City.
 - i. *An adequate easement shall be dedicated along all major arroyos or critical watercourses.*
 - ii. *Where a cut or fill road, slope is outside the normal right-of-way of the street, the slope easement shall be provided of sufficient width to permit maintenance of the slopes.*
 - i. Alleys: Alleys may be required at the discretion of the City of Gallup in the rear of lots. The minimum alley width shall be twenty (20) feet. Dead end alleys shall not be allowed.
- 2. Architectural Design Standards**
- a. See the Section 10-4-E, Architecture of the zoning code for guidance on architectural design standards.

11-1-H FEE SCHEDULE

The application fees for subdivision approval shall be as fixed by the City Council through resolution with due public notice. The fees shall be paid by the subdivider to the City at the time of filing the application. Application fees are nonrefundable.

11-1-I SIGNATURES AND APPEAL PROCEDURE

Pursuant to New Mexico Statutes Annotated subsection 3-20-7F, 1978, a final plat approved by the Planning and Zoning Commission shall be endorsed by the chairman and secretary of the Planning and Zoning Commission.

1. Any person who is or may be adversely affected by a decision of the Planning and Zoning Commission in approving or disapproving a subdivision plat may appeal to the City Council within ten (10) days of the Planning and Zoning Commission's action.
2. Any final plat ultimately approved by the City Council shall be endorsed by the Mayor and City Clerk.

3. If no appeal is taken from Planning and Zoning Commission action, the plat shall be recorded in the office of the County Clerk after the ten (10) day appeal period has elapsed.
4. See the **Subdivision Plat Checklist** in the Appendix for a full list of required signatures.

11-1-J ADMINISTRATION AND AMENDMENT

The Planning and Zoning Commission may recommend, and the City Council may adopt, amend, and publish rules pertaining to the administration of these regulations after public hearing, due notice of which shall be given as required by law.

11-1-K VALIDITY

If any section, subsection, paragraph, clause, phrase, or provision of these regulations shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of these regulations or any part or provision thereof, other than the parts so adjudged to be invalid or unconstitutional.

11-1-L PENALTIES

Any person, firm, or corporation that contracts to partition land, commence any kind of construction activity on improperly subdivided land, or transfer ownership or lease rights of subdivided land prior to the approval of a final subdivision plat by the Planning and Zoning Commission and the recording of the subdivision by the McKinley County Clerk is in violation of the provisions of these Land Development Standards, and said perpetrator shall be charged with committing a misdemeanor.

11-1-M RESERVATION OF JURUSDICITION

Upon approving a subdivision plat, the Planning and Zoning Commission expressly reserves jurisdiction to determine subsequently whether plat approval should be suspended or revoked due to one of the following reasons:

1. Any material misstatement or error of fact in any information upon which the Planning and Zoning Commission relied; or
2. A subsequent failure to comply with the provisions of the City's regulations.

12-1 INFRASTRUCTURE DESIGN STANDARDS

12-1-A PURPOSE AND APPLICABILITY

1. **Purpose:** This section details the required infrastructure and design specifications for infrastructure in the public right-of-way. These standards reflect best practices and recognized engineering principles. The application of these standards will result in new and reconstructed infrastructure that is implemented in an orderly and consistent manner.
2. **Applicability:** The standards contained in this section govern all private developments and subdivisions within the City of Gallup. These standards should also be referenced by the City of Gallup during roadway construction and reconstruction.

See [Section 11-1-F](#) for guidance on when public improvements may be required as part of private developments. The section below provides guidance on the dimensions and infrastructure elements required for public improvements and for new or reconstructed roadways.

12-1-B UTILITY AND DRAINAGE STANDARDS

These design standards support the public improvements described in [Section 11-1-F](#).

1. Water Infrastructure

- a. The minimum line size shall be six (6) inches.
- b. Extensions from the existing system to the subdivision and lines through the subdivision shall have additional capacity to serve adjacent properties and for future expansion, as directed by the joint utilities director.
- c. Consult the standard drawings for additional guidance and water infrastructure elements.

2. Wastewater Infrastructure

- a. The subdivider shall connect with the wastewater collection lines of the City and provide an approved sewer system to serve every lot in the subdivision. All lines shall be designed to carry the anticipated flows.
- b. The minimum size shall be eight (8) inches and the minimum flow velocity shall be two (2) feet per second at full pipe flow.
- c. Extensions from the existing system to the subdivision and through the subdivision shall have additional capacity to serve adjacent properties and for future expansion, as directed by the joint utilities director.
- d. Consult the standard drawings for additional guidance and wastewater infrastructure elements.

3. Electric and Lighting Infrastructure

- a. The City will provide a design for extending electric service to all lots and lighting all public streets.
- b. Each lot will typically have one single phase 200-amp 120/240-volt service.

4. Drainage and Flood Control Infrastructure

- a. The drainage system shall be constructed in accordance with the drainage plan and/or report, if required, and shall conform to the requirements of [Section 10-4-H](#) of these Land Development Standards and be designed so that existing drainage and water within the subdivision will be removed without causing damage or harm to private or public property.

12-1-C ROADWAY DESIGN STANDARDS

1. All roadway improvements shall be made under the supervision of and in accordance with the plans approved by the City Engineer.
2. A waiver from these standards may be approved by the Planning and Zoning Commission upon presentation of documented justification.

3. Geometric Design

- a. Curve radii and super elevation: Vertical and horizontal curves and the super elevation of the horizontal curves shall conform to recognized transportation design standards (e.g. AASHTO Green Book - A Policy on Geometric Design of Highways and Streets, current edition).
- b. The "sight distance" at any intersection must provide for adequate "stopping distance." See the AASHTO Green Book for additional information.
- c. Clear sight triangles: See the Access and Connectivity section of the Zoning Code for general requirements for clear sight triangles for intersections and for driveways/site access points.
- d. Intersections: Streets shall be laid out to intersect each other as nearly as possible at right angles, and under no condition shall the intersection angle be less than seventy (70) degrees. No two (2) opposing street intersections shall be less than one hundred twenty-five (125) feet between centerlines.

- b. The arrangement, character, extent, width, grade and location of all streets shall conform to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed use of the land to be served by such streets.
- c. The proposed street layout shall support the intended land uses and shall be coordinated with the street system of the surrounding areas. All streets must provide for the continuation of appropriate projections of principal streets in surrounding areas and provide reasonable means of ingress and egress for surrounding acreage tracts.
- d. The dedication of half-streets at the perimeter of a new subdivision is prohibited. If circumstances render the dedication of full street right-of-way impracticable, then adequate provision for the concurrent dedication of the remaining one-half (1/2) shall be provided by the proposed development.
- e. Where land is subdivided into large tracts and where the potential for future subdivision exists, such tracts shall be arranged to allow for provision of future streets and a logical pattern for further subdivision.
- f. New streets shall follow a rectangular grid pattern, where feasible. Alignments may vary from a grid pattern due to topographical constraints, to protect natural features, or to respond to site constraints, or to meet the needs of a specific land use.
- g. Where a proposed residential subdivision contains lots abutting or adjacent to a major highway or arterial street, it shall be planned to avoid having lots fronting on the highway or street.
- h. Where the subdivision contains, or is adjacent to a state or federal highway, the subdivision must satisfy the New Mexico Department of Transportation guidelines for land subdivision.
- i. Resource protection areas shall be retained in a natural state and buildings shall not be constructed in such areas unless the Board of Adjustment specifically approves otherwise due to special concerns which warrant such construction.
- j. Offset streets shall be avoided to the greatest extent possible. See additional guidance on intersection angles below.

Table 12-1-1: Street Elements and Design Considerations			
Type	Right-of-Way (Minimum Width in Feet)	Pavement (Minimum Width in Feet)	Sidewalk (Minimum Width in Feet)
Rural Road	50	24	N/A
Non-residential Local	50	32	5
Residential Local	50	28	5
Collector	60	40	5
Minor Arterial	70	40	6
Principal Arterial	80	48	6

4. Block Layout

- a. Streets and alleys shall be arranged to provide a high level of connectivity across the City of Gallup and to cause no hardship to the owners of adjoining property. Proper access shall be given to all lots from a dedicated street.

5. Blocks

- a. The length of blocks shall be no longer than one thousand (1000) feet between street lines.
- b. The width of a block shall be sufficient to provide two (2) rows of lots, where practical.
- c. Cul-de-sacs (Dead End Streets): Permanent cul-de-sacs shall be no longer than eight hundred (800) feet and shall be provided at the closed end with a turnaround having an outside roadway diameter of at least eighty (80) feet, and a street property line diameter of at least one hundred (100) feet.

6. Subdivision Access

- a. All streets must provide for the continuation of appropriate projections of principal streets in surrounding areas and provide reasonable means of ingress and egress for surrounding acreage tracts.
- b. Lots per access point
- c. The maximum number of dwelling units in a residential subdivision which can be served by a single point of access is fifty (50).
- d. A subdivision with greater than fifty (50) lots shall provide at least two access points to existing public roadways. The second access point may be an emergency access route.
- e. Subdivisions with greater than two hundred fifty (250) lots shall provide at least three (3) access points to existing roadways. The third access point may be an emergency access route.
- f. The construction of additional access points may be included in a later phase of development.

7. Site Access

- a. All curb cuts and driveways shall be compliance with ADA standards, including accessible ramps.
- b. See the Access and Connectivity section of the Zoning Code for additional information on driveway dimensions and permitted driveways by site

- c. See AASHTO or other design manual approved by the City Engineer for additional guidance on the location and design of site access points.

8. Medians and Center Turn Lanes

- a. Medians and or center turn lanes are desired on arterial roadways and should be considered on collectors.
- b. Medians should be at least twelve (12) feet in width to accommodate space for center turn lanes. Medians and center turn lanes should be fourteen (14) feet on roadways with speed limits of thirty-five (35) MPH or greater.
- c. Four (4) lane roads with no medians or center turn lanes are strongly discouraged.
- d. Medians must be a minimum of six (6) feet for the placement of traffic signals.

9. On-street Parking

- a. On street parking spaces are most appropriate in Downtown or in mixed use areas.
- b. Designated on-street parking spaces should be eight (8) feet in width.
- c. On-street parking is allowed on local roads, though spaces do not need to be striped.

10. Bicycle Facilities

- a. Suitable locations for on-street bicycle facilities may be designated in the Growth Management Plan, a Master Transportation Plan, or other plans approved by the Gallup City Council.
- b. Where on-street bicycle facilities are desired, the design shall confirm to the guidance provided in the AASHTO Guide for Development of Bicycle Facilities, current edition.

11. Sidewalks

- a. Full typical section including sidewalks shall be provided on both sides of the street for development along streets classified as minor or principal arterials.

- b. Sidewalks on public streets shall be placed in the public right-of-way.
- c. The width of sidewalks shall be a minimum of five (5) feet for local and collector roadways and six (6) feet for arterials.
- d. Sidewalks shall be designed to meet all ADA/PROWAG standards, including all cross slopes, running slopes, and curb ramps.
- e. If it is necessary to locate objects such as mailboxes, hydrants, signposts, etc. within a sidewalk, then the sidewalk shall be widened to provide a minimum pedestrian access route of four (4) feet around any part of the obstruction.
- f. Sidewalks shall be brought into compliance with ADA/PROWAG standards during roadway reconstruction or as part of site improvements to an adjacent parcel.
- g. See the Sidewalk Construction section of the Public Ways and Properties title for additional requirements relating to sidewalk construction. (Ord. 2014-3, 9-23-2014)
- h. See *Section 10-5-B-c-i* for pedestrian infrastructure requirements as part of a building permit application process.
- i. Technically Infeasible: For existing development or within existing subdivisions where existing sidewalks are required to be replaced or where no sidewalks exist and development triggers installation of sidewalks, and it is technically infeasible to comply with the required sidewalk widths set forth in this section because of physical or site constraints which prohibit full compliance, sidewalks shall be installed as close to technically feasible as possible. It shall be the responsibility of the City of Gallup Engineering Department to determine whether the "technically infeasible" provision is applicable for a site.

12. Crossings

- a. The placement of pedestrian crossings should adhere to guidance provided by the AASHTO Guide for the Development of Pedestrian Facilities.

- b. All signage and pavement markings shall adhere to the Manual on Uniform Traffic Control Devices (MUTCD) from the Federal Highway Administration.

13. Rural Road Design

- a. The rural road cross section shall be the required street design for all development in the RR district. A minimum eight (8) foot pedestrian/equestrian pathway on one (1) side of the road may be required in place of sidewalks for residential districts. (amd. Ord. 2014-3, 9-23-2014)

13-1 ANNEXATION PROCEDURES

13-1-A PURPOSE AND OBJECTIVES

1. **Purpose:** The purpose of the annexation procedures is to provide guidelines for the City in dealing, on a case by case basis, with lands under consideration for annexation. In addition, these procedures specify under what conditions the City should initiate annexation and what submittals are required for private property owner-initiated annexation requests. All annexations shall follow New Mexico Statutes Annotated 1978.
2. **Objectives:** Objectives for the annexation policy include the following:
 - a. Conformity: To ensure that the City's future annexations are in conformance with the City's Growth Management Master Plan, thus providing an orderly, economical, and environmentally-sound pattern of growth.
 - b. Land Area: To provide adequate land to meet the City's future growth needs in terms of location, use, and sequence of development.
 - c. Cost of Services: To minimize per capita or per household costs to both the City and to the property owners of extending City utilities and providing City services. Note that an annexation does not obligate the City to extend utilities and roadway infrastructure at the public expense. Roadway and utilities extensions for undeveloped properties are typically addressed through the subdivision process.
 - d. Manage Large-scale Development: The City of Gallup encourages large-scale development to take place in an orderly manner. View the Growth Management Master Plan for additional guidance on the development process, including general master plan and annexation procedures, for large-scale sites that are currently outside of municipal limits.

13-1-B POTENTIAL ANNEXATION APPLICANTS

1. **Property Owners:** When driven by the property owners, then the full responsibility for initiating annexation shall rest with those property

owners, who will bear all costs associated with the review, processing, and evaluation of such requests.

2. **City:** The City reserves the right to initiate an annexation if it appears to be in the City's best interest based on one or more of the following:
 - a. Implementation of the City's adopted Growth Management Master Plan.
 - b. The opportunity to eliminate unincorporated islands and/or to make City boundaries more uniform.
 - c. A favorable fiscal or economic impact.
 - d. Evidence of a majority support on the part of the affected property.

13-1-C GENERAL CRITERIA FOR CONSIDERATION OF ANNEXATION REQUESTS

The following criteria are intended to be the base line for review of annexation requests. When an unfavorable review is made of a request, the City may refuse it or ask for a revision:

1. The annexation should be compatible and timely from the standpoint of the City's Growth Management Master Plan. Components such as priority for development, recommended density, and future land use shall be considered.
2. The area to be annexed should be accessible and serviceable with all City services and utilities, either in the present or in the foreseeable future. Per the Growth Management Master Plan, parcels located in Priority 1 or 2 areas will be prioritized for annexation. Priority levels are defined as follows:
 - a. Priority 1 Areas: Lands generally have basic infrastructure in place and, subject to available service capacities, may be suited for annexation.
 - b. Priority 2 Areas: Lands considered potentially developable for City expansion but are not readily serviceable or accessible. The feasibility

and time frame for providing services and access should be examined closely as part of an annexation request.

- c. **Priority 3 Areas:** Lands are generally regarded as undevelopable due to physical conditions, ownership patterns, or high infrastructure costs. They should not be considered for annexation except to provide a transitional buffer for developed areas or lands designated in annexation priority 1 or 2 areas, or to encourage continuity for City growth or access to areas necessary for proper City growth.
3. The configuration of the area to be annexed should be substantially compact and of regular shape. The creation of unincorporated islands is prohibited unless properly justified. Fifteen (15) percent of the boundary of the area to be annexed should be contiguous to existing City boundaries. Noncontiguous tracts should not be considered for annexation.
 4. The area proposed for annexation should be compatible with the existing street network so that existing development will not be adversely impacted by the new development. If it is not compatible, improvements to the transportation network will need to be included in the annexation request.
 5. The area proposed for annexation shall follow parcel boundaries and shall avoid splitting existing parcels. If a proposed annexation boundary would split an existing parcel, a subdivision must first be pursued so that the annexation follows an established parcel boundary.

13-1-D ANNEXATION REQUEST REQUIREMENTS

1. **Requirements for All Annexation Requests:** The following information is required for all annexation requests. This information will be completed by City staff for City-initiated annexations:
 - a. **Application for Annexation Review:** the applicant shall complete the application form available on the City of Gallup website. The form requests the following information:
 - i. *Property owner/applicant information*
 - ii. *Location of annexation request*

- iii. *Site details: requested zoning, existing lots, number of proposed lots (if further subdivision is anticipated), existing structures, and total land area.*
- b. **Letter of application:** The City of Gallup may request a letter of application in which the applicant describes how the annexation request fits the general criteria for annexation and is consistent with the City of Gallup Growth Management Master Plan.
 - c. **Annexation plat:** The following items shall be included in an annexation plat.
 - i. *Boundary lines, bearings and distances prepared by a licensed surveyor.*
 - ii. *Total acreage of tract.*
 - iii. *Existing easements: location, width, and purposes of all existing easements on the property in question.*
 - iv. *Streets and utilities: name, location, and width of streets on and immediately adjacent to the tract.*
 - v. *Floodplain areas for all drainage ways.*
 - vi. *Other conditions, such as existing structures, prominent land forms, and vegetation.*
 - vii. *Names of owners of record of land within one hundred (100) feet of the subject property, excluding rights-of-way.*
 - viii. *Signatures of the owners of record of the subject lands requested to be annexed.*
2. **Additional Requirements for Proposed Commercial/Industrial Development and Large-Scale Residential Development:** For all proposed commercial or industrial development or residential development of twenty-five (25) or more units, the following cost-revenue analysis may be required by the City of Gallup of the applicant:
 - a. **Cost-revenue analysis:** An economic analysis of projected costs and revenues to the City because of the proposed annexation.

- i. *Anticipated revenue projections should be based on such items as tax value of the land and improvements, revenues generated from water and sewer charges, and gross receipts tax.*
- ii. *Assessment of capacity and financial impacts on existing municipal facilities and services, including but not limited to water, wastewater, and transportation.*
- iii. *Anticipated cost projections to extend/expand City services for the following:*
 - 1) *police and fire protection*
 - 2) *garbage collection*
 - 3) *wastewater, water, electricity, and streets.*

Projections shall specifically consider such factors as fiscal and natural resource supply constraints on utility service demand and such physical impediments specific to the proposed annexation area as soil conditions or steep terrain which may affect maintenance of streets or drainage structures.
- iv. *The cost-revenue analysis report shall include forecasts for a period of not less than five (5) years, indicating at what point of the area's development, if any, the City may expect a positive receipts balance.*
- v. *The City of Gallup may waive the cost-revenue analysis requirement in whole or in part or may choose to perform its own analysis.*

13-1-E ANNEXATION REQUEST PROCEDURES

- 1. **Pre-application meeting:** The subdivider is required to meet with City staff for a pre-application meeting to be informed of these requirements and expectations regarding the proposed annexation.
- 2. **Submit application form and initial annexation plat** for review by the City of Gallup Task Force. The applicant shall include the original plat and ten (10) blue line copies. The annexation fee shall be submitted at the same time as the application.

- 3. **Gallup Task Force Review:** The Gallup Task Force, comprising of staff from relevant City departments, will conduct a review of the proposed annexation. Notes and comments may be provided to the applicant, and changes may be required prior to submittal to the Planning and Zoning Commission. A meeting between the applicant and the Gallup Task Force to review comments and required changes is available upon request by the applicant.

The Gallup Task Force will review the proposed zoning for the site(s) and will concur or provide an alternative recommendation for consideration by the Planning and Zoning Commission.

- 4. **Submittal and Public Hearing:** the annexation request must be submitted by the second Friday of each month to be considered by the Planning and Zoning Commission.
- 5. **Planning and Zoning Commission:** The Planning and Zoning Commission, which serves as a public hearing, will consider the annexation request, and will make a recommendation to the City Council. The Planning and Development Department will present a staff recommendation to the Planning and Zoning Commission during the Commission Meeting.
- 6. **City Council:** The annexation request will be considered at a meeting of the City of Gallup City Council.
- 7. **Opportunity for Appeal:** Within thirty (30) days after the filing of the copy of the ordinance in the office of the County Clerk, any person owning land within the territory annexed to the municipality may appeal to the district court questioning the validity of the annexation proceedings. If no appeal to the district court is filed within thirty (30) days after the filing of the ordinance in the office of the County Clerk or if the court renders judgment in favor of the municipality, the annexation shall be deemed complete.
- 8. **Filing the Annexation Plat:** If approved and if no appeal is upheld, the applicant shall sign and file the final annexation plat with the County Clerk's Office.

13-1-F CHARGES

The charges for review of an annexation request shall be fixed by the City Council through resolution with due public notice. Such charges shall be paid to the City by the applicant at the time of filing the application. Annexations initiated by the City are not subject to charges. All application charges are nonrefundable. Charges are to be submitted alongside the annexation request form.

APPENDIX

OVERLAY MAPS

Figure 10-2-12: Downtown Overlay Boundaries

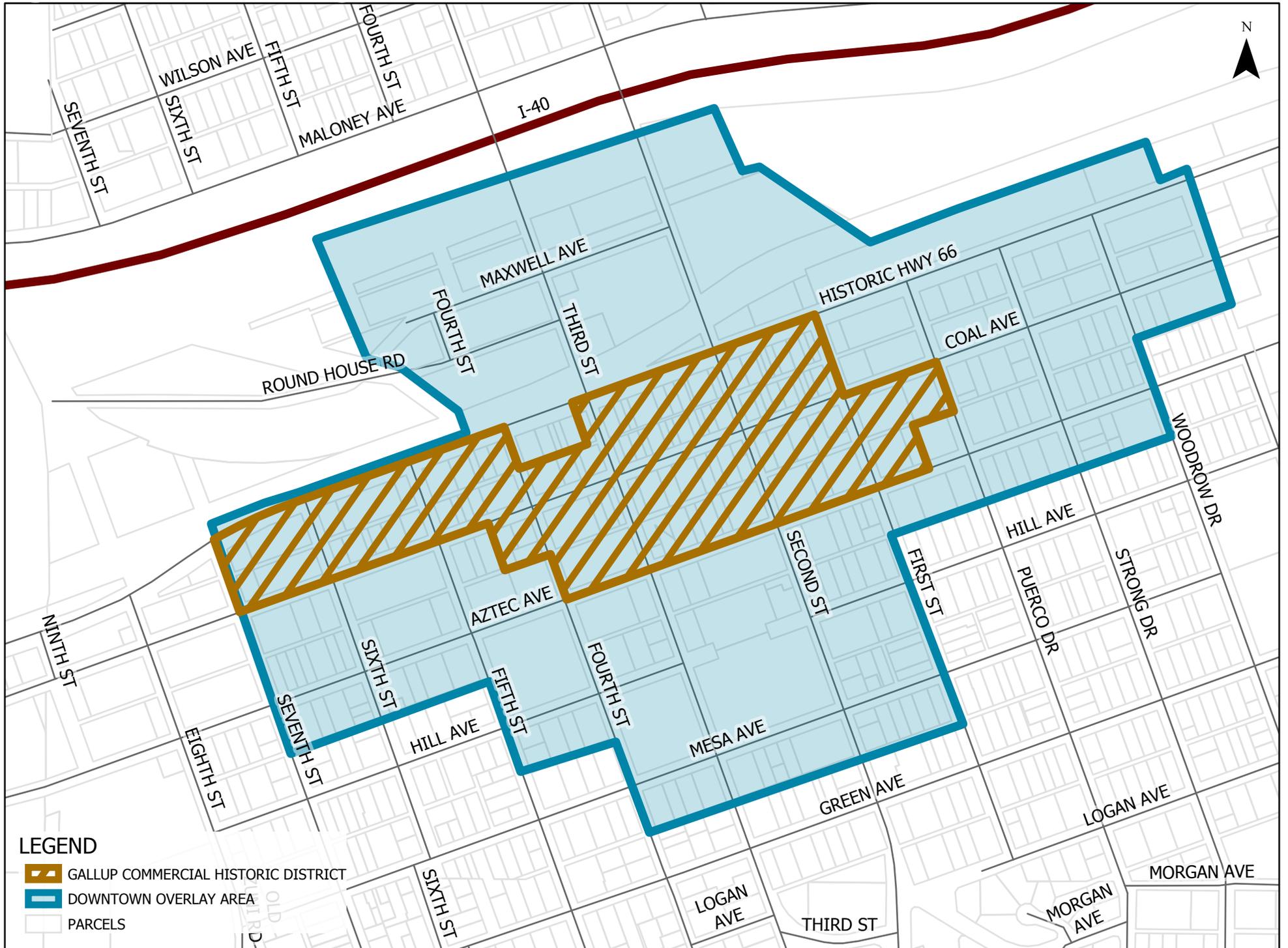


Figure 10-2-16: Business Improvement District Overlay Boundaries

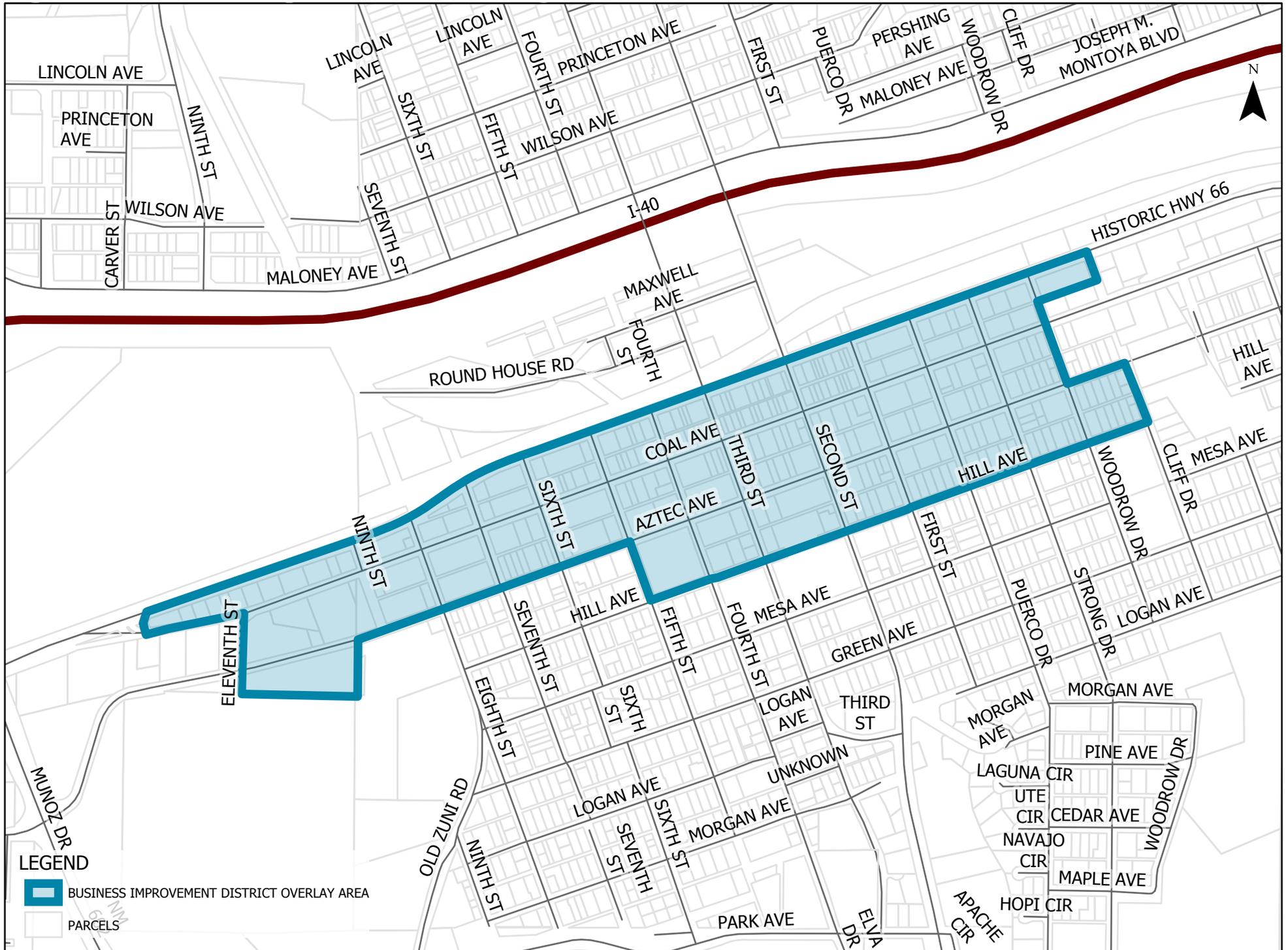
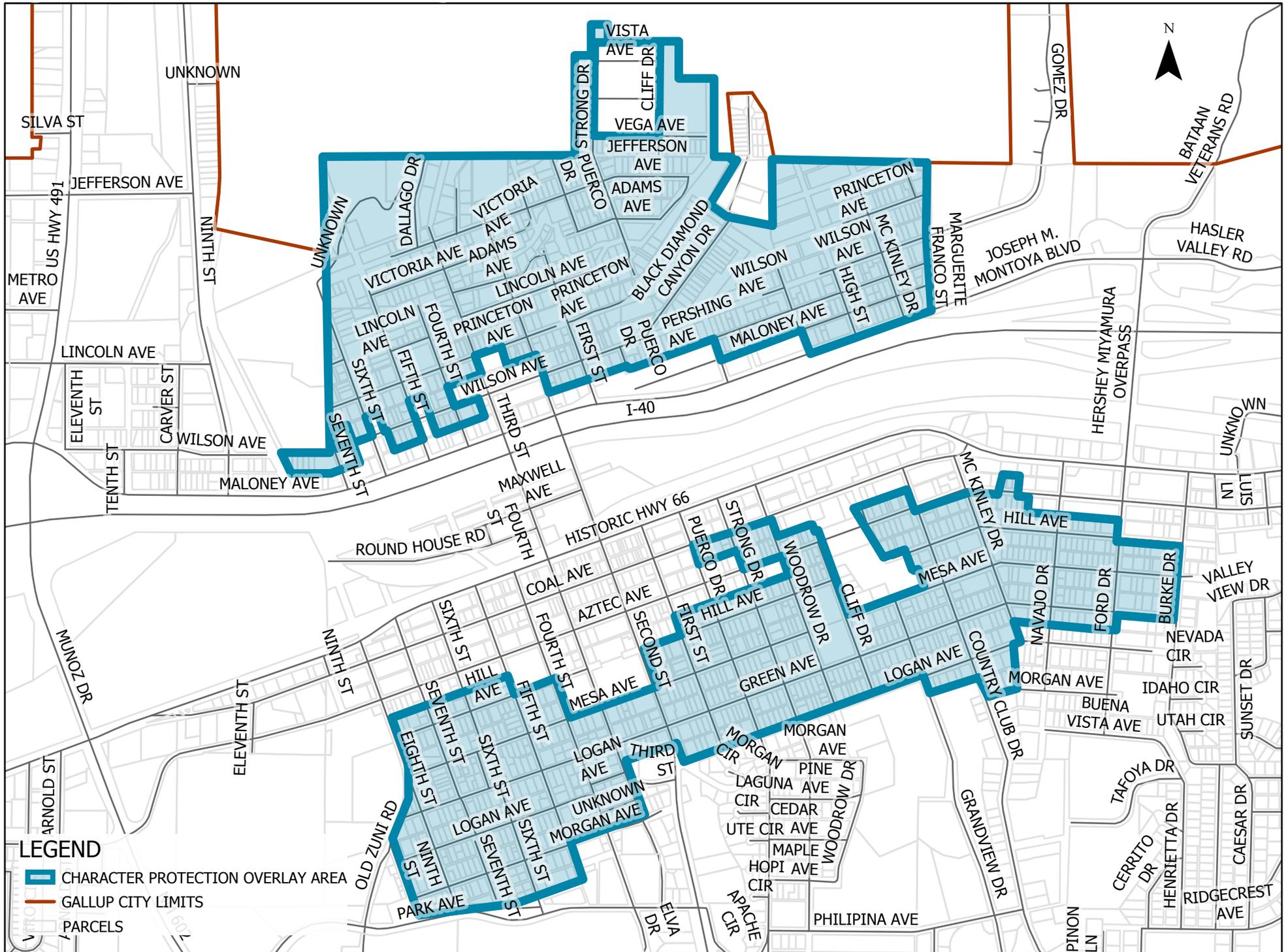


Figure 10-2-17: Character Protection Overlay Boundaries



SUBDIVISION PLAT CHECKLIST

Subdivision Plat Requirements								
#	Description	Location	Sketch		Admin.		Major	
			Final	Preliminary	Final	Preliminary	Final	Preliminary
I. PROJECT-PLAT INFORMATION								
A.	Name/contact/ownership	11-1-C, 11-1-D	X	X	X	X	X	X
B.	Recording title	11-1-D			X	X	X	X
C.	Surveyor certification	11-1-D			X	X	X	X
D.	Subdivision title blocks	N/A	X	X	X	X	X	X
E.	Signature blocks*	N/A	X	X	X	X	X	X
F.	Certification blocks*	N/A	X	X	X	X	X	X
G.	Written description of property	11-1-C	X	X	X	X	X	X
H.	Current zoning designation	11-1-C	X	X	X	X	X	X
I.	Survey monuments and benchmarks	11-1-D			X	X	X	X
J.	Total area (in acres and square feet)	11-1-D			X	X	X	X
K.	Public utility easements	11-1-D			X	X	X	X
L.	Reference to CCandRs	11-1-D			X	X	X	X
M.	Free consent statement	11-1-D			X	X	X	X
N.	Dedication statement	11-1-D			X	X	X	X
O.	Names of adjoining property owners	11-1-D	X	X	X	X	X	X
P.	Legal description including:							
1.	project boundaries	11-1-D			X	X	X	X
2.	existing street row	11-1-D			X	X	X	X
3.	easements	11-1-D			X	X	X	X
4.	section lines	11-1-D			X	X	X	X
5.	buildings	11-1-D	X	X	X	X	X	X
6.	adjacent water impacted areas	11-1-D			X	X	X	X
Q.	Location and dimensions of existing :							
1.	property/boundary lines	11-1-C	X	X	X	X	X	X
2.	adjoining property owners	11-1-C	X	X	X	X	X	X
3.	lots	11-1-C	X	X	X	X	X	X
4.	easements	11-1-C	X	X	X	X	X	X
5.	permanent buildings	11-1-C	X	X	X	X	X	X
6.	utilities	11-1-C	X	X	X	X	X	X
7.	burial grounds	11-1-C	X	X	X	X	X	X
8.	railroad rights of way	11-1-C	X	X	X	X	X	X
9.	streets within or adjacent to tract	11-1-C	X	X	X	X	X	X
10.	adjacent public ways	11-1-C	X	X	X	X	X	X
11.	watercourses	11-1-C	X	X	X	X	X	X
12.	area and statement of special flood hazard	11-1-C	X	X	X	X	X	X

#	Description	Location	Sketch		Admin.		Minor		Major	
			Final	Preliminary	Final	Preliminary	Final	Preliminary	Final	Preliminary
R.	Location and dimensions of proposed :									
1.	streets	11-1-D	X					X	X	
2.	utilities	11-1-D						X	X	
3.	public use sites	11-1-D	X					X	X	
4.	easements	11-1-D			X	X	X	X	X	
5.	lots	11-1-D	X		X	X	X	X	X	
6.	lot lines	11-1-D			X	X	X	X	X	
7.	lot numbers	11-1-D			X	X	X	X	X	
8.	block numbers	11-1-D			X	X	X	X	X	
9.	alleys	11-1-D						X	X	
10.	building setback lines	11-1-D			X	X	X	X	X	
11.	drainage system	11-1-D	X		X	X	X	X	X	
12.	name, width, centerline of streets/alleys	11-1-E			X	X	X	X	X	
S.	Vicinity map:									
1.	proposed development boundaries	11-1-D			X	X	X	X	X	
2.	streets and surrounding area	11-1-D			X	X	X	X	X	
3.	north arrow, date, scale	11-1-D			X	X	X	X	X	
II. PROCEDURES AND SIGNATURES										
A.	Temporary stakes	11-1-D							X	
B.	Certification of approval by:									
1.	City Engineer	11-1-D			X	X	X	X	X	
2.	City Water, Wastewater and Solid Waste Director	11-1-D			X	X	X	X	X	
3.	City Electric Utility Director	11-1-H			X	X	X	X	X	
4.	Local Gas Utilities	11-1-E			X	X			X	
5.	Telephone Utilities	11-1-E			X	X			X	
6.	Planning and Zoning Commission	11-1-E					X	X	X	
7.	City Manager	11-1-H			X	X				
8.	Notary	11-1-E			X	X	X	X	X	
9.	County Assessor (tracking parcel sheet)	11-1-E			X	X	X	X	X	
10.	County Clerk	11-1-E			X	X	X	X	X	
11.	City Clerk	11-1-H			X	X	X	X	X	
12.	Secretary	11-1-E			X	X	X	X	X	
C.	Proof of acceptance of infrastructure improvements	11-1-E			X	X	X	X	X	
D.	Signature block (completed)	N/A			X	X	X	X	X	
E.	Certification block (completed)	N/A			X	X	X	X	X	
III. SUPPLEMENTAL MATERIALS: PUBLIC IMPROVEMENTS AND CONSTRUCTION DOCUMENTS										
A.	Existing and planned utilities	11-1-D						X	X	
B.	Contour lines/topographical features	11-1-D					X	X		
C.	Finished grade elevation for each lot	11-1-D					X	X	X	
D.	Metes and bounds	11-1-D						X	X	
E.	Street design	11-1-D						X	X	
F.	Traffic control devices	11-1-D						X	X	
G.	Drainage report	11-1-D					X	X	X	
H.	Construction schedule	11-1-D						X	X	

* = block space should be included as a placeholder for sketch and preliminary plats and completed in the final plat

DESIGN STANDARDS FOR PUBLIC WORKS

CITY OF GALLUP
 STANDARD DRAWINGS - SERIES 2400
 TABLE OF CONTENTS

DRAWING NUMBER	TITLE
2400.0	CONSTRUCTION REFERENCES, MATERIALS, AND METHODOLOGY NOTES
2405.0	PAVING SECTION –RESIDENTIAL STREET
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2405.2	PAVING SECTION –ARTERIAL STREET
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2407.0	PAVING SECTION –WITHOUT MEDIAN
2408.0	PAVING SECTION –WITH MEDIAN
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2410.0*	PAVEMENT DRIVEPADS *F/K/A 2425.0
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2415.1	CONCRETE CURB AND GUTTER, MOUNTABLE
2415.3*	MOUNTABLE TO STANDARD CURB TRANSITION *F/K/A 2418.0
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2416.5	CONCRETE CURB ACCESS RAMP, CASE 5
2417.0	DETECTABLE WARNING SURFACE
2418.0*	CONCRETE VALLEY GUTTER *F/K/A 2420.0
2418.1*	CONCRETE SPECIAL VALLEY GUTTER *F/K/A 2422.0
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2421.0*	SIDEWALK OBSTRUCTIONS AND EMBEDMENTS *F/K/A 2431.0
2422.0*	SIDEWALK TRANSITIONS *F/K/A 2432.0
2423.0*	SIDEWALK CULVERT WITH STEEL TOP PLATE (SINGLE) *F/K/A 2435.0
2423.1	SIDEWALK CULVERT WITH STEEL TOP PLATE (DOUBLE)
2424.0*	SIDEWALK CROSS DRAINAGE CHANNEL *F/K/A 2435.0
2425.0*	TEMPORARY PAVING SECTION *F/K/A 2415.1
2426.0*	PAVEMENT CUTS FOR ALL UTILITIES *F/K/A 2465.0

NOTES TO CONTRACTORS:

1. INSPECTION OF WORK AT DEFINED INTERVALS ARE REQUIRED HEREIN. PLEASE REFER TO DRAWING NO. 2400.0 AND THE APPLICABLE TITLE FOR DEFINITIONS.
2. INSPECTION OF WORK AT DEFINED INTERVALS DOES NOT RELIEVE CONTRACTOR OF RESPONSIBILITY FOR FINISHED PRODUCT TO COMPLY WITH DETAILS HEREIN.
3. THIS SERIES IS SUBJECT TO CHANGE, ADDITIONS, AND/OR DELETIONS. FOR ANY GIVEN PROJECT, THE SERIES IN EFFECT IS THE CURRENT SET ON THE DATE OF THE PERMIT ISSUANCE.

SERIES ISSUED: JULY 2016

Stacy Herdman
 CITY ENGINEER



A. REFERENCES

1. References specifications covering City of Gallup Infrastructure Improvements consist of:
 - a. "New Mexico Standard Specifications for Public Works Construction", latest published edition (NMSSPWC).
 - b. New Mexico State Highway and Transportation Department's "Standard Specifications for Highway and Bridge Construction" 2014 edition (SSHBC).
 - c. New Mexico Department of Transportation Standard Drawings – Section 608 (2015).
 - d. City of Gallup Standard Drawings (CSD).
 - e. American Association of State Highway Officials' (AASHTO) Test and Standards.
 - f. American Society of Testing and Materials (ASTM) Standards.
 - g. Uniform Building Code (UBC) and Standards.
2. Where requirements of reference standards conflict, the City Engineer shall determine governing specification.

B. CONSTRUCTION MATERIALS

1. Generally, materials shall conform to the requirements of SSHBC.
2. Portland Cement concrete (P.c.c.) shall consist of SSHBC's Class AA, modified to provide for seven (7.0) sacks of cementitious material per cubic yard. The concrete shall be 4000 psi strength and have a maximum slump of 4in. The concrete shall have entrained air that falls between the range 4.5 percent to 7.5 percent.
3. P.c.c. mix designs shall be submitted for approval, said approval valid for a period of not more than one (1) year unless extended by the City Engineer. The time period shall be consistent with that defined by the SSHBC.
4. Subgrade material beneath P.c.c. improvements shall be exhibit a Plasticity Index of 25 or less. See City Engineer for mitigating requirements where subgrade material has a PI greater than 25.
5. Asphalt Concrete (AC) shall conform to SSHBC, Section 401, Type II, Aggregate Classification to be defined by the City Engineer if not provided herein. Street pavement used for transition between new P.c.c. work and existing AC street pavement shall use an aggregate classification "B".
6. Aggregate Base Course (ABC) shall conform to SSHBC, Section 301, Type I–B. Aggregate classification to be defined by the City Engineer if not provided herein.

C. CONSTRUCTION METHODOLOGY

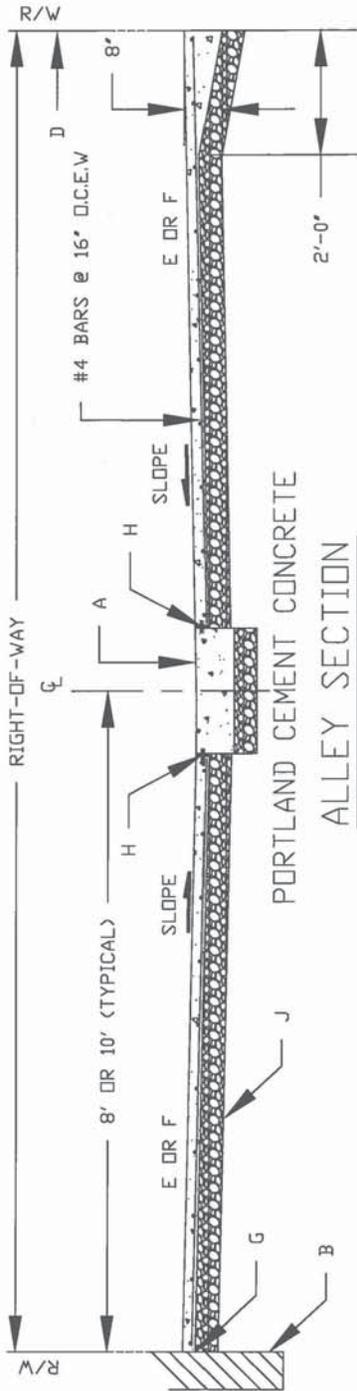
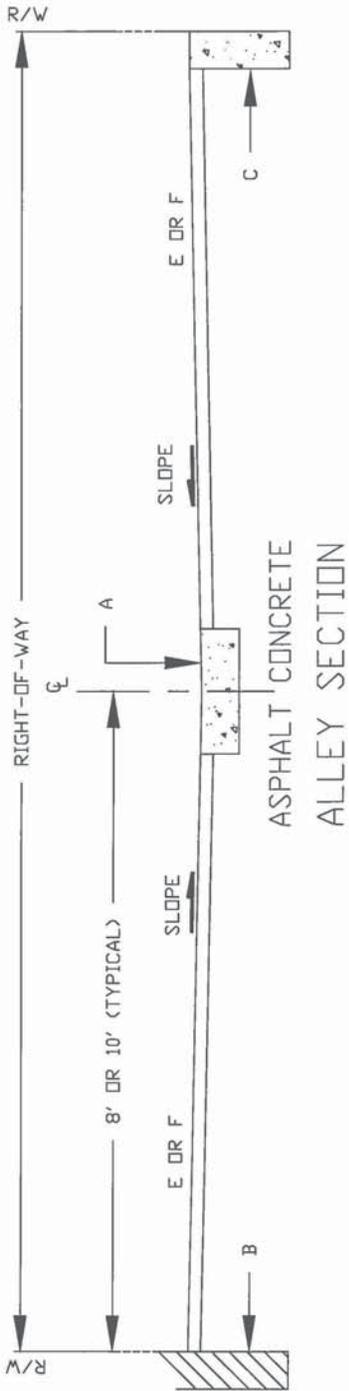
1. A Municipal Right-of-way Infrastructure Application/Work Permit or a Municipal Right-of-way/Public Easement Application/Work Permit shall be submitted to the City Engineering Department, said application approved, and permit issued prior to any work within any public right-of-way within the City Limits.
2. The permit holder for work within public right-of-way shall be solely responsible for job site safety.
3. Generally, methodology (construction practice, workmanship, and similar issues) shall conform to the requirements of SSHBC.
4. Subgrade preparation for P.c.c. improvements shall extend six (6) inches beyond the horizontal limits of the improvements. The depth of subgrade preparation shall extend for a maximum of six (6) inches below the bottom of improvements.
5. Subgrade material shall be compacted to a minimum of 95 percent relative compaction as determined by AASHTO Standard T180 or equal.
6. Subgrade preparation within public right-of-way shall be observed and/or tested by City of Gallup prior to casting P.c.c., placing aggregate base material, or asphalt concrete, call 863-1290 a minimum of eight (8) working hours prior to casting to arrange for such inspections.
7. Casting operations of P.c.c. materials within public right-of-way shall be observed and/or tested by City of Gallup prior to casting P.c.c., call 863-1290 a minimum of eight (8) working hours prior to casting to arrange for such inspections.
8. Requested soils and materials testing costs shall be borne by Contractor working within public right-of-way.
9. Work within and/or work requiring construction equipment to obstruct public right-of-way shall provide for traffic control. A traffic control plan shall be provided to the City Engineer for review and approval, said approval to be required prior to setting up the traffic control. All traffic control shall be in place prior to beginning work within public right-of-way. Traffic control shall provide for both vehicle and pedestrian traffic. Where traffic control devices (TCD) remain in place during non-daylight hours, flashing lights shall be utilized on each TCD.



REVISIONS:
08-04-00
03-18-02
12-08-15

**CITY OF GALLUP
CONSTRUCTION REFERENCES,
MATERIALS, AND
METHODOLOGY NOTES**

STD. DWG. NO. 2400.0
AUGUST, 1999



GENERAL NOTES:

1. REQUIREMENT FOR COMMERCIAL OR RESIDENTIAL PAVEMENT SECTION SHALL BE DETERMINED BY THE CITY ENGINEER.
2. TRANSVERSE SLOPE OF ALLEY PAVEMENT SURFACE SHALL BE 2% MIN.
3. TYPE AND LOCATION OF JOINTS SHALL BE DEFINED ON THE PROJECT CONSTRUCTING PLANS.
4. REBAR SHALL BE LIFTED 3IN ABOVE THE SUBGRADE WHEN CONCRETE IS PLACED.

