



DOÑA ANA COUNTY

Community Development Department
Departmental Memorandum

To: Planning and Zoning Commission	Date: January 4, 2019
From: Janine Divyak, Chief Planner	
Subject: Discussion on Potential Amendments to the UDC	

The Unified Development Code (UDC) has been in existence for nearly two years now and has undergone an Amendment in November 2017 that included review and input from the P&Z and the Development Review Committee (DRC) as well as changes from the Board of County Commissioners (BOCC) at the public hearing. Per Chapter 350-104C(8) of the UDC one of the duties of the P&Z is to:

Review, and when necessary, recommend changes and amendments to the Comprehensive Plan and the UDC to the BOCC, at a minimum of once a year or as needed.

Additionally, per the By-laws, the P&Z is also charged with:

The formulation, interpretation, and revision as needed, of the Doña Ana County Comprehensive Plan, all regional, area and sub-area Master Plans, the Unified Development Code, and other land use regulations.

Staff believes the Annual Business meeting is the forum to begin this discussion, although concerns, suggestions and amendments are welcomed at any time throughout the year. Staff will begin the process of working on Amendment No. 2 to the UDC (to present to the P&Z in a series of future work sessions and public input meetings) and has compiled a preliminary list of items for review and discussion:

- Height of walls and fences
- Lack of short-term rental regulations for Air BnBs and VRBOs
- Regulations for shipping containers in residential zones
- Review of lot sizes for zoning classifications such as D1&D1L, 6,000 sf lots on sewer and specify NMED standards for septic
- Need for Institutional Use description in Article 5 and on Zoning Map
- Setback policy related to recorded plats that are graphically or numerically defined
- Keeping of large animals in D2&D2L zones, if have sufficient lot size animals permitted based on existing density?
- Review uses within each zoning category on Land Use Matrix, single family in T5, SUP for food trucks in residential zones, add to "A" Permitted if assessed as agriculture for on-farm operations only, if not Assessed then a SUP will be required?
- Review landscaping and buffering requirements
- Regional ponding per the Office of the Flood Commission

Furthermore, if the Commission has any additional changes/recommendations to the UDC or the Comp Plan "Plan 2040", please advise as we appreciate any additional input you or the public may have.