CONSTRUCTION NOTES:

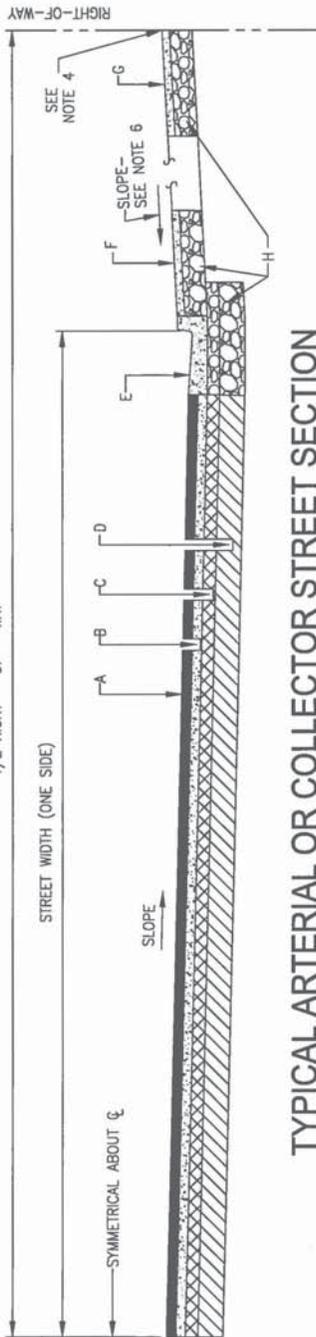
- A. ALLEY GUTTER, SEE DWG. 24150
- B. PROPERTY LINE OR BUILDING WALL.
- C. USE 6' X 18" P.C.C. CUT-OFF-WALL OR 2' X 8" REDWOOD PLANK.
- D. RIGHT-OF-WAY ADJACENT TO OPEN AREA.
- E. USE RESIDENTIAL SECTION FOR RESIDENTIAL ALLEY USE, SEE DWG. 24050
- F. USE ARTERIAL SECTION FOR COMMERCIAL ALLEY USE, SEE DWG. 24052
- G. USE 1/2" EXPANSION JOINT WHERE P.C.C. PAVEMENT ABUTS WALLS, RIGID PAVEMENT, POLES, TRANSFORMERS, ETC.
- H. TYPE4, TIED JOINT
- J. AGGREGATE BASE COURSE, TYPE I-B, SECTION 304, SSHBC. SEE RESPECTIVE DWG. FOR THICKNESS



REVISIONS:
07-26-2012
(RE-NUMBERED)
01-26-2016

CITY OF GALLUP
PAVING COMMERCIAL &
RESIDENTIAL ALLEY SECTION

1/2 RIGHT - OF - WAY



TYPICAL ARTERIAL OR COLLECTOR STREET SECTION WITHOUT MEDIAN

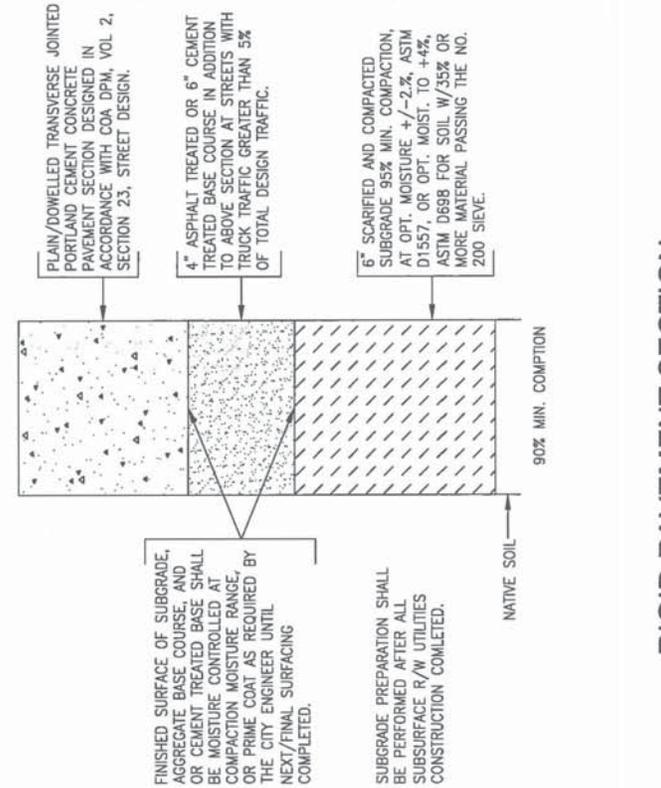
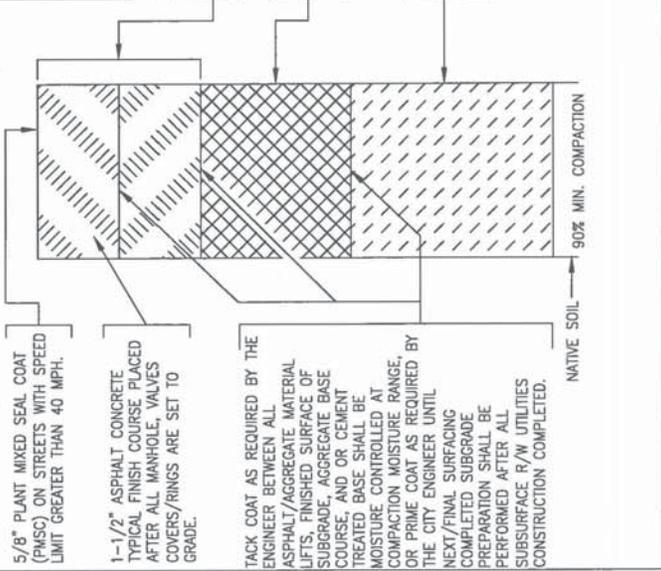
GENERAL NOTES:

1. STRUCTURAL THICKNESS OF PAVEMENT COMPONENTS WILL BE AS PER CURRENTLY IN USE BY NMUSD.
2. ALL SUBGRADE COMPACTION FOR C & G WILL EXTEND 12" MIN. ON EITHER SIDE OF C OR CURB SECTION.
3. SUBGRADE PREPARATION UNDER SIDEWALK AND DRIVEPADS SHALL BE INCLUDED WITH THE PARTICULAR ITEM.
4. FINISHED GRADE AT PROPERTY LINE SHALL BE 0.33' MIN. ABOVE TOP OF CURB.
5. SLOPE EASEMENT REQUIREMENTS WILL BE SHOWN ON PROJECT CONSTRUCTION PLANS.
6. TRANSVERSE SLOPE FOR PAVEMENT SHALL BE 2% TYPICAL.
7. GRADES AND ELEVATIONS SHALL BE MET BY SURFACE COURSE WITH PLANT MIX SEAL PLACED AS AN OVERLAY.
8. PLANT MIX SEAL SHALL BE PLACED ABOVE THE TOE OF THE GUTTER.
9. ALL ASPHALT CONCRETE PAVEMENT SHALL COMPLY WITH SECTION 116, SECTION 101.
10. ALL PORTLAND CEMENT CONCRETE PAVEMENT SHALL COMPLY WITH SECTION 101.

CONSTRUCTION NOTES:

- A. ASPHALT CONCRETE FINISH COURSE.
- B. ASPHALT CONCRETE PAVEMENT.
- C. COMPACTED BASE.
- D. COMPACTED SUBGRADE.
- E. CURB AND GUTTER STANDARD.
- F. SIDEWALK ADJACENT TO CURB (NON-STANDARD, VARIANCE REQUIRED).
- G. SIDEWALK AT STANDARD SETBACK.
- H. AGGREGATE BASE COURSE, TYPE I-B, SECTION 304, SSHBC. SEE 2405.2 FOR APPROPRIATE THICKNESS.

FLEXIBLE PAVEMENT SECTION (ASPHALT CONCRETE)



RIGID PAVEMENT SECTION (PORTLAND CEMENT CONCRETE)



REVISIONS:
08-03-2012
(RE-TITLED)

CITY OF GALLUP
PAVING
STREET SECTION WITHOUT MEDIAN

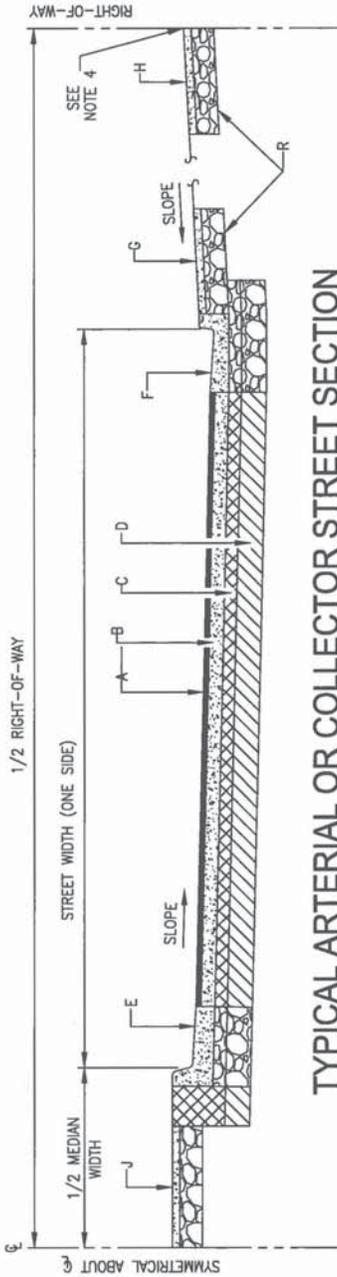
STD. DWG. NO. 2407.0 SEPTEMBER, 1999

GENERAL NOTES:

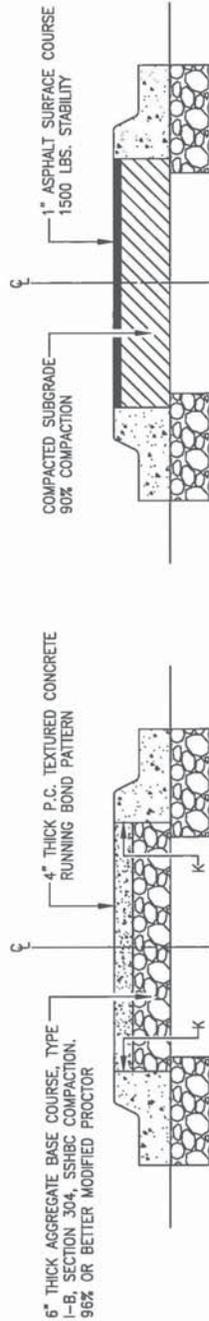
- STRUCTURAL THICKNESS OF PAVEMENT COMPONENTS WILL BE AS PER PAVEMENT DESIGN. THE DESIGN METHOD UTILIZED SHALL BE AS CURRENTLY IN USE BY NMSHD.
- ALL SUBGRADE COMPACTION FOR C & G WILL EXTEND 12" MIN. ON EITHER SIDE OF C & G CURB SECTION.
- SUBGRADE PREPARATION UNDER SIDEWALK AND DRIVEPADS SHALL BE INCLUDED WITH THE PARTICULAR ITEM.
- FINISHED GRADE AT PROPERTY LINE SHALL BE 0.33' MIN. ABOVE TOP OF CURB.
- SLOPE EASEMENT REQUIREMENTS WILL BE SHOWN ON PROJECT CONSTRUCTION PLANS.
- TRANSVERSE SLOPE FOR PAVEMENT SHALL BE 2% TYPICAL.
- GRADES AND ELEVATIONS SHALL BE MET BY SURFACE COURSE WITH PLANT MIX SEAL PLACED AS AN OVERLAY.
- PLANT MIX SEAL SHALL BE PLACED ABOVE THE TOE OF THE GUTTER.
- P.C.C. MEDIAN PAVEMENT SHALL BE TEXTURED CONCRETE RUNNING BOND PATTERN TRANSVERSE TO CENTERLINE COLOR AS SPECIFIED.
- SEE STANDARD DWG. 2407.0 FOR ARTERIAL/COLLECTOR, FLEXIBLE OR RIGID PAVEMENT SECTION.

CONSTRUCTION NOTES:

- ASPHALT CONCRETE FINISH COURSE.
- ASPHALT CONCRETE PAVEMENT.
- COMPACTED BASE.
- COMPACTED SUBGRADE.
- CURB AND GUTTER MEDIAN.
- CURB & GUTTER STANDARD.
- SIDEWALK ADJACENT TO CURB (NON-STANDARD, VARIANCE REQUIRED).
- SIDEWALK AT STANDARD SETBACK.
- MEDIAN
- 1/2" EXPANSION JOINT MATERIAL.
- SAW & SEAL JOINT PER STD. DETAIL.
- TYPICAL MEDIAN PAVING (SEE ABOVE).
- SEAL JOINT TO TOP OF CURB.
- #4 x 30" TIE BAR @ 2'-0" O.C. CAST CURB.
- EXTENSION NOT REQUIRED AT INTEGRAL CAST CURB.
- 6" THICK AGGREGATE BASE COURSE, TYPE I-B, SECTION 304, SSHBC COMPACTION, 96% OR BETTER MODIFIED PROCTOR

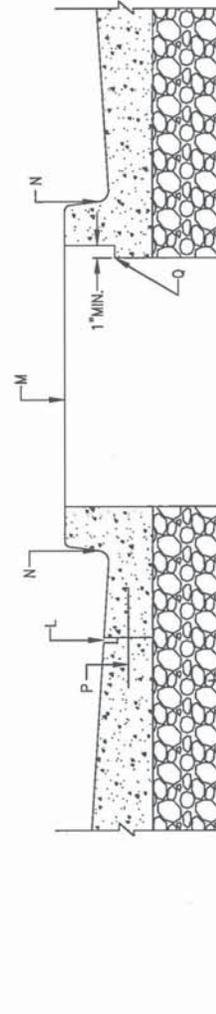


TYPICAL ARTERIAL OR COLLECTOR STREET SECTION WITH MEDIAN



CONCRETE MEDIAN PAVING SECTION

BITUMINOUS MEDIAN PAVING SECTION



CAST CURB & GUTTER

INTEGRAL CAST OR EXTRUDED PINNED CURB

CAST CURB & GUTTER

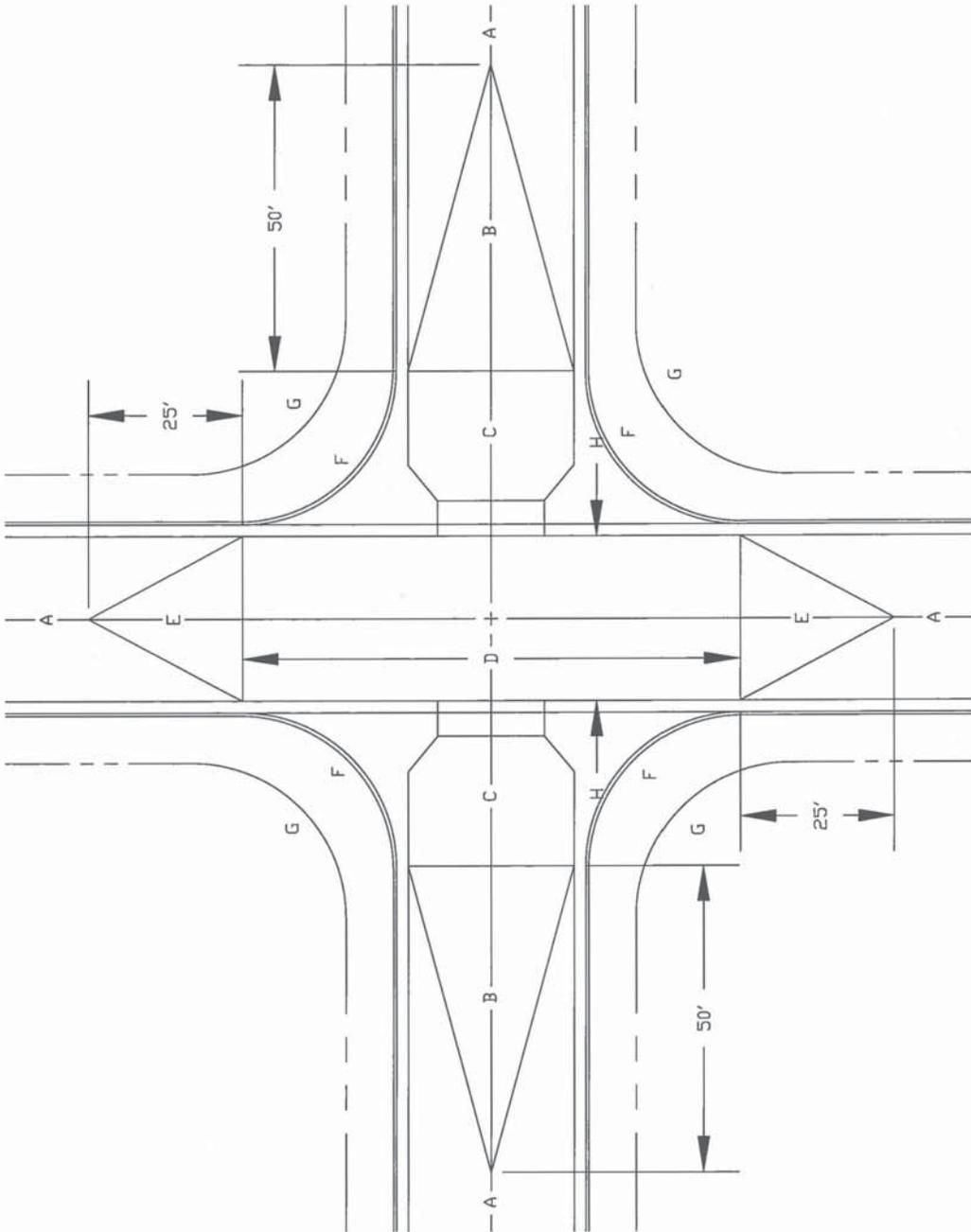


REVISIONS:
08-07-2012
(RE-TITLED)

CITY OF GALLUP

PAVING

STREET SECTION WITH MEDIAN



GENERAL NOTES:

1. REDUCE NORMAL CROWN TO NO CROWN SECTION WHEN APPROACHING PERPENDICULAR TO VALLEY GUTTER.
2. REDUCE NORMAL CROWN TO HALF CROWN SECTION WHEN STREET IS PARALLEL TO VALLEY GUTTER.
3. FOR 'T' INTERSECTIONS THE THROUGH STREET WILL RETAIN NORMAL CROWN & THE LEG OF THE 'T' WILL REDUCE NORMAL CROWN TO NO CROWN SECTION WHEN APPROACHING PERPENDICULAR TO VALLEY GUTTER.
4. CONSTRUCTION PLANS WILL DETAIL 'T' INTERSECTION WHEN DRAINAGE FLOWS ACROSS THROUGH STREET OF INTERSECTION.
5. CONSTRUCTION PLANS WILL SPECIFY RADII OF CURB RETURNS.

CONSTRUCTION NOTES:

- A. NORMAL 2% CROWN FOR RESIDENTIAL STREET.
- B. TRANSITION SECTION FROM FULL CROWN TO NO CROWN SECTION.
- C. NO CROWN SECTION.
- D. HALF CROWN SECTION.
- E. TRANSITION SECTION FROM FULL CROWN TO HALF CROWN SECTION.
- F. CURB RETURN.
- G. PROPERTY RETURN.
- H. FLOWLINE OF VALLEY GUTTER.

TYPICAL STREET INTERSECTION

GRADING CONCEPT



REVISIONS:
08-07-2012
(RE-NUMBERED)

CITY OF GALLUP

PAVING

TYPICAL STREET INTERSECTION

- GENERAL NOTES:**
1. CONSTRUCTION REFERENCES, MATERIALS, AND METHODOLOGY SHALL COMPLY WITH THE REQUIREMENTS OF STD. DWG. NO. 2400.0
 2. SURFACE SHALL HAVE A LIGHT BROOM FINISH.
 3. USE 1/2" EXP. JT. WHERE SIDEWALK OR DRIVEPAD ABUTS BLDGS., FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
 4. ALL DRIVEPADS SHALL BE A MIN. THICKNESS OF 6" AND SHALL BE CONSTRUCTED FROM BACK OF CURB TO P/L
 5. DRIVEPADS WIDER THAN 10' (NOMINAL) SHALL HAVE A 1/2" EXP. JT. AT MIDPOINT; DRIVEPADS WIDER THAN 36' SHALL HAVE 2 OR MORE 1/2" EXP. JTS. EQUALLY SPACED, MAX. SPACING IS 18' APART
 6. SIDEWALK AT THE BACK OF CURB SHALL BE USED ONLY WHERE SPECIFICALLY APPROVED BY CITY ENGINEER.
 7. FOR SIDEWALK WIDTH, SEE CHAPTER 23 OF THE DEVELOPMENT PROCESS MANUAL.
 8. SUBGRADE UNDER SIDEWALK & DRIVEPAD SHALL BE COMPACTED TO A MINIMUM OF 95% OR BETTER RELATIVE COMPACTION AS DETERMINED BY AASHTO STANDARD T180.
 9. SUBGRADE PREPARATION SHALL EXTEND 6" BEYOND EDGES OF IMPROVEMENTS AND 12" BELOW IMPROVEMENTS.
 10. UPPER 12" OF SUBGRADE SHALL EXHIBIT A PLASTICITY INDEX OF 25 OR LESS AS DETERMINED.
 11. ADA - AMERICANS WITH DISABILITIES ACT.
 12. COMMERCIAL PROPERTIES: REQUIRE NO. 4 REBAR 16" O.C.E.W. AT DRIVEPADS
 13. BASE COURSE SHALL BE COMPACTED TO 98% OR BETTER MODIFIED PROCTOR
 14. THIS DRAWING REPRESENTS ONE EXAMPLE OF DRIVEWAY CURB RAMPS. REFER TO NMDOT STANDARD DRAWING 608-001-9 FOR OTHER AVAILABLE OPTIONS ON DRIVEWAY APRONS.

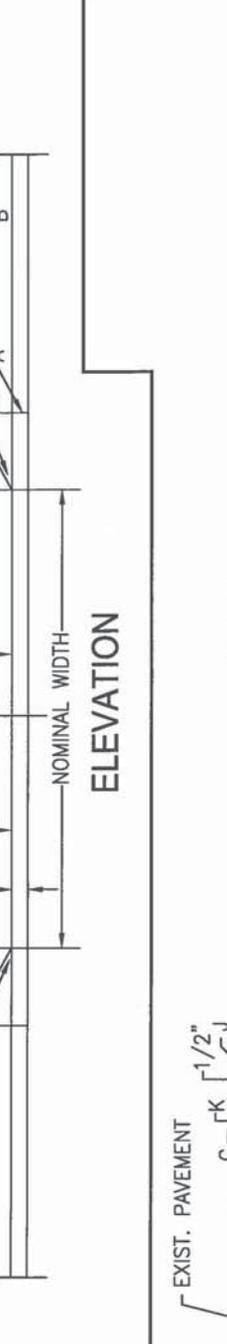
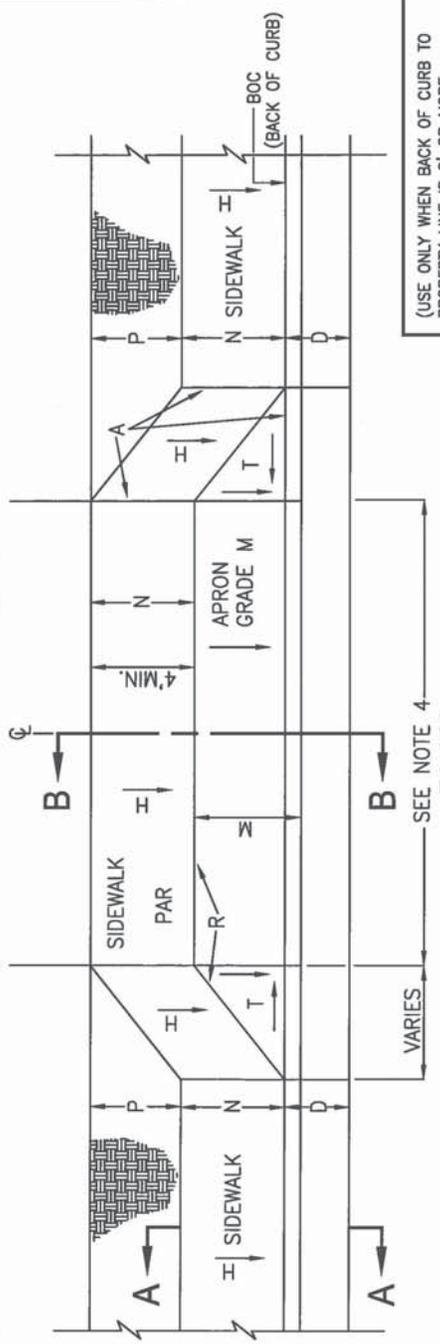
- CONSTRUCTION NOTES**
- A. 1/2" EXPANSION JOINT (ASPHALT IMPREGATED FIBRE).
 - B. CURB AND GUTTER.
 - C. SLOPE TO BE ADJUSTED TO PROVIDE A UNIFORM TRANSITION BETWEEN SIDEWALK AND DRIVEPAD.(NOT TO EXCEED 1(VERTICAL) TO 12 (HORIZONTAL) OR 8.3% (MAXIMUM)).
 - D. TOP OF DRIVEPAD.
 - E. TOP OF CURB.
 - F. PROPERTY LINE
 - G. 0' UP FROM FLOWLINE TO TOP OF CURB
 - H. SLOPE 1(VERTICAL) TO 50(HORIZONTAL) OR 2% (MAXIMUM).
 - I. THE FINISH GRADE ELEVATION DIFFERENCE BETWEEN TOP OF DRIVEPAD AT PROPERTY LINE AND TOP OF CURB AS DETERMINED BY NOTE H FROM THE TOP OF CURB TO TOP OF DRIVEPAD, AND ANY DEVIATION FROM THIS SLOPE MUST BE APPROVED BY THE CITY ENGINEER.
 - J. SAW CUT EXISTING CONCRETE FROM BACKSIDE OF CURB WITH SLOPE TOWARD FLOWLINE.
 - K. EXPOSED CUT EDGES SHALL BE GROUND SMOOTH/ ROUNDED TO REMOVE SHARP EDGE.
 - L. OUTSIDE EDGE OF SIDEWALK.
 - M. SLOPE REQUIRED TO MEET GIVEN OR SET BOUNDARY ELEVATIONS (PROPERTY LINE OR BOC, ETC.)
 - N. SIDEWALK WIDTHS SHALL BE 5FT FOR LOCAL OR COLLECTOR STREETS AND 6FT FOR ARTERIAL STREETS. SEE EXCEPTION NOTE, THIS SHEET FOR ALTERATIONS.
 - P. VARIABLE WIDTH
 - Q. ELEVATION IS MINIMUM OF 4" ABOVE TOP OF CURB.
 - R. USE NO EXPANSION MATERIAL.
 - S. 6" THICK AGGREGATE BASE COURSE, TYPE I-B, SSHBC
 - T. FLARE SECTION SHALL HAVE A 10% SLOPE

CITY OF GALLUP

PAVEMENT DRIVEPADS

CURB-TYPE SIDEWALK

DWG. NO. 2410.0 (F/K/A 2425.0) JUNE, 2005



EXCEPTION NOTE:
NEW CONSTRUCTION SHALL DICTATE THE WIDTH OF THE SIDEWALK. ALTERATIONS SHALL BE MADE WHERE COMPLIANCE TO THIS IS INFEASIBLE AND SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT PRACTICABLE. ANY ELEMENTS OF FEATURES OF THE BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL FALL WITHIN THE SCOPE OF THE ALTERATION.

ALTERNATE DETAIL
MACHINE CUT EXISTING CURBS
NOTE: SUBGRADE AND BASE COURSE SHOWN SHALL BE SIMILAR FOR ALL SECTIONS

ALTERNATE DETAIL
MACHINE CUT EXISTING CURBS
NOTE: SUBGRADE AND BASE COURSE SHOWN SHALL BE SIMILAR FOR ALL SECTIONS

REVISIONS:

09-08-99
10-12-99
03-18-02
06-03-05
10-06-06
03-24-08
12-08-15

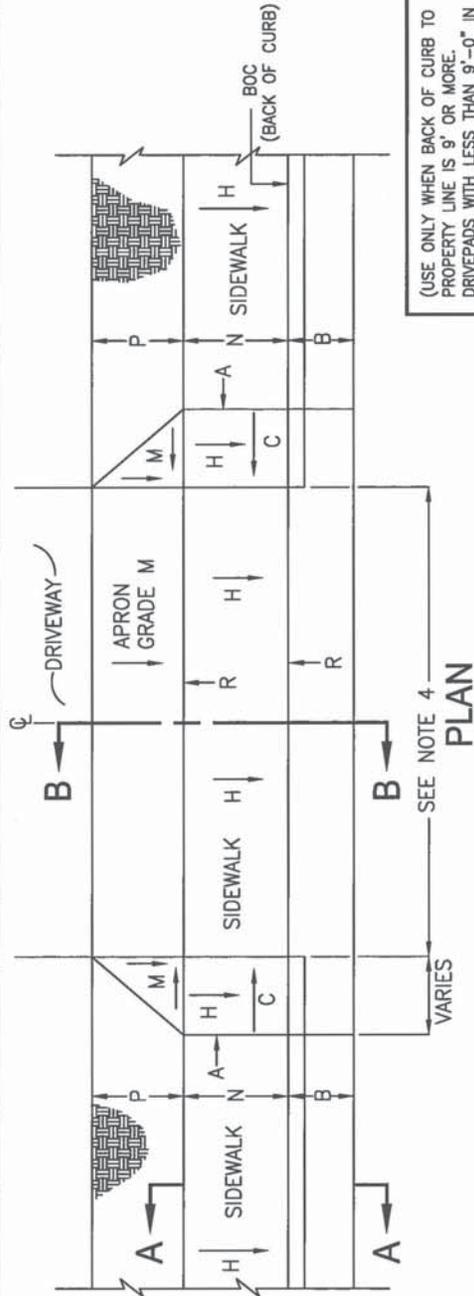
ENGINEERING
CITY OF GALLUP
DEPARTMENT

SECTION A-A

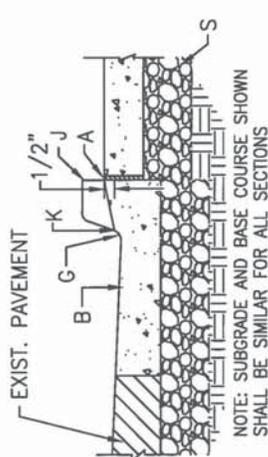
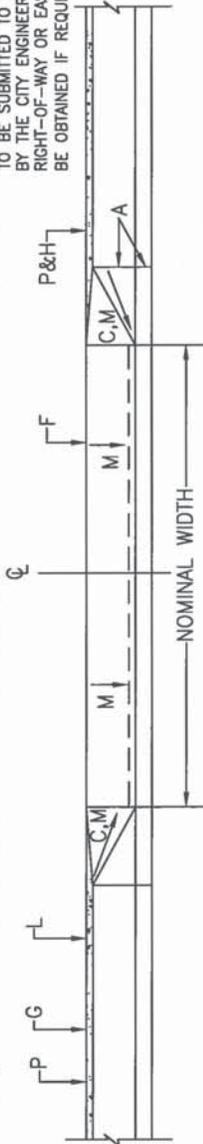
SECTION B-B

SEE NOTES 2,3,12,13

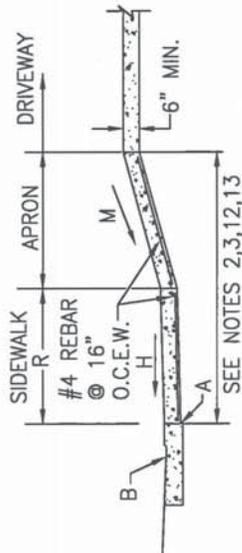
(9 of 32)



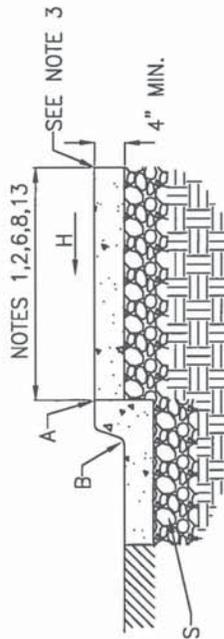
(USE ONLY WHEN BACK OF CURB TO PROPERTY LINE IS 9' OR MORE. DRIVEPADS WITH LESS THAN 9'-0" IN DEPTH REQUIRE A SPECIAL DESIGN TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER. ADDITIONAL RIGHT-OF-WAY OR EASEMENTS SHALL BE OBTAINED IF REQUIRED.)



ALTERNATE DETAIL
MACHINE CUT EXISTING CURBS
NOTE: SUBGRADE AND BASE COURSE SHOWN SHALL BE SIMILAR FOR ALL SECTIONS



SECTION B-B
SEE NOTES 2,3,12,13



SECTION A-A

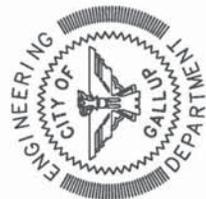
EXCEPTION NOTE:
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- GENERAL NOTES:**
1. CONSTRUCTION REFERENCES, MATERIALS, AND METHODOLOGY SHALL COMPLY WITH THE REQUIREMENTS OF STD. DWG. NO. 2400.0
 2. SURFACE SHALL HAVE A LIGHT BROOM FINISH.
 3. USE 1/2" EXP. JT. WHERE SIDEWALK OR DRIVEPAD ABUTS BLDGS., FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
 4. ALL DRIVEPADS SHALL BE A MIN. THICKNESS OF 6" AND SHALL BE CONSTRUCTED FROM BACK OF CURB TO P/L
 5. DRIVEPADS WIDER THAN 10' (NOMINAL) SHALL HAVE A 1/2" EXP. JT. AT MIDPOINT. DRIVEPADS WIDER THAN 36" SHALL HAVE 2 OR MORE 1/2" EXP. JTS. EQUALLY SPACED, MAX. SPACING IS 18" APART
 6. SIDEWALK AT THE BACK OF CURB SHALL BE USED ONLY WHERE SPECIFICALLY APPROVED BY CITY ENGINEER.
 7. FOR SIDEWALK WIDTH, SEE CHAPTER 23 OF THE DEVELOPMENT PROCESS MANUAL.
 8. SUBGRADE UNDER SIDEWALK & DRIVEPAD SHALL BE COMPACTED TO A MINIMUM OF 95% OR BETTER RELATIVE COMPACTION AS DETERMINED BY AASHTO STANDARD T180.
 9. SUBGRADE PREPARATION SHALL EXTEND 6" BEYOND EDGES OF IMPROVEMENTS AND 12" BELOW IMPROVEMENTS.
 10. UPPER 12" OF SUBGRADE SHALL EXHIBIT A PLASTICITY INDEX OF 25 OR LESS AS DETERMINED.
 11. ADA - AMERICANS WITH DISABILITIES ACT.
 12. COMMERCIAL PROPERTIES: REQUIRE NO. 4 REBAR 16" O.C.E.W. AT DRIVEPADS
 13. BASE COURSE SHALL BE COMPACTED TO 96% OR BETTER MODIFIED PROCTOR
 14. THIS DRAWING REPRESENTS ONE EXAMPLE OF DRIVEWAY CURB RAMPS. REFER TO NDOT STANDARD DRAWING 608-001-9 FOR OTHER AVAILABLE OPTIONS ON DRIVEWAY APRONS.

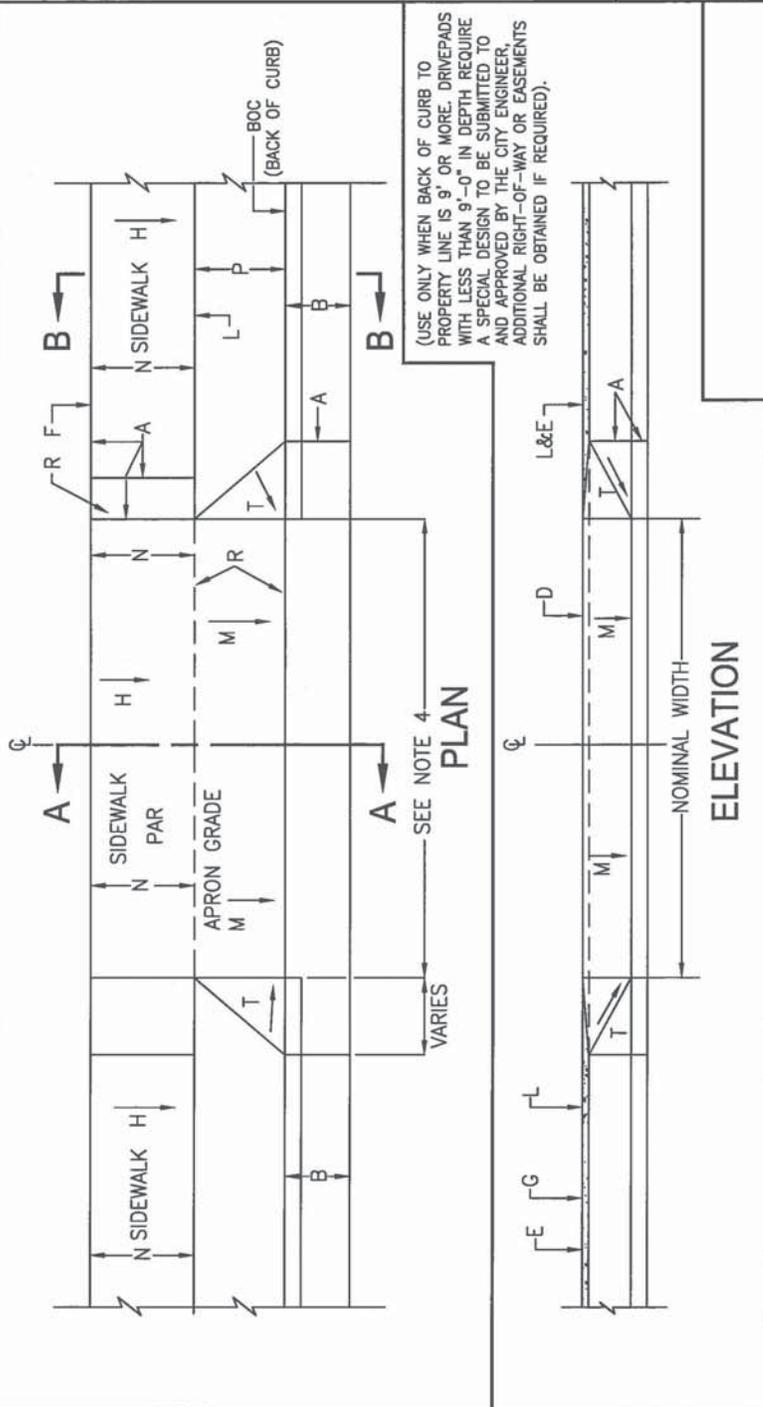
CONSTRUCTION NOTES

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- C. SLOPE TO BE ADJUSTED TO PROVIDE A UNIFORM TRANSITION BETWEEN SIDEWALK AND DRIVEPAD.(NOT TO EXCEED 1(VERTICAL) TO 12 (HORIZONTAL) OR 8.3% (MAXIMUM).
- D. TOP OF DRIVEPAD.
- E. TOP OF CURB.
- F. PROPERTY LINE
- G. 0" LIP FROM FLOWLINE TO TOP OF CURB
- H. SLOPE 1(VERTICAL) TO 50(HORIZONTAL) OR 2% (MAXIMUM).
- I. THE FINISH GRADE ELEVATION DIFFERENCE BETWEEN TOP OF DRIVEPAD AT PROPERTY LINE AND TOP OF CURB AS DETERMINED BY NOTE H FROM THE TOP OF CURB TO TOP OF DRIVEPAD, AND ANY DEVIATION FROM THIS SLOPE MUST BE APPROVED BY THE CITY ENGINEER.
- J. SAW CUT EXISTING CONCRETE FROM BACKSIDE OF CURB WITH SLOPE TOWARD FLOWLINE.
- K. EXPOSED CUT EDGES SHALL BE GROUND SMOOTH/ ROUNDED TO REMOVE SHARP EDGE.
- L. OUTSIDE EDGE OF SIDEWALK.
- M. SLOPE REQUIRED TO MEET GIVEN OR SET BOUNDARY ELEVATIONS (PROPERTY LINE OR BOC, ETC.)
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- P. VARIABLE WIDTH
- Q. ELEVATION IS MINIMUM OF 4" ABOVE TOP OF CURB.
- R. USE NO EXPANSION MATERIAL
- S. 6" THICK AGGREGATE BASE COURSE, TYPE I-B, SSHBC

- REVISIONS:**
- 09-08-99
 - 10-12-99
 - 03-18-02
 - 06-03-05
 - 10-06-06
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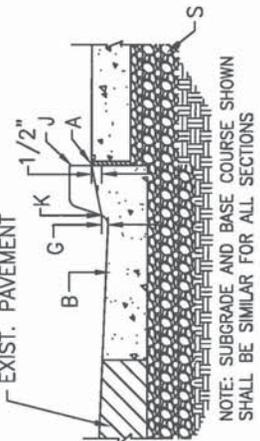


CITY OF GALLUP
PAVEMENT DRIVEPADS
CURB-TYPE SIDEWALK



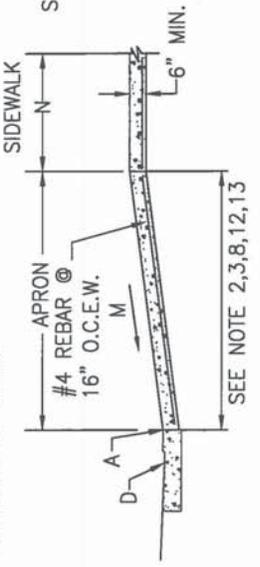
(USE ONLY WHEN BACK OF CURB TO PROPERTY LINE IS 9' OR MORE. DRIVEPADS WITH LESS THAN 9'-0" IN DEPTH REQUIRE A SPECIAL DESIGN TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER, ADDITIONAL RIGHT-OF-WAY OR EASEMENTS SHALL BE OBTAINED IF REQUIRED).

EXCEPTION NOTE:
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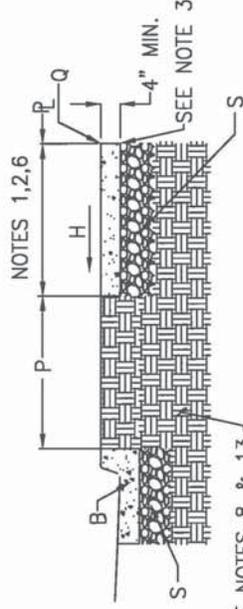
ALTERNATE DETAIL
MACHINE CUT EXISTING CURBS

NOTE: SUBGRADE AND BASE COURSE SHOWN SHALL BE SIMILAR FOR ALL SECTIONS



SECTION A-A

SEE NOTE 2,3,8,12,13



SECTION B-B

NOTES 1,2,6

REVISIONS:

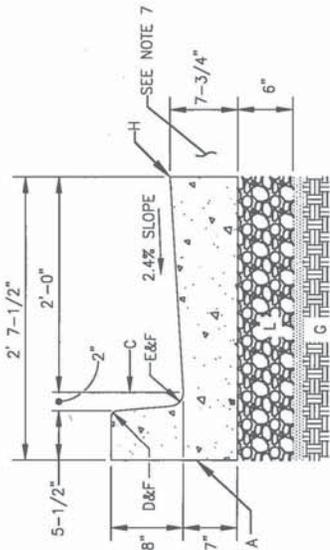
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12-08-15

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 4. ALL DRIVEPADS SHALL BE A MIN. THICKNESS OF 6" AND SHALL BE CONSTRUCTED FROM BACK OF CURB TO P/L.
 5. DRIVEPADS WIDER THAN 10' (NOMINAL) SHALL HAVE A 1/2" EXP. JT. AT MIDPOINT. DRIVEPADS WIDER THAN 36' SHALL HAVE 2 OR MORE 1/2" EXP. JTS. EQUALLY SPACED, MAX. SPACING IS 18' APART
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 12. COMMERCIAL PROPERTIES: REQUIRE NO. 4 REBAR 16" O.C.E.W. AT DRIVEPADS
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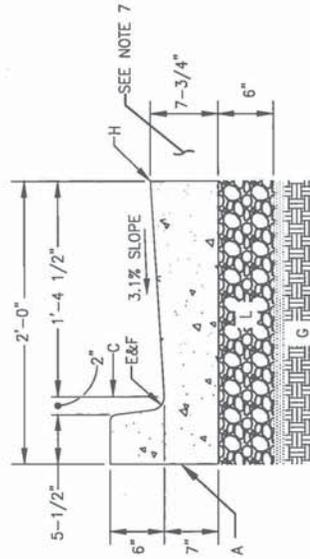
CONSTRUCTION NOTES

- A. 1/2" EXPANSION JOINT (ASPHALT IMPREGATED FIBRE).
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- K. EXPOSED CUT EDGES SHALL BE GROUND SMOOTH/ ROUNDED TO REMOVE SHARP EDGE.
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- P. VARIABLE WIDTH
- Q. ELEVATION IS MINIMUM OF 4" ABOVE TOP OF CURB.
- R. USE NO EXPANSION MATERIAL.
- S. 6" THICK AGGREGATE BASE COURSE, TYPE I-B, SSHBC
- T. FLARE SECTION SHALL HAVE A 10% SLOPE (MAXIMUM)

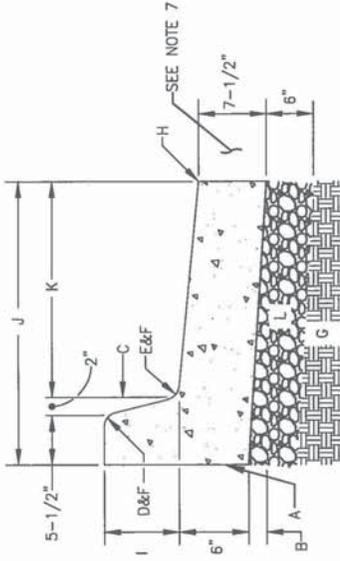
CITY OF GALLUP
PAVEMENT DRIVEPADS
OFFSET SIDEWALK TYPE



STANDARD 8" CURB AND GUTTER



STANDARD 6" CURB AND GUTTER



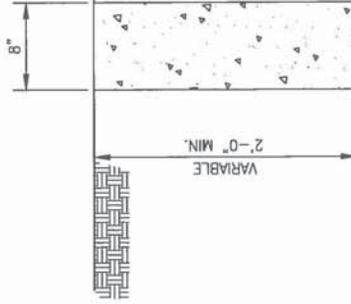
DEPRESSED GUTTER

CONSTRUCTION NOTES

- A. PROVIDE 1/2" ASPHALT IMPREGNATED FIBER EXPANSION JOINT BETWEEN END/BACK OF CURB AND CUT-OFF WALL.
- B. VARIABLE, DEPRESS AS NEEDED.
- C. FLOWLINE.
- D. 3/4" RADIUS.
- E. 1-1/2" RADIUS.
- F. DIMENSIONS AT ROUNDED CORNERS MEASURE TO INTERSECTION OF STRAIGHT LINES.
- G. SUBGRADE SHALL BE COMPACTED TO 95% STANDARD PROCTOR OR BETTER.
- H. ASPHALT CONCRETE PAVEMENT ABUTS GUTTER.
- I. 6" OR 8" AS PER STREET CLASSIFICATION REQUIREMENTS.
- J. 2'-7 1/2" OR 2'-0" AS PER STREET CLASSIFICATION REQUIREMENTS.
- K. 2'-0" OR 1'-5 1/2" AS PER STREET CLASSIFICATION REQUIREMENTS.
- L. AGGREGATE BASE COURSE TYPE I-B, SECTION 304, SSHBC SPECIFICATIONS AND SHALL BE COMPACTED TO 96% MODIFIED PROCTOR OR BETTER.

GENERAL NOTES:

1. CONSTRUCTION MATERIALS AND METHODOLOGY SHALL COMPLY WITH THE THE REQUIREMENTS OF STD. DWG. NO. 2400.0.
2. FOR STANDARD AND MEDIAN C & G ADJACENT TO ASPHALT CONCRETE PAVEMENT, PROVIDING CONTRACTION JOINTS AT 5' INTERVALS, SPACING, 1/2" EXPANSION JOINTS AT CURB RETURNS & AT A MAXIMUM SPACING OF 30' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS OR SIMILAR UNCONFORMITIES. CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1-1/2" DEEP AT FINISHED FACES. HAVING A MAXIMUM WIDTH OF 1/8".
3. REINFORCEMENT SHALL NOT BE USED IN CUT-OFF WALLS. TOP OF WALL SHALL CONFORM TO TOP OF ASPHALT CONCRETE SURFACE. WALL SHALL BE PLACED PRIOR TO ASPHALT PAVING.
4. CURB AND GUTTER CONTRACTION JOINTS AND EXPANSION JOINTS SHALL HAVE THE SAME ALIGNMENT AS THE SIDEWALK JOINTS.
5. ALL EDGES NOT DEFINED HEREIN SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.
6. STANDARD 6" C & G SHALL BE USED FOR DESIGNATED STREET CLASSIFICATION UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER.
7. REMOVE & REPLACE EXISTING PAVEMENT 1' WIDE ADJACENT TO LIP OF GUTTER WHEN CONSTRUCTION CURB AND GUTTER ADJACENT TO EXISTING ASPHALT CONCRETE PAVEMENT.
8. CERTAIN AREAS WITHIN THE CITY MAY HAVE CURB AND GUTTER SECTIONS DIFFERING FROM ABOVE, IN WHICH CASE CONTACT CITY ENGINEER FOR DIRECTION.
9. SUBGRADE SHALL BE SCARIFIED AND COMPACTED EXTENDING 6" MAX BEYOND EDGES OF C & G SECTION. 95% MINIMUM COMPACTION AT OPTIMUM MOISTURE +/- 2%, ASTM D1557, OR OPTIMUM MOISTURE TO +4% ASTM D698. FOR SOILS WITH 35% MAXIMUM MATERIAL PASSING THE NO. 200 SIEVE. STABILITY ON BICYCLE PATHS.



CUT-OFF WALL

(TO BE USED AT THE END OF
ASPHALT CONCRETE PAVEMENT)

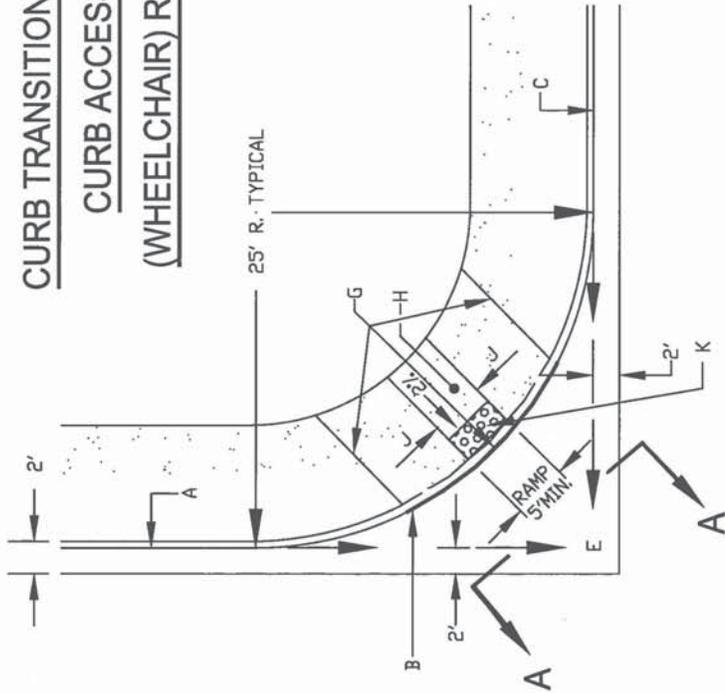


REVISIONS:
04-07-00
08-04-00
03-18-02
10-02-2012 (NOTE LETTERINGS)
12-04-15

CITY OF GALLUP

PORTLAND CEMENT CONCRETE
CURB AND GUTTER

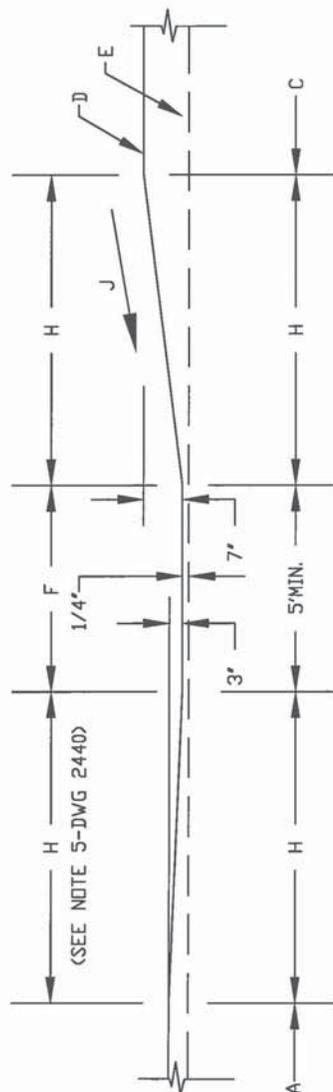
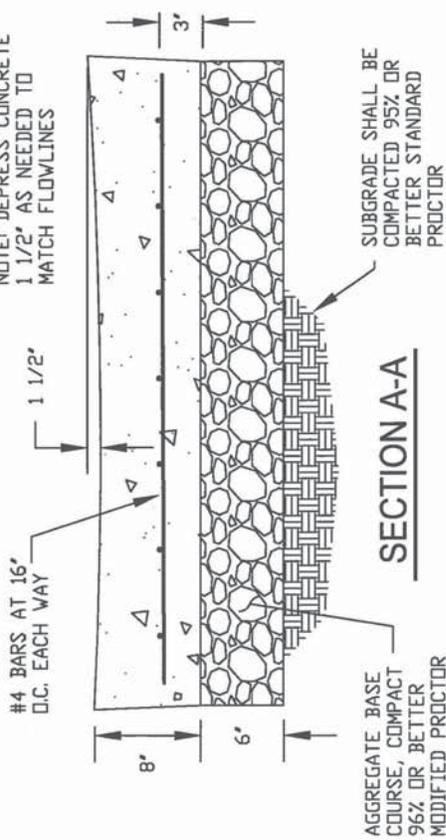
CURB TRANSITION WITH CURB ACCESS (WHEELCHAIR) RAMP



CONSTRUCTION NOTES:

- A. MOUNTABLE CURB, ROLL TYPE
- B. SEE APPLICABLE STD. DWG. FOR DETAILS OF CURB ACCESS RAMPS.
- C. STANDARD CURB & GUTTER
- D. TOP OF CURB.
- E. FLOWLINE.
- F. WHEELCHAIR RAMP.
- G. 1/2' EXPANSION JOINT
- H. SEE APPLICABLE STD. DWG. FOR DETAILS OF CURB ACCESS RAMPS.
- J. SLOPE SHALL BE 7.0% TYPICAL, 8.3% MAXIMUM
- K. 5' X 24' WIDE DETECTABLE WARNING SURFACE. SEE SHEET 2427.0 FOR DETAILS.

NOTE: DEPRESS CONCRETE 1 1/2' AS NEEDED TO MATCH FLOWLINES



PROFILE AT BACK OF CURB CURB TRANSITION WITH CURB ACCESS RAMP PER DETAIL



REVISIONS:
09-08-99
1-7-16

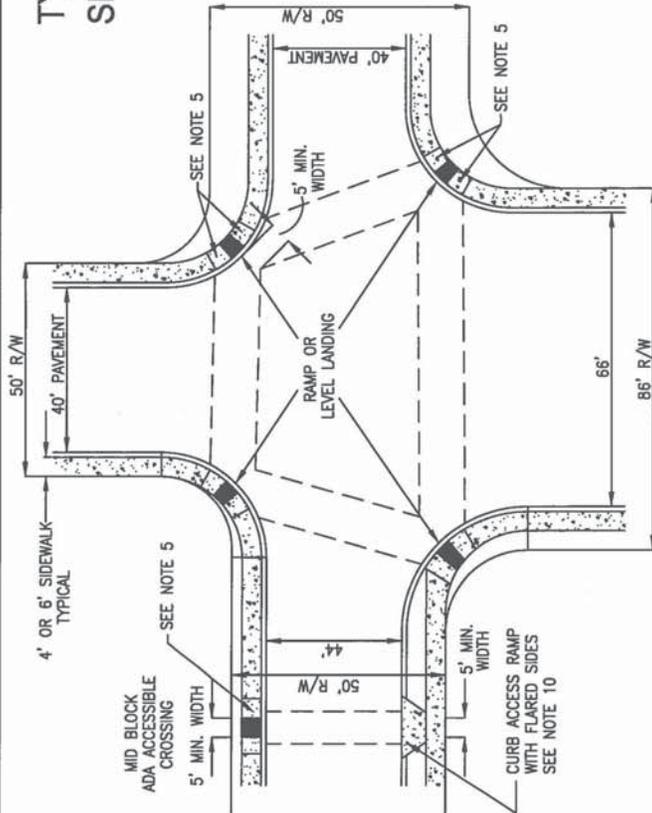
**CITY OF GALLUP
PAVING MOUNTABLE TO STANDARD CURB TRANSITION**

STD. DWG. NO. 2415.3 (F/K/A 2418.0) AUGUST, 1999

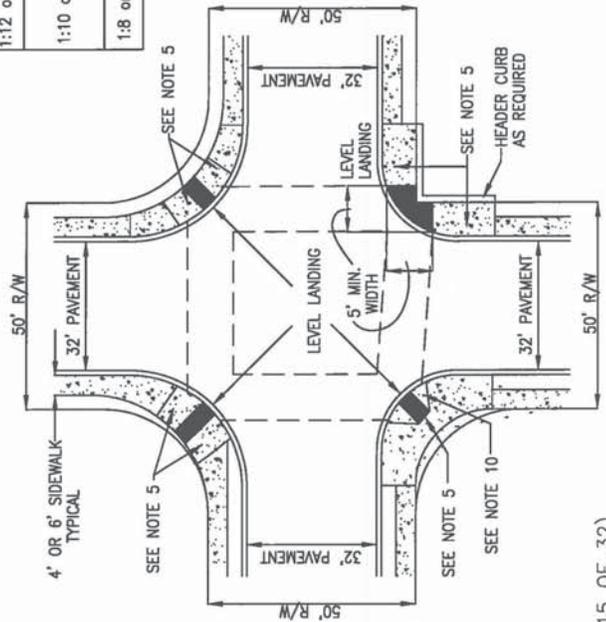
TYPICAL LOCATIONS OF SIDEWALKS AND RAMPS

ABBREVIATIONS

ADA - AMERICAN WITH DISABILITIES ACT



NOTE: FOR ALL CURBS THAT CONNECT WITH INTERSECTIONS, REFER TO NOTE 5 ON RAMP SLOPES



(15 OF 32)

GENERAL NOTES:

- CONSTRUCTION MATERIALS AND METHODOLOGY SHALL COMPLY WITH THE REQUIREMENTS OF STD. DWG. NO. 2400.0
- WHERE AN ADEQUATE AREA FOR CURB ACCESS (WHEELCHAIRS) RAMPS EXISTS, THE CITY ENGINEER WILL SPECIFY LOCATION OF RAMP(S).
- MIN. CURB RADIUS IS 25FT. UNLESS OTHERWISE SPECIFIED.
- CURB ACCESS (WHEELCHAIR) RAMPS SHALL BE PROVIDED AT ALL CORNERS OF STREET INTERSECTIONS.
- SLOPE SIDEWALK FROM TOP OF CURB TO LEVEL 5' X 5' LANDING AREA AT BOTTOM OF RAMP ON SLOPE OF 1 (VERTICAL) UNIT TO 12 (HORIZONTAL) UNITS OF IDENTICAL MEASURE (MAXIMUM SLOPE).
- UNI-DIRECTIONAL CURB ACCESS RAMPS; SLOPE SIDEWALK FROM P.C. OR P.T. OF CURB RETURN DOWN TO QUARTER POINT OF CURB RETURN USING A SLOPE NO STEEPER THAN THAT DEFINED IN NOTE 5 ABOVE. FOR POSSIBLE EXCEPTIONS, SEE TABLE OF ADA ACCESSIBLE ROUTE SLOPES ON THIS DRAWING.
- CURB ACCESS RAMPS COMPLYING WITH ADA REGULATIONS SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.
- SLOPES OF CURB ACCESS RAMPS SHALL COMPLY WITH ALL ADA REGULATIONS AND THE TABLE OF ACCESSIBLE ROUTE SLOPES ON THIS DRAWING. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE, OR SIDEWALK ADJACENT TO CURB ACCESS RAMPS SHALL NOT EXCEED 1:20.
- THE MINIMUM WIDTH OF ANY ADA ACCESSIBLE RAMP SHALL BE 60 INCHES (5 FEET).
- A CURB ACCESS RAMP LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP OR WHERE IT IS NOT PROTECTED BY HAND OR GUARDRAILS, SHALL HAVE FLARED SIDES WITH SLOPES NOT EXCEEDING 1:10 IF A LEVEL LANDING AREA OF AT LEAST 48 INCHES LONG IS PROVIDED AT THE TOP END OF THE RAMP. OTHERWISE THE FLARED SIDE SLOPES SHALL NOT EXCEED 1:12.
- CURB ACCESS RAMPS WITH RETURNED OR HEADER TYPE OF CURBING MAY BE CONSTRUCTED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. BUILT-UP CURB ACCESS RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES AND MAY ONLY BE DONE WITH APPROVAL FROM THE CITY ENGINEER EXCEPT FOR PARKING LOT APPLICATIONS.
- CURB ACCESS RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTIONS BY PARKED VEHICLES.
- CURB ACCESS RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE PARKING EXCLUDING ANY FLARED SIDES.
- CURB ACCESS RAMPS AND THEIR APPROACHES SHALL BE CONSTRUCTED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.
- ANY CONFLICT BETWEEN THIS STANDARD DRAWING AND ADA REGULATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY ENGINEER FOR RESOLUTION.
- ALL ADA ACCESSIBLE RAMPS SHALL HAVE LANDINGS AT BOTTOM AND TOP OF EACH RAMP AND EACH RAMP RUN LANDINGS SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT AND SHALL HAVE A LENGTH OF 60 INCHES (5 FEET) MINIMUM. IF THE RAMP CHANGES DIRECTION AT THE LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 5 FEET BY 5 FEET. RAMPS AND LANDINGS WITH DROP-OFFS SHALL HAVE CURBS, WALLS, RAILINGS, OR PROJECTIONS THAT PREVENT SLIPPING OR FALLING OFF OF THE RAMP. SLOPE OF EACH LANDING SHALL BE 2%.

SLOPE	MAX. RISE *		MAX. HORIZ. PROJ.		COMMENTS
	Inches	mm	feet	meters	
1:50 or flatter	unlimited		unlimited		To be used for cross slopes on any ADA accessible route.
1:15 or flatter	30	760	15	4.5	To be used for direction of travel on any ramp surface.
1:12 or flatter	30	760	15	4.5	
1:10 or flatter	6	150	5	1.5	May be used at existing sites with approval of the City Engineer if space limitations prohibits use of a 1:12 slope or flatter.
1:8 or flatter	3	75	2	0.6	

- * Slope is indicated in a ratio of vertical units to horizontal units of identical measure.
 - ** After the maximum rise has been attained, a level landing area must be provided.
 - See General Note No. 9
- NOTE: ADA defines "ramp" as any surface that equals or exceeds a 5% slope along its path of travel. A level landing area is a surface of sufficient size that does not exceed a 2% slope in any direction

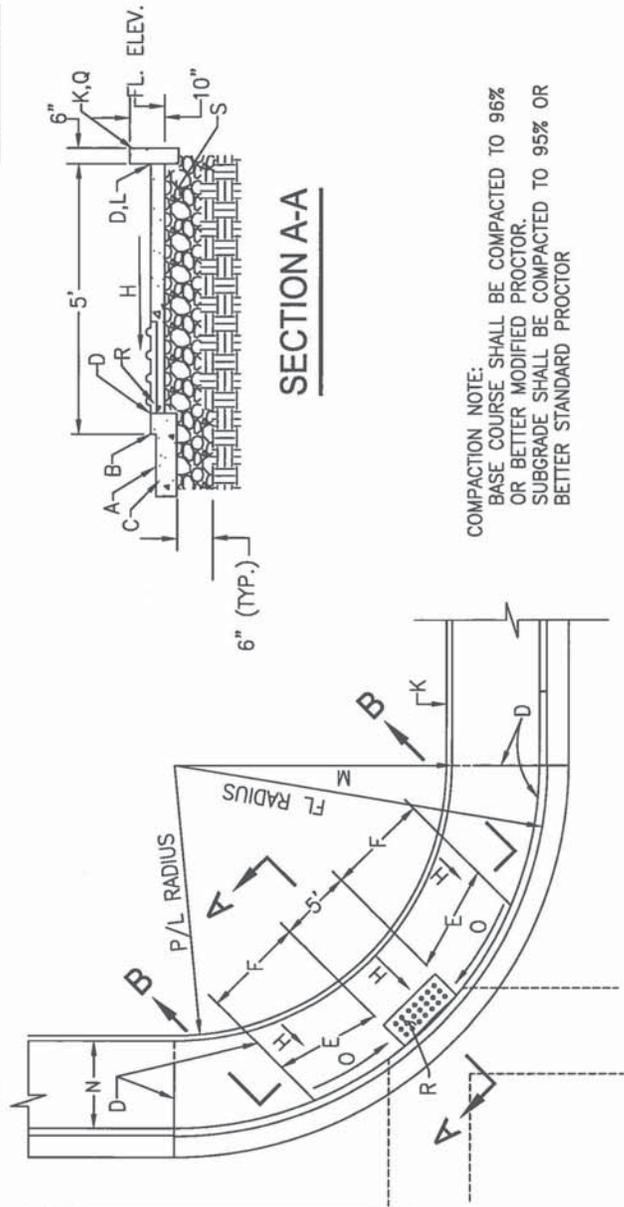
REVISIONS:
12-03-15



CITY OF GALLUP

CURB ACCESS RAMP LOCATIONS

STD. DWG. NO. 2416.0 (F/K/A 2440.0) AUGUST, 1999



NOTE: WIDTH OF TURNING SPACE AT CURB TO MATCH WIDTH OF DETECTABLE WARNING SURFACE

CASE I MINIMAL R.O.W. FOR SIDEWALK AT BACK OF CURB

COMPACTION NOTE:
 BASE COURSE SHALL BE COMPACTED TO 96% OR BETTER MODIFIED PROCTOR.
 SUBGRADE SHALL BE COMPACTED TO 95% OR BETTER STANDARD PROCTOR

LANDING NOTE:
 TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0%. TURNING SPACE SHALL BE 5' X 5' MINIMUM AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4' X 5' MINIMUM. THE 5' SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.

EXCEPTION NOTE:
 NEW CONSTRUCTION SHALL DICTATE THE WIDTH OF THE SIDEWALK. ALTERATIONS SHALL BE MADE WHERE COMPLIANCE TO THIS IS INFEASIBLE AND SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT PRACTICABLE. ANY ELEMENTS OF FEATURES OF THE BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL FALL WITHIN THE SCOPE OF THE ALTERATION.

* CHANGED THE STD. DWG. NO. ** ADA REQUIREMENT UPDATES



GENERAL NOTES:

1. CONSTRUCTION MATERIALS AND METHODOLOGY SHALL COMPLY WITH THE REQUIREMENTS OF STD. DWG. NO. 2400.0
2. CURB ACCESS RAMPS ARE NORMALLY TO BE LOCATED AT THE CENTER OF THE RETURN OR AS DIRECTED BY THE CITY ENGINEER.
3. SURFACE TEXTURE OF CURB ACCESS RAMPS SHALL BE OBTAINED BY HEAVY BROOMING (TEXTURE DEPTH .035"), TRANSVERSE TO THE SLOPE OF THE RAMP.
4. GUTTER FLOW-LINE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP. DRAINAGE CATCH BASIN
5. WIDTH OF SIDEWALK AND RAMP MUST BE MAINTAINED AT A MINIMUM OF 5'-0" THROUGH ENTIRE RAMP LENGTH.

CONSTRUCTION NOTES:

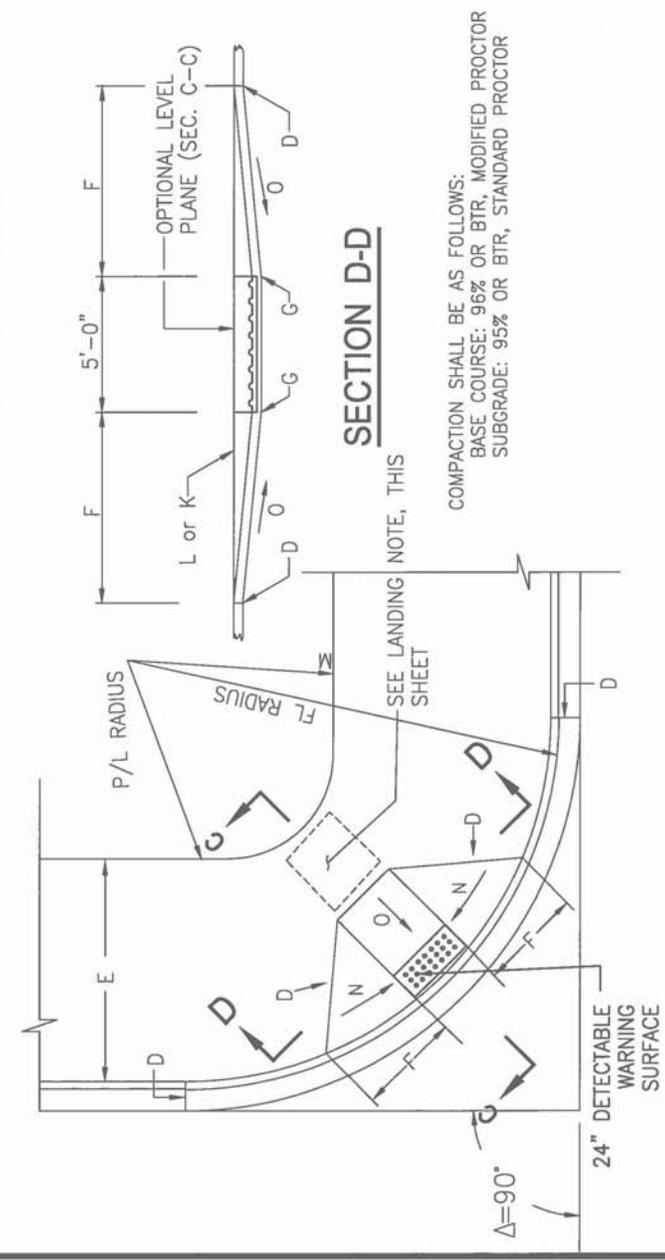
- A. SLOPE OF GUTTER DEPENDENT ON REQUIREMENTS FOR VALLEY GUTTER.
- B. 1/4" LIP ABOVE FLOW LINE (VERTICAL), SEE STD. DWG. 2415
- C. CURB AND GUTTER
- D. 1/2" ASPHALT IMPREGNATED FIBER EXPANSION JOINT
- E. PARALLEL LINES-TOP AND BOTTOM OF RAMP.
- F. 15' MAX. AT FACE OF CURB (SEE STD. DWG. 2415)
- G. CONTRACTION (DUMMY) JOINT
- H. SLOPE OF 1.5% TYP, 2.0% MAX.
- J. VARIABLE
- K. HEADER CURB. SHALL HAVE A MINIMUM WIDTH DIMENSION OF 6".
- L. BACK OF SIDEWALK
- M. BACK OF SIDEWALK RADIUS TO BE ESTABLISHED SO AS TO MAINTAIN A 5'-0" RAMP WIDTH (MINIMUM) OR MORE THROUGHOUT. SEE STD DWG. 2416.0 (NOTE 6) IF LESS THAN 5'-0" IS AVAILABLE DUE TO UNTIMELY OR UNRESOLVABLE CONSTRAINTS. SEE CITY ENGINEER FOR ATYPICAL SITE CONDITIONS.
- N. SIDEWALK WIDTHS SHALL BE 5FT FOR LOCAL OR COLLECTOR STREETS AND 6FT FOR ARTERIAL STREETS. SEE EXCEPTION NOTE, THIS SHEET FOR ALTERATIONS.
- O. SLOPE SHALL BE 7.0% TYP, 8.3% MAXIMUM ON RAMP SLOPE
- P. ANY PRIVATE LANDSCAPING AND/OR IRRIGATION SHALL BE RESTORED TO ORIGINAL CONDITION. SHOULD ANY PRIVATE IMPROVEMENT NEED TO BE REMOVED, OWNER MUST BE NOTIFIED.
- Q. MAY BE CAST MONOLITHICALLY WITH RAMP IN WHICH CASE OMIT "D".
- R. 5' X 24" DETECTABLE WARNING SURFACE. SEE SHEET 2417.0 FOR DETAILS
- S. 6" THICK AGGREGATE BASE COURSE, TYPE I-B, SECTION 304, SSHBC.

REVISIONS:

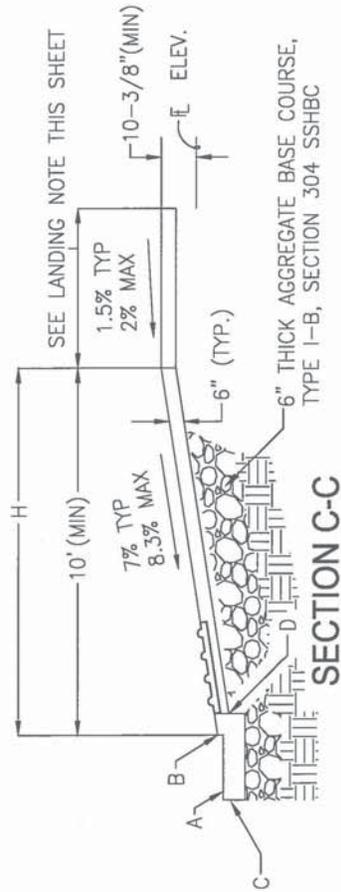
- 09-08-99
- 08-04-00
- 07-26-05
- 09-09-09*
- 12-03-15**

CITY OF GALLUP

PORTLAND CEMENT CONCRETE CURB ACCESS RAMP



CASE II SETBACK LANDING SIDEWALK



SECTION C-C

EXCEPTION NOTE:

NEW CONSTRUCTION SHALL DICTATE THE WIDTH OF THE SIDEWALK. ALTERATIONS SHALL BE MADE WHERE COMPLIANCE TO THIS IS INFEASIBLE AND SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT PRACTICABLE. ANY ELEMENTS OF FEATURES OF THE BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL FALL WITHIN THE SCOPE OF THE ALTERATION.

LANDING NOTE:

TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0%. TURNING SPACE SHALL BE 5' X 5' MINIMUM AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4' X 5' MINIMUM. THE 5' SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.

- GENERAL NOTES:**
1. CONSTRUCTION MATERIALS AND METHODOLOGY SHALL COMPLY WITH THE REQUIREMENTS OF STD. DWG. NO. 2400.0.
 2. CURB ACCESS RAMPS ARE NORMALLY TO BE LOCATED AT THE CENTER OF THE RETURN OR AS DIRECTED BY THE CITY TRAFFIC ENGINEER.
 3. SURFACE TEXTURE OF CURB ACCESS RAMPS SHALL BE OBTAINED BY HEAVY BROOMING (TEXTURE DEPTH .035"), TRANSVERSE TO THE SLOPE OF THE RAMP.
 4. GUTTER FLOW-LINE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP. DRAINAGE CATCH BASIN.
 5. WIDTH OF SIDEWALK AND RAMP MUST BE MAINTAINED AT A MINIMUM OF 5'-0" THROUGH ENTIRE RAMP LENGTH.

CONSTRUCTION NOTES:

- A. SLOPE OF GUTTER DEPENDENT ON REQUIREMENTS FOR VALLEY GUTTER.
- B. 1/4" LIP ABOVE FLOW LINE (VERTICAL)
- C. CURB AND GUTTER
- D. 1/2" ASPHALT IMPREGNATED FIBER EXPANSION JOINT
- E. SIDEWALK WIDTHS SHALL BE 5FT FOR LOCAL OR COLLECTOR STREETS AND 6FT FOR ARTERIAL STREETS. SEE EXCEPTION NOTE, THIS SHEET FOR ALTERATIONS.
- F. 15' MAX. AT FACE OF CURB
- G. CONTRACTION (DUMMY) JOINT
- H. VARIES WITH AVAILABLE RIGHT-OF-WAY. CONTRACTOR SHALL MAINTAIN A MAXIMUM DISTANCE OF 15'
- K. HEADER CURB
- L. BACK OF SIDEWALK
- M. BACK OF SIDEWALK RADIUS TO BE ESTABLISHED SO AS TO MAINTAIN A 5'-0" RAMP WIDTH (MINIMUM) OR MORE THROUGHOUT. SEE STD DWG. 2416.0 (NOTE 6) IF LESS THAN 5'-0" IS AVAILABLE DUE TO UNTIMELY OR UNRESOLVABLE CONSTRAINTS. SEE CITY ENGINEER FOR A TYPICAL SITE CONDITIONS.
- N. FLARED SECTIONS ON RAMP SHALL HAVE A 10% SLOPE MAXIMUM.
- O. 7.0% TYP, 8.3% MAXIMUM SLOPE ON RAMP
- P. ANY PRIVATE LANDSCAPING AND OR IRRIGATION SHALL BE RESTORED TO ORIGINAL CONDITION. SHOULD ANY PRIVATE IMPROVEMENT NEED TO BE REMOVED, OWNER MUST BE NOTIFIED.

REVISIONS:
05-11-06
01-07-16



CITY OF GALLUP

**PORTLAND CEMENT CONCRETE
CURB ACCESS RAMP, CASE 2**

STD. DWG. NO. 2416.2 (F/K/A 2441.2) AUGUST, 1999

EXCEPTION NOTE:

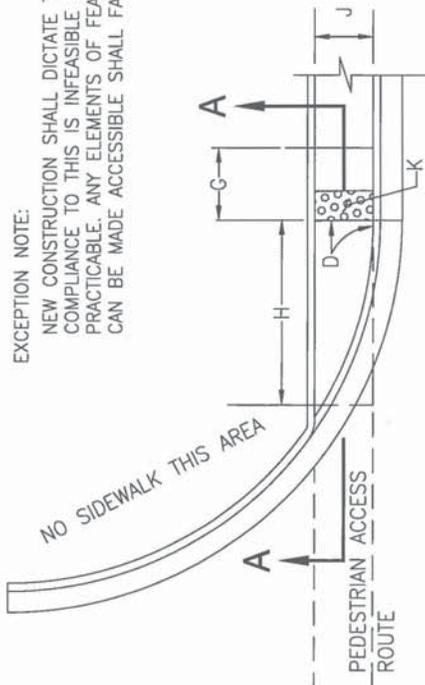
NEW CONSTRUCTION SHALL DICTATE THE WIDTH OF THE SIDEWALK. ALTERATIONS SHALL BE MADE WHERE COMPLIANCE TO THIS IS INFASIBLE AND SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT PRACTICABLE. ANY ELEMENTS OF FEATURES OF THE BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL FALL WITHIN THE SCOPE OF THE ALTERATION.

ADA RAMP NOTE:

THE CONTRACTOR SHALL HAVE THE OPTION OF OTHER APPROVED NMDOT ADA CURB RAMP OPTIONS FROM THE NMDOT STANDARD DRAWINGS 608. THE CONTRACTOR SHALL SUBMIT THE OPTION FOR APPROVAL BY THE ENGINEER

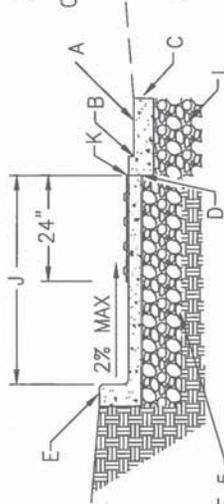
LANDING NOTE:

TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0%. TURNING SPACE SHALL BE 5' X 5' MINIMUM AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4' X 5' MINIMUM. THE 5' SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.



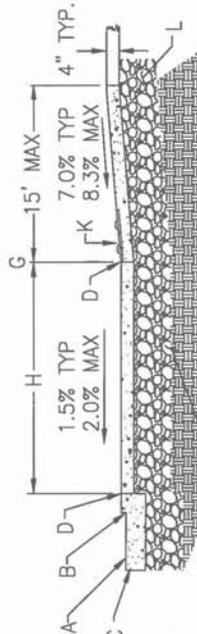
CASE III FOR SIDEWALK

AT BACK OF CURB



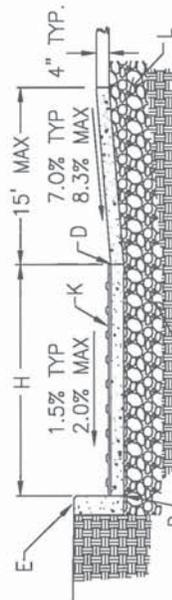
SECTION B-B

SEE NOTE 5



SECTION A-A

SEE NOTE 5



SECTION C-C

SEE NOTE 5

* UPDATED ADA REQUIREMENTS



REVISIONS:
05-10-06
12-03-15*

**ONE-WAY PARALLEL
CURB RAMP**

PEDESTRIAN ACCESS
ROUTE

GENERAL NOTES:

1. CONSTRUCTION MATERIALS AND METHODOLOGY SHALL COMPLY WITH THE REQUIREMENTS OF STD. DWG. NO. 2400.0
2. SURFACE TEXTURE OF CURB ACCESS RAMPS SHALL BE OBTAINED BY HEAVY BROOMING (TEXTURE DEPTH .035"). TRANSVERSE TO THE SLOPE OF THE RAMP.
3. GUTTER FLOW-LINE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
4. RAMP LENGTH MUST BE MAINTAINED FOR A MINIMUM OF 5'-0" THROUGH PORTION OF SIDEWALK HAVING FULL WIDTH.
5. COMPACTION EFFORTS SHALL BE AS FOLLOWS:
BASE COURSE: 96% OR BTR. MODIFIED PROCTOR
SUBGRADE: 95% OR BTR. STANDARD PROCTOR

CONSTRUCTION NOTES:

- A. SLOPE OF GUTTER DEPENDENT ON REQUIREMENTS FOR VALLEY GUTTER.
- B. 1/4" LIP ABOVE FLOW LINE (VERTICAL), SEE STD. DWG. 2415
- C. CURB AND GUTTER
- D. 1/2" ASPHALT IMPREGNATED FIBER EXPANSION JOINT
- E. HEADER CURB, MINIMUM WIDTH OF 6"
- F. ANY PRIVATE LANDSCAPING AND/OR IRRIGATION SHALL BE RESTORED TO ORIGINAL CONDITION. SHOULD ANY PRIVATE IMPROVEMENT NEED TO BE REMOVED, OWNER MUST BE NOTIFIED.
- G. REPRESENTS A PROJECTED LINE 5' DISTANCE FROM THE RADIUS PERPENDICULAR TO CURB LINE.
- H. 5' TYP, SEE LANDING NOTE AND EXCEPTION NOTE THIS SHEET.
- J. SIDEWALK WIDTHS SHALL BE 5FT FOR LOCAL OR COLLECTOR STREETS AND 6FT FOR ARTERIAL STREETS. SEE EXCEPTION NOTE, THIS SHEET FOR ALTERATIONS.
- K. 5' X 2' WIDE DETECTABLE WARNING SURFACE. SEE SHEET 2417.0 FOR DETAILS.
- L. 6" THICK AGGREGATE BASE COURSE, TYPE I-B, SECTION 304, SSHBC.

CITY OF GALLUP

**PORTLAND CEMENT CONCRETE
CURB ACCESS RAMP UNI-DIRECTIONAL**

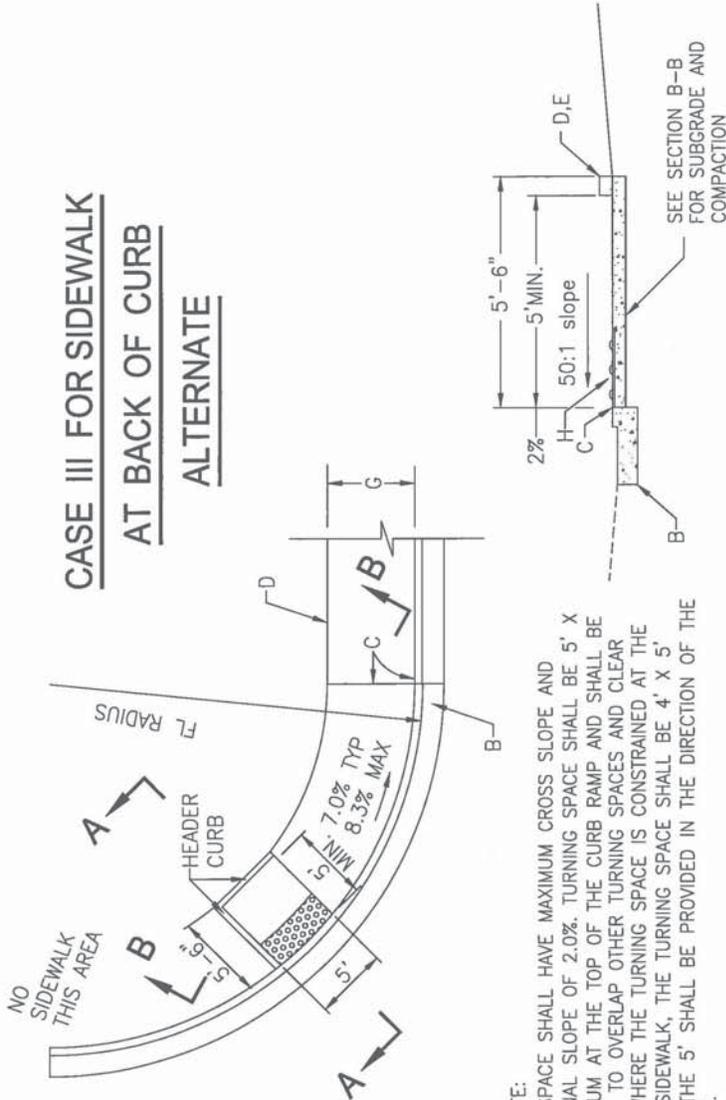
GENERAL NOTES:

1. CONSTRUCTION MATERIALS AND METHODOLOGY SHALL COMPLY WITH THE REQUIREMENTS OF STD. DWG. NO. 2400.0
2. SURFACE TEXTURE OF CURB ACCESS RAMPS SHALL BE OBTAINED BY HEAVY BROOMING (TEXTURE DEPTH .035"), TRANSVERSE TO THE SLOPE OF THE RAMP.
3. GUTTER FLOW-LINE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
4. RAMP LENGTH MUST BE MAINTAINED FOR A MINIMUM OF 5'-0" THROUGH PORTION OF SIDEWALK HAVING FULL WIDTH.
5. COMPACTION EFFORTS SHALL BE AS FOLLOWS:
BASE COURSE: 96% OR BTR. MODIFIED PROCTOR
SUBGRADE: 95% OR BTR. STANDARD PROCTOR
6. ANY PRIVATE LANDSCAPING AND OR IRRIGATION SHALL BE RESTORED TO ORIGINAL CONDITION. SHOULD ANY PRIVATE IMPROVEMENT NEED TO BE REMOVED, OWNER MUST BE NOTIFIED.

CONSTRUCTION NOTES:

- A. SLOPE OF GUTTER DEPENDENT ON REQUIREMENTS FOR VALLEY GUTTER.
- B. CURB AND GUTTER
- C. 1/2" ASPHALT IMPREGNATED FIBER EXPANSION JOINT
- D. BACK OF SIDEWALK
- E. HEADER CURB SHALL HAVE A MINIMUM 6" WIDTH
- F. DISTANCE VARIES WITH CURB RADIUS.
- G. SIDEWALK WIDTHS SHALL BE 5FT FOR LOCAL OR COLLECTOR STREETS AND 6FT FOR ARTERIAL STREETS. SEE EXCEPTION NOTE, THIS SHEET FOR ALTERATIONS.
- H. 5' X 2' DETECTABLE WARNING SURFACE. SEE SHEET 2417.0 FOR DETAILS.
- I. 6" THICK AGGREGATE BASE COURSE, TYPE I-B, SECTION 304, SSHBC. SEE NOTE 5 ON COMPACTION

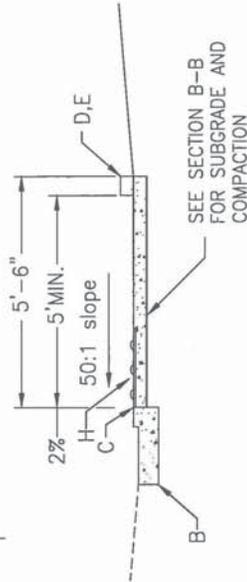
**CASE III FOR SIDEWALK
AT BACK OF CURB
ALTERNATE**



LANDING NOTE:

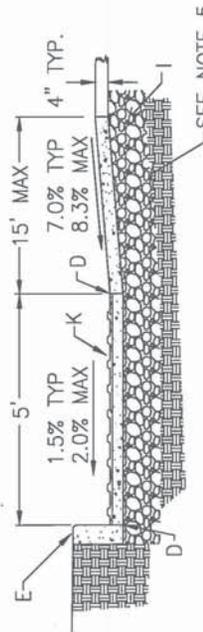
TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0%. TURNING SPACE SHALL BE 5' X 5' MINIMUM AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4' X 5' MINIMUM. THE 5' SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.

SECTION A-A



EXCEPTION NOTE:

NEW CONSTRUCTION SHALL DICTATE THE WIDTH OF THE SIDEWALK. ALTERATIONS SHALL BE MADE WHERE COMPLIANCE TO THIS IS INFEASIBLE AND SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT PRACTICABLE. ANY ELEMENTS OF FEATURES OF THE BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL FALL WITHIN THE SCOPE OF THE ALTERATION.



SECTION B-B

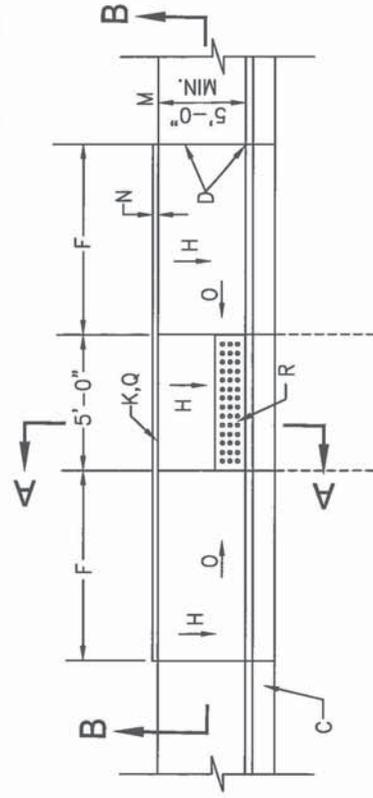


CREATED
ALT. DWG.
09/28/2009
01-28-2016

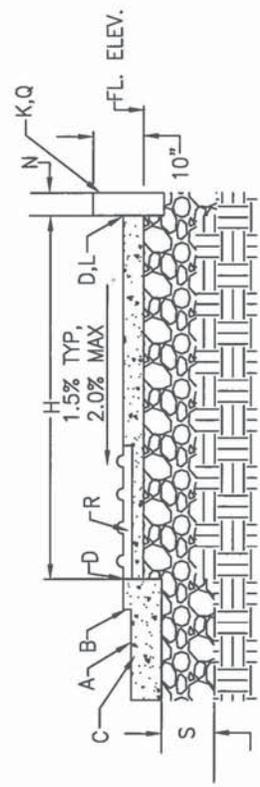
CITY OF GALLUP

**PORTLAND CEMENT CONCRETE
CURB ACCESS RAMP UNI-DIRECTIONAL
ALTERNATE**

NOVEMBER, 2009
STD. DWG. NO. 2416.3 (ALT) (F/K/A 2441.3 (ALT))



CASE IV, PARALLEL CURB RAMP

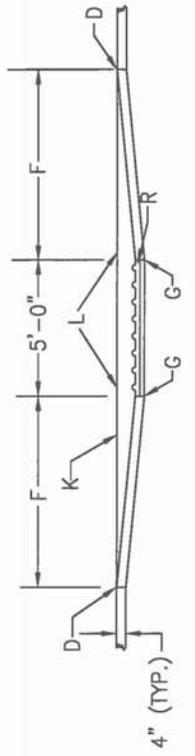


COMPACTION EFFORTS SHALL BE:
 95% OR BETTER STANDARD PROCTOR ON SUBGRADE SOIL
 96% OR BETTER MODIFIED PROCTOR ON BASE COURSE

SECTION A-A

EXCEPTION NOTE:
 NEW CONSTRUCTION SHALL DICTATE THE WIDTH OF THE SIDEWALK. ALTERATIONS SHALL BE MADE WHERE COMPLIANCE TO THIS IS INFEASIBLE AND SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT PRACTICABLE. ANY ELEMENTS OF FEATURES OF THE BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL FALL WITHIN THE SCOPE OF THE ALTERATION.

LANDING NOTE:
 TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0%. TURNING SPACE SHALL BE 5' X 5' MINIMUM. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4' X 5' MINIMUM. THE 5' SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.



SECTION B-B

* CHANGED THE STD. DWG. NO.
 ** ADA REQUIREMENT UPDATES



REVISIONS:
 12-03-15*

CITY OF GALLUP

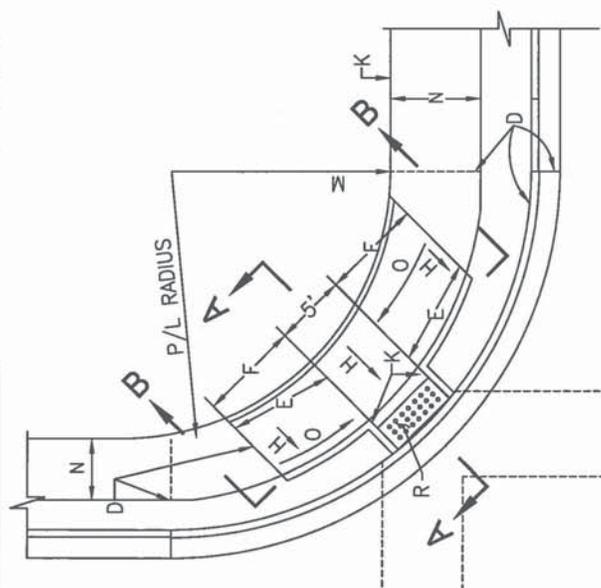
**PORTLAND CEMENT CONCRETE
 PARALLEL CURB ACCESS RAMP, CASE 4**

GENERAL NOTES:

1. CONSTRUCTION MATERIALS AND METHODOLOGY SHALL COMPLY WITH THE REQUIREMENTS OF STD. DWG. NO. 2400.0
2. CURB ACCESS RAMPS ARE NORMALLY TO BE LOCATED AT THE CENTER OF THE RETURN OR AS DIRECTED BY THE CITY ENGINEER.
3. SURFACE TEXTURE OF CURB ACCESS RAMPS SHALL BE OBTAINED BY HEAVY BROOMING (TEXTURE DEPTH .035"), TRANSVERSE TO THE SLOPE OF THE RAMP.
4. GUTTER FLOW-LINE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
5. WIDTH OF SIDEWALK AND RAMP MUST BE MAINTAINED AT A MINIMUM OF 5'-0" THROUGH ENTIRE RAMP LENGTH.

CONSTRUCTION NOTES:

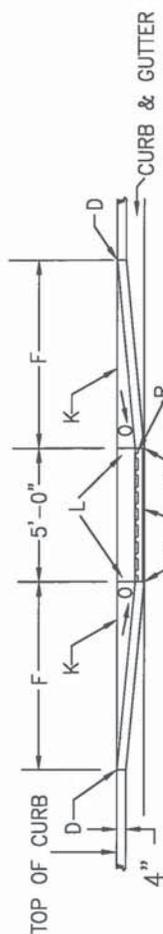
- A. SLOPE OF GUTTER DEPENDENT ON REQUIREMENTS FOR VALLEY GUTTER.
- B. 1/4" LIP ABOVE FLOW LINE (VERTICAL)
- C. CURB AND GUTTER
- D. 1/2" ASPHALT IMPREGNATED FIBER EXPANSION JOINT
- E. PARALLEL LINES-TOP AND BOTTOM OF RAMP.
- F. 15' MIN. AT FACE OF CURB (SEE STD. DWG. 2415)
- G. CONTRACTION (DUMMY) JOINT
- H. 5' TYP. SEE LANDING AND EXCEPTION NOTES, THIS SHEET. CONTRACTOR SHALL MAINTAIN A SLOPE OF 1.5% TYP, 2.0% MAX. VARIABLE
- J. VARIABLE
- K. HEADER CURB, SEE DWG. 2415
- L. BACK OF SIDEWALK
- M. SIDEWALK WIDTHS SHALL BE 5FT FOR LOCAL OR COLLECTOR STREETS AND 6FT FOR ARTERIAL STREETS. SEE EXCEPTION NOTE, THIS SHEET FOR ALTERATIONS.
- N. 6" MIN.
- O. SLOPE SHALL BE 7.0% TYP, 8.3% MAXIMUM ON RAMP SLOPE
- P. ANY PRIVATE LANDSCAPING AND/OR IRRIGATION SHALL BE RESTORED TO ORIGINAL CONDITION, SHOULD ANY PRIVATE IMPROVEMENT NEED TO BE REMOVED, OWNER MUST BE NOTIFIED.
- Q. MAY BE CAST MONOLITHICALLY WITH RAMP IN WHICH CASE OMIT "D".
- R. 5' X 24" DETECTABLE WARNING SURFACE. SEE SHEET 2417.0 FOR DETAILS
- S. 6" THICK AGGREGATE BASE COURSE, TYPE I-B, SECTION 304, SSHBC.



NOTE: WIDTH OF TURNING SPACE AT CURB TO MATCH WIDTH OF DETECTABLE WARNING SURFACE

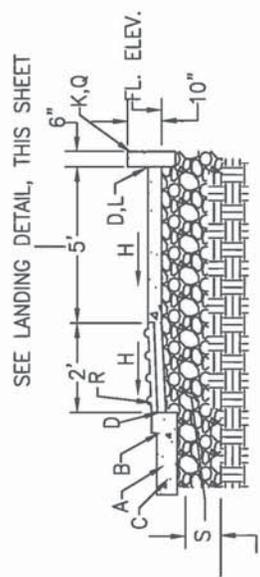
COMINATION CURB RAMP, CASE 5
SIDEWALK AT OFFSET OF CURB

COMPACTION SHALL BE AS FOLLOWS:
 BASE COURSE SHALL BE COMPACTED TO 96% OR BTR MODIFIED PROCTOR.
 SUBGRADE SHALL BE COMPACTED TO 95% OR BTR STANDARD PROCTOR



SECTION B-B

EXCEPTION NOTE:
 NEW CONSTRUCTION SHALL DICTATE THE WIDTH OF THE SIDEWALK. ALTERATIONS SHALL BE MADE WHERE COMPLIANCE TO THIS IS INFEASIBLE AND SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT PRACTICABLE. ANY ELEMENTS OF FEATURES OF THE BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL FALL WITHIN THE SCOPE OF THE ALTERATION.



SECTION A-A

ADA CURB RAMP NOTE:
 THE CONTRACTOR SHALL HAVE THE OPTION OF OTHER APPROVED NMDOT ADA CURB RAMP OPTIONS FROM THE NMDOT STANDARD DRAWINGS 608. THE CONTRACTOR SHALL SUBMIT THE OPTION FOR APPROVAL BY THE ENGINEER

LANDING NOTE:
 TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0%. TURNING SPACE SHALL BE 5' X 5' MINIMUM AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4' X 5' MINIMUM. THE 5' SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.

GENERAL NOTES:

1. CONSTRUCTION MATERIALS AND METHODOLOGY SHALL COMPLY WITH THE REQUIREMENTS OF STD. DWG. NO. 2400.0
2. CURB ACCESS RAMPS ARE NORMALLY TO BE LOCATED AT THE CENTER OF THE RETURN OR AS DIRECTED BY THE CITY ENGINEER.
3. SURFACE TEXTURE OF CURB ACCESS RAMPS SHALL BE OBTAINED BY HEAVY BROOMING (TEXTURE DEPTH .035"), TRANSVERSE TO THE SLOPE OF THE RAMP.
4. GUTTER FLOW-LINE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP. DRAINAGE CATCH BASIN
5. WIDTH OF SIDEWALK AND RAMP MUST BE MAINTAINED AT A MINIMUM OF 5'-0" THROUGH ENTIRE RAMP LENGTH.

CONSTRUCTION NOTES:

- A. SLOPE OF GUTTER DEPENDENT ON REQUIREMENTS FOR VALLEY GUTTER.
- B. 1/4" LIP ABOVE FLOW LINE (VERTICAL)
- C. CURB AND GUTTER
- D. 1/2" ASPHALT IMPREGNATED FIBER EXPANSION JOINT
- E. PARALLEL LINES--TOP AND BOTTOM OF RAMP.
- F. 15' MAX. AT FACE OF CURB (SEE STD. DWG. 2415)
- G. CONTRACTION (DUMMYY) JOINT
- H. SLOPE OF 1.5% TYP, 2.0% MAX.
- J. VARIABLE
- K. HEADER CURB. SHALL HAVE A MINIMUM WIDTH DIMENSION OF 6".
- L. BACK OF SIDEWALK
- M. BACK OF SIDEWALK RADIUS TO BE ESTABLISHED SO AS TO MAINTAIN A 5'-0" RAMP WIDTH (MINIMUM) OR MORE THROUGHOUT. SEE STD DWG. 2416.0 (NOTE 6) IF LESS THAN 5'-0" IS AVAILABLE DUE TO UNTIMELY OR UNRESOLVABLE CONSTRAINTS. SEE CITY ENGINEER FOR ATYPICAL SITE CONDITIONS.
- N. SIDEWALK WIDTHS SHALL BE 5FT FOR LOCAL OR COLLECTOR STREETS AND 6FT FOR ARTERIAL STREETS. SEE EXCEPTION NOTE, THIS SHEET FOR ALTERATIONS.
- O. SLOPE SHALL BE 7.0% TYP, 8.3% MAXIMUM ON RAMP SLOPE
- P. ANY PRIVATE LANDSCAPING AND/OR IRRIGATION SHALL BE RESTORED TO ORIGINAL CONDITION. SHOULD ANY PRIVATE IMPROVEMENT NEED TO BE REMOVED, OWNER MUST BE NOTIFIED.
- Q. MAY BE CAST MONOLITHICALLY WITH RAMP IN WHICH CASE OMIT "D".
- R. 5' X 24" DETECTABLE WARNING SURFACE. SEE SHEET 2417.0 FOR DETAILS
- S. 6" THICK AGGREGATE BASE COURSE, TYPE I-B, SECTION 304, SSHBC.

REVISIONS:
 01-28-16



** ADA REQUIREMENT UPDATES

CITY OF GALLUP
PORTLAND CEMENT CONCRETE
CURB ACCESS RAMP

STD.DWG. NO. 2416.5
 JULY, 2005

GENERAL NOTES:

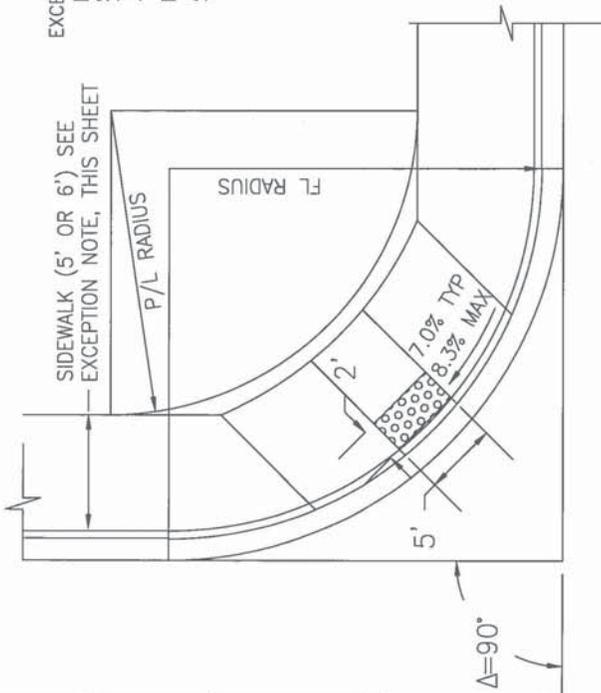
1. CONSTRUCTION MATERIALS AND METHODOLOGY SHALL COMPLY WITH THE REQUIREMENTS OF STD. DWG. NO. 2400.0
2. LOCATION OF RAMP AS DIRECTED BY THE CITY ENGINEERING DEPT.
3. ENTRANCES (LANDING OR RAMP) TO ROADWAYS MUST HAVE A YELLOW DETECTABLE WARNING SURFACE, SEE DETAIL.
4. GUTTER FLOW-LINE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
5. WIDTH OF SIDEWALK AND RAMP MUST BE MAINTAINED AT A MINIMUM OF 5'-0" THROUGH ENTIRE RAMP LENGTH.

CONSTRUCTION NOTES:

- A. SEE DRAWINGS FOR APPLICABLE RAMP DETAILS: 2416.X
- B. CONTRACTOR SHALL PROVIDE A SUBMITTAL ON DETECTABLE WARNING SURFACE. IT SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER.
- C. CONTRACTOR SHALL USE A DETECTABLE WARNING SURFACE THAT IS ON THE NMDOT APPROVED PRODUCT LIST.
- D. SEE NMDOT STANDARD DRAWING NO 608-008 FOR OPTIONAL DWS APPLICATIONS

EXCEPTION NOTE:

NEW CONSTRUCTION SHALL DICTATE THE WIDTH OF THE SIDEWALK. ALTERATIONS SHALL BE MADE WHERE COMPLIANCE TO THIS IS INFEASIBLE AND SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT PRACTICABLE. ANY ELEMENTS OF FEATURES OF THE BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL FALL WITHIN THE SCOPE OF THE ALTERATION.



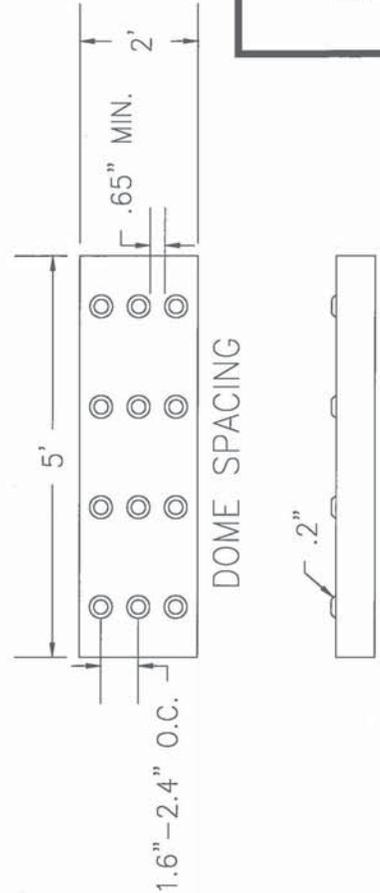
**SURFACE APPLIED
DETECTABLE WARNING SURFACE**

DETECTABLE WARNINGS:

A SURFACE FEATURE BUILT IN OR APPLIED TO WALKING SURFACES OR OTHER ELEMENTS TO WARN OF HAZARDS ON A CIRCULATION PATH TO AID PERSONS WITH VISUAL IMPAIRMENTS.

DOMES ALIGNMENT:

SHALL EXTEND 24" IN THE DIRECTION OF TRAVEL AND FULL WIDTH OF THE CURB, RAMP, LANDING, OR TRANSITION. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF THE CROSSWALK TO PERMIT WHEELS TO ROLL BETWEEN DOMES.



REVISIONS:
05-11-06
12-14-15



CITY OF GALLUP

**PORTLAND CEMENT CONCRETE
CURB ACCESS RAMP
DETECTABLE WARNING SURFACE**

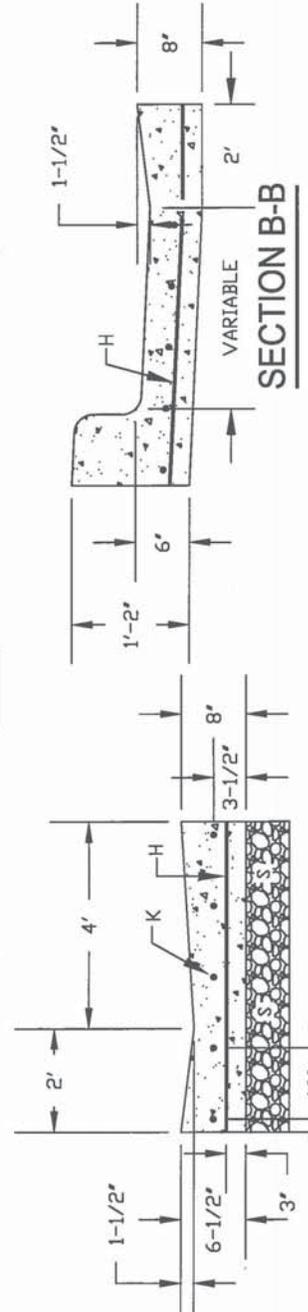
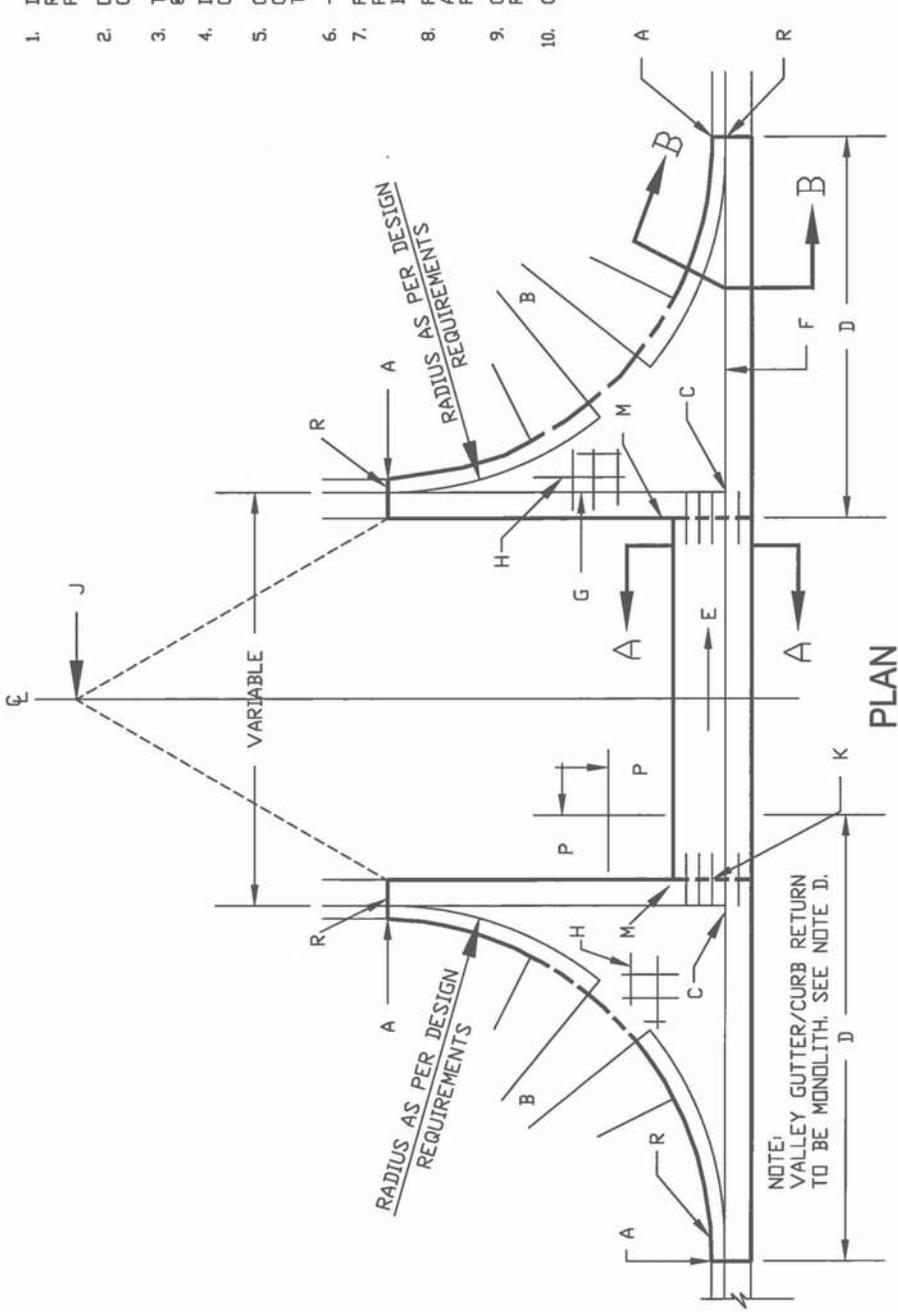
STD. DWG. NO. 2417.0 (F/K/A 2427.0) JULY, 2005

GENERAL NOTES:

1. DESIGN ELEVATIONS TO BE GIVEN AT EACH END OF THE CURB RETURN (TOP OF CURB ELEV.) AND AT INTERSECTIONS OF PROJECTED FLOWLINES (FLOWLINE ELEV.).
2. ON UPSTREAM AND DOWNSTREAM ENDS OF THE INTERSECTION, VALLEY GUTTER CONSTRUCTION SHALL EXTEND TO THE END OF RETURNS.
3. THE VALLEY GUTTER TO BE REINFORCED WITH NO.4 REBAR @ 16" O.C.E.W.
4. INVERT OF VALLEY GUTTER TO EXTEND FROM FLOWLINE OF UPSTREAM CURB RETURN TO FLOWLINE OF DOWNSTREAM CURB RETURN.
5. CURB FLOWLINE AND TOP OF CURB ELEV. SHOWN IN THE BOX CORRESPOND TO QUARTERPOINTS INDICATED ON THE CURB RETURN IN THE CLOCKWISE DIRECTION.
6. --- DENOTES 1/2' EXPANSION JOINT.
7. FOR NEW CONSTRUCTION, VALLEY GUTTER SHALL BE CONSTRUCTED PRIOR TO ADJACENT A.C. PAVEMENT. ASPHALT CONCRETE SHALL BE INSTALLED MONOLITHICALLY TO MEET NEW VALLEY GUTTER.
8. PRIOR TO CONSTRUCTION OF NEW VALLEY GUTTER ON EXISTING ACCEPTED STREETS, PAVEMENT SHALL BE REMOVED AS SHOWN ON PLANS.
9. CONSTRUCTION MATERIALS AND METHODOLOGY SHALL COMPLY WITH THE REQUIREMENTS OF STD. DWG. NO. 2400.0
10. COMPACTION EFFORTS SHALL BE AS FOLLOWS:
BASE COURSE: 96% OR BETTER, MODIFIED PROCTOR
SUBGRADE: 95% OR BETTER, STANDARD PROCTOR

CONSTRUCTION NOTES:

- A. END OF CURB RETURN, SEE NOTE 1.
- B. FOR RAMP DETAILS, SEE DWGS. 2416.X
- C. INTERSECTION OF FLOWLINES, SEE NOTE 1.
- D. SURFACE AND CURB TO BE MONOLITHIC.
- E. DIRECTION OF FLOW.
- F. FLOWLINE.
- G. PROJECTED FLOWLINE OF 1-1/2' INVERT, SEE NOTE 2.
- H. #4 REBAR @ 16" O.C.E.W.
- J. BEGIN CROWN WARP TO NO CROWN SECTION AS PER DWGS. 2401 OR AS SPECIFIED ON PLANS, OR INDICATED BY THE ENGINEER.
- K. NO. 4 BARS 3'-0" LONG AT 16" O.C.
- L. FILLET ON UPSTREAM SIDE WITH INVERT ANGLED (AS SHOWN) TO MEET VALLEY GUTTER SWALE.
- M. NO FILLET ON DOWNSTREAM SIDE.
- N. THE 1-1/2' INVERT DEPTH MAY BE REDUCED TO IMPROVE RIDEABILITY WITH APPROVAL OF CITY ENGINEER.
- P. USE A 5' DIMENSION UNLESS FACE OF CURB TO FACE OF CURB DIMENSION IS LESS THAN 28' IN WHICH CASE USE A 3' DIMENSION
- R. 1/2" ASPHALT IMPREGNATED FIBER EXPANSION JOINT
- S. 6" THICK AGGREGATE BASE COURSE, TYPE I-B, SECTION 304, SSHBC ON SUBGRADE



REVISIONS:
08-04-00
03-18-02
01-29-16



CITY OF GALLUP
PORTLAND CEMENT CONCRETE
CONCRETE VALLEY GUTTER

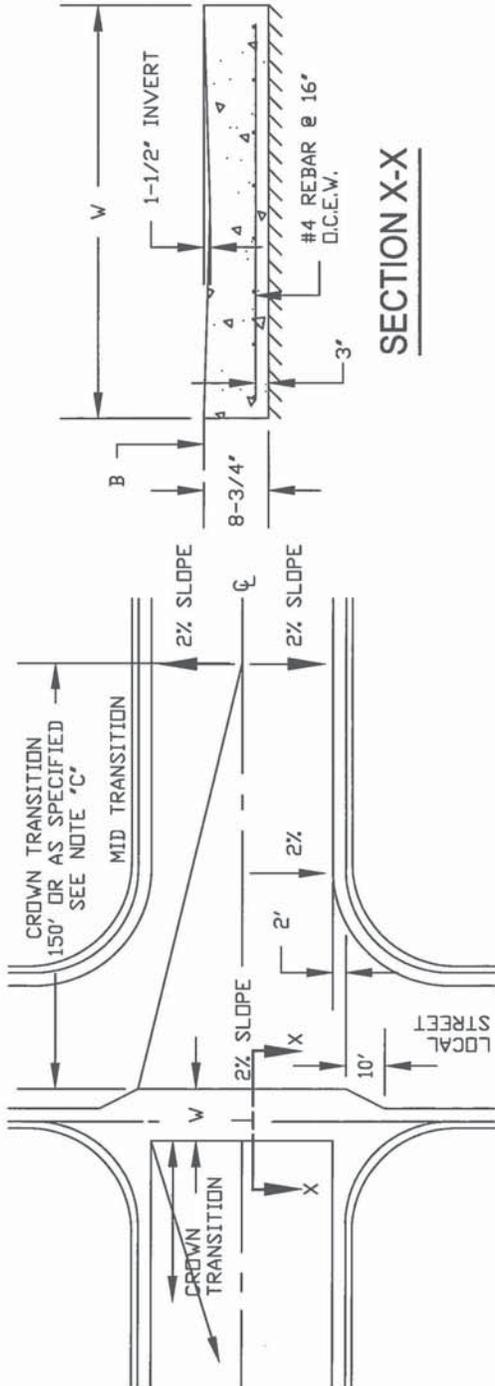
STD. DWG. NO. 2418.0 (F/K/A 2420.0) AUGUST, 1999

GENERAL NOTES:

1. SPECIAL VALLEY GUTTERS AS SHOWN SHALL BE USED WHEN VEHICLES DO NOT STOP AS THEY CROSS THE VALLEY GUTTER.
2. VALLEY GUTTERS ARE NOT TO BE USED AS STANDARD DESIGN FOR CROSSING WATER ACROSS COLLECTOR OR ARTERIAL ROADWAYS EXCEPT WITH WRITTEN AUTHORIZATION FROM THE CITY ENGINEER.
3. REFER TO OTHER CITY OF GALLUP STANDARD DRAWINGS FOR CURB & GUTTER AND PAVING CONSTRUCTION DETAILS.
4. SPECIAL VALLEY GUTTERS SHALL BE P.C.C. (SEE SECTION 101 OF NMSS P.W.C.).
5. CONSTRUCTION MATERIALS AND METHODOLOGY SHALL COMPLY WITH THE REQUIREMENTS OF STD. DWG. NO. 24000
6. COMPACTION EFFORTS SHALL BE AS FOLLOWS:
 BASE COURSE: 96% OR BTR MODIFIED PROCTOR
 SUBGRADE: 95% OR BTR STANDARD PROCTOR

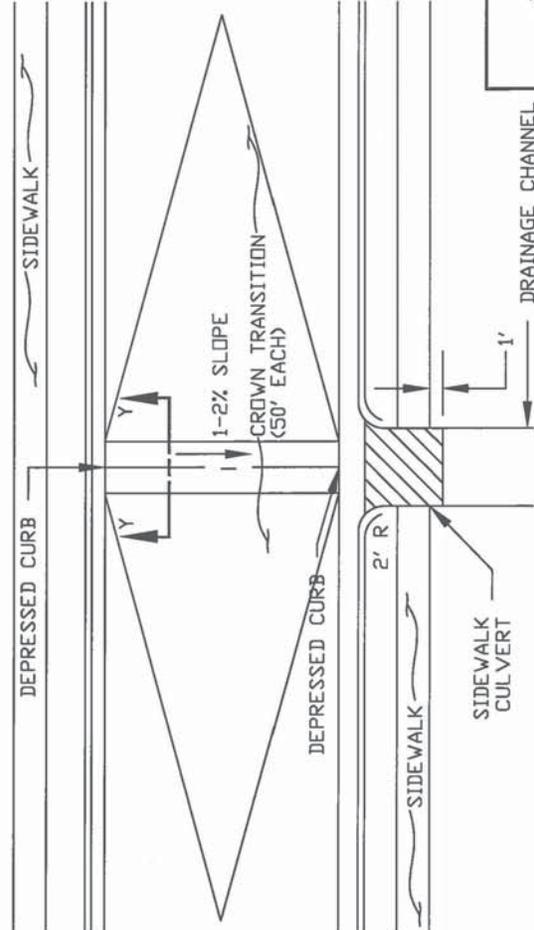
CONSTRUCTION NOTES:

- A. FOUNDATION FOR SPECIAL VALLEY GUTTERS SHALL BE 6" THICK AGGREGATE BASE COURSE, TYPE I-B, SECTION 304 SSHBC ON SUBGRADE, EXCEPT IN NO CASE SHALL IT BE LESS THAN 12" OF COMPACTED SUBGRADE (SEE SECTION 301 OF NMSS P.W.C.).
- B. SPECIAL VALLEY GUTTERS SHALL BE COMPLETED PRIOR TO PLACEMENT OF ADJACENT ASPHALT SURFACE COURSE.
- C. TRANSITION LENGTHS TO BE CALCULATED PER TABLE.

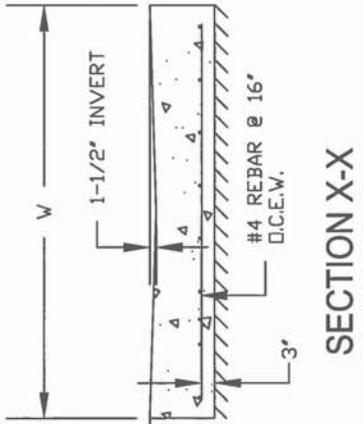


DESIGN SPEED	'W' GUTTER WIDTH	CROWN TRANSITION RATE
25MPH	8'	1:100
35MPH	12'	1:150
50MPH	16'	1:200

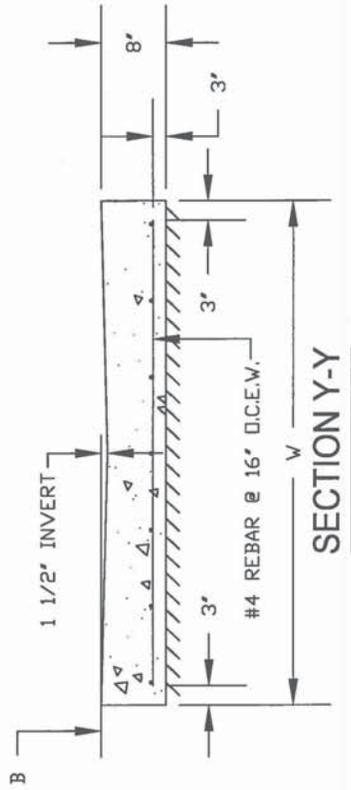
HIGHER SPEED ROADWAY



LOCAL STREET (25 MPH DESIGN SPEED)



SECTION X-X



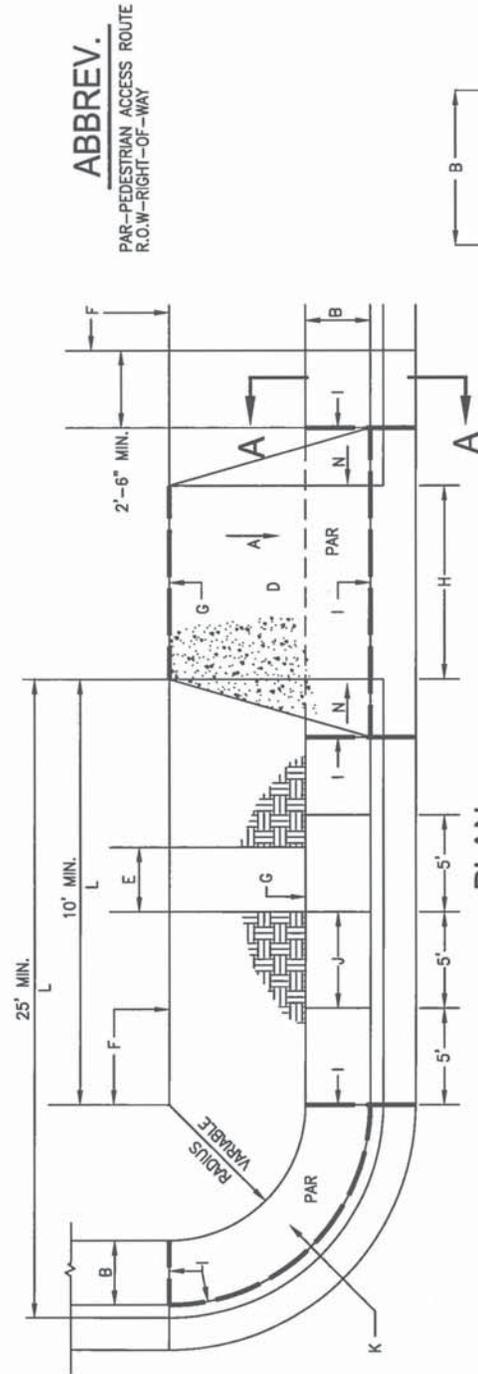
SECTION Y-Y



REVISIONS:
 08-04-00
 01-29-16

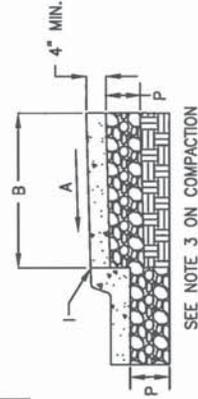
CITY OF GALLUP
PORTLAND CEMENT CONCRETE
SPECIAL VALLEY GUTTERS

STD. DWG. NO. 2418.1 (F/K/A 2422.0) AUGUST, 2000



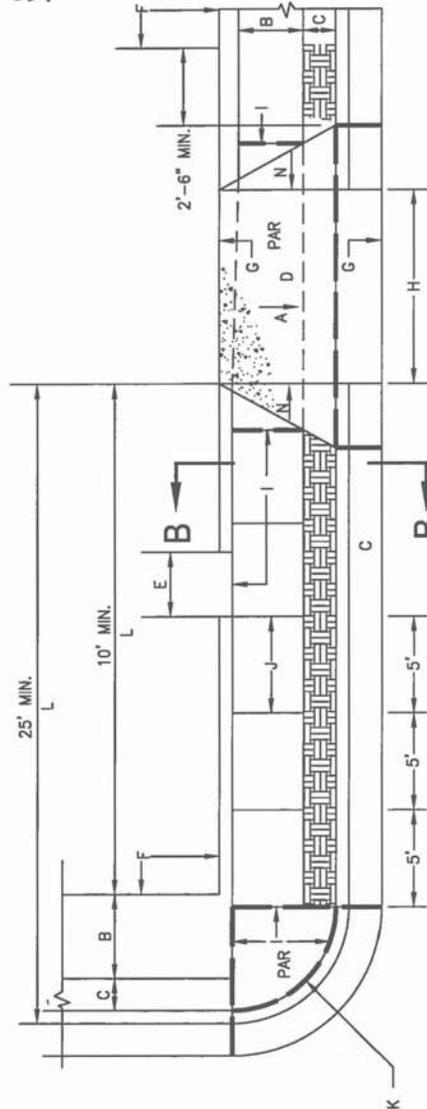
PLAN

CURB TYPE SIDEWALK



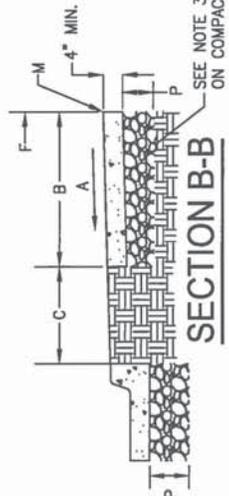
SEE NOTE 3 ON COMPACTION

SECTION A-A



PLAN

OFFSET TYPE SIDEWALK



SEE NOTE 3 ON COMPACTION

SECTION B-B

GENERAL NOTES:

1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
2. CONSTRUCTION, MATERIALS, AND METHODOLOGY SHALL COMPLY WITH THE REQUIREMENTS OF STD. DWG. NO. 2400.0.
3. COMPACTION EFFORTS SHALL BE AS FOLLOWS:
 BASE COURSE: 96% OR BTR. MODIFIED PROCTOR
 SUBGRADE: 95% OR BTR. STANDARD PROCTOR

ABBREV.

PAR-PEDESTRIAN ACCESS ROUTE
 R.O.W-RIGHT-OF-WAY

CONSTRUCTION NOTES:

- A. SLOPE SHALL BE 1.5% TYP, 2.0% MAX.
- B. SIDEWALK WIDTHS SHALL BE 5FT FOR LOCAL OR COLLECTOR STREETS AND 6FT FOR ARTERIAL STREETS. SEE EXCEPTION NOTE, THIS SHEET FOR ALTERATIONS.
- C. SETBACK TO BE DETERMINED BY AVAILABLE R.O.W. SEE CITY ENGINEER.
- D. SEE DRIVEPAD DETAIL, DWG. 2410.X FOR APPROPRIATE CASE
- E. WALKWAY VARIABLE
- F. PROPERTY LINE.
- G. 1/4" EXPANSION JOINTS WHERE SIDEWALK OR DRIVEPAD ADJUTS BUILDINGS, FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
- H. AS ALLOWED BY LAND DEVELOPMENT STANDARDS.
- I. 1/2" ASPHALT IMPREGATED FIBER EXPANSION JOINT MATERIAL SEE GENERAL NOTE 2 OF SHEET 2415.0 FOR DETAILS
- J. CONSTRUCTION JOINTS AT 5' SECTIONS.
- K. FOR CURB ACCESS RAMPS, SEE DWGS. 2416.X FOR APPROPRIATE LAYOUTS
- L. CHECK DIMENSION FROM BOTH PROPERTY LINE AND FLOW LINE. USE IN AREAS WHERE DRIVEPAD IS FARTHEST FROM INTERSECTION.
- M. ELEVATION SHALL BE 4" ABOVE TOP OF CURB OR PROJECTED TOP OF CURB.
- N. SLOPES AT PAR SHALL BE 7.0% TYP, 8.3% MAX.
- P. 6" THICK AGGREGATE BASE COURSE, TYPE I-B, SECTION 304, SSHHC

EXCEPTION NOTE:
 NEW CONSTRUCTION SHALL DICTATE THE WIDTH OF THE SIDEWALK. ALTERATIONS SHALL BE MADE WHERE COMPLIANCE TO THIS IS INFEASIBLE AND SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT PRACTICABLE. ANY ELEMENTS OF FEATURES OF THE BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL FALL WITHIN THE SCOPE OF THE ALTERATION.

REVISIONS:
 03-18-02
 12-07-15



CITY OF GALLUP

**PORTLAND CEMENT CONCRETE
 SIDEWALK DETAILS**

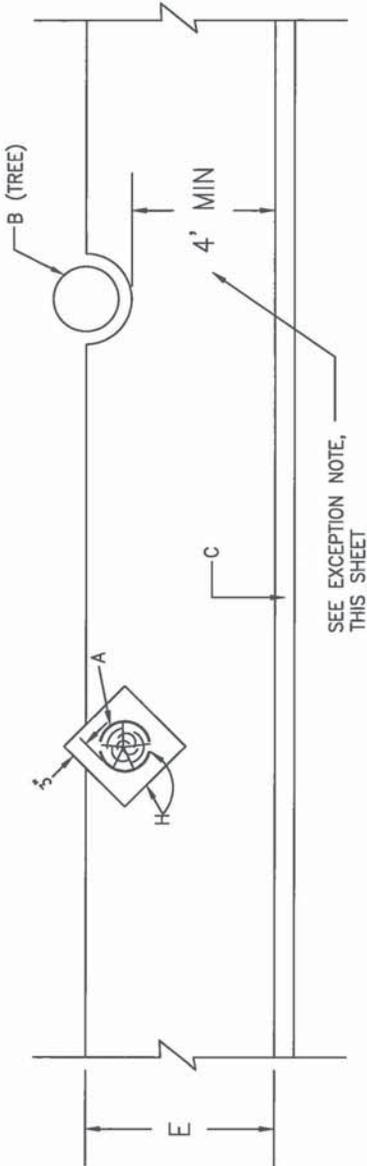
STD. DWG. NO. 2420.0 (F/K/A 2430.0) AUGUST, 1999

GENERAL NOTES:

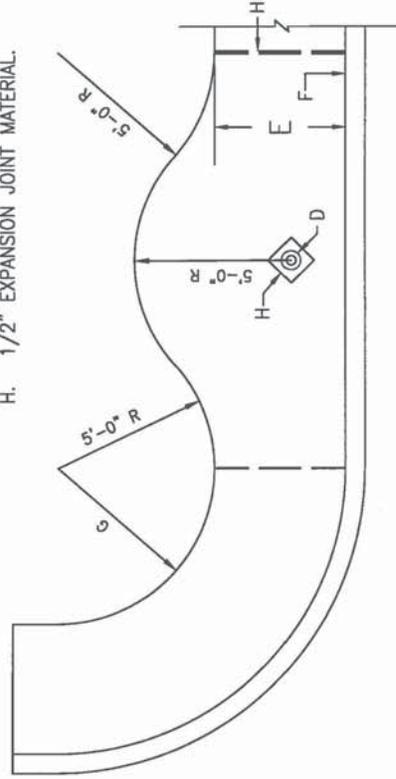
1. CONSTRUCTION MATERIALS AND METHODOLOGY SHALL COMPLY WITH THE REQUIREMENTS OF STD. DWG. NO. 2400.0
2. FOR SIDEWALK CONSTRUCTION DETAILS, SEE DWG. 2420.0
3. USE WHERE AVAILABLE R/W EXIST., TO BE DETERMINED BY THE ENGINEER.
4. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL AROUND ALL POWER POLES AND FIRE HYDRANTS WITHIN THE SIDEWALK AREA.

CONSTRUCTION NOTES:

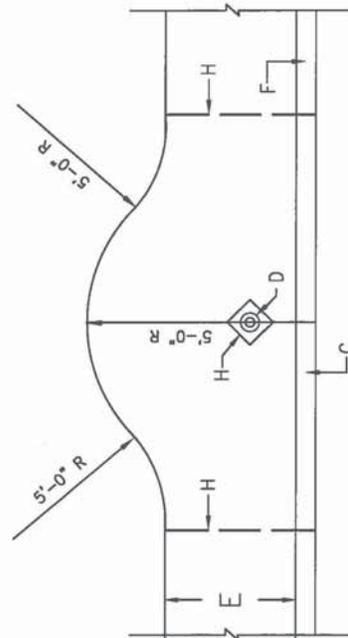
- A. POWER POLE.
- B. LEAVE 6" CLEARANCE ALL AROUND TREE TRUNK.
- C. TOP OF CURB.
- D. FIRE HYDRANT
- E. SIDEWALK SHALL BE 5' TYP, 4' MIN. SEE EXCEPTION NOTE, THIS SHEET.
- F. BACK OF CURB
- G. EXTERIOR EDGE OF SIDEWALK TO BE TANGENT TO ARCS.
- H. 1/2" EXPANSION JOINT MATERIAL



EXCEPTION NOTE:
 NEW CONSTRUCTION SHALL DICTATE THE WIDTH OF THE SIDEWALK. ALTERATIONS SHALL BE MADE WHERE COMPLIANCE TO THIS IS INFEASIBLE AND SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT PRACTICABLE. ANY ELEMENTS OF FEATURES OF THE BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL FALL WITHIN THE SCOPE OF THE ALTERATION.



AT CURB RETURN



ON STRAIGHT STRETCH

5'-0" SIDEWALK ENCLOSING A FIRE HYDRANT

REVISIONS:



CITY OF GALLUP

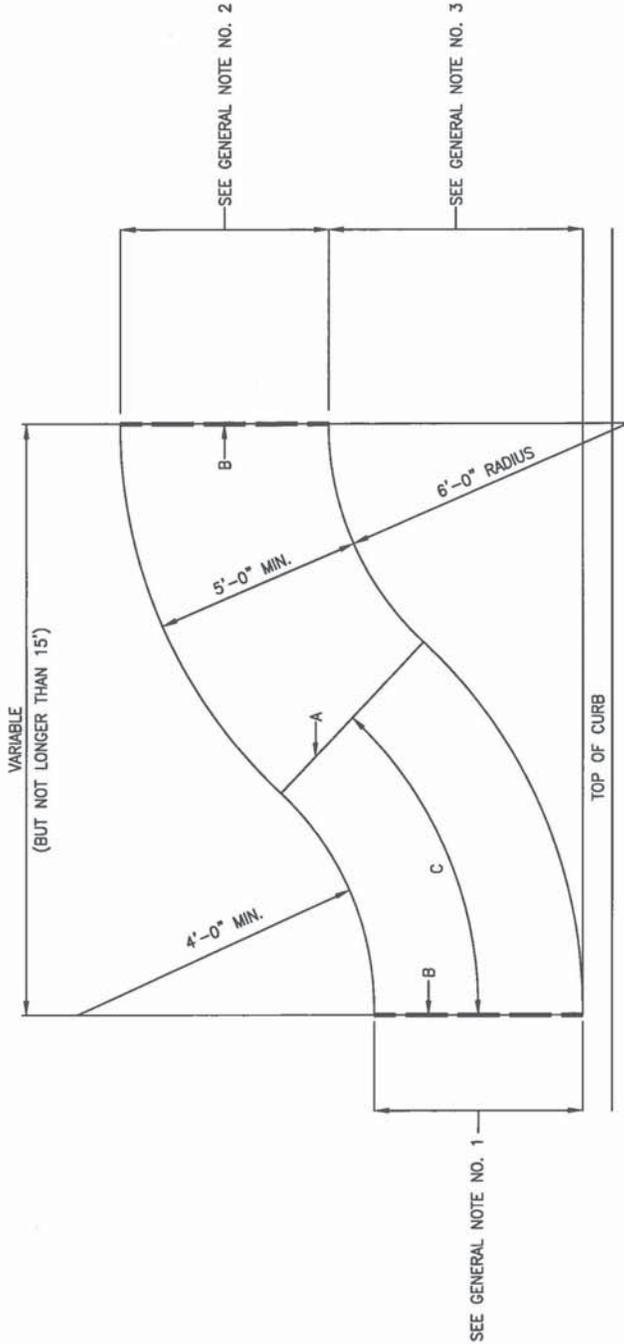
SIDEWALK OBSTRUCTIONS AND EMBEDMENTS

GENERAL NOTES:

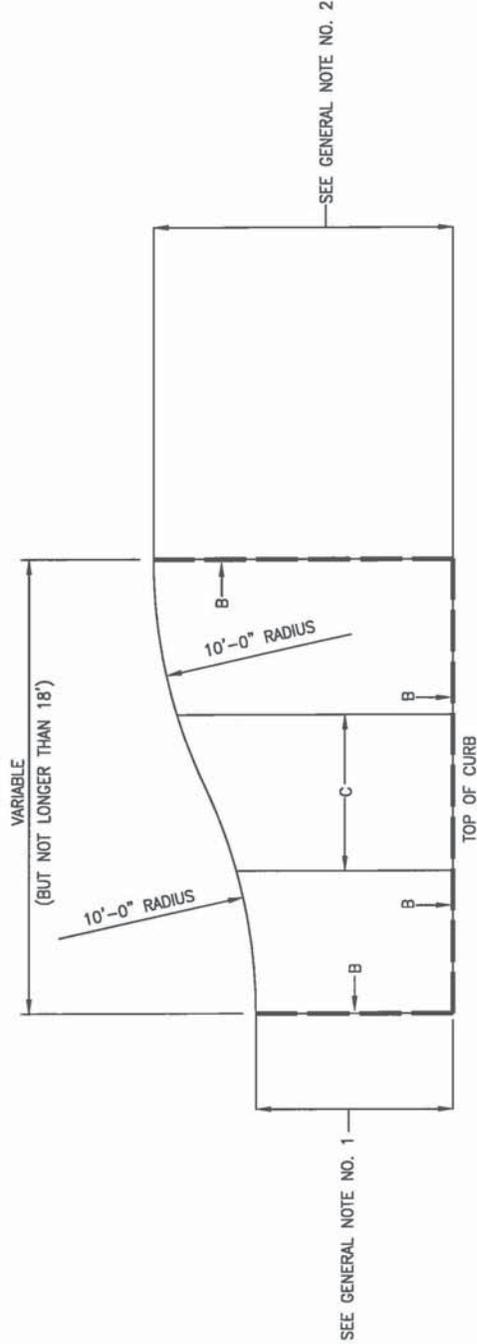
1. CONSTRUCTION MATERIALS AND METHODOLOGY SHALL COMPLY WITH THE REQUIREMENTS OF STD. DWG. NO. 2400.0
2. FOR SIDEWALK CONSTRUCTION DETAILS SEE DWG. 2420.0
3. SETBACK TO BE DETERMINED BY AVAILABLE R/W.

CONSTRUCTION NOTES:

- A. WEAKENED PLANE JOINT ALIGNMENT TO BE RADIAL.
- B. 1/2" ASPHALT IMPREGNATED FIBER EXPANSION JOINT
- C. WEAKENED PLANE JOINTS SHALL NOT BE GREATER THAN 6 FT. O.C. BETWEEN EXPANSION JOINTS, MEASURED ALONG CENTERLINE OF SIDEWALK.



CURB TYPE TO OFFSET TYPE



CURB TYPE WITH VARYING WIDTHS



REVISIONS:
03-07-16

CITY OF GALLUP

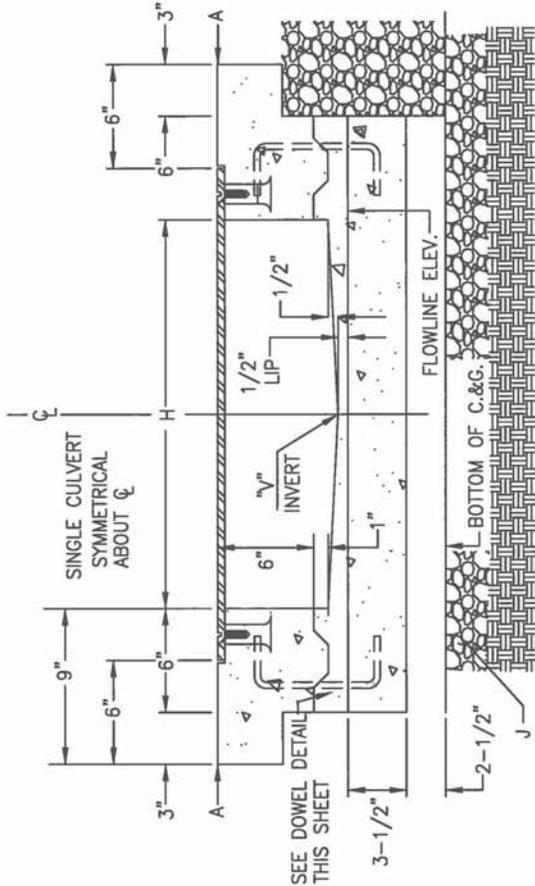
SIDEWALK TRANSITIONS

GENERAL NOTES:

1. CONSTRUCTION REFERENCE, MATERIALS, AND METHODOLOGY SHALL COMPLY WITH THE REQUIREMENTS OF STD. DWG. NO. 2400.0
2. PLACING OF DRAIN THRU EXIST. SIDEWALK AND CURB AND GUTTER REQUIRES THAT ENTIRE SIDEWALK AND CURB AND GUTTER STONES BE REMOVED AND REPLACED AS DETAILED HEREIN.
3. BOTTOM SLAB OF CULVERT SHALL BE POURED MONOLITHICALLY WITH NEW GUTTER.
4. THE INVERT SHALL BE TROWELED TO PRODUCE A HARD POLISHED SURFACE OF MAX DENSITY AND SMOOTHNESS. INVERT SHALL BE V-SHAPED TO WITHIN 3" OF OUTLET, THEN WAPROD TO PARALLEL FLOWLINE AT OUTLET, UNLESS OTHERWISE SHOWN.
5. ALL EXPOSED CONCRETE SURFACES SHALL MATCH GRADE, COLOR, FINISH AND SCORING OF ADJACENT CURB AND SIDEWALK.
6. SIDEWALK REPLACED DURING CONSTRUCTION SHALL BE POURED MONOLITHICALLY WITH CULVERT WALLS.
7. IF ROD ANCHORS ARE USED, DRILL & TAP FOR FLAT HEAD (F.H.) MACHINE SCREW. ATTACH ANCHORS TO PLATE AND SECURE PLATE PRIOR TO POURING OF WALLS.
8. LENGTH OF EACH PLATE SHALL BE SUCH THAT THE WEIGHT WILL NOT EXCEED 300 LBS. AND SHALL BE STRESS RELIEVED AFTER FABRICATION. CLEAN SURFACE OF PLATE AND FRAMING MEMBERS AND PAINT W/ ONE SHOP COAT RED OXIDE AND TWO FINISH COATS ALUMINUM PAINT (ASHITO M 69).
9. THE CITY WILL NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF ANY SIDEWALK CULVERT INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS
10. NOTE PRE-FABRICATED PROPOSED FOR INSTALLATION. SUBMIT TO THE CITY ENGINEER FOR APPROVAL.
11. COMPACTION EFFORTS UNDER CULVERT SHALL BE: SUBGRADE: 95% OR BTR, STANDARD PROCTOR BASE COURSE: 96% OR BTR, MODIFIED PROCTOR

CONSTRUCTION NOTES:

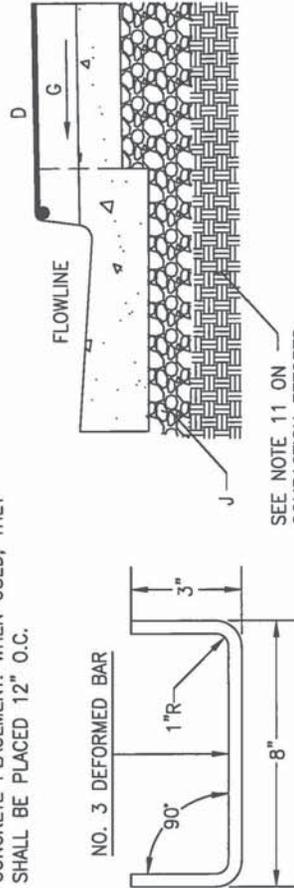
- A. MATCH NEAREST CONTROL JOINT, INSTALL WITH A 1/2" ASPHALT IMPREGNATED FIBER EXPANSION JOINT.
- B. EDGE OF SIDEWALK OR SETBACK (VARIABLE).
- C. 3" RADIUS (TYPICAL).
- D. 3/8" CHECKERED STEEL PLATE (PAINT PER NOTE B, ABOVE).
- E. FOR SECURING PLATE USE 1" x 5" S.S. ROD ANCHOR, *RED HED MULTI-SET II SRM-38 ANANCHOR OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS AT MAX. 24" O.C., A MINIMUM OF 2 PER SIDE AND ONE WITHIN 6" OF EACH END.
- F. 3/8" - 16 x 1 1/4" COUNTERSUNK, F.H., STAINLESS STEEL, MACHINE SCREW.
- G. SLOPE 1/4" PER FT. MIN.
- H. DRAIN WIDTH PER PLAN (12" MIN., 24" MAX.).
- J. 6" THICK AGGREGATE BASE COURSE. SEE NOTE 11 ON COMPACTION EFFORTS.



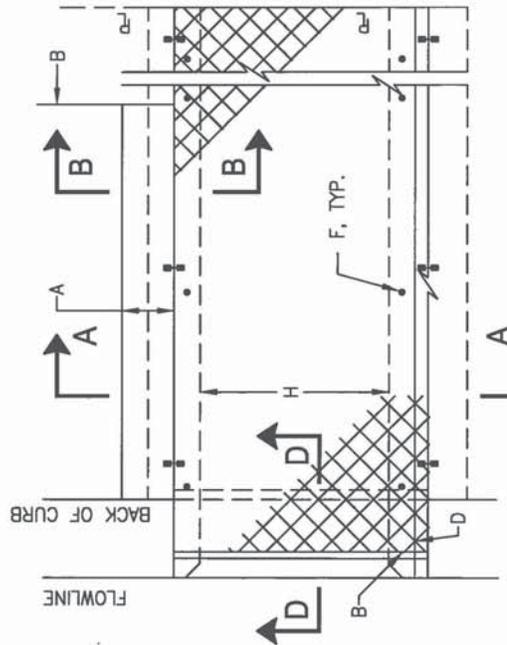
SECTION A - A

WELD 3/4" STEEL ROD TO PLATE FULL LENGTH OF OPENING WITH 3/8" FILLERWELD BOTH SIDES OF ROD.

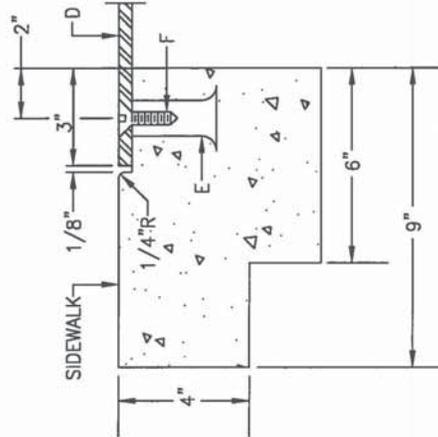
DOWEL USAGE IS OPTIONAL BASED ON CONCRETE PLACEMENT. WHEN USED, THEY SHALL BE PLACED 12" O.C.



SECTION D - D

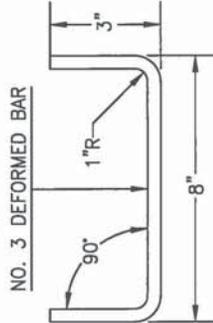


PLAN SINGLE CULVERT



SECTION B - B

DOWEL DETAIL



REVISIONS:
12-07-15



CITY OF GALLUP

SIDEWALK CULVERT WITH STEEL TOP PLATE (SINGLE)

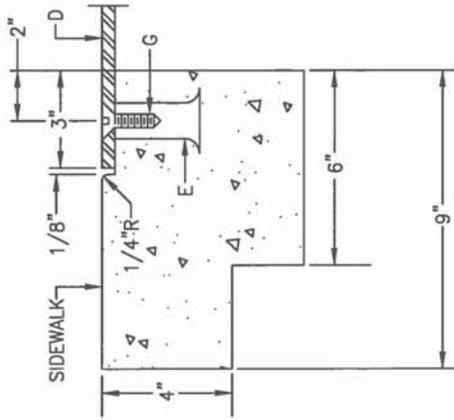
STD. DWG. NO. 2423.0 (F/K/A 2435.0) OCTOBER, 1999

GENERAL NOTES:

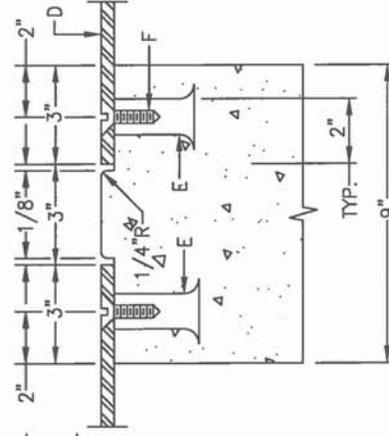
1. CONSTRUCTION REFERENCE, MATERIALS, AND METHODOLOGY SHALL COMPLY WITH THE REQUIREMENTS OF STD. DWG. NO. 2400.0
2. PLACING OF DRAIN THRU EXIST. SIDEWALK AND CURB AND GUTTER REQUIRES THAT ENTIRE SIDEWALK AND GUTTER STONES BE REMOVED AND REPLACED AS DETAILED HEREIN.
3. BOTTOM SLAB OF CULVERT SHALL BE POURED MONOLITHICALLY WITH NEW GUTTER.
4. THE INVERT SHALL BE TROWELED TO PRODUCE A HARD POLISHED SURFACE OF MAX DENSITY AND SMOOTHNESS. INVERT SHALL BE V-SHAPED TO WITHIN 3" OF OUTLET, THEN WAPROD TO PARALLEL FLOWLINE AT OUTLET, UNLESS OTHERWISE SHOWN
5. ALL EXPOSED CONCRETE SURFACES SHALL MATCH GRADE, COLOR, FINISH AND SCORING OF ADJACENT CURB AND SIDEWALK.
6. SIDEWALK REPLACED DURING CONSTRUCTION SHALL BE POURED MONOLITHICALLY WITH CULVERT WALLS.
7. IF ROD ANCHORS ARE USED, DRILL & TAP FOR FLAT HEAD (F.H.) MACHINE SCREW. ATTACH ANCHORS TO PLATE AND SECURE PLATE PRIOR TO POURING OF WALLS.
8. LENGTH OF EACH PLATE SHALL BE SUCH THAT THE WEIGHT WILL NOT EXCEED 300 LBS. AND SHALL BE STRESS RELIEVED AFTER FABRICATION. CLEAN SURFACE OF PLATE AND FRAMING MEMBERS AND PAINT W/ ONE SHOP COAT RED OXIDE AND TWO FINISH COATS ALUMINUM PAINT (ASHTO M 69).
9. THE CITY WILL NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF ANY SIDEWALK CULVERT INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS
10. NOTE PRE-FABRICATED PROPOSED FOR INSTALLATION. SUBMIT TO THE CITY ENGINEER FOR APPROVAL.
11. COMPACTION EFFORTS UNDER CULVERT SHALL BE: SUBGRADE: 95% OR BTR, STANDARD PROCTOR BASE COURSE: 96% OR BTR, MODIFIED PROCTOR

CONSTRUCTION NOTES:

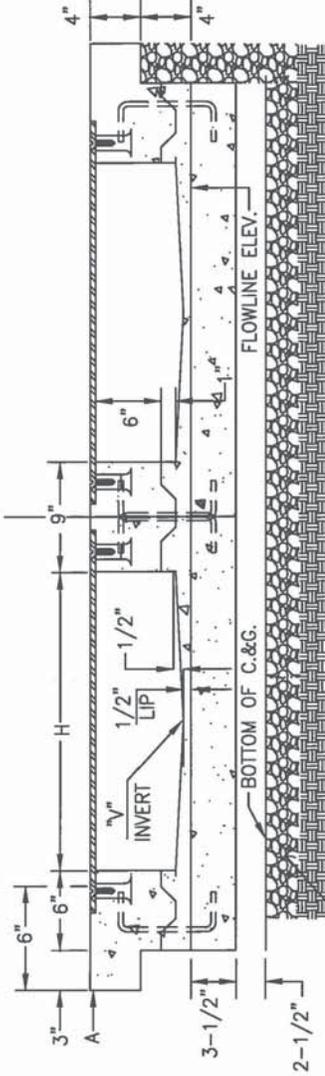
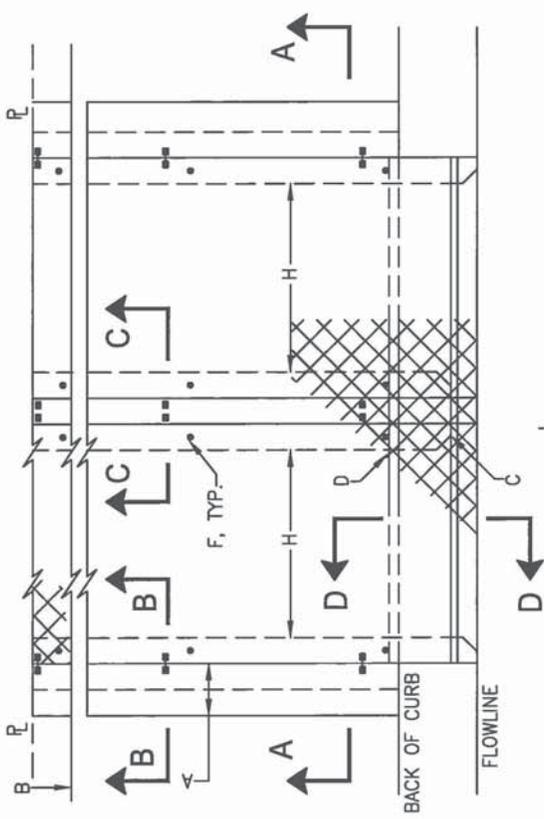
- A. MATCH NEAREST CONTROL JOINT, INSTALL 1/2" ASPHALT IMPREGNATED FIBER EXPANSION JOINT.
- B. EDGE OF SIDEWALK OR SETBACK (VARIABLE).
- C. 3" RADIUS (TYPICAL).
- D. 3/8" CHECKERED STEEL PLATE (PAINT PER NOTE 8, ABOVE).
- E. FOR SECURING PLATE USE 1"x 5" S.S. ROD ANCHOR, "RED HED MULTI-SET II SRM-38 ANANCHOR OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS AT MAX. 24" O.C., A MINIMUM OF 2 PER SIDE AND ONE WITHIN 6" OF EACH END.
- F. 3/8" - 16 x 1 1/4" COUNTERSUNK, F.H., STAINLESS STEEL, MACHINE SCREW.
- G. SLOPE 1/4" PER FT. MIN.
- H. DRAIN WIDTH PER PLAN (12" MIN., 24" MAX.).
- J. 6" THICK AGGREGATE BASE COURSE. SEE NOTE 11 ON COMPACTION EFFORTS.



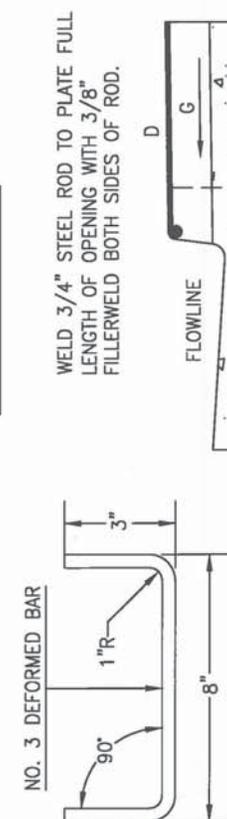
SECTION B - B



SECTION C - C



SECTION A - A

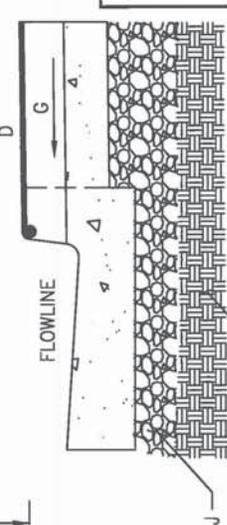


DOWEL DETAIL

DOWEL USAGE IS OPTIONAL BASED ON CONCRETE PLACEMENT. WHEN USED, THEY SHALL BE PLACED 12" O.C.

(29 OF 32)

WELD 3/4" STEEL ROD TO PLATE FULL LENGTH OF OPENING WITH 3/8" FILLERWELD BOTH SIDES OF ROD.



SECTION D - D

SEE NOTE 11 ON COMPACTION EFFORTS



REVISIONS:
01-11-16

CITY OF GALLUP
SIDEWALK CULVERT WITH
STEEL TOP PLATE (DOUBLE)

STD. DWG. NO. 2423.1

OCTOBER, 1999

CONSTRUCTION NOTES



USE ONLY PER DIRECTION
OR APPROVAL OF THE
CITY ENGINEER

**TEMPORARY SECTION
(COLLECTOR)**



USE ONLY PER DIRECTION
OR APPROVAL OF THE
CITY ENGINEER

**TEMPORARY SECTION
(LOCAL)**

GENERAL NOTES:

- A. FOR ARTERIAL OR COLLECTOR STREETS, REPLACEMENT ASPHALT CONCRETE SHALL CONSIST OF FIVE (5) INCHES OF ASPHALT CONCRETE (AC), PLACED IN TWO (2) 2.5 INCH LIFTS. AC MATERIAL FOR THE LOWER AND UPPER LIFTS SHALL CONFORM TO SSHBC=s SECTION 401, GRADATIONS A AND B, RESPECTIVELY.
- B. 12" SCARIFIED AND COMPACTED SUBGRADE. 95% MINIMUM COMPACTION AT OPTIMUM MOISTURE +/- 2%, ASTM D1557, OR OPTIMUM MOISTURE TO + 4% ASTM D698, FOR SOILS WITH 35% OR GREATER MATERIAL PASSING THE NO. 200 SIEVE.
- C. FOR ARTERIAL OR COLLECTOR STREETS, REPLACEMENT ASPHALT CONCRETE SHALL CONSIST OF FIVE (5) INCHES OF ASPHALT CONCRETE (AC), PLACED IN TWO (2) 2.5 INCH LIFTS. AC MATERIAL FOR THE LOWER AND UPPER LIFTS SHALL CONFORM TO SSHBC=s SECTION 401, GRADATIONS A AND B, RESPECTIVELY.
- D. FOR RESIDENTIAL STREETS, REPLACEMENT ASPHALT CONCRETE SHALL CONSIST OF FOUR (4) INCHES OF ASPHALT CONCRETE (AC), PLACED IN TWO (2) 2.0 INCH LIFTS. AC MATERIAL FOR THE LOWER AND UPPER LIFTS SHALL CONFORM TO SSHBC=s SECTION 401, GRADATIONS A AND B, RESPECTIVELY.

- 1. CONSTRUCTION MATERIALS AND METHODOLOGY SHALL COMPLY WITH THE REQUIREMENTS OF STD. DWG. NO. 2400.0



USE ONLY PER DIRECTION
OR APPROVAL OF THE
CITY ENGINEER

**TEMPORARY SECTION
(ARTERIAL)**



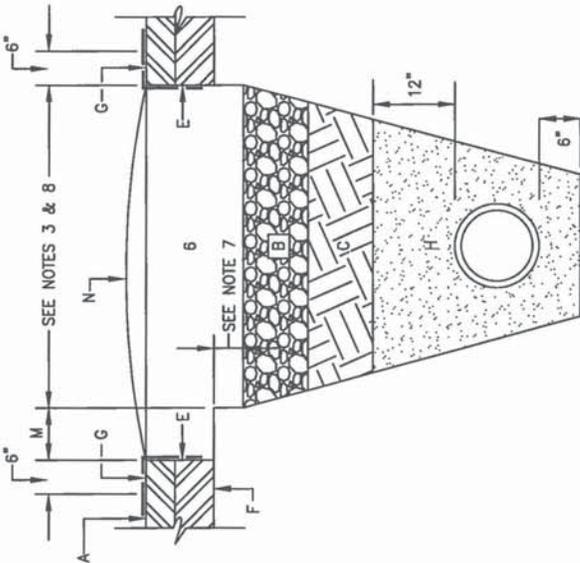
REVISIONS:

CITY OF GALLUP

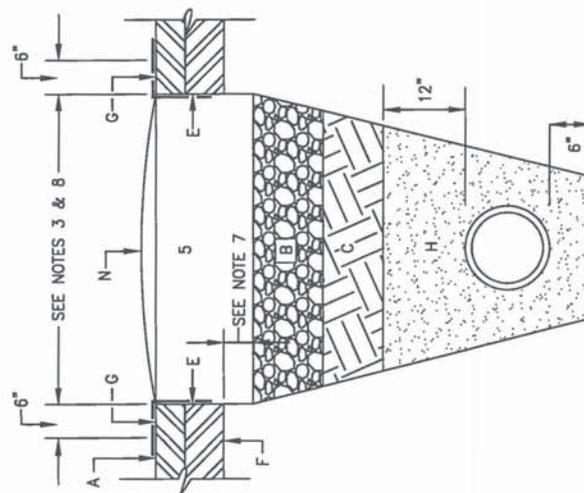
TEMPORARY PAVING SECTION

ABBREVIATIONS

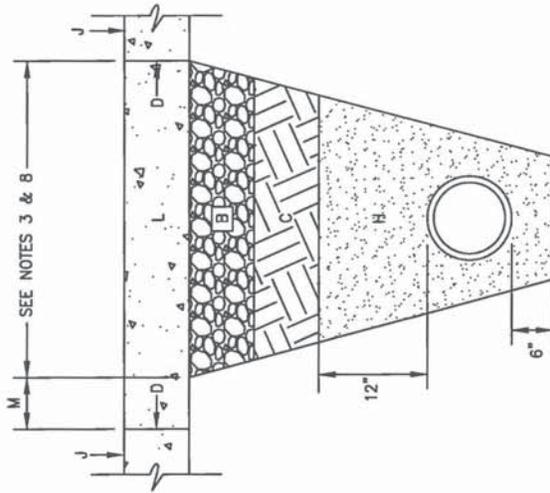
- AC ASPHALTIC CONCRETE
- PCC PORTLAND CEMENT CONCRETE
- NMSHTD NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DIVISION



ARTERIAL OR COLLECTOR STREETS



RESIDENTIAL STREETS



PCC PAVEMENT

GENERAL NOTES:

1. ALL CONSTRUCTION, MATERIALS, AND METHODOLOGY SHALL COMPLY WITH THE REQUIREMENTS OF STD. DWG. NO. 2400.0
2. COMPACTION AS DETERMINED BY ASTM D 1557 MAX. DENSITY.
3. TRENCH CUT WIDTHS SHALL BE MIN. WIDTH REQ'D. FOR UTILITY INSTALLATION, ECONOMICAL BACKFILL COMPACTION, AND COMPLIANCE WITH CURRENT AND APPLICABLE SAFETY REGULATIONS.
4. ALL PAVEMENT CUT EDGES WILL BE SAWCUT TO PRESENT ON EVEN LINE PRIOR TO REPLACEMENT OF PAVING MATERIALS. "STITCH" CUTTING OF PAVEMENT WILL NOT BE PERMITTED.
5. FOR RESIDENTIAL STREETS, REPLACEMENT AC SHALL CONSIST OF FOUR (4) INCHES, PLACED IN TWO (2) 2.0 INCH LIFTS. AC MATERIAL FOR THE LOWER AND UPPER LIFTS SHALL CONFORM TO SSHBC SECTION 401, GRADATIONS A AND B, RESPECTIVELY.
6. FOR ARTERIAL OR COLLECTOR STREETS, REPLACEMENT AC PAVEMENT SHALL CONSIST OF FIVE (5) INCHES, PLACED IN TWO (2) 2.5 INCH LIFTS. AC MATERIAL FOR THE LOWER AND UPPER LIFTS SHALL CONFORM TO SSHBC'S SECTION 401, GRADATIONS A AND B, RESPECTIVELY.
7. ADDITIONAL 2" THICKNESS OF AC REQUIRED ON PAVEMENT CUTS LESS THAN 8' WIDE.
8. FOR AC PAVEMENT CUTS 8' OR MORE IN WIDTH AND LONGER THAN 100' SHALL BE PLACED WITH LAYDOWN MACHINE TO A DEPTH EQUAL TO THAT OF AC PAVEMENT REMOVED.

CONSTRUCTION NOTES

- A. 2"-4" EXIST. ASPHALT SURFACE COURSE.
- B. 6" COMPACTED AGGREGATE BASE COURSE MATERIAL, (SSHBC'S SECTION 304, TYPE I-B) PLACED IN 2-3" LIFTS, 96% COMPACTION. MODIFIED PROCTOR
- C. SUBGRADE MATERIAL, 95% COMPACTION. STANDARD PROCTOR. THICKNESS SHALL BE IN 8" LIFTS MAXIMUM TO ACHIEVE DESIRED HEIGHTS
- D. SAWCUT ASPHALT PAVEMENT. SAWCUT ONLY 1/3 CONC. PAVEMENT DEPTH.
- E. EXIST. ASPHALT PAVEMENT.
- F. TACK COAT.
- G. 4"-5" AC TO BE 2" THICKER THAN EXIST. PAVEMENT. SEE NOTES 5 & 6.
- H. PIPE BEDDING SHALL BE A GRANULAR MATERIAL, 90% COMPACTION. STANDARD PROCTOR
- J. EXIST. P.C.C. CONC. PAVEMENT.
- K. JOINTS TO BE TOOLED & SEALED IN ACCORDANCE WITH ENGINEER'S REQUIREMENTS.
- L. TO MATCH EXIST. THICKNESS, 6" MIN. CLASS AA P.C.C. PER SSHBC'S SECTION 510.
- M. 12" CUT-BACK, ONLY APPLICABLE TO FED. HWY. AND NMSHTD FUNDED PROJECTS.
- N. 1/2" CROWN ON ASPHALT THAT MEETS 100% THEORETICAL DENSITY

REVISIONS:
01-11-16



CITY OF GALLUP

PAVING
CITYWIDE PAVEMENT CUTS
FOR ALL UTILITIES

STD. DWG. NO. 2426.0 (F/K/A 2465.0) APRIL, 2000

DESIGN STANDARDS FOR WATER AND SEWER

TYPICAL MATERIAL REQUIREMENTS FOR MINOR WATER AND SEWER EXTENSIONS

(April 25, 2016)

GENERAL

The installation of the materials is to be in conformance with the manufacturer's recommendations or the contract documents including the drawings and specifications prepared by a licensed engineer and approved by the Gallup Water Sanitation Division (WSD). The more restrictive requirements will take precedence once the difference is brought to the attention of the project engineer and the WSD and received both their approvals.

All materials are to be new and unused.

The materials are to meet the requirements of the contract documents prepared by the project engineer and approved by the WSD. These materials requirements are to take precedence over this listing of typical materials.

The materials for a particular item are to be from the same manufacturer. For example, the water main piping is to be from one manufacturer. The sewer main piping is to be from one manufacturer and can be different from the water main piping manufacturer.

Submittals are to be from only one manufacturer per item. Do not submit multiple manufacturers with one to be determined at the time of construction.

Submittals are needed on proposed bedding and backfill materials and should include the sieve analysis, the plasticity (PI) determination, and the Proctor determination meeting the standard test method required in the specifications, i.e. ASTM D698, ASTM D1557, AASHTO T99, AASHTO T180, etc.

For pipe bedding and initial backfill, the material should have 100% passing the one inch screen, 100 to 40% passing the number 4 screen, and up to 35% passing the number 200 screen. PI needs to be less than or equal to 12. A testing firm needs to be retained to do this analysis and to do the field density testing. It is recommended that the analysis be performed prior to the project's preconstruction meeting and that the testing firm attend the preconstruction meeting.

There are also right-of-way and water and sewer administrative procedures/permits that are applicable to these projects.

WATER MAIN PIPING

PVC is to conform to AWWA-C900, DR-18 (Pressure Class 235 psi), bell and spigot.

Ductile-Iron is to conform to AWWA C151 and AWWA C104 including a Type II or IIA cement liner. It is to be installed within a polyethylene sleeve per AWWA C105 except for short connections between the main line and the fire hydrant.

All water piping is to be installed with a buried warning tape and on particular projects a 12 AWG insulated copper location wire will be required.

Valves are to be AWWA C509 resilient wedge gate valve with mechanical joints and stainless steel bolts and fasteners.

Valve boxes are to be 5 ¼ inched cast iron two-piece adjustable screw type boxes with a drop lid marked "Water".

All main line, tees, crosses, bends, etc. are to be AWWA C153 Ductile-Iron compact mechanical joint fittings. These fittings shall be wrapped in polyethylene that conforms to the requirements of AWWA C105.

Fire hydrants will be Mueller Centurion A 423 or approved equal.

SEWER MAIN PIPING

PVC is to conform to ASTM D3034, SDR 35.

Ductile-Iron is to conform to same standards as water main line piping including being installed in a polyethylene sleeve with the additional requirement that it will have a bituminous coat/seal conforming to AWWA C104 on the interior cement lining.

Manholes are to be a minimum of 48 inch ID and conform to ASTM C478 and are not to have any steps, rungs, or ladders installed.

Manhole frame and covers are to be ASTM A48 traffic models with lifting bars within recessed slots and with no penetrations of the lid.

WATER SERVICE LINES

¾ inch (minimum) and 1 inch diameter lines are to be type K copper conforming to ASTM B88.

Two inch diameter piping is to be type L copper conforming to ASTM B88 or PVC schedule 80 conforming to ASTM D1785.

Service line valves and fittings (corporation stops, curb stops, compression fittings, etc.) need to conform to AWWA C800 requirements. The curb stops shall be ball type with Minneapolis type valve boxes. The service compression fittings shall be Mueller 110 or approved equal with stainless steel gripper bands. The corporation stops shall have AWWA/Mueller cc tapered threading systems.

The water service saddles shall be double stainless steel strapped brass types such as Ford 202BS, Mueller BR2S, etc. and have a tap matching the size and threading of the corporation stop. The service saddle shall have AWWA/Mueller cc tapered threading systems.

The meter boxes shall be plastic and be pre-assembled with cast iron cover/lid and have a double lid or an insulating pad. For a $\frac{3}{4}$ inch thru 1 inch meter, they shall be DWF Plastics DFW2030-T Top boxes with 790163 insulating pad, 700097 lid frame, and 780112 lid. For a 2 inch meter, the Mueller/McCullough 550 VB 27 26 FBA box with 790058 insulating pad, 700098 lid frame, and 780113 lid are acceptable. All the meter boxes will have a Mueller meter yoke, to be copper, horizontal, MIPT x MIPT #B-2434-2A, and a curb valve, Mueller # B25-172 Compression x FIPT. They will also have the distance between the top of the angle stop valve and the bottom of the lid at a minimum of 16 inches and a maximum of 24 inches.

The water meters shall conform to AWWA C700 for displacement type meters and AWWA C701 for turbine type meters. The meters are to be Neptune T-10 with R900i Enhanced RF pit meter interface unit, and compatible with the City's Neptune meter reading system. These meters are to register in cubic feet.

FINAL INSPECTION CHECKLIST FOR WSD

(12/28/01)

GENERAL

- The certifying engineer shall be present and record deficiencies/punch list items and make the list available to the City, the developer, and the contractor.
- A Letter from the certifying engineer that is stamped by the certifying engineer and that certifies that the construction is in conformance with the drawings and specifications approved by the City for the project.
- All items must be covered by easements and/or right-of-ways and copies of any project specific recorded documents are to be provided. This requires special attention to electrical installations since they often have easements provided on an as-constructed basis rather than with the preliminary plat.
- Where copies are requested, copies are to be provided whether or not some or all were provided during the construction.
- Copy (ies) of Proctor test results for all soils used along with soil density test results for each layer of bedding and backfill of trenched facilities.
- Copies of the record drawings of which the electronic copies will be provided following the final inspection and corrected for issues identified during the inspection process.
- If applicable, a report on water used from Gallup East Plant that is billable to the Contractor.
- The Contractor shall make available sufficient personnel, equipment, and tools to assist in the inspection of the project including manholes, hydrants, etc.
- If applicable, items being proposed for bonding shall be provided in a list by the certifying engineer and shall include a cost estimate for completion of construction including testing, inspection, and other necessary services for these items.
- If applicable, special operational responsibility/ownership arrangements of utility facilities are to be designated on the record drawings and also on the final plat, i.e. flange to flange meter responsibility of on-site water meters; any electrical distribution equipment including conduit, cables, and transformers on the load side of the primary electrical metering, etc.

Water

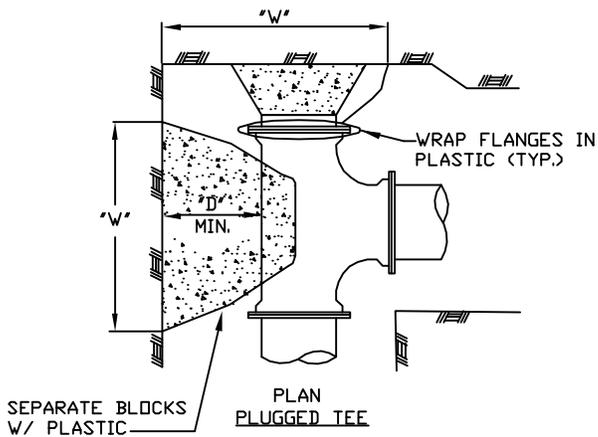
- Copy (ies) of the water line pressure test results in a report similar to NMSSFPWC Test Sheet 801.16.2 that is modified to conform to the project specifications.
- Copy (ies) of the bacteriological test results including the chlorine residual at the time the sample(s) was taken.
- Copy (ies) of the chlorine residual test results prior to and following line flushing.

SEWER

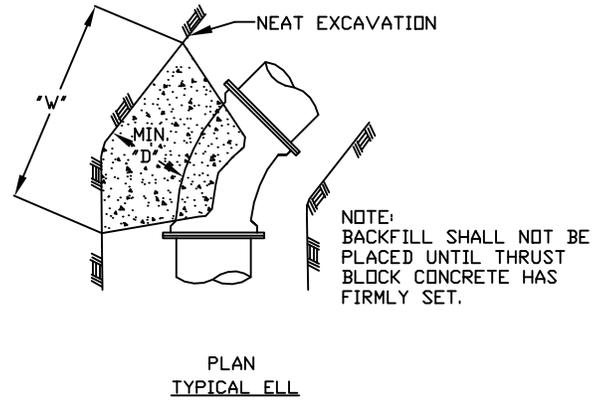
- Copy (ies) of manhole test results.
- Copy (ies) of sewer line exfiltration/air test results.
- Confirmation that the sewer line had successful results from the line TV Inspection.

Electric

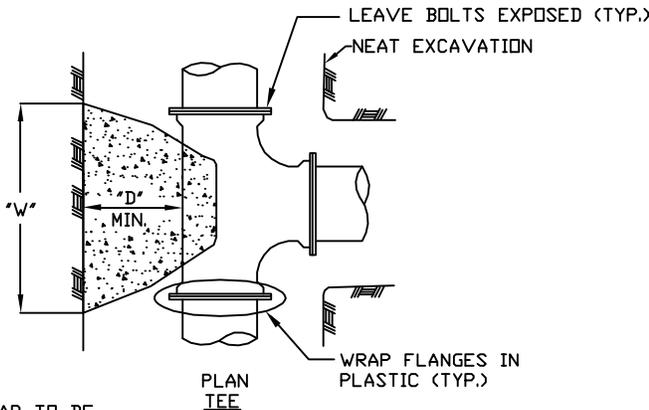
- See the comment on easements/right-of-ways and record drawings in the General Section above.
- Confirm stub outs and equipment installations are at acceptable grades/elevations and locations.
- Verify that unused conduits have pull string installation(s) and that they are functional.



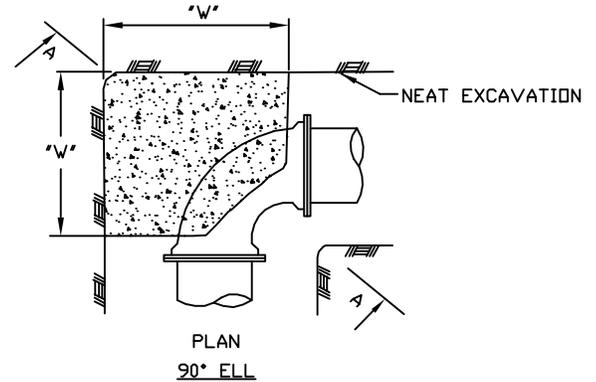
SEPARATE BLOCKS W/ PLASTIC
PLAN PLUGGED TEE



PLAN TYPICAL ELL

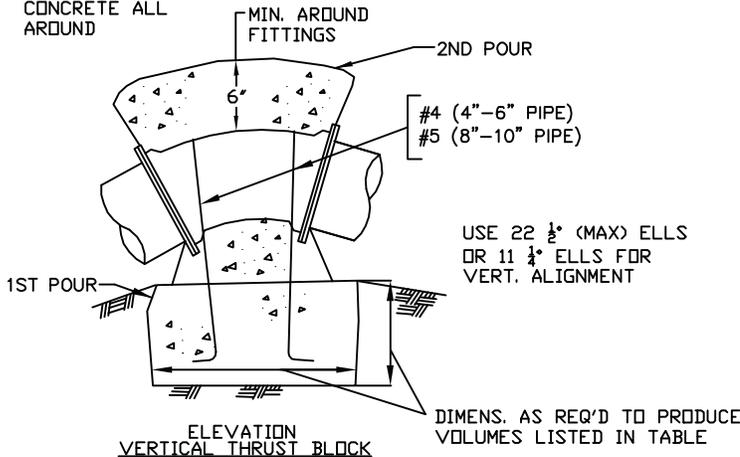


PLAN TEE

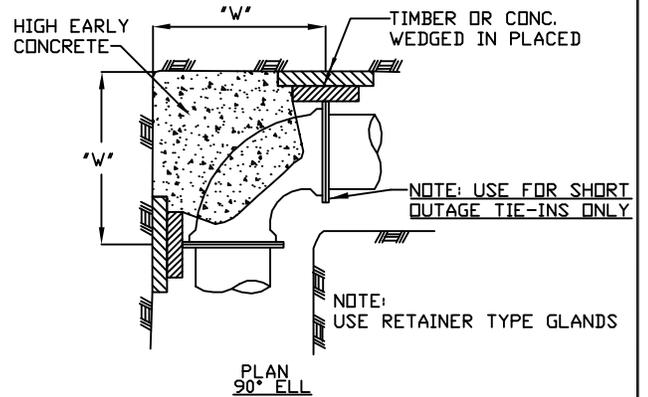


PLAN 90° ELL

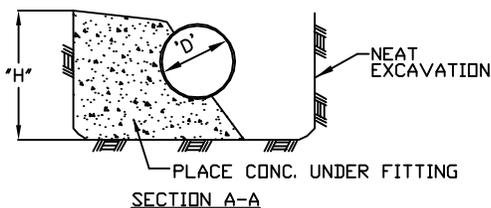
REBAR TO BE EMBEDDED IN CONCRETE ALL AROUND



ELEVATION VERTICAL THRUST BLOCK



PLAN 90° ELL



SECTION A-A

NOTE:
HIGHLY SATURATED OR UNCONSOLIDATED SOILS MAY REQUIRE AN INCREASE IN THRUST BLOCK SIZE. VERIFY WITH PROJECT ENGINEER.
MEET 200 PSI TEST PRESSURE
CONCRETE SHALL BE @ MIN 2500 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
REPLACES NMSSPWC 2320 DWG.
FOR INSTALLATIONS NOT MEETING ALL REQUIREMENTS OBTAIN APPROVAL THROUGH WSD.

VERTICAL ANCHOR BLOCK VOLUMES (FT³)

PIPE SIZE	45° ELL	22 1/2° ELL	11 1/4° ELL
4"	8	4	2
6"	14	8	4
8"	25	13	7
10"	40	21	10

MINIMUM THRUST BLOCK DIMENSIONS FOR HORIZONTAL FITTINGS

PIPE	TEE		90° ELL		45° ELL		22 1/2°-11 1/4° ELL	
	'W'	'H'	'W'	'H'	'W'	'H'	'W'	'H'
4"	14"	10"	14"	10"	12"	10"	12"	10"
6"	18"	14"	18"	14"	16"	12"	14"	10"
8"	24"	16"	22"	16"	18"	16"	16"	14"



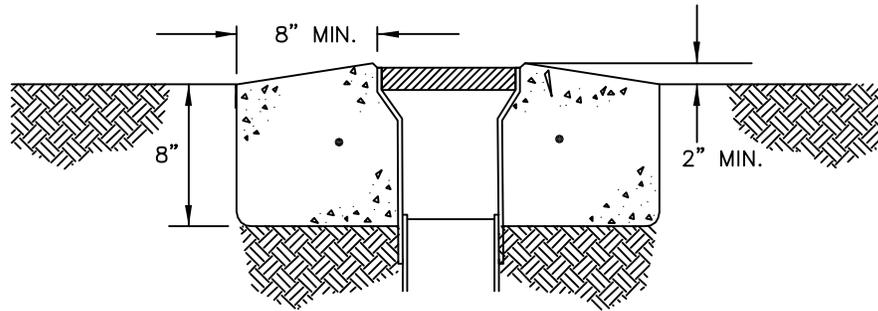
DATE: 02/14/95
DRAWN BY: A.G.W.
APPROVED BY: L.ALLGOOD
APPROVED BY:
SCALE: N.T.S.

TITLE:

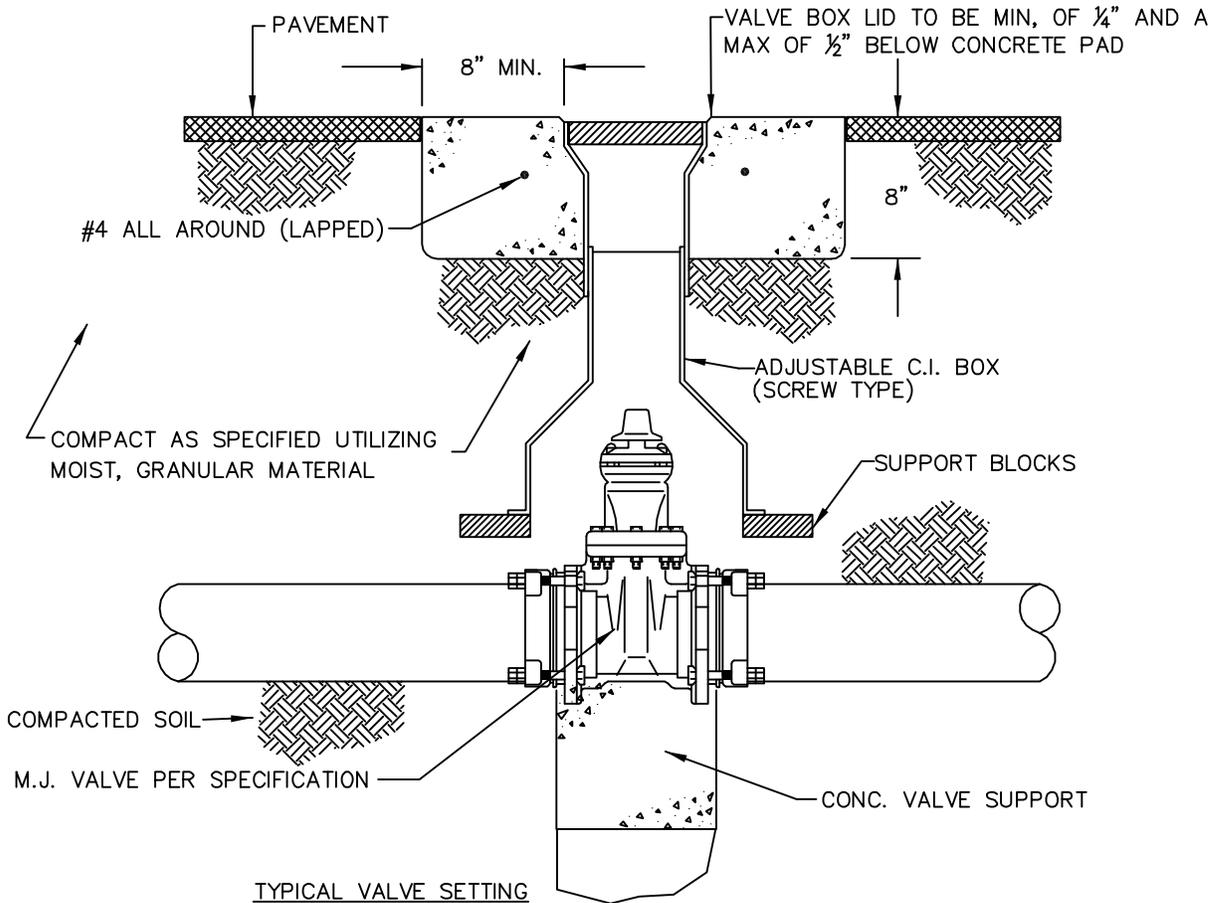
TYPICAL DETAIL PIPING DRAWINGS

REVISIONS	
BY:	DATE:
L.ALLGOOD	2/21/00
NKENNY	4/18/2016

STANDARD No.
WSD2320
PAGE:
1 OF 1



TYPICAL VALVE SETTING
(OUTSIDE ROADWAY)



TYPICAL VALVE SETTING
(IN ROADWAY)

NOTES: REPLACES NMSSPWC 2325,2326,2328 DWGS.
FOR INSTALLATIONS NOT MEETING ALL REQUIREMENTS OBTAIN APPROVAL THROUGH WSD

VALVE BOX		
MANUFACTURE	PART No.	NOTES
TYLER	TYPE 6850	SCREW TYPE W/WATER CAST ON LID

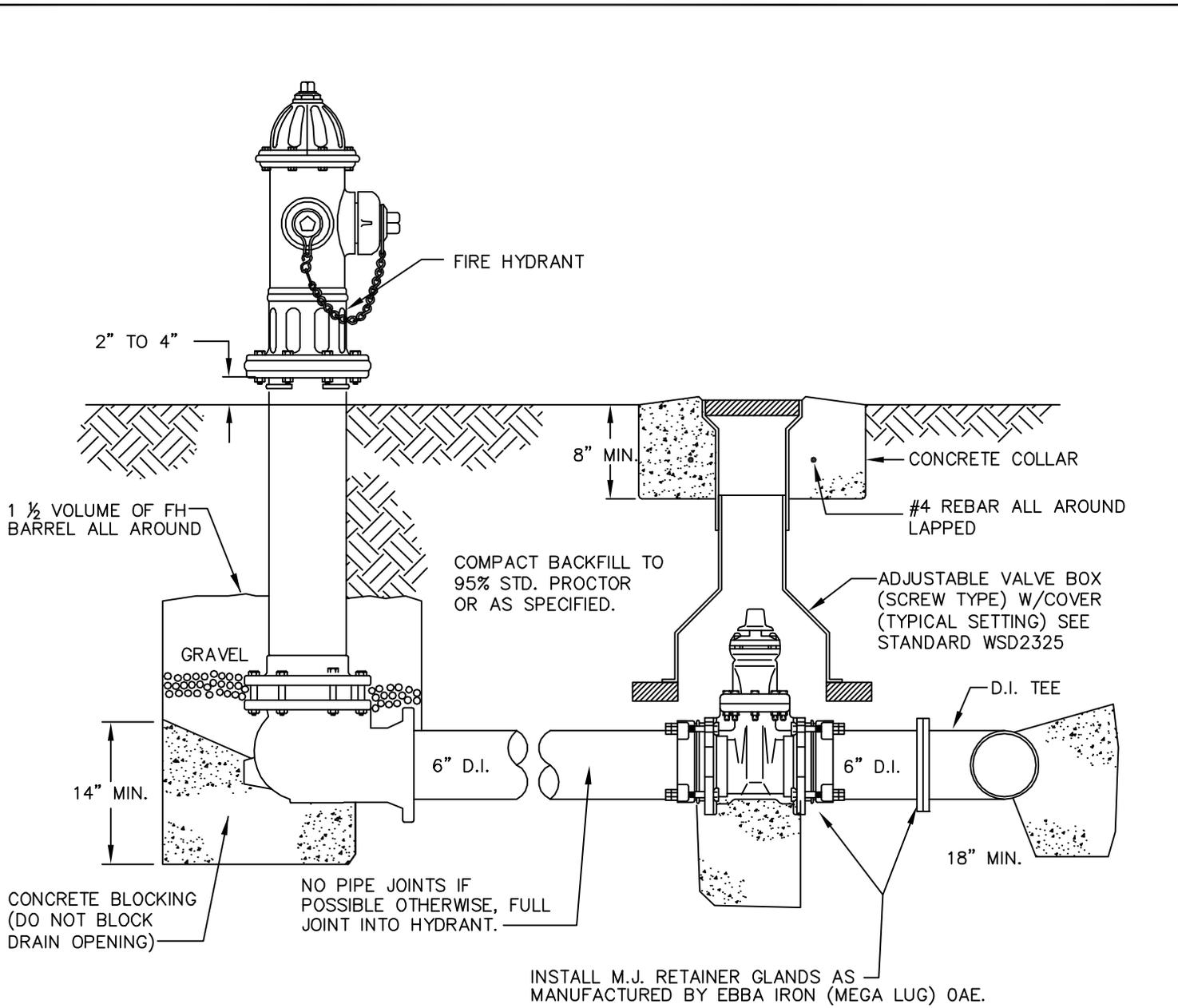


DATE: 12/18/95
DRAWN BY: A.G.W.
APPROVED BY: L.ALLGOOD
APPROVED BY:
SCALE: N.T.S.

TITLE:
WATER VALVE BOX

REVISIONS	
BY:	DATE:
L.ALLGOOD	2/21/00
NKENNY	4/20/16

STANDARD No.
WSD2325
PAGE:
1 OF 1



NOTE: SEE SPECIFIED WATER LINE DEPTH FIELD CONDITIONS TO DETERMINE FIRE HYDRANT SETTING DEPTH.
 FOR INSTALLATIONS NOT MEETING ALL REQUIREMENTS OBTAIN APPROVAL THROUGH WSD
 REPLACES NMSSPWC 2340 DWG.
 SEE WSD STANDARD DETAIL WSD2347 FOR LOCATION REQUIREMENTS.



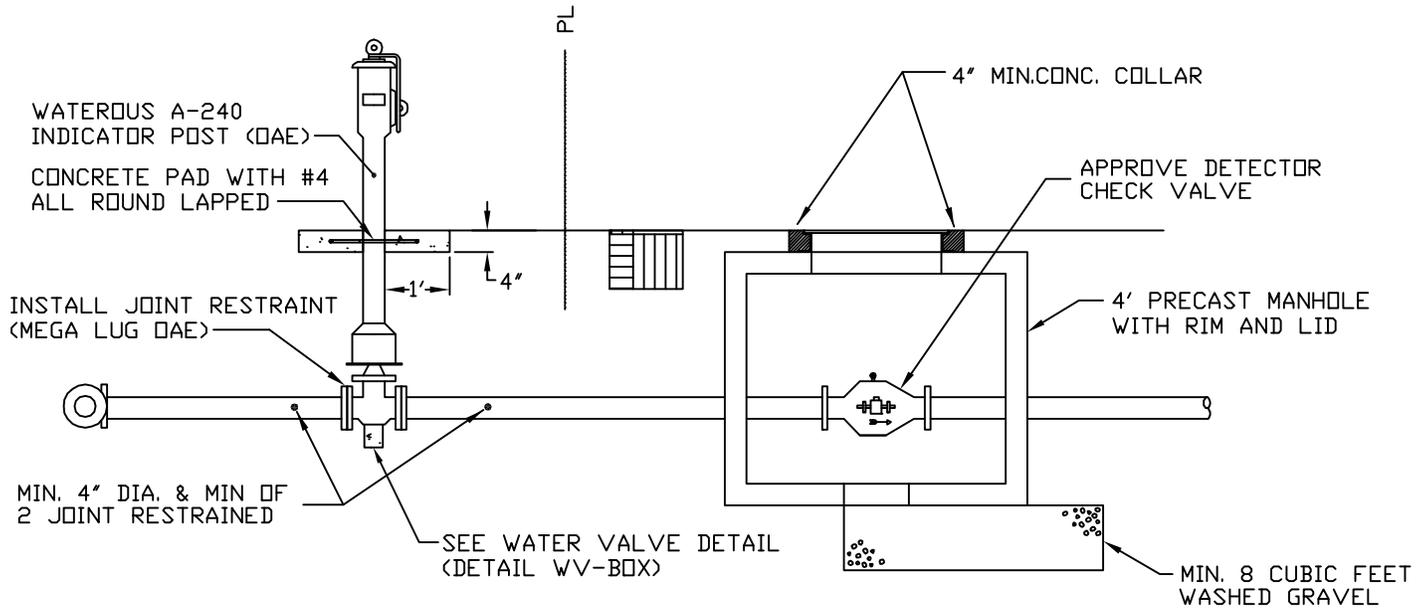
DATE: 12/18/95
 DRAWN BY: A.G.W.
 APPROVED BY: L.ALLGOOD
 APPROVED BY:
 SCALE: N.T.S.

TITLE:
FIRE HYDRANT

REVISIONS	
BY:	DATE:
L.ALLGOOD	2/21/00
NKENNY	4/20/16

STANDARD No.
WSD2340
 PAGE:
 1 OF 1

LOCATE G.V. W/ POST INDICATOR & DETECTOR
CHECK VALVE AS NEAR AS POSSIBLE TO
PROPERTY LINE, AND MEET A.D.A. REQUIREMENTS.



NOTES:

1. DETECTOR CHECK VALVE TO REMAIN THE PROPERTY OF THE OWNER.
2. AFTER EXITING THE POST INDICATOR VALVE, IT WILL BE CONSIDERED THE END OF CITY OWNERSHIP AND MAINT RESPONSIBILITY.
3. INSTALLATIONS NOT MEETING ALL STANDARDS WILL REQUIRE APPROVAL BY THE CITY PRIOR TO INSTALLATION.
4. MEET TRENCH COMPACTION REQUIREMENTS AS SPECIFIED.

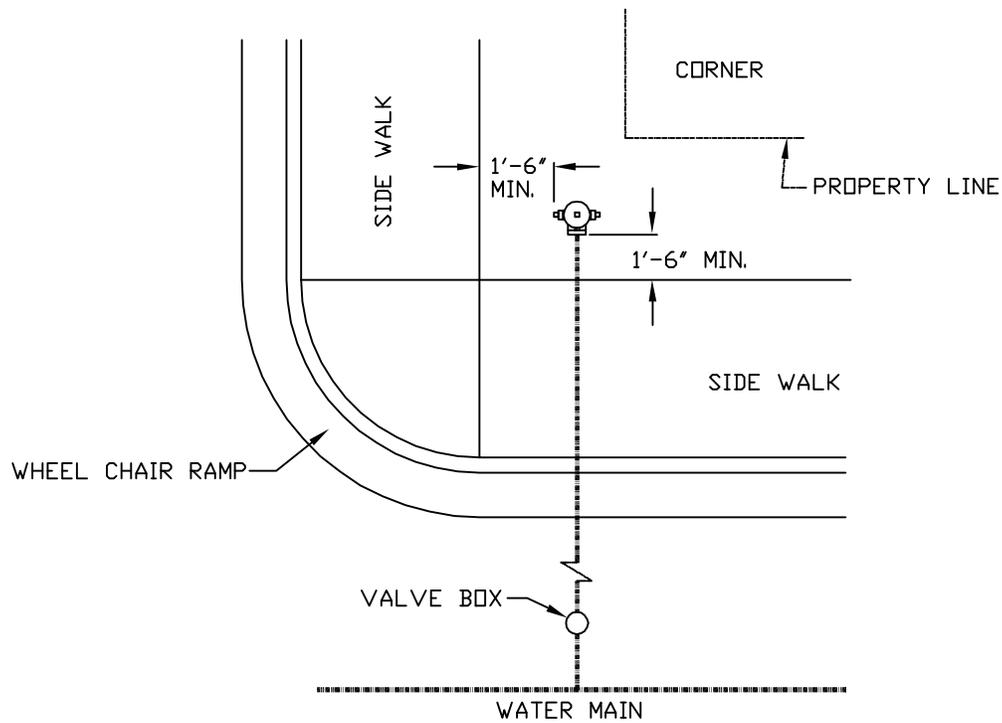
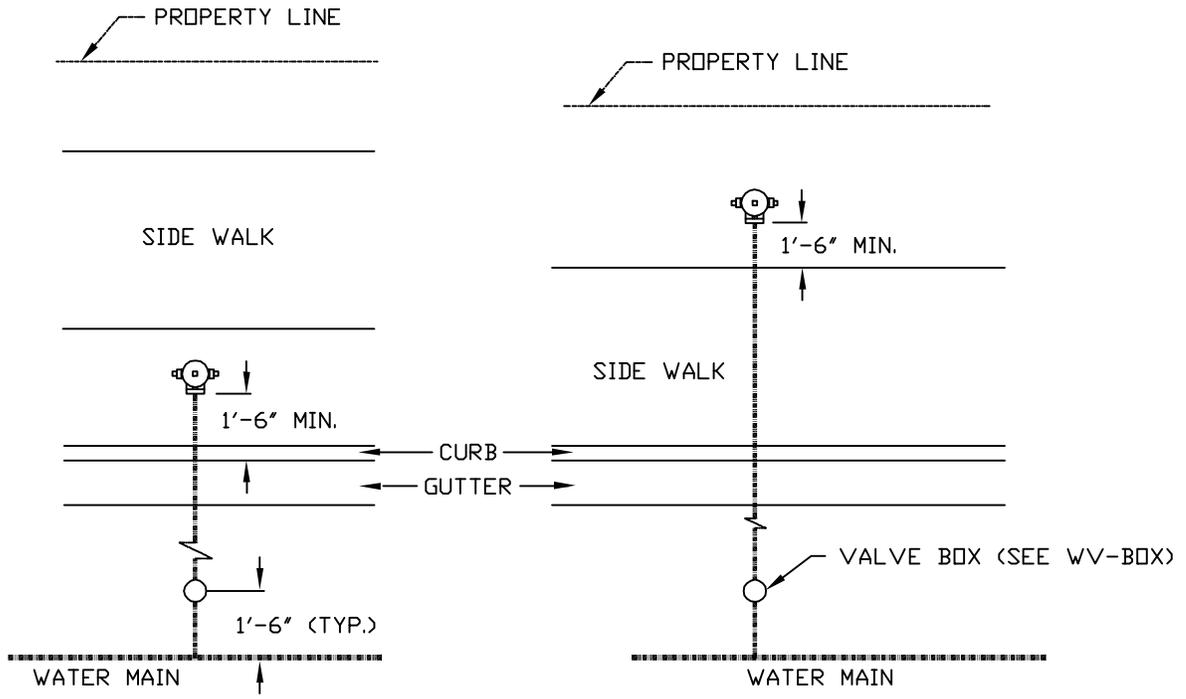


DATE: 03/24/98
 DRAWN BY: DANNY B.
 APPROVED BY: L.ALLGOOD
 APPROVED BY:
 SCALE: N.T.S.

TITLE:
**FIRE LINE WITH DETECTOR
 CHECK VALVE**

REVISIONS	
BY:	DATE:
L.ALLGOOD	12/22/99
L.ALLGOOD	2/21/00
NKENNY	04/15/16

STANDARD No.
WSD2341
 PAGE:
 1 OF 1



NOTE:
 FIRE HYDRANT SPACING: 500 FEET MAX.
 SEE WSD2340 FOR CONSTRUCTION DETAIL FOR FIRE HYDRANT.
 FOR LOCATIONS NOT MEETING THESE REQUIREMENTS, CONTACT WSD FOR APPROVAL.
 THE INSTALLATION IS SUBJECT TO MEET THE REQUIREMENTS OF ADA.
 REPLACE NMSSPWC 2347 DWG.



DATE: 07/21/97
 DRAWN BY: A.G.W.
 APPROVED BY: L.ALLGOOD
 APPROVED BY:
 SCALE: N.T.S.

TITLE:
FIRE HYDRANT LOCATION

REVISIONS	
BY:	DATE:
L.ALLGOOD	2/21/00
NKENNY	4/20/16

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WSD2347
 PAGE:
 1 OF 1

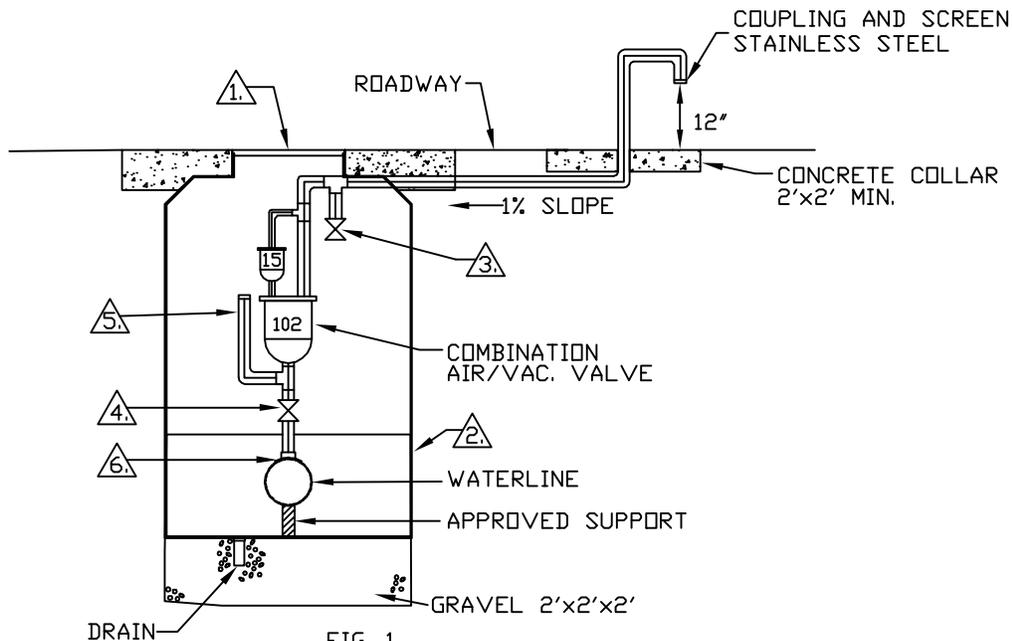


FIG. 1
AIR/VAC. IN ROADWAY

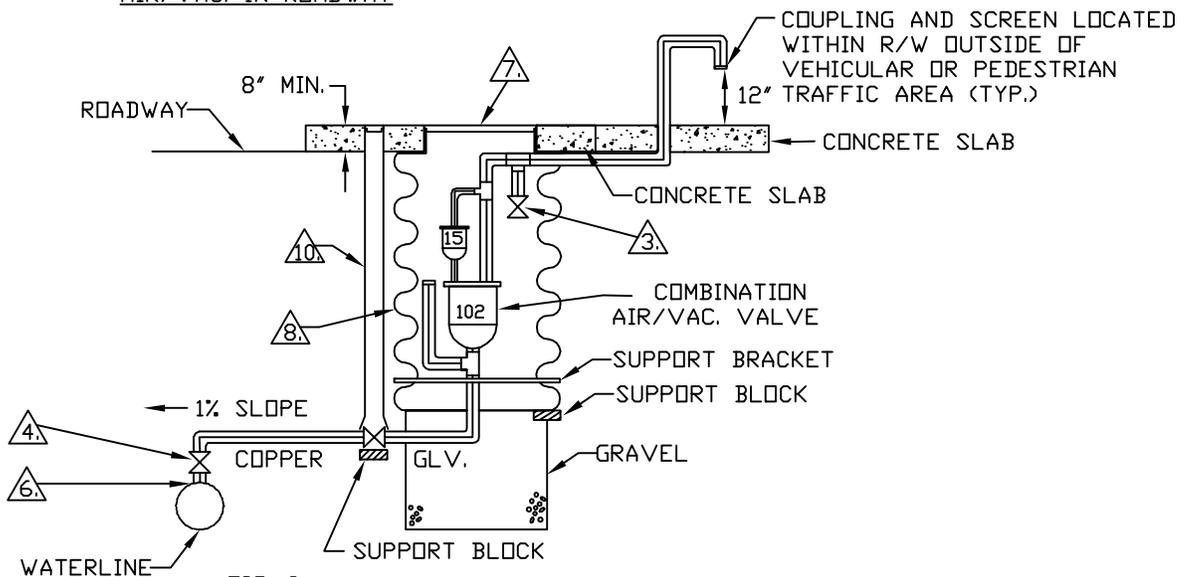


FIG. 2
AIR/VAC. OUTSIDE OF ROADWAY

NOTE:
AIR/VAC. WILL RELEASED AIR UNDER PRESSURE
VAL-MATIC MODEL 102
VAL-MATIC MODEL 15
WILL NEED BOTH VALVES
REPLACES NSSPWC-2350 DWG.
FOR INSTALLATIONS NOT MEETING ALL REQUIREMENTS
OBTAIN APPROVAL THROUGH WSD

- ① 150# LID FRAME W/WATER CAST ON LID.
- ② USE PRECAST MANHOLE. (SEE SS M.H. DETAIL #)
- ③ 1/4" PITCOCK DRAIN VALVE.
- ④ 2" CORP STOP
- ⑤ 2" BLOW OFF W/CAP.
- ⑥ GJU STANDARD TAPPING SADDLE.
- ⑦ FORD MONITOR COVER MC-36 W/STANDARD OCTAGON LOCK NUT.
- ⑧ 36" DIA. CMP TAR COATED. O.A.E.
- ⑨ ALL PIPING TO BE SCH. 40 THREADED GALV. IRON, UNLESS OTHERWISE NOTED.
- ⑩ 2" CURB STOP FORD B41-777M-G W/MINNEAPOLIS PATTERN CURB BOX 1" UPPER SECTION & STATIONARY ROD. (EM2-?-46_?R)

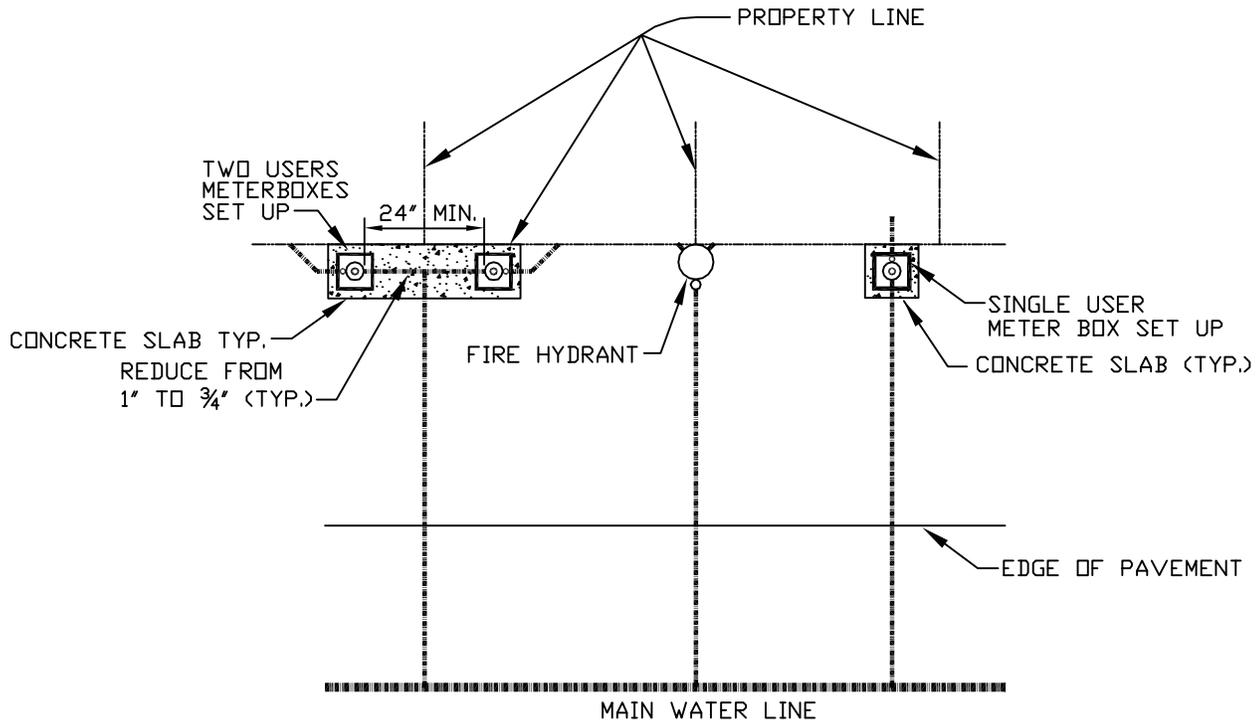


DATE: 07/21/97
DRAWN BY: A.G.W.
APPROVED BY: L.ALLGOOD
APPROVED BY:
SCALE: N.T.S.

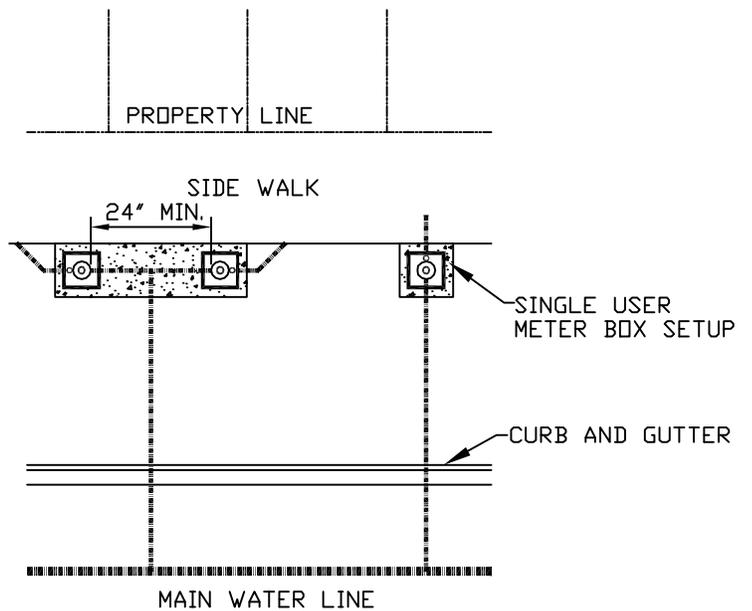
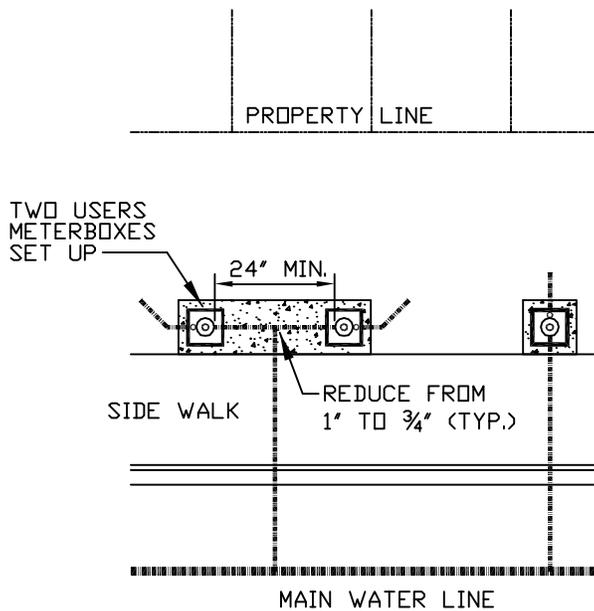
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AIR RELEASE/VACUUM

REVISIONS		STANDARD No. WSD2350
BY:	DATE:	
L.ALLGOOD	2/21/00	PAGE: 1 OF 1
NKENNY	4/15/16	



METER BOX SET UP (SINGLE OR DOUBLE)
 RURAL STREET W/ CURB GUTTER AND SIDEWALK
 [LOCATED OUTSIDE OF VEHICULAR TRAFFIC AREA.]



NOTE: REPLACES NMSSPWC DRAWING 2360 & 2361.
 ALSO SEE WSD STANDARD WSD2361
 FOR INSTALLATIONS NOT MEETING ALL REQUIREMENTS OBTAIN APPROVAL THROUGH WSD



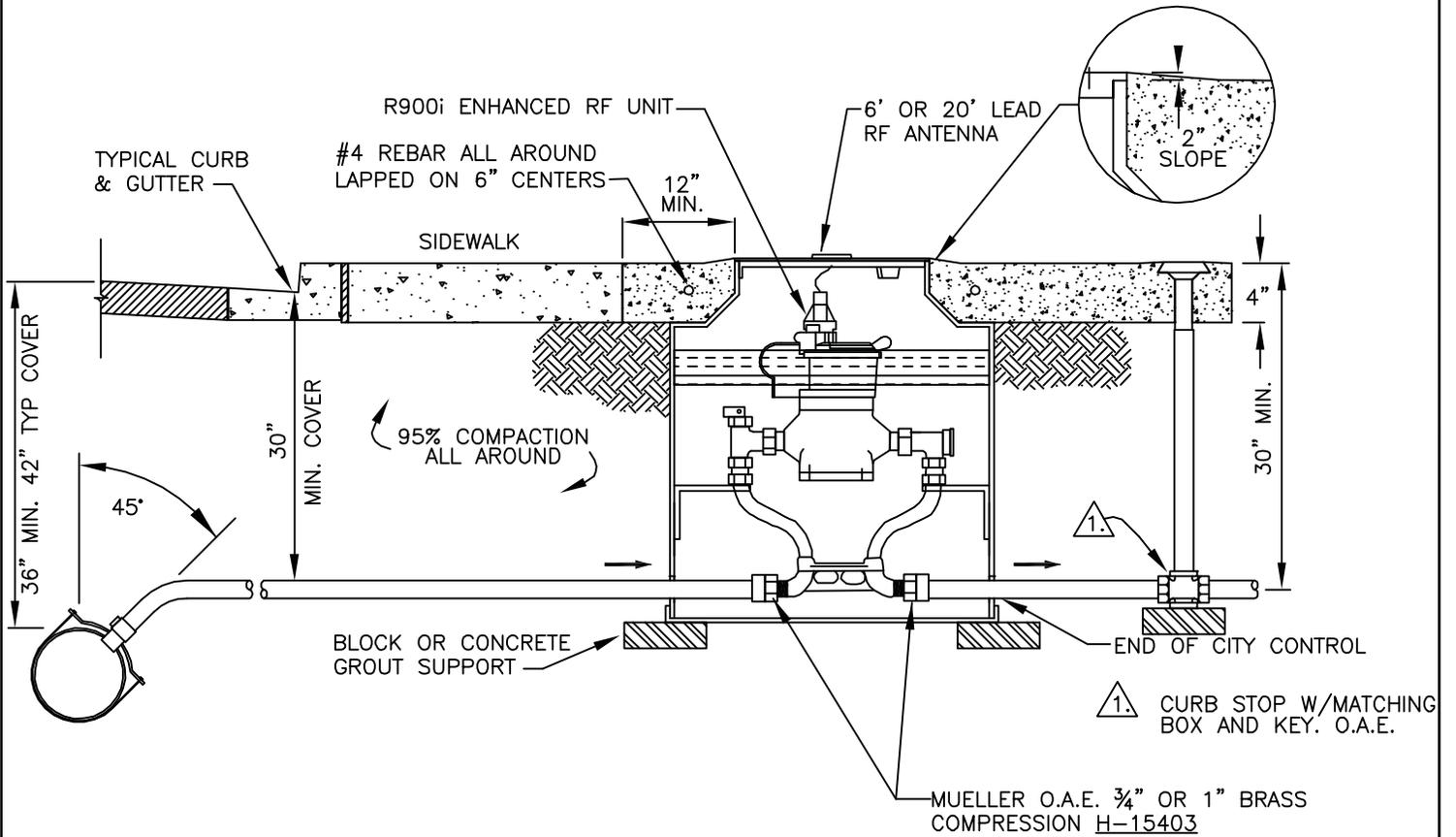
DATE: 02/14/95
 DRAWN BY: A.G.W.
 APPROVED BY: L.ALLGOOD
 APPROVED BY:
 SCALE: N.T.S.

TITLE:

WATER METER
 LOCATION DETAIL

REVISIONS	
BY:	DATE:
L.ALLGOOD	2/21/00
NKENNY	4/20/16

STANDARD No.
WSD2360
 PAGE:
 1 OF 1



NOTES:

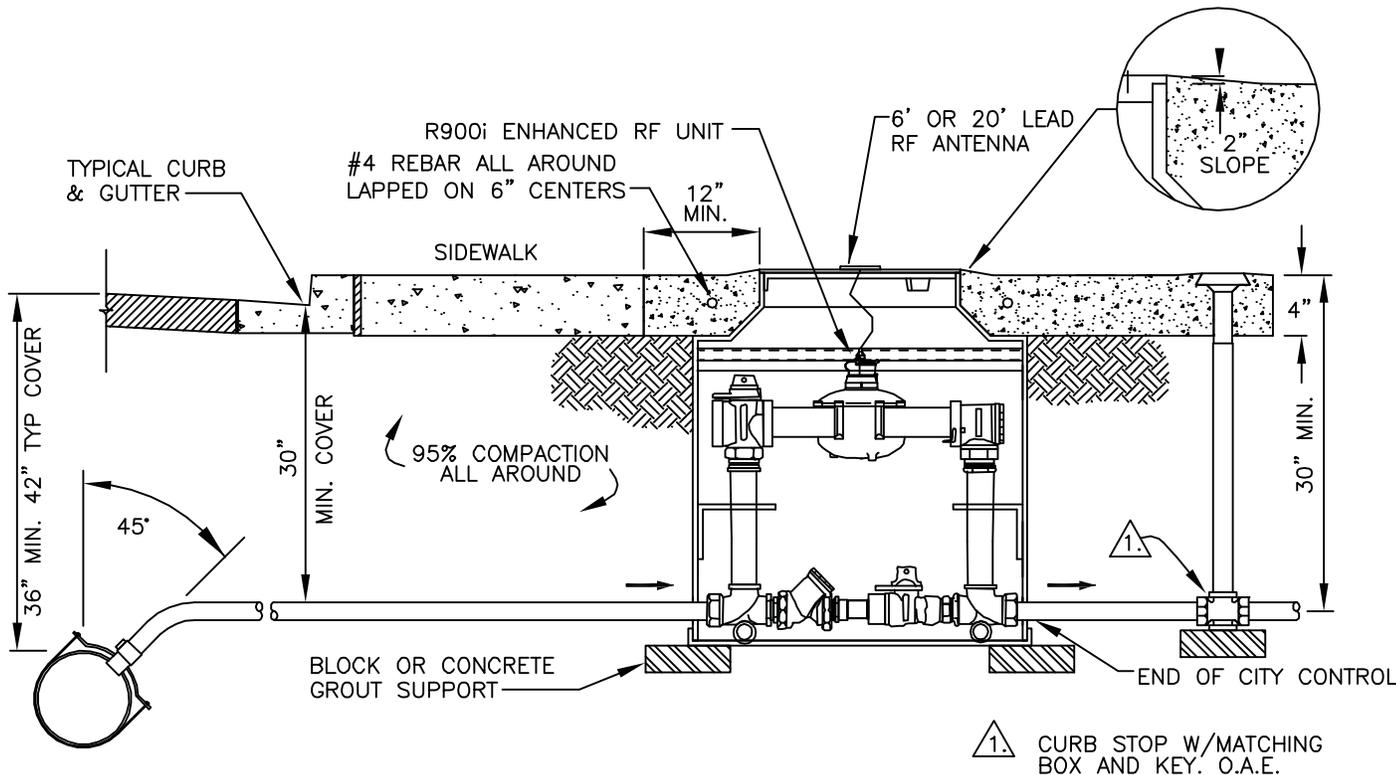
FOR INSTALLATIONS NOT MEETING ALL REQUIREMENTS OBTAIN APPROVAL THROUGH WSD.
 METER TO BE NEPTUNE T-10 W/R900i ENHANCED RF PIT METER INTERFACE UNIT TO BE COMPLETE AND FUNCTIONAL WITH LITHIUM ION BATTERIES, AND DEMONSTRATED TO BE COMPATIBLE WITH THE CITY'S NEPTUNE METER READING SYSTEM.

PARTS LIST

ASSEMBLY	MANUFACTURER	PART NUMBER	NOTES
METER BOX	DFW PLASTICS	DFW2030-T TOP	ONE SIZE FITS BOTH 3/4 AND 1" APPLICATIONS
LID FRAME	MUELLER	700097	LID OPENING SIZE : 15", FRAME DIAMETER : 18"
LID	MUELLER	780112	15" DIAMETER
INSULATION PAD	MUELLER	790163	TRIM TO FIT
METER YOKE(see note 1)	MUELLER	B-2434-2A	COPPER METER YOKE, HORIZONTAL, MIPT x MIPT
CURB VALVE(see note 2)	MUELLER	B-25155	COMPRESSION x COMPRESSION

NOTE 1: SPECIFY DIAMETER (3/4" OR 1") AND HEIGHT (12" OR 18") OF METER YOKE RISER DEPENDING ON APPLICATION
 NOTE 2: CURB STOP SPECIFY DIAMETER (3/4" OR 1")

	DATE: 05/23/07	TITLE: WATER METER ASSEMBLY W/ AMR 3/4" THRU 1" METER BOX RESIDENTIAL & COMMERCIAL	REVISIONS		STANDARD No. WSD2361
	DRAWN BY: R.P.		BY:	DATE:	
	APPROVED BY:		M. WINTZ	07/30/13	PAGE: 1 OF 1
	APPROVED BY:		NKENNY	05/24/16	
SCALE: N.T.S.					



NOTES:

FOR INSTALLATIONS NOT MEETING ALL REQUIREMENTS OBTAIN APPROVAL THROUGH WSD.
 METER TO BE NEPTUNE T-10 W/R900i ENHANCED RF PIT METER INTERFACE UNIT TO BE COMPLETE AND FUNCTIONAL WITH LITHIUM ION BATTERIES, AND DEMONSTRATED TO BE COMPATIBLE WITH THE CITY'S NEPTUNE METER READING SYSTEM.

PARTS LIST			
ASSEMBLY	MANUFACTURER	PART NUMBER	NOTES
METER BOX	DFW PLASTICS	DFW3636-T TOP	FRAME DIAMETER : 36"
LID FRAME	FORD	MC-36-MB	INNER LID REQUIRED
METER YOKE	MUELLER	B-2423-2	COPPER METER YOKE, HORIZONTAL, FIP x FIP
INSULATION PAD	MUELLER	790163	TRIM TO FIT
CURB VALVE	MUELLER	B-25155	COMPRESSION x COMPRESSION

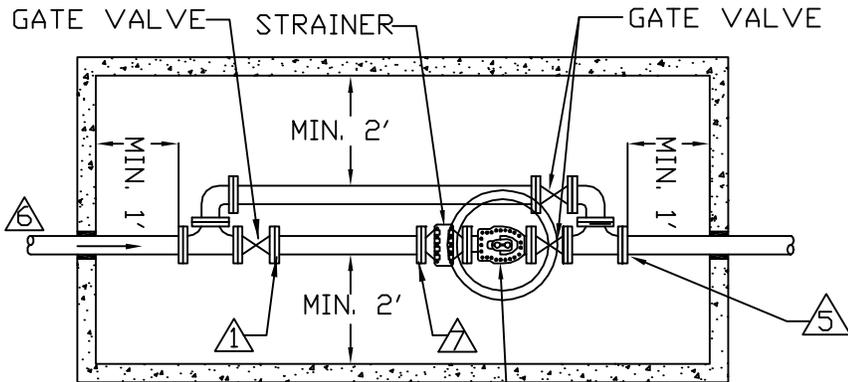
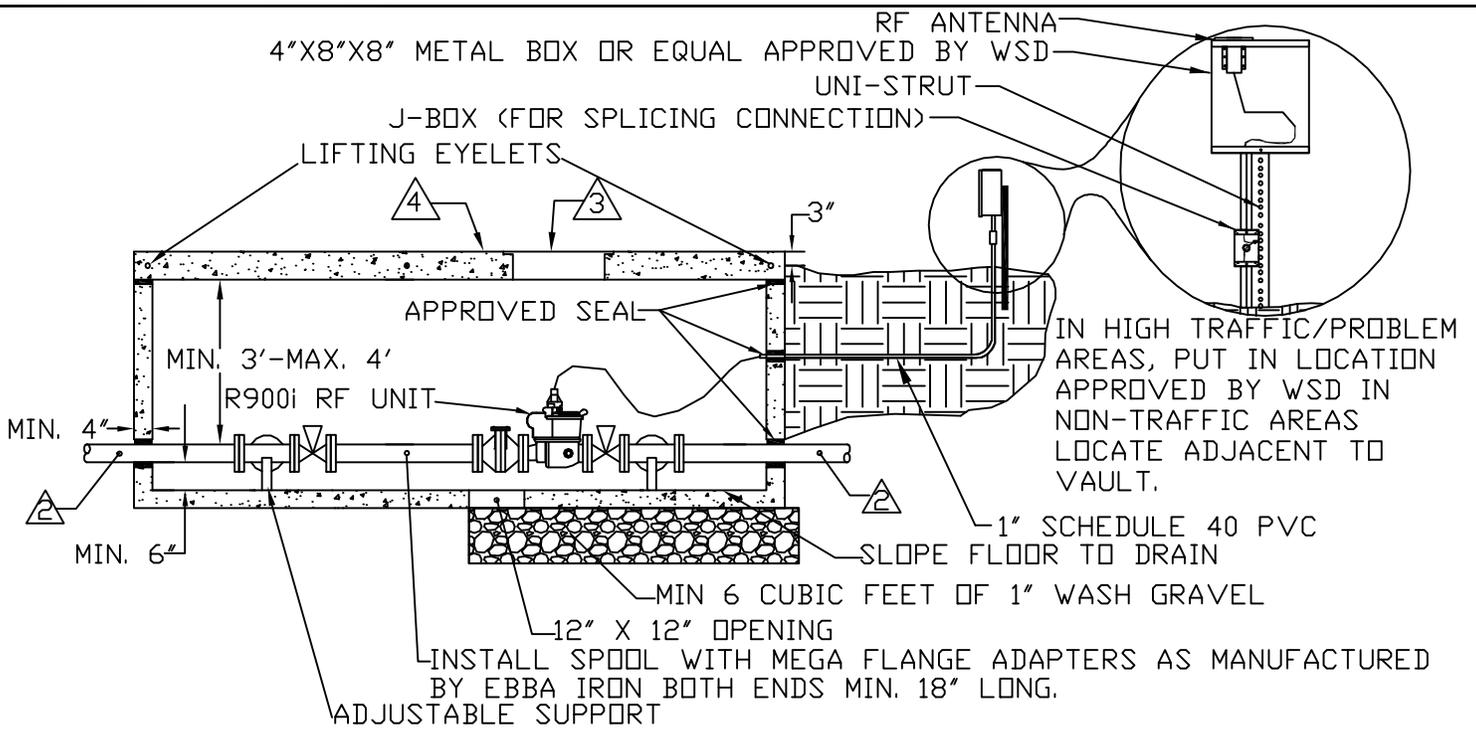


DATE: 05/23/07
 DRAWN BY: R.P.
 APPROVED BY: L.ALLGOOD
 APPROVED BY:
 SCALE: N.T.S.

TITLE:
**WATER METER ASSEMBLY
 2" METER BOX
 RESIDENTIAL & COMMERCIAL**

REVISIONS	
BY:	DATE:
L.ALLGOOD	05/03/01
L.ALLGOOD	06/01/05
M.WINTZ	07/30/13
NKENNY	05/24/16

STANDARD No.
WSD2362
 PAGE:
 1 OF 1



NOTES

- ① PLACEMENT OF REDUCER/REDUCING FLANGE IF METER IS LESS THAN 4".
 - ② MIN. 4" PIPE, W/ 2 FULL JOINTS OF PIPE (RESTRAINED) OR RESTRAIN TO THE EXTERIOR WALL.
 - ③ CAST IRON RING AND LID WITH A MIN. OF 20" OPENING CENTER OVER THE METER, WITH LIFTING EYE. FORD; ROUND PIT RING AND LID #12 (RING W/ LOCKING DOUBLE EXTRA HEAVY LID) OAE.
 - ④ MIN. 6", RATED FOR LIGHT TRAFFIC
 - ⑤ END OF CITY OWNERSHIP AND MAINTENANCE RESPONSIBILITY.
 - ⑥ FROM CONNECTION ON MAIN TO VAULT, PIPING SHOULD BE RESTRAINED WITH EBBA IRON JOINT RESTRAINTS
 - ⑦ UNI-FLANGE ADAPTER FLANGES REQUIRED, TYLER 5-749 OAE
- * METER BOX MUST BE LOCATED IN CITY R/W AND WITHIN A NON TRAFFIC AREA AS NEAR PROPERTY LINE AS POSSIBLE.
 - * ALL JOINTS WITHIN THE METER BOX TO BE FLANGE CONNECTIONS 150# AWWA-C115 EXCEPT AS OTHERWISE NOTED.
 - * FOLLOW MANUFACTURER RECOMMENDATIONS FOR PLACING METER INTO SERVICE. FAILURE TO DO SO WILL RESULT IN TESTING AND CALIBRATION OF THE METER AT NON CITY EXPENSE.
 - * FOR INSTALLATIONS NOT MEETING ALL REQUIREMENTS OBTAIN APPROVAL THROUGH WSD
 - * METER TO BE NEPTUNE TURBINE TYPE W/R900i ENHANCED RF PIT METER INTERFACE UNIT TO BE COMPLETE AND FUNCTIONAL WITH LITHIUM ION BATTERIES, AND DEMONSTRATED TO BE COMPATIBLE WITH THE CITY'S NEPTUNE METER READING SYSTEM.

	DATE: 05/23/07	TITLE:	REVISIONS		STANDARD No.
	DRAWN BY: DANNY B	3" OR LARGER METER VAULT	BY:	DATE:	WSD2370
	APPROVED BY: L.ALLGOOD		L.ALLGOOD	03/16/00	
	APPROVED BY:		M.WINTZ	07/30/13	
SCALE: N.T.S.			NKENNY	05/24/16	PAGE: 1 OF 1

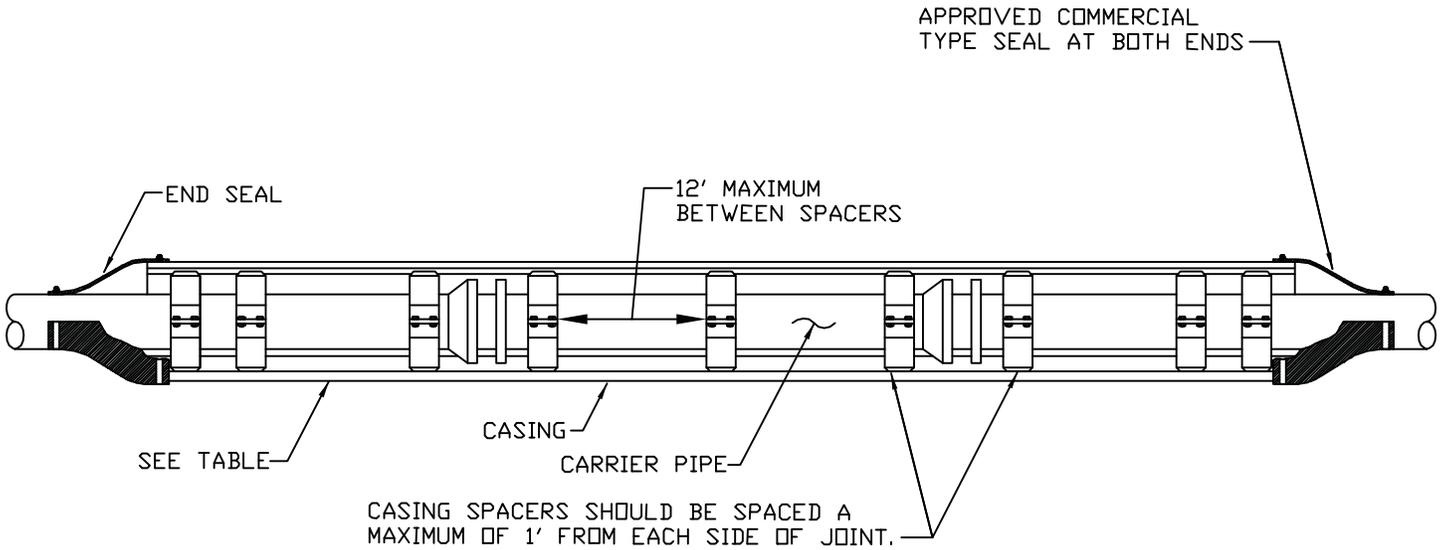


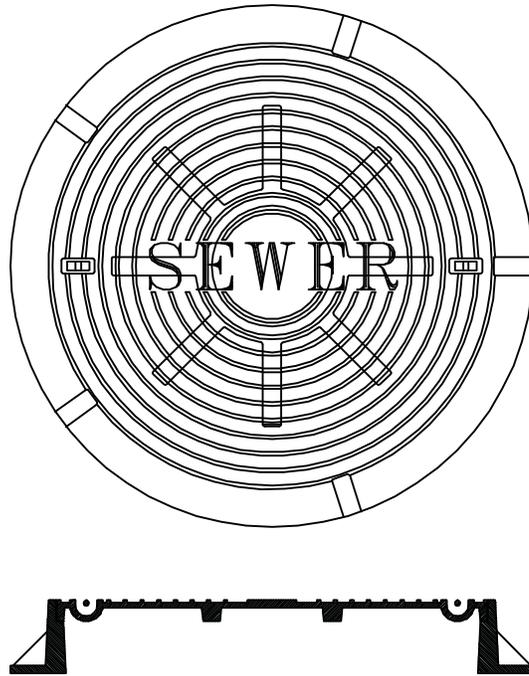
TABLE 710.4.2
CASING SIZE VERSUS CARRIER SIZE
TAKEN FROM NMSSPWC

STEEL CASING DIAMETER AND WALL THICKNESS (INCHES)	DUCTILE IRON CARRIER PIPE (INSIDE DIAMETER) (INCHES)
14 SCHEDULE 30	6
16 SCHEDULE 30	8
18 STANDARD CLASS	10
22 STANDARD CLASS	12
24 SCHEDULE 20	14
26 SCHEDULE 20	16
30 0.375" WALL	18
36 0.375" WALL	24

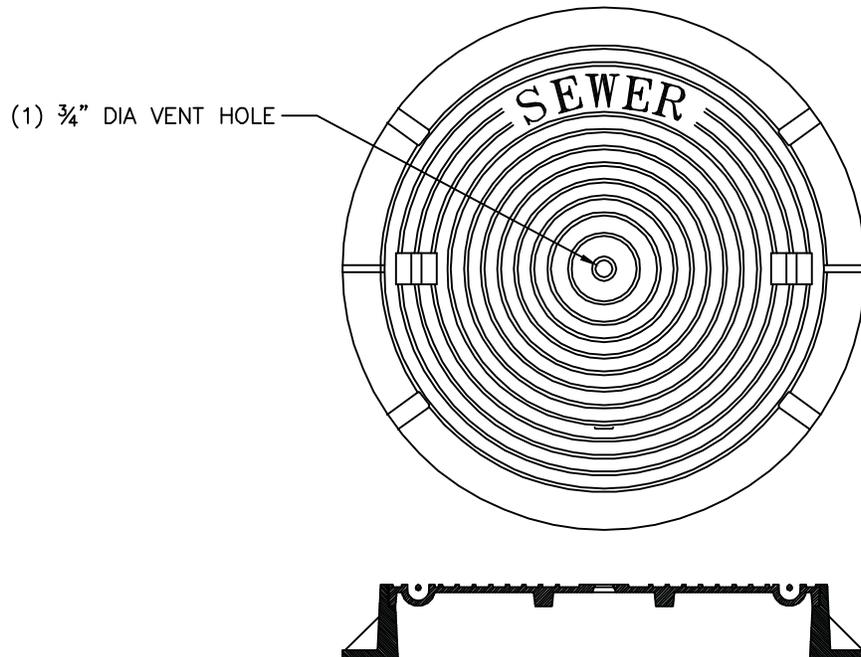
NOTE: REPLACE NMSSPWC 2380 DWG.
CASING SPACERS SHALL BE AS MANUFACTURED BY ADVANCE PRODUCTS AND SYSTEMS OR FORD METER BOX CO. DAE.

	DATE: 12/18/95	BORING	REVISIONS		STANDARD No. WSD2380
	DRAWN BY: A.G.W.		BY:	DATE:	
	APPROVED BY: L.ALLGOOD		L.ALLGOOD	02/21/00	
	APPROVED BY:		NKENNY	04/20/16	
SCALE: N.T.S.					

STANDARD MANHOLE LID AND RING



MANHOLE LID AND RING WITH GAS RELIEF VENT



NOTES:
 MANHOLE LIDS WITH A GAS RELIEF MAY BE UTILIZED PER APPROVAL THROUGH WSD.
 FOR INSTALLATION NOT MEETING ALL REQUIREMENTS OBTAIN APPROVAL THROUGH WSD.

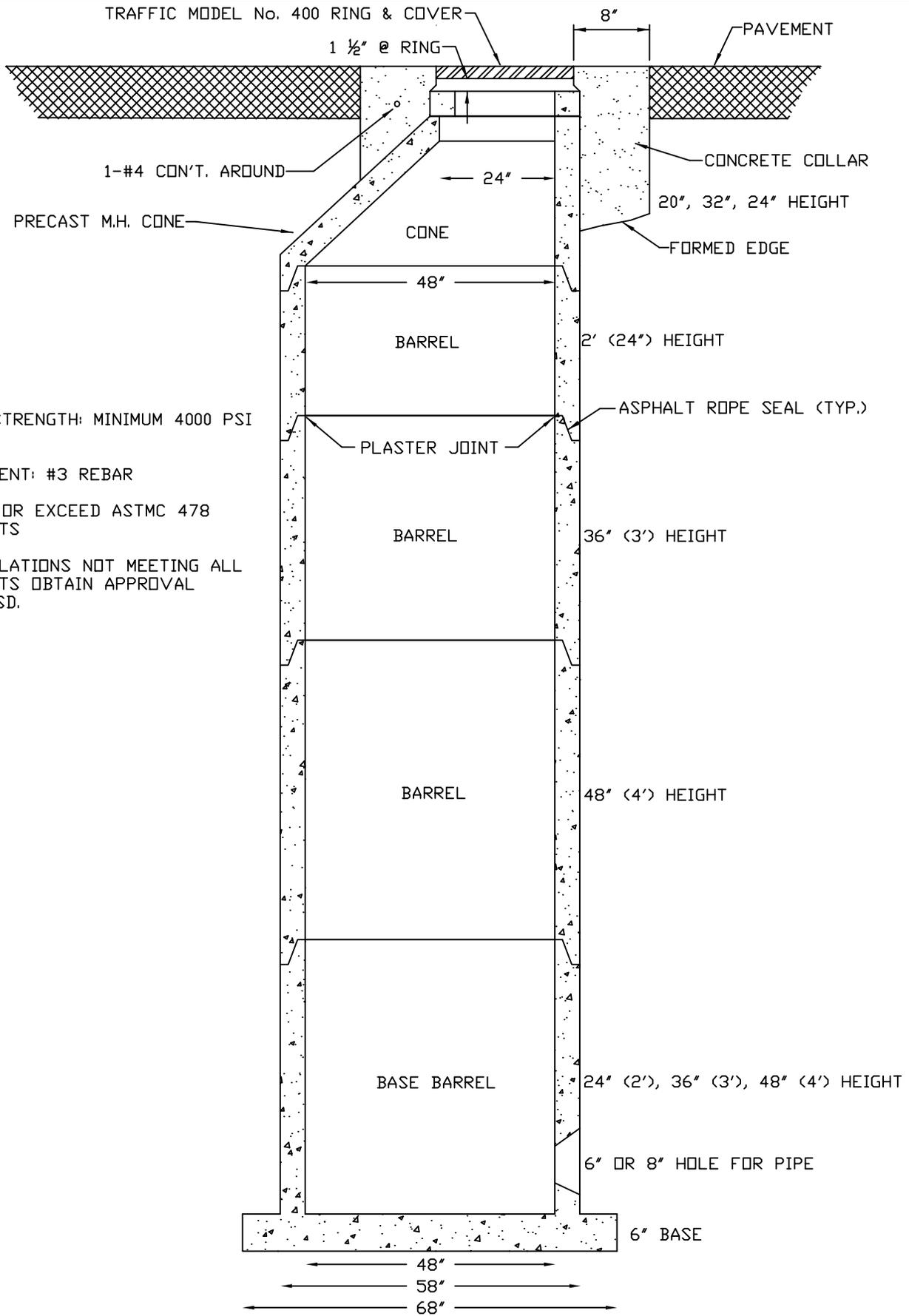


DATE: 09/15/95
 DRAWN BY: A.G.W.
 APPROVED BY:
 APPROVED BY:
 SCALE: N.T.S.

TITLE:
**24" MANHOLE
 LID AND RING**

REVISIONS	
BY:	DATE:
NKENNY	04/20/16

STANDARD No.
WSD2400
 PAGE:
 1 OF 1



CONCRETE STRENGTH: MINIMUM 4000 PSI
 IN 28 DAYS

REINFORCEMENT: #3 REBAR

MUST MEET OR EXCEED ASTM C 478
 REQUIREMENTS

FOR INSTALLATIONS NOT MEETING ALL
 REQUIREMENTS OBTAIN APPROVAL
 THROUGH WSD.

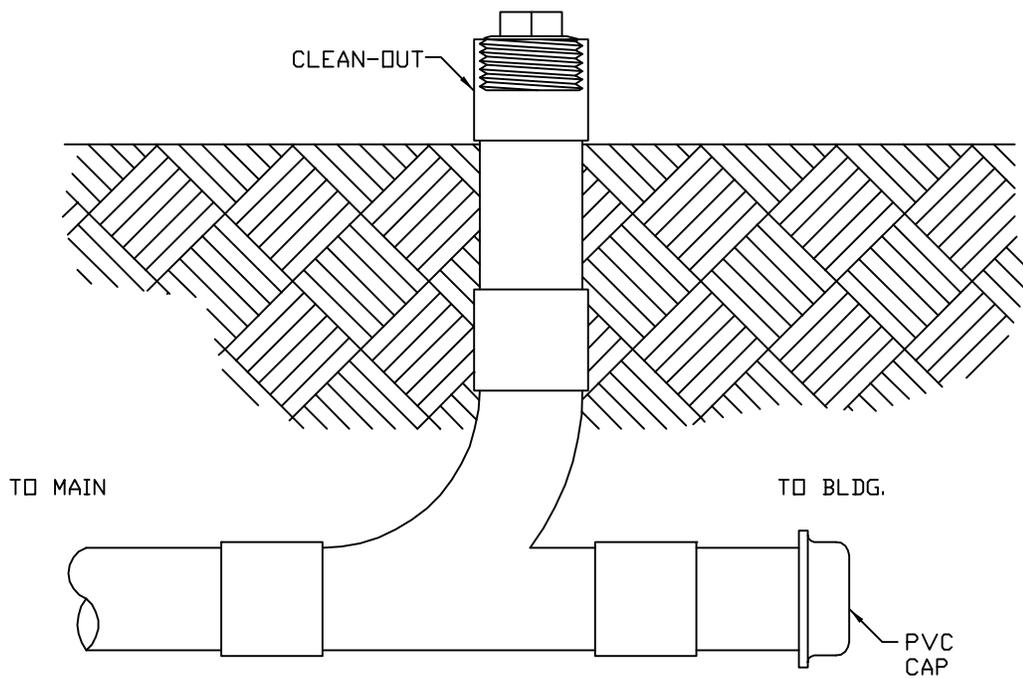


DATE: 10/27/04
 DRAWN BY: R.P.
 APPROVED BY:
 APPROVED BY:
 SCALE: N.T.S.

TITLE:
PRE-CAST MANHOLES

REVISIONS	
BY:	DATE:
NKENNY	04/20/16

STANDARD No.
WSD2401
 PAGE:
 1 OF 1



NOTES: FOR INSTALLATION NOT MEETING ALL REQUIREMENTS OBTAIN APPROVAL THROUGH WSD

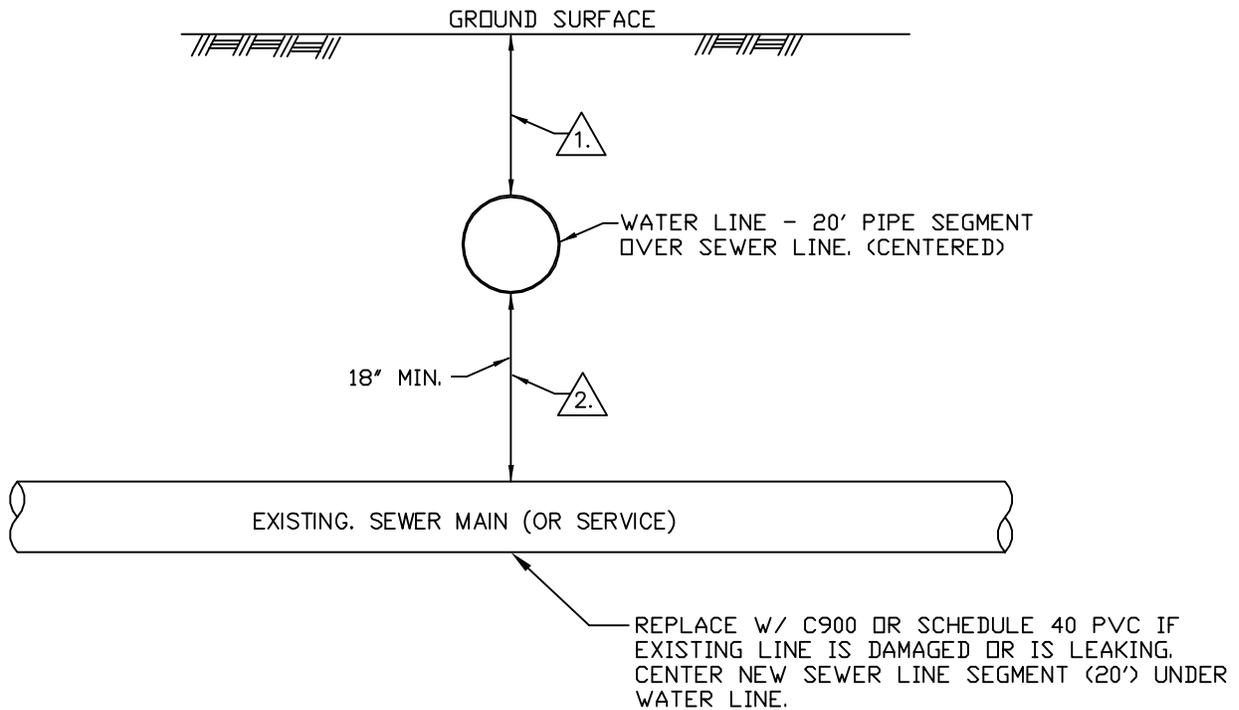


DATE: 03/23/97
 DRAWN BY: A.G.W.
 APPROVED BY:
 APPROVED BY:
 SCALE: N.T.S.

TITLE:
**CLEAN OUT WITH
 STUB-OUT AT END OF LINE**

REVISIONS	
BY:	DATE:
NKENNY	04/20/16

STANDARD No.
WSD2500
 PAGE:
 1 OF 1



KEYED NOTES:

- 1.
 1. 36" TYP.
 2. 30" MIN.
 3. 24" W/ APPROVED INSULATION
 (CONSULT PROJECT ENGR. FOR MORE SHALLOW CONDITIONS).
- 2.
 FOR INSTALLATION NOT MEETING REQUIREMENTS OBTAIN APPROVAL THROUGH WSD

FOR UNUSUAL FIELD CONDITIONS NOT COVERED BY THIS STANDARD OBTAIN APPROVAL THROUGH WSD.

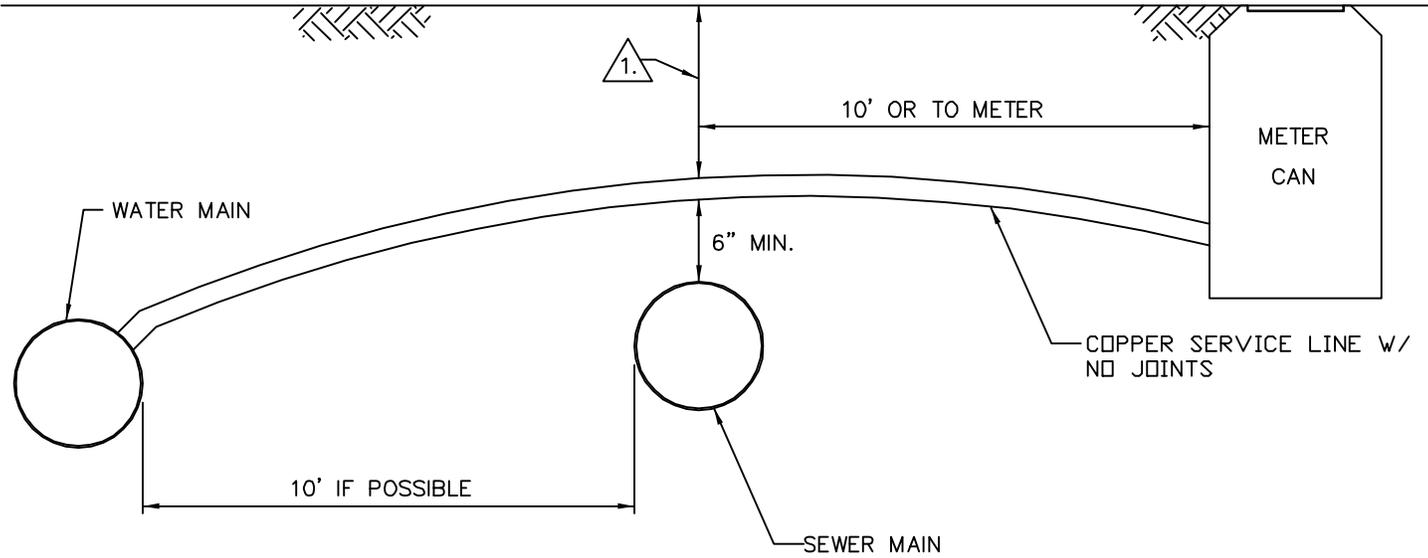


DATE: 02/14/95
 DRAWN BY: A.G.W.
 APPROVED BY: L.ALLGOOD
 APPROVED BY:
 SCALE: N.T.S.

TITLE:
WATER MAIN OVER SEWER

REVISIONS	
BY:	DATE:
NKENNY	04/20/16

STANDARD No.
WSD2501
 PAGE:
 1 OF 1



NOTE: FOR INSTALLATION NOT MEETING ALL REQUIREMENTS OBTAIN APPROVAL THROUGH WSD

1. 30" MIN. (36" TYP.) W/APPROVAL OF WSD

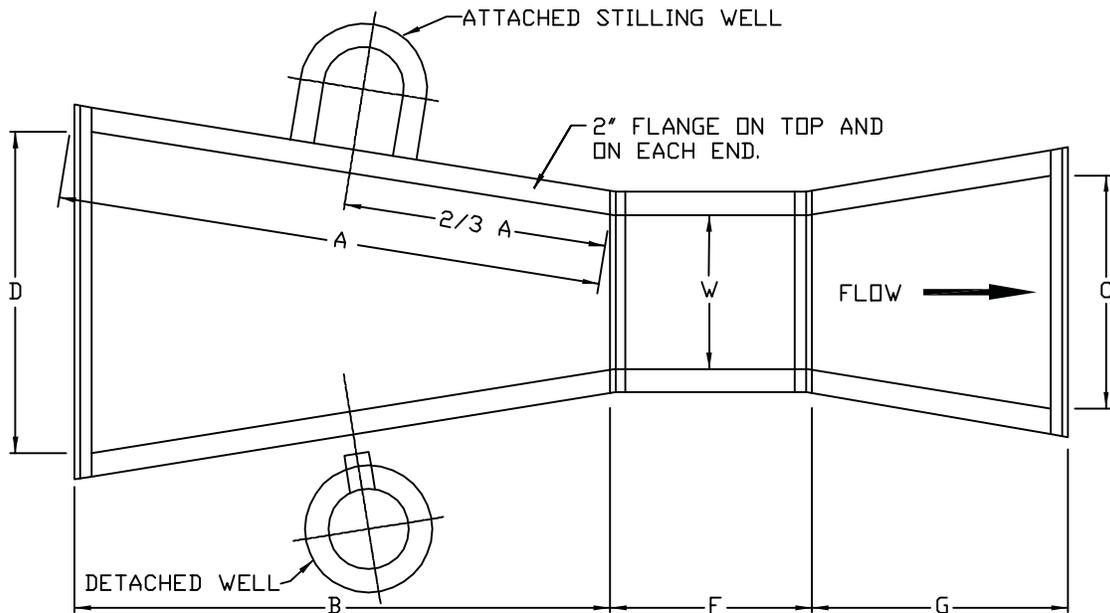


DATE: 02/14/95
 DRAWN BY: A.G.W.
 APPROVED BY:
 APPROVED BY:
 SCALE: N.T.S.

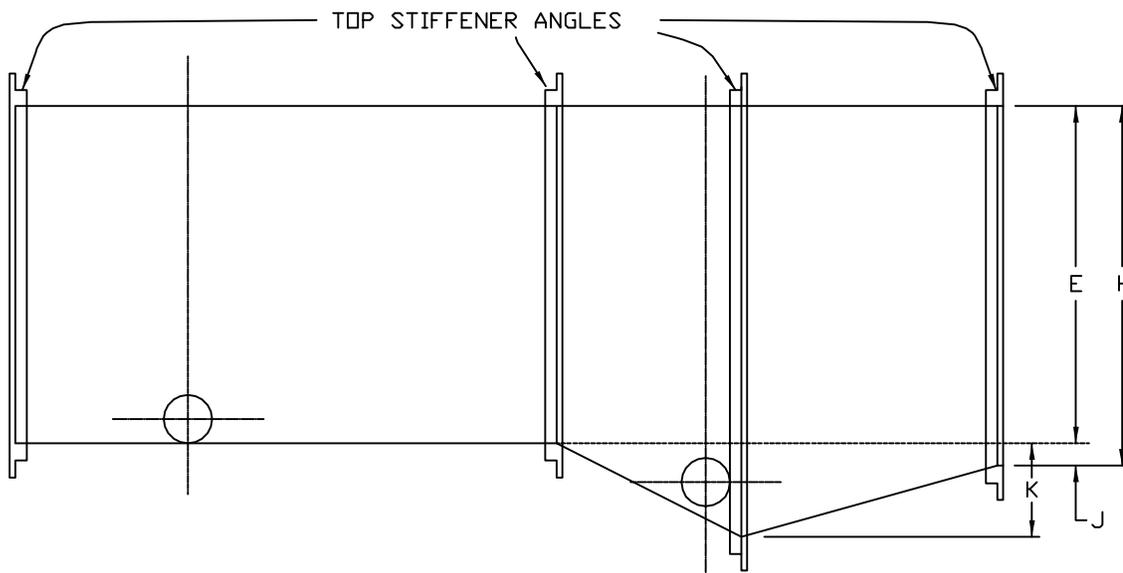
TITLE:
WATER SERVICE CROSSING

REVISIONS	
BY:	DATE:
NKENNY	04/20/16

STANDARD No.
WSD2502
 PAGE:
 1 OF 1



PLAN VIEW



ELEVATION VIEW

NOTE:
FOR INSTALLATION NOT MEETING
REQUIREMENTS OBTAIN APPROVAL
THROUGH WSD.

FLOW DATA

W	6	9	12
MIN. CFS.	0.05	0.09	0.11
MIN. MGD.	0.03	0.06	0.07
MAX. CFS.	3.9	8.9	16.1
MAX. MGD.	2.52	5.75	10.41

TABLE OF DIMENSIONS

W	A	2/3 A	B	C	D	E	F	G	H	J	K
6	24-7/16	16-5/16	24	15-1/2	15-5/8	24	12	24	27	3	4-1/2
9	34-5/8	23-1/8	34	15	22-5/8	30	12	18	33	3	4-1/2
12	54	36	52-7/8	24	33-1/4	36	24	36	39	3	9



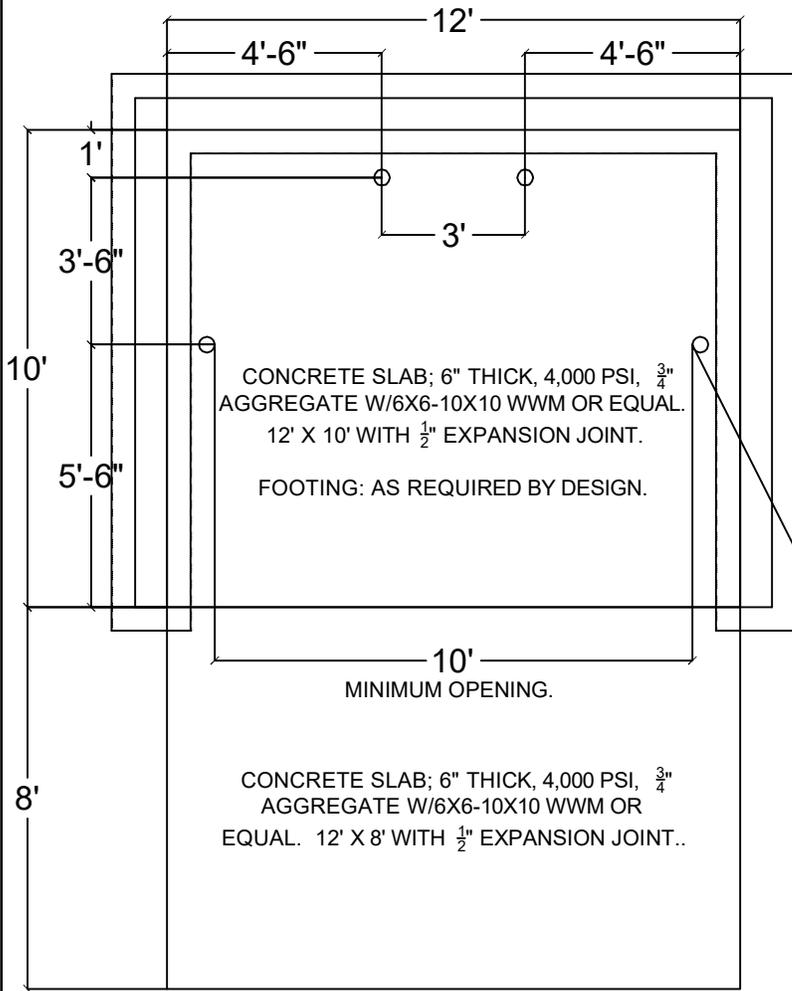
DATE: 03/15/95
DRAWN BY: A.G.W.
APPROVED BY:
APPROVED BY:
SCALE: N.T.S.

TITLE:
PARSHALL FLUME

REVISIONS	
BY:	DATE:
NKENNY	04/20/16

STANDARD No.
WSD2600
PAGE:
1 OF 1

STANDARD ENCLOSURE

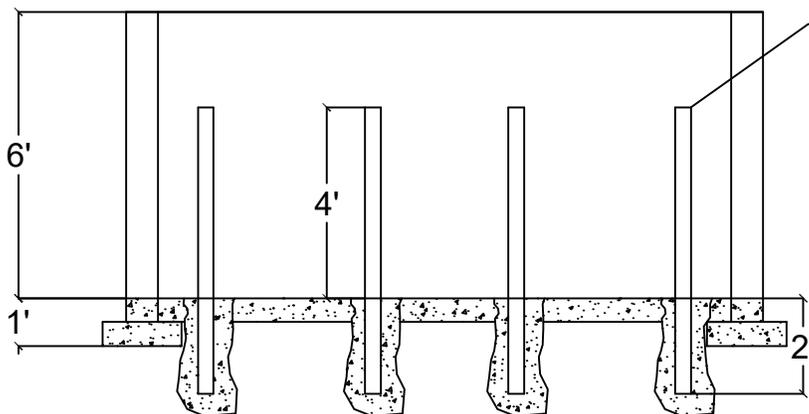


IT IS NOT THE INTENTION OF THE SOLID WASTE DEPT TO CONTROL THE DESIGN OF AN ENCLOSURE. IT IS THE INTENT TO GIVE THE MINIMUM WIDTH, LENGTH, AND HEIGHT FOR VARIED TYPES OF ENCLOSURES.

DIMENSIONS GIVEN ARE TO THE INSIDE OF THE ENCLOSURE WALLS AND ARE THE MINIMUM SIZES REQUIRED FOR THE SLAB ITSELF. FOOTING WILL VARY WITH THE DESIGN OF THE ENCLOSURE.

SIDE BOLLARDS MAY BE REQUIRED. BOLLARDS ARE TO BE 6" - 12" FROM WALL.

APRON REQUIRED IN FRONT OF EACH ENCLOSURE 6" WITH REINFORCING TO WITHSTAND 57,000 LBS.

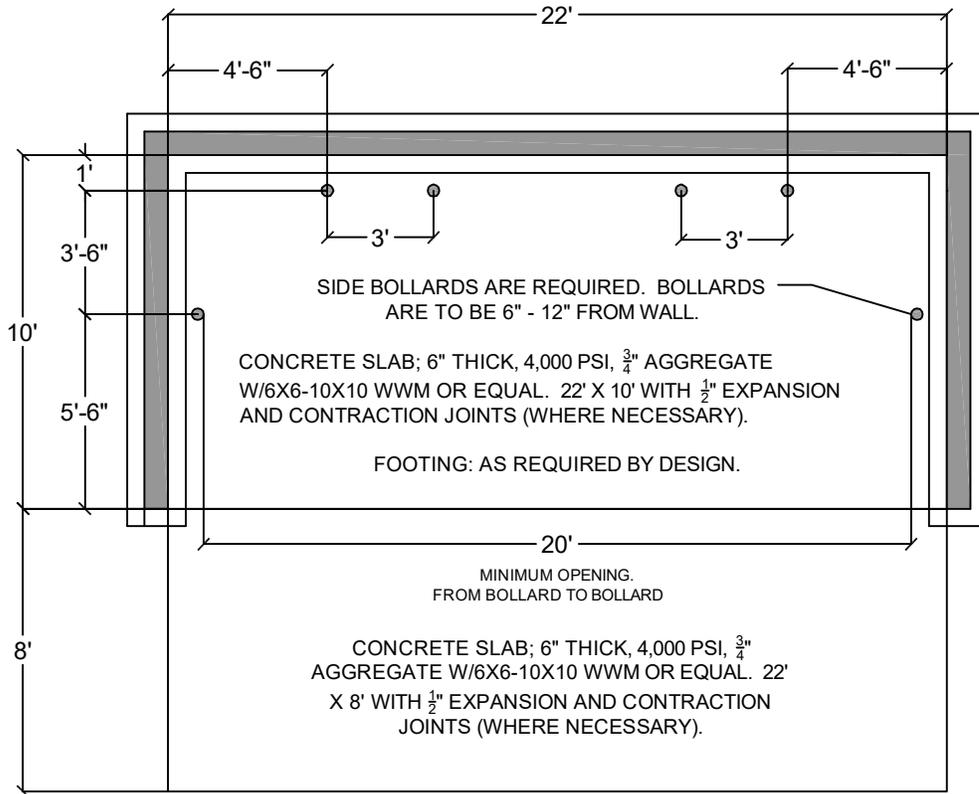


MINIMUM 4" OUTSIDE DIAMETER CONCRETE FILLED STEEL PIPE SHALL BE ENCASED IN 12" OF CONCRETE ALL AROUND AND EMBEDDED AT A DEPTH OF 2'.

SOLID WASTE DEPT (505)863-1212

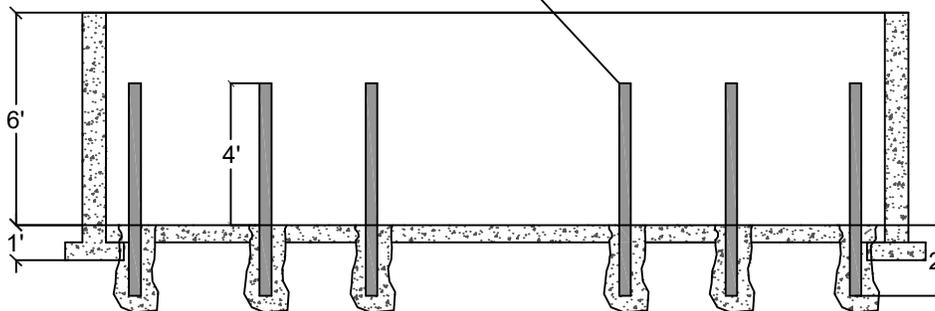
	DATE: 09/04/12	TITLE:	REVISIONS		STANDARD No.
	DRAWN BY: R.P.	METAL CONTAINER ENCLOSURE	BY:	DATE:	MCE-1
	APPROVED BY:		NKENNY	04/20/16	PAGE:
	APPROVED BY:				1 OF 1
	SCALE: N.T.S.				

STANDARD ENCLOSURE



APRON REQUIRED IN FRONT OF EACH ENCLOSURE
6" WITH REINFORCING TO WITHSTAND 57,000 LBS.

MINIMUM 4" OUTSIDE DIAMETER CONCRETE FILLED STEEL PIPE SHALL BE ENCASED IN 12" OF CONCRETE ALL AROUND AND EMBEDDED AT A DEPTH OF 2'.



IT IS NOT THE INTENTION OF THE SOLID WASTE DEPT TO CONTROL THE DESIGN OF AN ENCLOSURE. IT IS THE INTENT TO GIVE THE MINIMUM WIDTH, LENGTH, AND HEIGHT FOR VARIED TYPES OF ENCLOSURES.

DIMENSIONS GIVEN ARE TO THE INSIDE OF THE ENCLOSURE WALLS AND ARE THE MINIMUM SIZES REQUIRED FOR THE SLAB ITSELF. FOOTING WILL VARY WITH THE DESIGN OF THE ENCLOSURE.

SOLID WASTE DEPT (505)863-1212



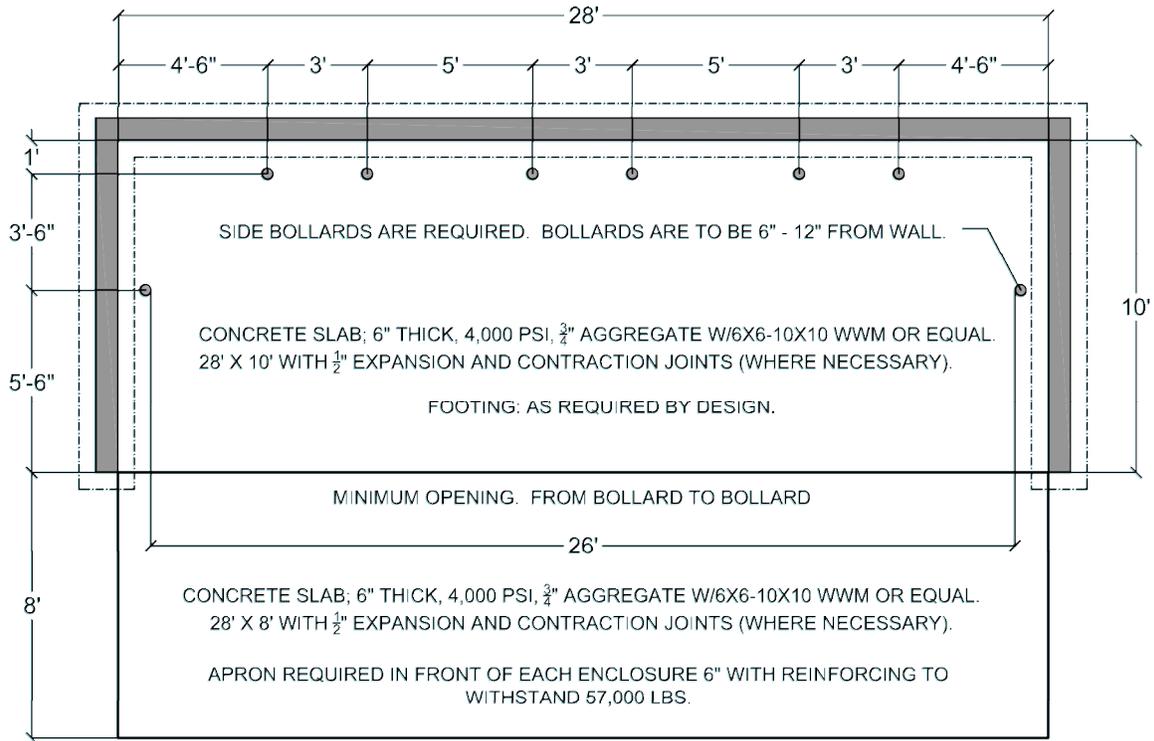
DATE: 4/2/2015
DRAWN BY: E.J.W.
APPROVED BY: L.ALLGOOD
APPROVED BY:
SCALE: N.T.S.

TITLE:
METAL CONTAINER ENCLOSURE

REVISIONS	
BY:	DATE:
NKENNY	5/23/2016

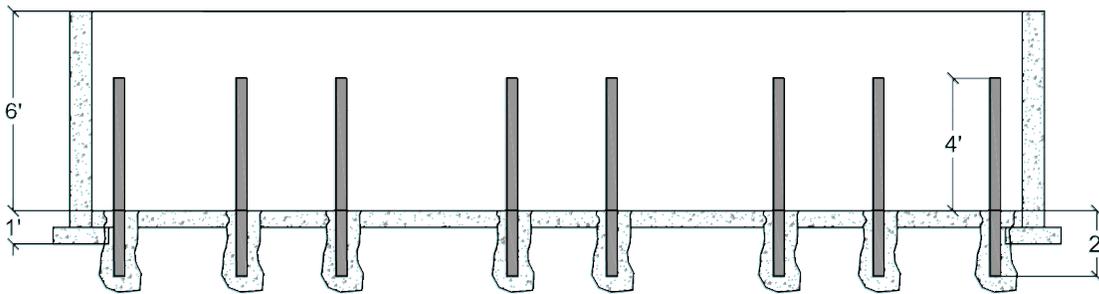
STANDARD No.
MCE-2
PAGE:
1 OF 1

STANDARD THREE CONTAINER ENCLOSURE



IT IS NOT THE INTENTION OF THE SOLID WASTE DEPT TO CONTROL THE DESIGN OF AN ENCLOSURE. IT IS THE INTENT TO GIVE THE MINIMUM WIDTH, LENGTH, AND HEIGHT FOR VARIED TYPES OF ENCLOSURES.

DIMENSIONS GIVEN ARE TO THE INSIDE OF THE ENCLOSURE WALLS AND ARE THE MINIMUM SIZES REQUIRED FOR THE SLAB ITSELF. FOOTING WILL VARY WITH THE DESIGN OF THE ENCLOSURE.



BOLLARDS TO BE A MINIMUM 4" OUTSIDE DIAMETER CONCRETE FILLED STEEL PIPE SHALL BE ENCASED IN 12" OF CONCRETE ALL AROUND AND EMBEDDED AT A DEPTH OF 2'.

SOLID WASTE DEPT (505)863-1212



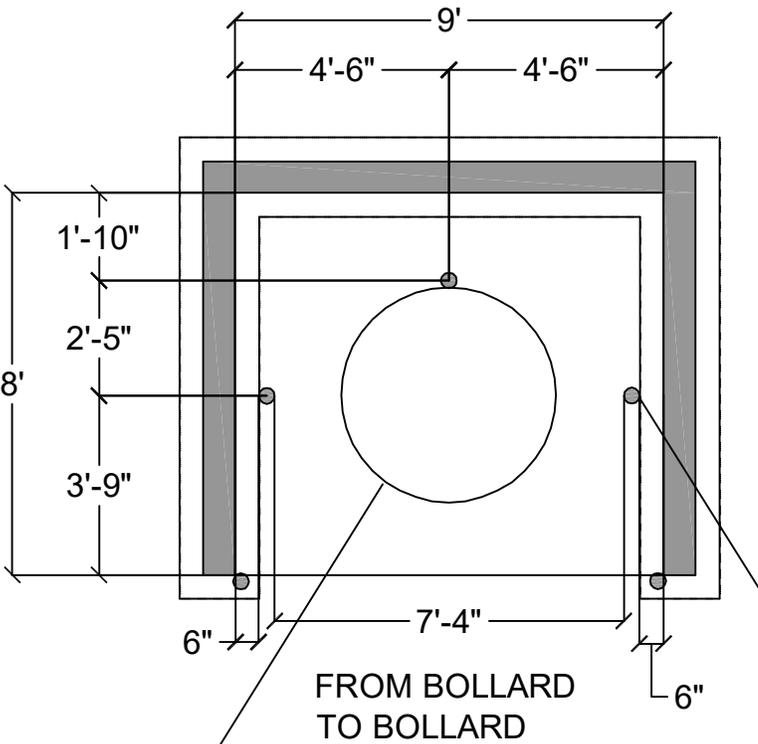
DATE: 11/10/2014
 DRAWN BY: M.W.
 APPROVED BY:
 APPROVED BY:
 SCALE: N.T.S.

TITLE:
METAL CONTAINER ENCLOSURE

REVISIONS	
BY:	DATE:
NKENNY	6/1/2016

STANDARD No.
MCE-3
 PAGE:
 1 OF 1

STANDARD ENCLOSURE

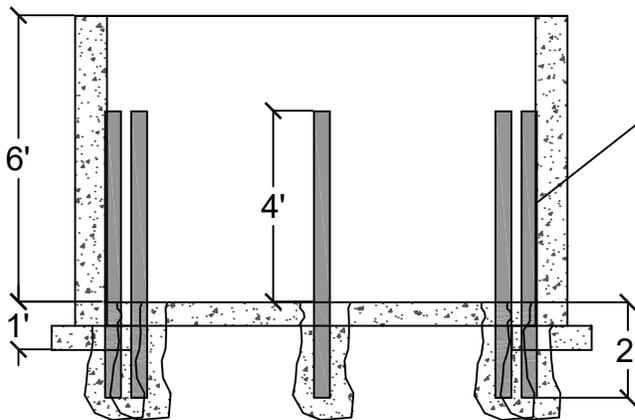


IT IS NOT THE INTENTION OF THE SOLID WASTE DEPT TO CONTROL THE DESIGN OF AN ENCLOSURE. IT IS THE INTENT TO GIVE THE MINIMUM WIDTH, LENGTH, AND HEIGHT FOR VARIED TYPES OF ENCLOSURES.

DIMENSIONS GIVEN ARE TO THE INSIDE OF THE ENCLOSURE WALLS AND ARE THE MINIMUM SIZES REQUIRED FOR THE SLAB ITSELF. FOOTING WILL VARY WITH THE DESIGN OF THE ENCLOSURE.

SIDE BOLLARDS ARE REQUIRED. BOLLARDS ARE TO BE 6" FROM WALL.

FROM BOLLARD TO BOLLARD
400 GALLON CONTAINER, 4'-7" TALL BY 4'-6" WIDE



MINIMUM 4" OUTSIDE DIAMETER CONCRETE FILLED STEEL PIPE SHALL BE ENCASED IN 12" OF CONCRETE ALL AROUND AND EMBEDDED AT A DEPTH OF 2'.

CONCRETE SLAB: 4" THICK, 4,000 PSI, 1/2" AGGREGATE W/6X6-10X10 WWM OR EQUAL. 8' X 9' WITH 1/2" EXPANSION AND CONTRACTION JOINTS (WHERE NECESSARY).

FOOTING: AS REQUIRED BY DESIGN.

SOLID WASTE DEPT (505)863-1212



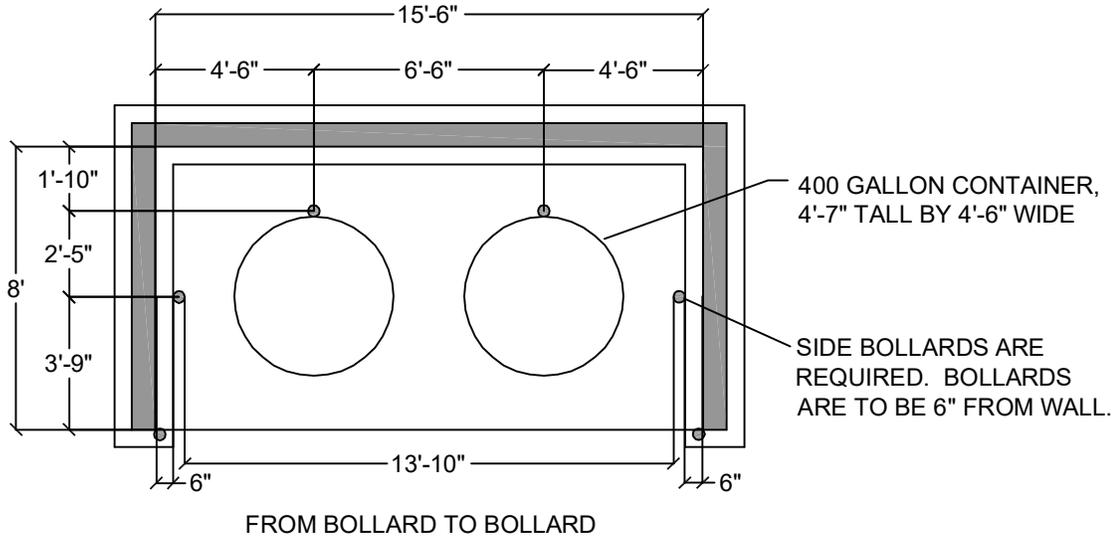
DATE: 6/24/2013
DRAWN BY: M.W.
APPROVED BY:
APPROVED BY:
SCALE: N.T.S.

TITLE:
PLASTIC CONTAINER ENCLOSURE

REVISIONS	
BY:	DATE:
NKENNY	6/1/2016

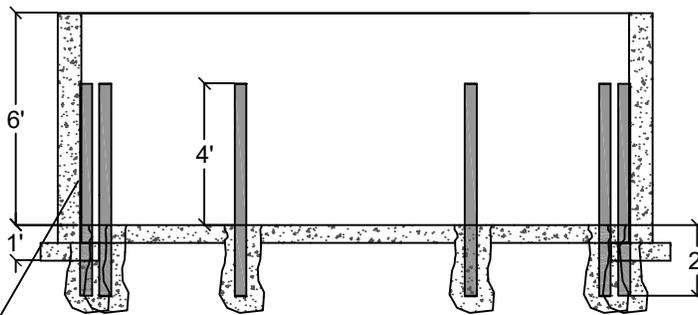
STANDARD No.
PCE-1
PAGE:
1 OF 1

STANDARD ENCLOSURE



CONCRETE SLAB: 4" THICK, 4,000 PSI, 1/2" AGGREGATE W/6X6-10X10 WWM OR EQUAL. 8' X 15' - 6" WITH 1/2" EXPANSION AND CONTRACTION JOINTS (WHERE NECESSARY).

FOOTING: AS REQUIRED BY DESIGN.



MINIMUM 4" OUTSIDE DIAMETER CONCRETE FILLED STEEL PIPE SHALL BE ENCASED IN 12" OF CONCRETE ALL AROUND AND EMBEDDED AT A DEPTH OF 2'.

IT IS NOT THE INTENTION OF THE SOLID WASTE DEPT TO CONTROL THE DESIGN OF AN ENCLOSURE. IT IS THE INTENT TO GIVE THE MINIMUM WIDTH, LENGTH, AND HEIGHT FOR VARIED TYPES OF ENCLOSURES.

DIMENSIONS GIVEN ARE TO THE INSIDE OF THE ENCLOSURE WALLS AND ARE THE MINIMUM SIZES REQUIRED FOR THE SLAB ITSELF. FOOTING WILL VARY WITH THE DESIGN OF THE ENCLOSURE.

SOLID WASTE DEPT (505)863-1212



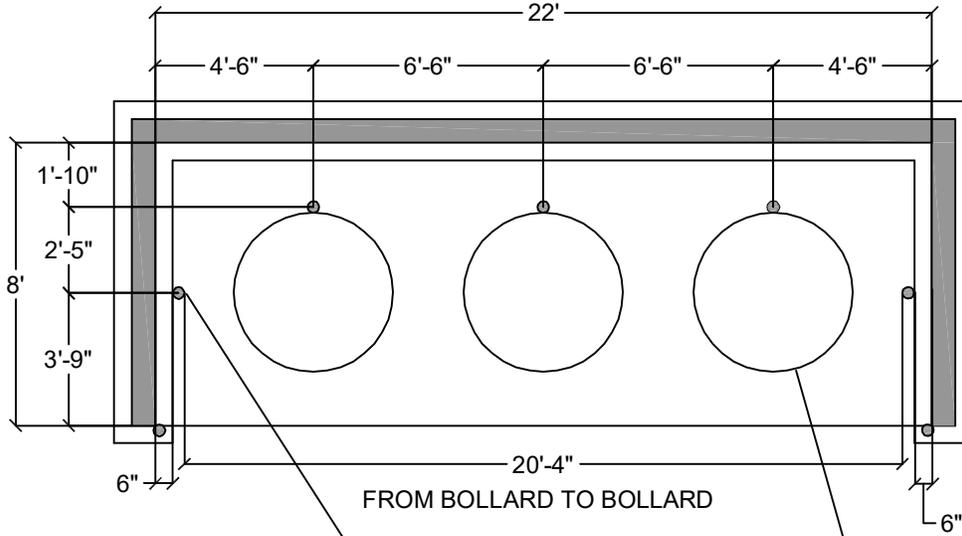
DATE: 6/24/2013
 DRAWN BY: M.W.
 APPROVED BY:
 APPROVED BY:
 SCALE: N.T.S.

TITLE:
PLASTIC CONTAINER ENCLOSURE

REVISIONS	
BY:	DATE:
NKENNY	5/23/2016

STANDARD No.
PCE-2
 PAGE:
 1 OF 1

STANDARD ENCLOSURE

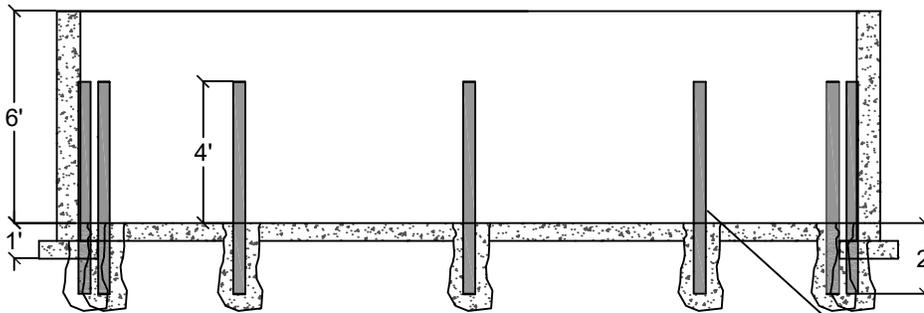


SIDE BOLLARDS ARE REQUIRED. BOLLARDS ARE TO BE 6" FROM WALL.

400 GALLON CONTAINER, 4'-7" TALL BY 4'-6" WIDE

CONCRETE SLAB: 4" THICK, 4,000 PSI, 1/2" AGGREGATE W/6X6-10X10 WWM OR EQUAL. 8' X 22' WITH 1/2" EXPANSION AND CONTRACTION JOINTS (WHERE NECESSARY).

FOOTING: AS REQUIRED BY DESIGN.



MINIMUM 4" OUTSIDE DIAMETER CONCRETE FILLED STEEL PIPE SHALL BE ENCASED IN 12" OF CONCRETE ALL AROUND AND EMBEDDED AT A DEPTH OF 2'.

IT IS NOT THE INTENTION OF THE SOLID WASTE DEPT TO CONTROL THE DESIGN OF AN ENCLOSURE. IT IS THE INTENT TO GIVE THE MINIMUM WIDTH, LENGTH, AND HEIGHT FOR VARIED TYPES OF ENCLOSURES.

DIMENSIONS GIVEN ARE TO THE INSIDE OF THE ENCLOSURE WALLS AND ARE THE MINIMUM SIZES REQUIRED FOR THE SLAB ITSELF. FOOTING WILL VARY WITH THE DESIGN OF THE ENCLOSURE.

SOLID WASTE DEPT (505)863-1212



DATE: 6/24/2013
 DRAWN BY: M.W.
 APPROVED BY:
 APPROVED BY:
 SCALE: N.T.S.

TITLE:

PLASTIC CONTAINER ENCLOSURE

REVISIONS	
BY:	DATE:
NKENNY	5/23/2016

STANDARD No.
PCE-3
 PAGE:
 1 OF 1

USACE SECTION 404 PERMIT INFORMATION



**US Army Corps
of Engineers®**

YOU MAY NEED A SECTION 404 PERMIT

- IF YOU ARE PLANNING TO EXCAVATE, DREDGE, PLACE FILL MATERIAL, OR A STRUCTURE INTO ANY RIVER, STREAM ARROYO, LAKE OR WETLAND FOR ANY PURPOSE, A PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS IS NEEDED.

- EXAMPLES OF WORK WHICH NEED A PERMIT:
 - CHANNEL EXCAVATION
 - BANK PROTECTION
 - DAMS
 - FILLS SUCH AS:
 - SAND
 - GRAVEL
 - DIRT
 - STONE
 - LEVEES
 - GROINS
 - RIP RAP
 - COFFER DAMS
 - ROAD FILLS
 - OUTFALL STRUCTURES

- MANY KINDS OF WORK INVOLVE NO PAPERWORK

- FOR MORE INFORMATION ABOUT THE CLEAN WATER ACT, CALL OR WRITE:



ALBUQUERQUE DISTRICT, CORPS OF
ENGINEERS
ATTN: REGULAOTRY BRANCH
4101 JEFFERSON PLAZA NE
ALBUQUERQUE, NM 87109-3435
(505) 342-3283

DURANGO REGULATORY OFFICE
278 SAWYER DRIVE, SUITE 1
DURANGO, CO 81303-7995
(970) 375-9506

PUEBLO REGULATORY OFFICE
720 N. MAIN ST, SUITE 205
PUEBLO, CO 81003
(719) 543-9459

EL PASO FIELD REGULATORY OFFICE
PO BOX 6096
FT. BLISS, TX 79906-0096
(915) 568-1359

ENDNOTES

¹ See title 7, chapter 3 of previous code.

² One (1) accessory structure changed to three (3) accessory structures per text amendment approval by P&Z commission 11/13/2019 and City Council 1/14/2020.

³ Add side street yard setbacks for corner lots per text amendment approval by P&Z commission 1/8/2020 and City Council 1/28/2020.

⁴ Reduced from thirty-five (35) feet to twenty-six (26) feet (2 stories) per discussion with the Steering Committee.

⁵ One (1) accessory structure changed to three (3) accessory structures per text amendment approval by P&Z commission 11/13/2019 and City Council 1/14/2020.

⁶ Reduced from five thousand (5,000) to three thousand (3,000) square feet per discussions with Steering Committee.

⁷ Front setback may be reduced to a minimum of fifteen (15) feet from the minimum requirements in Table 10-2-4(current standards) where the garage is setback twenty-five (25) feet from the front property line.

⁸ Front setback may be reduced to twenty (20) feet where garage or side entry is setback an additional five (5) feet from the minimum requirements in Table 10-2-4(current standards).

⁹ Add side street yard setbacks for corner lots per text amendment approval by P&Z commission 1/8/2020 and City Council 1/28/2020.

¹⁰ Rear setback may be reduced to ten (10) feet from the minimum requirements in Table 10-2-4(current standards) where an open back porch exists. (Current standard reduced from twenty (20) to fifteen (15) feet to accommodate smaller lots and residential developments).

¹¹ Rear setback may be reduced to fifteen (15) feet where an open back porch exists.

¹² Reduced from thirty-five (35) feet to twenty-six (26) feet (2 stories) per discussion with the Steering Committee.

¹³ One (1) accessory structure changed to three (3) accessory structures per text amendment approval by P&Z commission 11/13/2019 and City Council 1/14/2020.

¹⁴ Updated from twenty (20) feet to thirty (30) feet per City staff comments.

¹⁵ Included in current standard, none existed before.

¹⁶ Add side street yard setbacks for corner lots per text amendment approval by P&Z commission 1/8/2020 and City Council 1/28/2020.

¹⁷ Revised from fifteen (15) feet to twenty (20) feet to make it consistent with the other requirements for six thousand (6,000) Rural Residential lots.

¹⁸ Reduced from thirty-five (35) feet to twenty-six (26) feet (2 stories) per discussion with the Steering Committee.

¹⁹ Previous standards from Residential Dimension Table.

²⁰ One (1) accessory structure changed to three (3) accessory structures per text amendment approval by P&Z commission 11/13/2019 and City Council 1/14/2020.

²¹ Previous standards from Residential Dimension Table

²² Revised from two thousand (2,000) to six thousand (6,000) square feet to provide more flexibility for multi-family development.

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- ²³ Updated from twenty (20) to thirty (30) feet per City staff comments.
- ²⁴ Updated from twenty (20) to thirty (30) feet per City staff comments.
- ²⁵ Increased from ten (10) feet for consistency among Multi-Family Residential Medium district standards.
- ²⁶ Add side street yard setbacks for corner lots per text amendment approval by P&Z commission 1/8/2020 and City Council 1/28/2020.
- ²⁷ Updated to thirty-eight (38) feet (3 stories) per discussion with the Steering Committee.
- ²⁸ Add side street yard setbacks for corner lots per text amendment approval by P&Z commission 1/8/2020 and City Council 1/28/2020.
- ²⁹ Minimum rear setback may be reduced by five (5) feet if the rear yard abuts an alley.
- ³⁰ Add side street yard setbacks for corner lots per text amendment approval by P&Z commission 1/8/2020 and City Council 1/28/2020.
- ³¹ Based on previous standards (Section 10-4B-3. I).
- ³² Revised to make consistent with the Gallup Downtown Redevelopment Plan, new threshold triggers per City request.
- ³³ \$200,000 changed to \$450,000 and 20% to 12%, agreed upon by the P&Z Commission at a special meeting
- ³⁴ Current standards based on previous standards (Section 10-4B-5. A. 2).
- ³⁵ Current standards based on national best practice.
- ³⁶ Current standard based on projecting signage definition.
- ³⁷ Current standards based on national best practice.
- ³⁸ Current standards based on national best practice.
- ³⁹ Current standards based on national best practice.
- ⁴⁰ Current standards based on national best practice.

- ⁴¹ Current standards based on previous standards (Section 10-4C-1. B.2.c)
- ⁴² Current standard based on previous standards (Sections C-1 and subdistrict B of C-2 and C-3).
- ⁴³ Deleted as 'permissive' in Rural Residential, Single-Family Residential per direction by Steering Committee.
- ⁴⁴ Current Use-specific standards are a combination of previous standards (Section 10-4D-2M), and new standards to control the outwardly appearance of the duplex so that the structure is compatible with other dwellings in the neighborhood.
- ⁴⁵ New use-specific standard included in current standards, none existed before.
- ⁴⁶ Added as 'permissive' in Mixed-Use Neighborhood, as directed by Steering Committee.
- ⁴⁷ New use-specific standards included in current standard, none existed before.
- ⁴⁸ Added as 'permissive' in Mixed-Use Neighborhood, as directed by Steering Committee.
- ⁴⁹ New use-specific standard included in current standard, none existed before.
- ⁵⁰ Under previous standards use was 'permissive' in RM-4 and RM-5 and under current standards use is 'permissive' in Mixed-Use Neighborhood.
- ⁵¹ New use-specific standard included in current standard as 'called for' in the Growth Management Plan.

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- ⁵² Initially 'permissive' in RM-5 now 'permissive' in Mixed-Use Neighborhood.
- ⁵³ Replaces "Nursing Homes"
- ⁵⁴ Replaces "Religious monasteries, convents and retreat centers"
- ⁵⁵ Replaces "Fraternity, sorority houses, boarding homes, and congregate living facilities"
- ⁵⁶ Includes or replaces "Institutions for the mentally ill", "Childcare home", "Group Home"
- ⁵⁷ Revised to clarify use, includes persons that are protected under the federal Fair Housing Act
- ⁵⁸ New use specific standard included in current standard, none existed before.
- ⁵⁹ Replaces "Recovery Home"
- ⁶⁰ Revised to clarify use, does not include persons that are protected under the federal Fair Housing Act
- ⁶¹ New 'conditional' use in Multi-Family Residential High included in current standards, none existed before.
- ⁶² New use-specific standard included in current standards to reflect national best practices, where none existed before.
- ⁶³ Directed by Steering Committee to add as permissive in GC and HC, conditional uses in SFR, MFRM, MFRH and MXN deleted
- ⁶⁴ Replaces "Community service clubs and lodges"
- ⁶⁵ Added as "permissive" in Rural Residential and Multi-Family Residential Low as directed by Steering Committee.
- ⁶⁶ Replaces "Penal detention centers"
- ⁶⁷ Replaces "Daycare nurseries or preschools"

- ⁶⁸ Includes and/or replaces "School for instruction in art, dance, modeling, business and vocational trade (except those teaching vehicle, heavy equipment or machinery repair, welding, bodywork and the like), private", "Automobile driving schools"
- ⁶⁹ Replaces "Vocational schools teaching industrial trades, vehicle or heavy equipment repair and the like Private and Wireless"
- ⁷⁰ Replaces "Schools for elementary, secondary and postsecondary education, private"
- ⁷¹ New use-specific standard included in current standard, none existed before.
- ⁷² Added as 'permissive' in General Commercial, Heavy Commercial and Industrial as directed by Steering Committee.
- ⁷³ New use-specific standard included in current standard, none existed before.
- ⁷⁴ Hospital was removed as 'conditional' use from Residential Districts to prevent adverse impacts on residential uses. A new use category 'medical or dental clinic' has been added to permit smaller health care facilities in use districts.
- ⁷⁵ Includes and/or replaces "Libraries, private", "Museums, private."
- ⁷⁶ Added as "permissive" in Multi-Family Residential Low as directed by Steering Committee.
- ⁷⁷ Includes and/or replaces "Parks and common recreational areas", "Parks and recreational areas serving a specific residential neighborhood or development, and which are also noncommercial in nature."

⁷⁸ Added as “permissive” in Mixed-Use Neighborhood as directed by Steering Committee.

⁷⁹ Replaces “Churches and similar places of religious worship and instruction.”

⁸⁰ Added as “permissive” in all districts as directed by steering committee.

⁸¹ Includes and/or replaces “Agriculture operations including the production of crops and horticulture specialties, the raising of livestock and poultry, beekeeping, aviaries, worm raising and fish culture, but excluding hog and poultry farms, livestock feedlots and dairies and dairy products”, “Agricultural processing, packaging, storage and sale of agricultural products which are raised on the premises (although sales shall be permitted only from structures on private property conforming to all applicable codes or regulations), but excluding commercial animal slaughterhouses.”

⁸² I Includes and/or replaces “Keeping of large animals in accordance with previous standards 10-4B-1.1.3”, “Livestock yards, auction”, “Hog farms (minimum site size of five (5) acres)”, “Livestock feedlots (minimum site size of five (5) acres).”

⁸³ New use-specific standard included in current standard, none existed before.

⁸⁴ Made “conditional” in Single-Family Residential as directed by Steering Committee.

⁸⁵ Replaces “Horse riding stables.”

⁸⁶ Replaces “Animal hospitals.”

⁸⁷ New use-specific standard included in current standard, none existed before.

⁸⁸ Made “conditional” in Mixed-Use Neighborhood, Mixed-Use Neighborhood and permissive in Industrial as directed by Steering Committee.

⁸⁹ Previous standards allowed “conditionally”, current standards allow “permissible”, provided the use complies with the use specific standards.

⁹⁰ New use included in current standard to accommodate State requirements, none existed before.

⁹¹ New use-specific standards included in current standard to accommodate State requirements, none existed before.

⁹² New use-specific standard included in current standard, none existed before.

⁹³ Made “conditional” in Mixed-Use Neighborhood as directed by Steering Committee.

⁹⁴ Made “conditional” in Rural Residential, Multi-Family Residential Low and Multi-Family Residential High, deleted in General Commercial, Heavy Commercial and Industrial as directed by Steering Committee.

⁹⁵ Includes and/or replaces “Physical culture, health spas”, “Baths/saunas/massage establishments.”

⁹⁶ Directed by Steering Committee to make conditional in MXN

⁹⁷ Replaces “Social nightclubs.”

⁹⁸ Initially “permissive” in C2, now “permissive” in Mixed-Use Center.

⁹⁹ Carries over the provisions for what was formerly called social nightclubs.

¹⁰⁰ Includes and/or replaces “Pool and billiard halls”, “Martial arts training centers”, “Skating rinks (indoor)”, “Game rooms”, “Bowling Alley”

¹⁰¹ Includes and/or replaces “Amusement parks, permanent and/or temporary (outdoor)”, “Speedways, racetracks, motorized vehicle motocross courses, model airplane flying courses, parachute skydiving landing areas, hang glider takeoff and landing areas, hot air balloon flying, launching and landing areas.”

¹⁰² Replaces “Recreational clubs and areas with the outdoor use of weaponry.”

¹⁰³ Made “conditional” in Rural Residential as directed by Steering Committee.

¹⁰⁴ Made accessory “conditional” in Rural Residential, deleted in Mobile Home Park as directed by Steering Committee.

¹⁰⁵ Use was not permissive in this zone before. Now conditional to allow a mix of uses in the mixed-use zone.

¹⁰⁶ New use specific standard included in current standard, none existed before.

¹⁰⁷ New use-specific standards included in current standard to control the use, location and duration, none existed before.

¹⁰⁸ New use-specific standard included in current standard, none existed before.

¹⁰⁹ Increased from three (3) to four (4) bays as directed by Steering Committee.

¹¹⁰ Includes and replaces “Automobile service stations”, “Automobile/truck vehicle sales and servicing”, “Automobile/truck tire sales and servicing”, “Automobile/truck body & painting shops”, “Automobile/truck upholstery repair”, “Automobile/ truck servicing and mechanical repair”, “Recreational vehicles/shelters sales and servicing”, “Automobile/truck/trailer rental agencies”, “Automobile/truck tire sales and servicing.”

¹¹¹ Includes and replaces “Agricultural heavy equipment/vehicles sales, rental and servicing”, “Sales, storage, repair and rental of tractors, heavy trucks, agricultural and construction heavy vehicles and equipment”, “Construction heavy equipment/vehicles, sales, rental and servicing (with aboveground fuel storage).”

¹¹² Replaces “Building contractor’s outdoor storage yards.”

¹¹³ Made ‘conditional’ in General Commercial and permissive in Heavy Commercial and Industrial as directed by Steering Committee.

¹¹⁴ Includes and replaces “private clubs (excluding outdoor use of weaponry and racing tracks, courses for motorized vehicles and model airplanes)”, “Recreation Clubs”, “Recreational private clubs and areas.”

¹¹⁵ Added to allow smaller healthcare services in mixed use and commercial districts.

¹¹⁶ New use included in current standards, none existed before, as directed by Steering Committee.

¹¹⁷ Includes and replaces various uses from the “Retail Sales And Services (Convenience Type)” and “Retail Sales And Services (Light)” categories, including but not limited to: “Locksmiths”, “Handicraft articles, sales and repair”, “Photographic film processing drop off centers”, “Photography equipment and supplies, sales and servicing”, “Movie film and videotape loan stores”, “Musical instruments, suppliers and recordings, sales and servicing”, “Pawn shops”, “Dressmaking stops, custom”, “Photographer studios”, “Picture framing services”, “Precision instruments, sales and repair”, “Shoe and leather goods, sales and repair”, “Watch and jewelry stores, sales and repair”, “Audio/video

equipment sales and servicing”, “Barber and beauty shops”, “Bicycle sales and repair”, “Heating and air conditioning equipment, sales and servicing”, “Household appliances and furnishings, sales and servicing”.

¹¹⁸ Replaces “Mini-warehouse”, which isn’t currently listed in any of the Use Tables but has use specific provisions.

¹¹⁹ Was ‘conditional’, now ‘permissive.’

¹²⁰ Was ‘not allowed’ in this district, ‘now permissive.’

¹²¹ Replaces “Adult Bookstore, Adult Novelty Store or Adult Video Store.”

¹²² Replaces “Plant nurseries (including greenhouses), retail and wholesale.”

¹²³ Made ‘permissive’ in General Commercial and Industrial as directed by Steering Committee.

¹²⁴ Use pulled out of the shopping center standards as a separate use type, per City staff request. New use-specific standard created from the standards for retail kiosks found in the previous PSC district standards.

¹²⁵ New use-specific standard created from the standards for retail kiosks found in the previous PSC district standards.

¹²⁶ Includes and replaces “Retail Sales and Services (Convenience Type)” and the many, specific/individual uses categories under these larger categories, many of which are outdated. Retail is proposed to be regulated by size in the current standard, as is a national best practice.

¹²⁷ ‘Not permissive’ previously, now ‘permissive’ use in current standards.

¹²⁸ ‘Not permissive’ previously, now ‘permissive’ use in current standards.

¹²⁹ Added use-specific standards to assign size requirements.

¹³⁰ Includes and replaces “Retail Sales and Services (Light)” and the many, specific/individual uses categories under these larger categories,

many of which are outdated. Retail is proposed to be regulated by size going forward, as is a national best practice.

¹³¹ Previously permitted use in C-3 to allow small retail to serve this district.

¹³² Includes and replaces “Repair Sales and Services (Heavy)” and the many, specific/individual uses categories under these larger categories, many of which are outdated. Retail is proposed to be regulated by size going forward, as is a national best practice.

¹³³ The previous PSC district was recommended to be removed as an independent base district and replaced with a “planned shopping center use type that carries over the previous district standards from Section 10-4B-2A4, as revised for clarity.

¹³⁴ New use-specific standard included in current standard, none existed before

¹³⁵ Includes and replaces all operations covered under the “Manufacturing Uses (Light)” category, instead of listing the possible types of operations it defines Light Manufacturing as anything that occurs within an enclosed building designed to prevent adverse impacts from being detected beyond the boundaries of the property, this is based on national best practice.

¹³⁶ Includes and replaces all operations covered under the “Manufacturing Uses (High)” category, instead of listing the possible types of operations it defines Heavy Manufacturing as anything that may occur outside an enclosed building and has greater adverse impacts beyond the boundaries of the property, as national best practice.

¹³⁷ Replaces “Mining, gas, oil and soils extraction.”

¹³⁸ Replaces “Garbage, offal or dead animals, reduction or disposal.”

¹³⁹ Replaces “Airplane landing strips and helipads, private”

¹⁴⁰ Made ‘conditional’ in Heavy Commercial and Industrial as directed by Steering Committee.

¹⁴¹ Made ‘conditional’ in Heavy Commercial and ‘permissive’ in Industrial as directed by Steering Committee.

¹⁴² Made ‘permissive’ in Industrial as directed by Steering Committee.

¹⁴³ Made ‘conditional’ in Mixed-Use Center and permissive in Industrial as directed by Steering Committee.

¹⁴⁴ Includes and replaces “Truck highway stops”, “Truck stops and storage.”

¹⁴⁵ Includes and replaces “Utilities”, “Utility, substation or facilities serving immediate neighborhood.”

¹⁴⁶ Replaces “Public and semipublic utilities”, “Utility, region serving transmission, storage or other facilities.”

¹⁴⁷ Replaces footnoted reference to “Antenna for noncommercial use exceeding fifty (50) feet above the ground” under the previous Use Tables, height requirement will be picked up in the use-specific standards.

¹⁴⁸ Includes “Automobile gas pumps (accessory use)” and replaces references to fuel pumps in other uses, e.g. “Grocery convenience stores (with automobile gas pumps).”

¹⁴⁹ Includes and replaces “Swimming pool, jacuzzi, bathhouse, tennis court, and similar recreational uses” and “Custodial and common laundry facilities for exclusive park usage” from the footnotes of the residential use table.

¹⁵⁰ Includes and replaces “Daycare nursery or preschool serving five (5) or more unrelated children on the premises of a recreational complex

which is an accessory use to a specific townhouse development (see subsection 10-4D-2C of previous standards for specific requirements)”, “Daycare nursery for six (6) or less children as an accessory use to a single-family dwelling.”, “Daycare nursery or preschool as an accessory use to a single-family dwelling.”

¹⁵¹ Includes and replaces “Daycare nursery or preschool as an accessory use on the premises of a church or similar place of religious worship and instruction.”

¹⁵² Includes and replaces footnoted reference to accessory dwelling units under the previous Use Tables, i.e. “Garage apartment, mother-in-law apartment or servant’s apartment as an accessory use to a single-family dwelling”, “Residential quarters as an accessory use to a church or similar place of religious worship and instruction”, “Single-family dwelling (1), or mobile home (1), for a night watchman or caretaker on the premises of a public park and public elementary or high school.”

¹⁵³ Includes and replaces footnoted reference to accessory uses under the previous Use Tables, i.e. “Residential quarters for faculty and students as an accessory use to a school.”

¹⁵⁴ Replaces footnoted reference to accessory uses under the previous Use Tables, i.e. “Garage or carport, private”, “Storage structures excluding shipping containers manufactured for the transportation of materials by truck, rail or sea.”

¹⁵⁵ Replaces “Home based business”

¹⁵⁶ New use-specific standard included in current standard, none existed before.

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- ¹⁵⁷ Replaces footnoted reference to “Outdoor household furniture/decorations with outdoor storage (as accessory use to department store)” under the previous Use Tables.
- ¹⁵⁸ New standard accompanying new use.
- ¹⁵⁹ Changed from one (1) acre to five (5) acres.
- ¹⁶⁰ New use-specific standard included in current standards, none existed before.
- ¹⁶¹ New use-specific standard included in current standards, none existed before.
- ¹⁶² New standard included in current standards, none existed before.
- ¹⁶³ New standard included in current standards, to clarify setback requirements, none existed before.
- ¹⁶⁴ New use-specific standard included in current standards reflecting national best practices, none existed before.
- ¹⁶⁵ Standard from International Building Code, 2015.
- ¹⁶⁶ New standard included in current standards to comply with Federal and State regulations, none existed before. This also implies ADA standards.
- ¹⁶⁷ New standard included in current standards to control the appearance of Group Residential Facilities to ensure the outwardly appearance is in accordance with neighboring properties, where none existed before.
- ¹⁶⁸ New standard included in current standards to comply with Federal and State regulations, including ADA, where none existed before.
- ¹⁶⁹ Controlling density of Group Residential Facilities reflecting national best practices.

- ¹⁷⁰ New standard included in current standards to control the appearance of Group Residential Facilities to ensure the outwardly appearance is in accordance with neighboring properties, none existed before.
- ¹⁷¹ Current standard based on previous standards (Section 10-4D-2C, Daycare Nurseries and Preschools).
- ¹⁷² Revised to comply with the State requirements for Child Care Center, 8.16.2 NMAC “Outdoor Play Areas”.
- ¹⁷³ Current standard based on previous standards (Section 10-4D-2J, Hospitals and Major Medical Clinics).
- ¹⁷⁴ Current standards based on previous standards (Section 10-4D-2J).
- ¹⁷⁵ Current standards based on previous standards (Section 10-4D-2E, “shall be screened from existing or new residential development by Type A opaque screening as set forth in Section 10-4C-2G3”).
- ¹⁷⁶ Current standards based on previous standards (Section 10-4D-2J, Schools, Hospitals, Churches and Cemeteries).
- ¹⁷⁷ Current standards based on previous standards (Section 10-4B-1C1.)
- ¹⁷⁸ Livestock is defined as horses, cattle, mules, donkeys, llamas, sheep, goats, and other farm animals.
- ¹⁷⁹ New standard included in current standards to provide a clearer calculation of permissible livestock numbers, based on similar livestock regulations in the state, none existed before.
- ¹⁸⁰ Per residential use table category “Livestock feedlots (minimum site size of five (5) acres).”
- ¹⁸¹ Per residential use table category “Hog farms (minimum site size of five (5) acres).”

¹⁸² Per Commercial Use Table category “Veterinary clinics (no outdoor animal pens)”.

¹⁸³ Height requirement for fences/walls added to current standards.

¹⁸⁴ Current standards to address State requirements.

¹⁸⁵ NM State Law requirements (15.10.32.8 – location near churches, school or military installations.)

¹⁸⁶ Current standards based on previous standards (Section 10-4D-2I, Restaurants).

¹⁸⁷ Per the previous requirements for RM-4 and RM-5 multi-family zones which are being consolidated into the Mixed-Use Neighborhood zone.

¹⁸⁸ Current standards based on previous standards (Section 10-4C-2G)

¹⁸⁹ New standard included in current standards added per request of City Staff, sizes based on research for golf standards, where none existed before.

¹⁹⁰ This use was previously “social nightclub’ and use specific standards (10-4D-3K) grouped under Clubs and Bars. To clarify and to not continue to allow this use as permissive, this use is now its own use category.

¹⁹¹ Revised for clarity

¹⁹² Current standards based on previous standards (Section 10-4D-2A))

¹⁹³ New standard included in current standards for signage, none existed before.

¹⁹⁴ Provisions added to the current standards to include a required timeframe for the construction of this wall.

¹⁹⁵ This regulation used to specify the required facilities based on the number of men/women on site which is an arbitrary number that is subject to change. Changed the current standard to be a specified number per campsite.

¹⁹⁶ New standard included in current standards per the request of City staff, none existed before.

¹⁹⁷ Current standards based on previous standards (Section 10-4D-3C) This use replaces numerous uses related to automobile service station, sales, serving and repair,

¹⁹⁸ Previous standards from Section 10-4C-5D will be picked up under a revised Parking and Loading section.

¹⁹⁹ This use, in current standards, replaces “Recreational private clubs and areas (with outdoor use of weaponry)” from previous standards (Section 10-4D-2G).

²⁰⁰ Deleted: “Exceptions: The Board of Adjustment may modify the above regulations if the purposes of the above regulations can be satisfactorily met with alternate standards. Such modifications must be incorporated in an official motion approving a conditional use permit for an outdoor shooting range.” Included in the previous standards.

²⁰¹ Previous use category called “mini-warehouses” is renamed to the contemporary term “self-storage” under current standards.

²⁰² New standard included in current standards, none existed before.

²⁰³ Current standards based on previous adult business standards (Section 10-4D-3A).

²⁰⁴ Retail kiosks are proposed as a separate use category per the request of City staff. New use-specific standards included in the current standards, previous standards related to Kiosks were previously buried in the Planned Shopping Center district standards.

- ²⁰⁵ This use is based on the previous “Retail Sales and Services (Convenience Type)” use category but is to be regulated by size going forward.
- ²⁰⁶ This use is based on the previous “Retail Sales and Services (Light)” use category but is to be regulated by size going forward.
- ²⁰⁷ This use is based on the previous “Retail Sales and Services (Light)” use category but is to be regulated by size going forward.
- ²⁰⁸ The previous PSC district has been removed as an independent base district and replaced with a “planned shopping center” use category that carries over the previous district standards from Section 10-4B-2A4, as revised for clarity.
- ²⁰⁹ Current standard based on previous standard (Section 10-4B-2. J).
- ²¹⁰ New standard included in current standards based on PSC regulations that already allow kiosks, where none existed before.
- ²¹¹ Current standard based on previous standard (Section 10-4B-2. I.6).
- ²¹² New use-specific standards included in current standards, none existed before.
- ²¹³ Current standard based on previous standards (Section 10-4D-3G).
- ²¹⁴ Deleted “The Board of Adjustments may restrict the hours of operation, if necessary, to avoid adverse impacts on surrounding developed areas.” Included in the previous standards
- ²¹⁵ Current standard based on previous standards (Section 10-4D-3G).
- ²¹⁶ New standards included in current standards to clarify permitted uses, none existed before.
- ²¹⁷ Current standard based on previous standards (Section 10-4D-4A).
- ²¹⁸ Current standard based on previous standards (Section 10-4D-4B).

- ²¹⁹ Deleted ““The Board of Adjustment may limit the time of day during which the facility may be operated and may make such further conditions as would protect public health, safety, morals and welfare. For temporary facilities, the Board of Adjustment shall require a performance bond or surety bond conditional upon the removal of the facility and restoration of the site to an acceptable condition at the time specified by the board. Included in the previous standards.
- ²²⁰ Deleted: “The Board of Adjustment may restrict the hours of operation, if necessary, to avoid adverse impacts on surrounding developed areas.” Included in the previous standards.
- ²²¹ Current standard based on previous standards (Section 10-4D-4B).
- ²²² Current standard based on previous standards (Section 10-4D-4D).
- ²²³ Current standards based on previous standards, use table.
- ²²⁴ Current standards added, none existed before.
- ²²⁵ Current standards added to create buffering between incompatible uses, e.g. residential, none existed before.
- ²²⁶ Current standard added, none existed before.
- ²²⁷ Current standard added, none existed before.
- ²²⁸ Current standard added, none existed before.
- ²²⁹ Current standards based on previous standards (Section 10-4D-2C).
- ²³⁰ Revised to comply with the state requirements for Child Care Center, 8.16.2 NMAC “Outdoor Play Areas”.
- ²³¹ Compilation of previous use-specific standards, generalized to apply to all accessory structures. This use combines use-specific standards from

Accessory Structures, Apartment, Mother in Law or Servant Accessory Dwelling Unit, Secondary Residential Unit. Revised for clarity.

²³² *Current standard based on previous standards (Section 10-4B-6O-2).*

²³³ *Current standard based on previous standards from definition:*

ACCESSORY STRUCTURE.

²³⁴ *Current standard based on previous standards from definition:*

ACCESSORY STRUCTURE.

²³⁵ *Current standard based on previous standards (Section 10-4B-6O-2).*

²³⁶ *Current standard based on previous standards (Section 10-4B-6O-2).*

²³⁷ *Current standard based on previous standards (Section 10-4C-1A).*

²³⁸ *Current standard based on previous standards (Section 10-4C-1B-2b).*

²³⁹ *Current standard based on previous standards (Section 10-4C-1B-2).*

²⁴⁰ *Current standard based on previous standards (Section 10-4B-6O-2).*

²⁴¹ *Current standard based on definition from previous standards from definition.*

²⁴² *Current standard based on previous standards (Section 10-4B-6O-2).*

²⁴³ *Current standard based on previous standards (Section 10-4D-3L).*

²⁴⁴ *Current standard based on previous standards (Section 10-4D-2L), revised for clarity.*

²⁴⁵ *Current standard based on previous standards (Section 10-4D-2D), revised for clarity.*

²⁴⁶ *Current standard based on previous standards (Section 10-4B-2I-2), revised for clarity.*

²⁴⁷ *Current standard based on previous standards (Section 10-4B-3C-2).*

²⁴⁸ *Current standard based on previous standards (Section 10-4C-1D-12).*

²⁴⁹ *Current standard based on previous standards (Section 10-4D-3D1).*

²⁵⁰ *Current standard based on previous standards (Section 19-4D-3M), revised for clarity.*

²⁵¹ *Current standard based on previous standards (Section 10-4C-5O), revised or clarity.*

²⁵² *Current standard based on previous standards (Section 10-4D-2N), revised or clarity.*

²⁵³ *New use-specific standard included in current standards, none existed before.*

²⁵⁴ *Current standard based on previous standards from Ordinance No. C2011-1, and national best practices.*

²⁵⁵ *Current standard based on previous standards from (Section 10-4D—2P), revised for clarity.*

²⁵⁶ *Current standard based on previous standards (Section 10-4D-3F), revised for clarity.*

²⁵⁷ *Current standard added flexibility and integrate national best practices, none existed before.*

²⁵⁸ *Current standard added for shared parking, none existed before. A reduction for parking requirements can be applied if peak parking demands of different uses don't overlap.*

²⁵⁹ Satellite Lot Definition: *A Satellite Lot is a parking lot that provides parking for a use not located on the same lot or parcel, provided the satellite lot is within three hundred (300) feet of the use. The Satellite lot shall be designed according to the standards provided in the Gallup Land Development Standards.*

²⁶⁰ Current standard based on previous standards (Section 10-4C-D.11.d).

²⁶¹ Current standard based on previous standards (Section 10-4C-D.11.a) revised for clarity.

²⁶² Current standard based on previous standards (Section 10-4C-D.11.e).

²⁶³ Current standard based on previous standards (Section 10-4C-D.11.b).

²⁶⁴ Current standard based on previous standards (Section 10-4C-D.11.c).

²⁶⁵ Added parking reduction to replace no parking requirement in the Downtown area.

²⁶⁶ Current standard added, none existed before.

²⁶⁷ Current standard based on previous standards (Section 10-4C-D.9.c).

²⁶⁸ Current standard based on previous standards (Section 10-4C-1D-2e).

²⁶⁹ Current standard based on previous standard (Section 10-4C-1D-12.)

²⁷⁰ Current standard based on previous standards (Section 10-4C-D.9.)i.

²⁷¹ Current standards based on previous standards (Section 10-4C-D.9.b).

²⁷² Current standard based on previous standards (Section 10-4C-D.9.f).

²⁷³ Current standard based on previous standards (Section 10-4C-D.9.a).

²⁷⁴ Current standard based on previous standards (Section 10-4C-D.9.h).

²⁷⁵ Current standard based on previous standards (Section 10-4C-D.9.d).

²⁷⁶ Updated requirements to comply with Federal ADA requirements.

²⁷⁷ Current standard based on previous standards (Section 10-4C-D.10.b), updated to reflect Federal requirements.

²⁷⁸ Current standards based on previous standards (Section 10-4C-D.10.h).

²⁷⁹ The Required Parking Supply Table was updated in the current standards to correspond to the new use categories. Requirements were also, as much as possible, tied to square footage rather than number of employees to allow to better quantify.

²⁸⁰ New standard included in the current standards, no provisions for on-street parking existed before.

²⁸¹ Current standards based on previous standards (Section 10-4C-5C).

²⁸² Current standards based on previous standards (Section 10-4C-1D-14), revised and updated for clarity.

²⁸³ Current standards based on previous standards (Section 10-4C-1D-14), revised and updated for clarity.

²⁸⁴ Current standards based on previous standards (Section 10-4C-2.B.1).

²⁸⁵ Current standards based on previous standards (Section 10-4C-2.B.2).

²⁸⁶ Current standards based on previous standards (Section 10-4C-2.B.4).

²⁸⁷ Agreed upon by the P&Z Commission at a special meeting, \$200,000 changed to \$450,000 and 20% to 12%.

²⁸⁸ Current standard based on previous standards (Section 10-4C-2.B.5).

²⁸⁹ Current standard based on previous standards (Section 10-4C-2.H).

²⁹⁰ Under Required Landscape Plan #1 change to, "A landscape plan indicating the proposed landscape areas, the location, mature size and

species of all proposed trees and shrubs, along with one (1) foot) contour lines shall be submitted as part of the building permit application for all development where landscaping is required, except in the Single Family Residential Zoning District (Single-Family Residential)", agreed upon by the P&Z Commission at a special meeting.

- ²⁹¹ Current standard based on previous standards (Section 10-4C-2. E.6).
- ²⁹² Current standard based on previous standards.
- ²⁹³ Current standard based on previous standards (Section 10-4C-2. B).
- ²⁹⁴ Current standards included in previous standards based on comments from City staff and the Steering Committee, none existed before.
- ²⁹⁵ Current standard based on previous standards (Section 10-4C-2. E.4).
- ²⁹⁶ Under Type and Amount of Plant Materials, add #1. d. "Alternative plants not listed on Table 10-4-9 that are drought tolerant are acceptable.", agreed upon by the P&Z Commission at a special meeting.
- ²⁹⁷ Statement about minimums added per request of the Steering Committee at the 1.16.18 review meeting.
- ²⁹⁸ Current standard based on previous standards (10-4C-2. C.1).
- ²⁹⁹ Reduced to one-third per request of the Steering Committee at the 1.16.18 review meeting.
- ³⁰⁰ Current standard based on previous standards (10-4C-2. C.4).
- ³⁰¹ Current standard based on previous standards (10-4C-2. C.3).
- ³⁰² Current standard based on previous standards (10-4C-2. B.6).
- ³⁰³ Current standard based on previous standards (10-4C-2. C.3.a), revised to clarify intent.
- ³⁰⁴ Current standard added, none existed before.
- ³⁰⁵ Current standard based on previous standards (Section 10-4C-2. I).

- ³⁰⁶ Current standard based on previous standards (Section 10-4C-2. J), revised for clarity.
- ³⁰⁷ Current standard added, none existed before.
- ³⁰⁸ Current standard based on previous standards (Section 10-4C-2. B).
- ³⁰⁹ Current standard based on previous standards (Section 10-4C-2. B.4).
- ³¹⁰ Current standard based on previous standards (Section 10-4C-2. E.1).
- ³¹¹ Current standard based on previous standards (Section 10-4C-2. E.2).
- ³¹² Current standard based on previous standards (Section 10-4C-2. E.3).
- ³¹³ Current standard updated to provide more guidance and a consistent character within the City.
- ³¹⁴ Current standard added, none existed before.
- ³¹⁵ Current standard added, none existed before.
- ³¹⁶ Agreed upon by the Planning & Zoning Commission at a special meeting.
- ³¹⁷ Current standard based on previous standards (Section 10-4C-3. A.5).
- ³¹⁸ Current standard based on previous standards (Section 10-4C-3. A.3).
- ³¹⁹ Current standard based on previous standards (Section 10-4C-3.C).
- ³²⁰ Current standard based on previous standards (Section 10-4C-3.C).
- ³²¹ Current standard based on previous standards (Section 10-4C-3. B.3.2) clarified and revised based on staff feedback.
- ³²² Current standard based on previous standards (Section 10-4C-3. B.3.1).
- ³²³ Current standard added, none existed before.
- ³²⁴ Current standard based on previous standards (Section 10-4C-3. A.4).
- ³²⁵ Current standard based on previous standards (Section 10-4C-3. A.3).

³²⁶ *Current standards added based on national best practice, none existed before.*

³²⁷ *Current standard added, none existed before.*

³²⁸ *Current standard added, none existed before.*

³²⁹ *Current standards broadened from previous standards to apply to all commercial and multi-family developments.*

³³⁰ *Current standard based on previous standards (Section 10-4C-1. B.2.g).*

³³¹ *Current standard based on previous standards (Section 10-4D-2. L.2).*

³³² *Current standard based on previous standards (Section 10-4J-3. F.1).*

³³³ *Current standard based on previous standards (Section 10-4J-3. F.3).*

³³⁴ *Current standard based on previous standards (Section 10-4J-3. F.2).*

³³⁵ *Current standard added based on best practice, none existed before.*

³³⁶ *Current standard added based on best practice, none existed before.*

³³⁷ *Current standard added based on best practice, none existed before.*

³³⁸ *Current standard added based on best practice, none existed before.*

³³⁹ *Current standard added to clarify sign area and height measurements.*

³⁴⁰ *Current standard based on previous standards (Section 10-4J-3. D.1).*

³⁴¹ *Current standard added, none existed before.*

³⁴² *Current standard based on previous standards (Section 10-4J-2. B.2.d).*

³⁴³ *Current standard added, none existed before.*

³⁴⁴ *Current standard based on previous standards (Section 10-4J-3. B).*

³⁴⁵ *Current standard based on previous standards (Section 10-4J-2. A).*

³⁴⁶ *Current standard based on previous standards (Section 10-4J-2. B).*

³⁴⁷ *Current standard based on previous standards (Section 10-4J-2. D.2 and 10-4J-3. E).*

³⁴⁸ *Current standard added, none existed before.*

³⁴⁹ *Current standard based on previous standards (Section 10-4J-3.1).*

³⁵⁰ *Current standard based on previous standards (Section 10-4J-3. B.4.b).*

³⁵¹ *Current standard based on previous standards (Section 10-4J-3. B.3.b).*

³⁵² *Current standard based on previous standards (Section 10-4J-3.1. a.1).*

³⁵³ *Current standard added, none existed before.*

³⁵⁴ *Current standard based on previous standards projecting sign definition.*

³⁵⁵ *Current standard based on previous standards projecting sign definition.*

³⁵⁶ *Current standard based on previous standards (Section 10-4J-4. C.1), expanded to include multi-tenant or multiple buildings.*

³⁵⁷ *Current standard added, none existed before.*

³⁵⁸ *Current standard based on previous standards (Section 10-4J-4. C.2).*

³⁵⁹ *Current standard based on previous standards (Section 10-4J-3. D.5).*

³⁶⁰ *Current standard based on previous standards (Section 10-4J-3. D.5).*

³⁶¹ *Current standard based on previous standards (Section 10-4J-3. D.5).*

³⁶² *Current standard based on previous standards (Section 10-4J-3. D.6).*

³⁶³ *Current standard added, none existed before.*

³⁶⁴ *Current standard based on previous standards (Section 10-4J-3. D.7).*

³⁶⁵ *Current standard based on previous standards (Section 10-4J-3. D.3).*

³⁶⁶ Current standard based on previous standards (Section 10-4J-3. A.1.a).

³⁶⁷ Current standard based on previous standards (Section 10-4J-3. A.1.b).

³⁶⁸ Current standard based on previous standards (Section 10-4J-3. A.1.c).

³⁶⁹ Current standard based on previous standards (Section 10-4J-3. A.1.e).

³⁷⁰ Current standard based on previous standards (Section 10-4J-3. A.1.f).

³⁷¹ Current standard based on previous standards (Section 10-4J-3. A.1.f).

³⁷² Current standard based on previous standards (Section 10-4J-3. A.1.f).

³⁷³ Current standard sizes were expanded from previous standards based on Steering Committee comments from the 1.16.18 review meeting.

³⁷⁴ Subsections 10-5-B-d, e, l, j and k of this section shall be prepared by a registered surveyor, professional engineer, architect, practicing attorney or land planner, as may be appropriate to the item.

³⁷⁵ Agreed upon by the City Council at the 8/28/18 Meeting.

³⁷⁶ Change from "Additions, renovations or aboveground structural modifications to existing buildings with project valuation less than fifty thousand dollars (\$50,00.00)..." to "Additions, renovations or aboveground structural modifications to existing buildings other than single family residential buildings with project valuation less than one hundred and fifty thousand dollars (\$150,00.00)..." , agreed upon by the P&Z Commission at a special meeting.

³⁷⁷ Change from "Additions, renovations or aboveground structural modifications to existing buildings with a project valuation equal to or

greater than fifty thousand dollars (\$50,000.00), up to twenty (20) percent of the project valuation...until the twenty (20) percent project valuation has been met" to "Additions, renovations or aboveground structural modifications to existing buildings other than single family residential buildings with a project valuation equal to or greater than one hundred and fifty-thousand dollars (\$150,000.00), up to ten (10) percent of the project valuation... until the ten (10) percent project valuation has been met", agreed upon by the P&Z Commission at a special meeting.

³⁷⁸ Current standard based on previous standards (Section 10-4J-4. A.1).

³⁷⁹ Current standard based on previous standards (Section 10-4J-4. A.2).

³⁸⁰ Current standard based on previous standards (Section 10-4J-4. A.2).

³⁸¹ Current standard based on previous standards (Section 10-4J-4. A.5).

³⁸² Includes, 'Parks and common recreational areas serving the mobile home park which are noncommercial in nature', 'Parks and recreational areas serving a specific residential neighborhood or development and which are also noncommercial in nature', 'Custodial and common laundry facilities as an accessory use to a multi-family or a townhouse development', 'Custodial and common laundry facilities for exclusive park usage', 'Swimming pool, jacuzzi, bathhouse, tennis court, and similar recreational uses', 'Recreational areas as accessory uses to hotels/motels, institutions, multiple- and single-family dwellings', 'Recreational facilities for employees.', 'Restaurant/cafeteria facilities for employees' and 'Newsstands for employees'.

³⁸³ Includes, 'Daycare nurseries or preschools as a principal use', 'Daycare nursery or preschool serving seven (7) or more unrelated

children as an accessory use to a single-family dwelling or mobile home’,
 ‘Daycare nursery or preschool serving five (5) or more unrelated children
 on the premises of a recreational complex which is an accessory use to a
 specific townhouse development’ and Daycare nurseries and preschools.

³⁸⁴ Current standard based on previous standards (Section 10-4B-1.1.3).

³⁸⁵ Includes, ‘Managerial office building or mobile office for park
 management purposes.’, ‘Business or union offices related to the
 industrial uses on the premises’ and ‘Sales and display areas (retail or
 wholesale) for products manufactured or assembled on the premises,
 indoor only’

³⁸⁶ Formerly, ‘Outdoor household furniture/decorations with outdoor
 storage (as accessory use to department store).’

³⁸⁷ Includes, ‘Outdoor sales display areas or storage yards’, ‘Outdoor
 storage screened from street or residence district view’ and ‘Open storage
 of equipment, wood, lumber and other materials but limited to one area of
 no larger than one hundred (100) square feet.’

³⁸⁸ Current standard based on previous standards, ‘Sales, storage, repair
 and rental of tractors, heavy trucks, agricultural and construction heavy
 vehicles and equipment.’

³⁸⁹ Current standard based on previous standards, ‘Open storage of
 recreational vehicles and shelters. In multi-family or townhouse
 developments, open storage must be in areas set aside for this purpose.’

³⁹⁰ Includes, ‘Storage structures excluding shipping containers
 manufactured for the transportation of materials by truck, rail or sea’ and
 ‘10% of gross ground floor developable area of principal structure.’

³⁹¹ Includes, ‘Agriculture operations including the production of crops and
 horticulture specialties, the raising of livestock and poultry, beekeeping,

aviaries, worm raising and fish culture, but excluding hog and poultry
 farms, livestock feedlots and dairies and dairy products (see previous
 standards 10-4B-1.1.3)’ and ‘Agricultural processing, packaging, storage
 and sale of agricultural products which are raised on the premises
 (although sales shall be permitted only from structures on private property
 conforming to all applicable codes or regulations), but excluding
 commercial animal slaughterhouses’.

³⁹² Includes, ‘Livestock feedlots (minimum site size of 5 acres)’, ‘Hog
 farms (minimum site size of 5 acres)’, ‘Livestock yards, auction’ and
 ‘Keeping of large animals in accordance with previous standards 10-4B-
 1.1.’

³⁹³ Current standard based on previous standards for Handicraft artisan
 studios (custom making of ceramics, jewelry, pottery, leather finished
 goods, silk screening, sculpturing, wood carving, weaving, sewing and the
 like).

³⁹⁴ Includes, ‘Movie theaters, indoor’, ‘Performing auditoriums (indoor)’

³⁹⁵ Includes, ‘Recreational vehicle parks and campgrounds, private’,
 ‘Recreational vehicle parks/campgrounds’ and ‘Rental of park spaces for
 the use of occupied recreational vehicles.’

³⁹⁶ New use-specific standard included in current standard distinguishes
 between a small and large car was, none existed before.

³⁹⁷ Includes, ‘private clubs (excluding outdoor use of weaponry and racing
 tracks, courses for motorized vehicles and model airplanes)’ and
 ‘Recreation Clubs’.

³⁹⁸ Includes, 'Parks and common recreational areas serving the mobile home park which are noncommercial in nature', 'Parks and recreational areas serving a specific residential neighborhood or development and which are also noncommercial in nature', 'Custodial and common laundry facilities as an accessory use to a multi-family or a townhouse development', 'Custodial and common laundry facilities for exclusive park usage', 'Swimming pool, jacuzzi, bathhouse, tennis court, and similar recreational uses', 'Recreational areas as accessory uses to hotels/motels, institutions, multiple- and single-family dwellings', 'Recreational facilities for employees.', 'Restaurant/cafeteria facilities for employees' and 'Newsstands for employees'.

³⁹⁹ New use-specific standard included in current standard, none existed before.

⁴⁰⁰ This use includes 'Institutional for the mentally ill'.

⁴⁰¹ Current standard based on previous standards for 'Building contractor's outdoor storage yards.'

⁴⁰² Current standard based on previous standards, 'Penal detention centers.'

⁴⁰³ Includes, 'Daycare nurseries or preschools as a principal use', 'Daycare nursery or preschool serving seven (7) or more unrelated children as an accessory use to a single-family dwelling or mobile home', 'Daycare nursery or preschool serving five (5) or more unrelated children on the premises of a recreational complex which is an accessory use to a specific townhouse development' and Daycare nurseries and preschools.

⁴⁰⁴ Includes, 'Daycare nursery or preschool as an accessory use on the premises of a church or similar place of religious worship and instruction', 'Daycare nursery or preschool as an accessory use to a single-family

dwelling' and 'As accessory use on the premises of church or similar place of religious worship and institution'.

⁴⁰⁵ Includes, 'Daycare nursery or preschool serving five (5) or more unrelated children on the premises of a recreational complex which is an accessory use to a specific townhouse development (see subsection 104 D2C of this chapter for specific requirements)' and 'Daycare nursery for six (6) or less children as an accessory use to a single-family dwelling'.

⁴⁰⁶ New use-specific standard included in current standard, none existed before.

⁴⁰⁷ Includes, 'Residential quarters as an accessory use to a church or similar place of religious worship or instruction', 'Mobile home dwelling as a principal residence or as an accessory residence for a caretaker', 'Residence (in commercial uses)', 'Garage apartment, mother-in-law apartment or servant's apartment as an accessory use to a single-family dwelling' and 'guest dwelling or accessory living quarters'.

⁴⁰⁸ New definition included in current standard, none existed before.

⁴⁰⁹ New definition included in current standard, none existed before.

⁴¹⁰ New definition included in current standard, none existed before.

⁴¹¹ This use combines Two family dwellings and Conversions of existing single-family dwellings into two family or multiple- family dwellings.

⁴¹² Current standard based on previous standards for Nursing Home.

⁴¹³ New use-specific standard included in current standard, none existed before.

⁴¹⁴ Current standard based on previous standards for Horse-riding stables.

⁴¹⁵ This use includes, 'childcare home' and 'group home'.

⁴¹⁶ Includes, 'Physical culture, health spas' and 'Baths/saunas/massage establishment'.

⁴¹⁷ Includes, 'Manufacturing Uses (Heavy)' and 'Asphalt batching and cement making plant'.

⁴¹⁸ Includes, 'Agricultural heavy equipment/vehicles sales, rental and servicing', 'Sales, storage, repair and rental of tractors, heavy trucks, agricultural and construction heavy vehicles and equipment' and 'Construction heavy equipment/vehicles, sales, rental and servicing (with aboveground fuel storage)'.

⁴¹⁹ Current standard based on previous standards for 'Social nightclub'.

⁴²⁰ Includes, 'Automobile service stations (See subsection 104D3C of this chapter for specific requirements.)', 'Automobile/truck vehicle sales and servicing', 'Automobile/truck tire sales and servicing (excluding retreading)', 'Automobile/truck body & painting shops', 'Automobile/truck upholstery repair', 'Automobile/ truck servicing and mechanical repair', 'Automobile/truck vehicle sales and servicing', 'Recreational vehicles/shelters sales and servicing', 'Automobile/truck/trailer rental agencies', 'Automobile/truck tire sales and servicing (excluding retreading)'.

⁴²¹ New use-specific standard included in current standard, none existed before.

⁴²² Current standard based on previous standards for Mining, gas, oil and soils extraction.

⁴²³ Includes, 'Offices, professional and business' and 'Office, professional (including healthcare) and business.'

⁴²⁴ Current standard based on previous standards for 'Sales, storage, repair and rental of tractors, heavy trucks, agricultural and construction heavy vehicles and equipment.'

⁴²⁵ Includes, 'Parking lots and garages, private commercial' and 'Off street parking and loading areas for the use of patrons, employees and suppliers to the premises.'

⁴²⁶ Includes, 'Parking lots and garages, private commercial', 'Garage parking structures or areas for common parking as an accessory use to a townhouse, multi-family and, in the RM-4 district, light business/commercial development' and 'Parking structures or garages for storage of commercial vehicles used in the transaction of business conducted on the premises.'

⁴²⁷ Includes, 'Locksmiths', 'Handicraft articles, sales and repair', 'Photographic film processing drop off centers', 'Photography equipment and supplies, sales and servicing', 'Movie film and videotape loan stores', 'Musical instruments, suppliers and recordings, sales and servicing Pawn shops', 'Musical instruments, suppliers and recordings, sales and servicing', 'Dressmaking stops, custom', 'Photographer studios', 'Picture framing services', 'Precision instruments, sales and repair', 'Shoe and leather goods, sales and repair', 'Watch and jewelry stores, sales and repair', 'Audio/video equipment sales and servicing', 'Barber and beauty shops', 'Bicycle sales and repair', 'Electrical and electronic equipment, sales and servicing', 'Furriers, sales, storage and custom tailoring', 'Heating and air conditioning equipment, sales and servicing', 'Household appliances and furnishings, sales and servicing.'

⁴²⁸ This use was split up into two different categories, headquarter and substation, to allow the placement of substations in residential districts.

⁴²⁹ Includes, 'Pool and billiard halls', 'Martial arts training centers', 'Skating rinks (indoor)', 'Movie theaters, indoor', 'Game rooms' and 'Bowling Alley.'

⁴³⁰ Includes, 'Amusement parks, permanent and/or temporary (outdoor)' and 'Speedways, racetracks, motorized vehicle motocross courses, model airplane flying courses, parachute skydiving landing areas, hang glider takeoff and landing areas, hot air balloon flying, launching and landing areas.'

⁴³¹ Current standard based on previous standards for Collection center.

⁴³² Current standard based on previous standards for Churches and similar places of religious worship and instruction.

⁴³³ Includes, 'Restaurants (sit down, but seating less than forty (40) persons)', 'Restaurants (excluding drive in type)' and 'Restaurant'. New use distinguishes between a small and large restaurant.

⁴³⁴ Use distinguishes between three sizes. It includes the former categories of; 'Retail Sales and Services (Convenience Type)', 'Retail Sales and Services (Light)' and 'Repair Sales and Services (Heavy)'.

⁴³⁵ Current standard based on previous standards for mini warehouses.

⁴³⁶ Includes, 'Recreational clubs and areas with the outdoor use of weaponry' and 'Recreational private clubs and areas (with outdoor use of weaponry)'.

⁴³⁷ Current standard based on previous standards for Garbage, offal or dead animals, reduction or disposal.

⁴³⁸ New use-specific standard included in current standard, none existed before

⁴³⁹ New use-specific standard included in current standard, none existed before

⁴⁴⁰ Includes, 'Temporary sites for scouting and 4H jamborees, music concerts, and traveling amusement parks, circuses and the like', 'Yard sale', 'Amusement parks, permanent and/or temporary (outdoor)', 'Farmers' street, open air food markets' and 'Flea markets.'

⁴⁴¹ Includes, 'Truck highway stops', 'Truck freight transfer terminals and storage' and 'Truck stops and storage.'

⁴⁴² Includes, 'Public and semi-public utilities', 'Utilities' and 'Utility, region serving transmission, storage or other facilities.'

⁴⁴³ Includes, 'Utility, substation or facilities serving immediate neighborhood.'

⁴⁴⁴ Includes 'Animal hospitals' and 'Animal hospitals (with outdoor pens).'

⁴⁴⁵ Includes, 'Wholesale warehousing and distribution' and 'Wholesale, warehousing and distribution (except for explosives and flammable products).'