

INTEGRATED DEVELOPMENT ORDINANCE

IDO Update 2025

Adopted Housing Reforms



<https://abq-zone.com/ido-updates-2025>

**ONE
ALBUQUE
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THANKS FOR PARTICIPATING!

2025 IDO Update

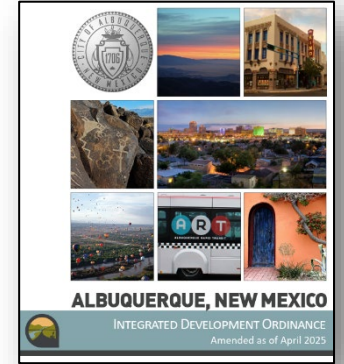
<https://abq-zone.com/ido-updates-2025>

Get to Know Your IDO

[Handout](#) (PDF)

[Presentation](#) (PDF)

[Video](#)



IDO Online

<https://ido.abq-zone.com>

Watch for Trainings
on the Updated IDO
in April 2026!

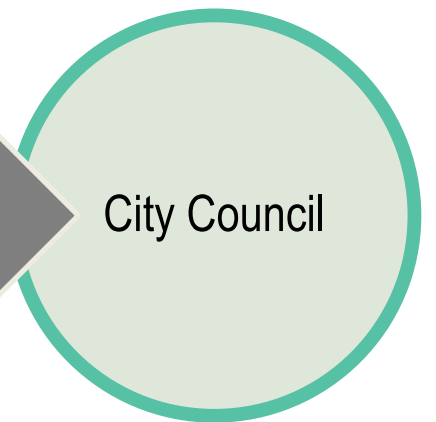
October 2025



January 2026



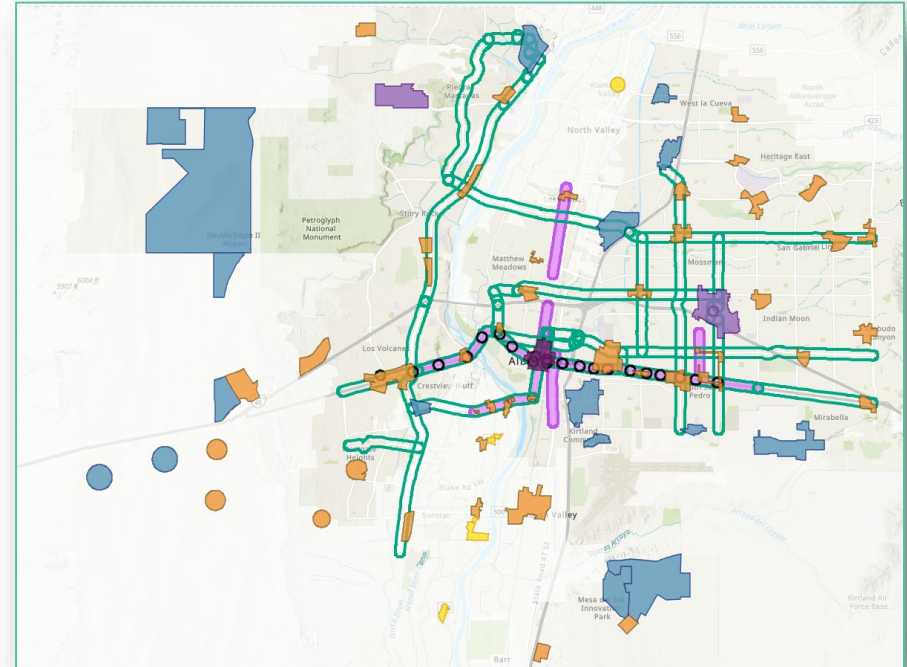
February 2026



Lower Costs per Housing Unit

Require less land/parking to leave more money for constructing housing units

- **R-1 Dimensional Standards** – Removed subzones with larger minimum lot sizes and setbacks
- **Building Heights**
 - **R-ML and R-MH and Mixed-use Zone Districts**
 - Added a new tier of higher building height in Major Transit and Activity Centers
 - Bumped up building height in Urban Center, Premium Transit, and Main Street areas accordingly
- **Parking**
 - **Citywide Parking Minimums**
 - Reduced minimum requirements for multi-family and adds a built-in reduction for workforce housing (1 space / DU)
 - Decreased parking minimums by 20% for most uses (some exceptions – like single-family).
 - **Centers and Corridors:**
 - Eliminated parking minimums



[IDO Zoning Map](#)

- DT = Downtown
- UC = Urban Center
- AC = Activity Center
- EC = Employment Center
- MS = 660 feet from Main Street
- PT = 660 feet from Premium Transit station
- MT = 660 feet from Major Transit

Increase Housing Choices

Take bold but gentle action to create more housing choices for families

- **Dormitory** – Made co-living permissive in R-ML and MX-T (already allowed in R-MH and the other Mixed-use zones)

“Albuquerque and Santa Fe could add hundreds of [low-cost homes and curb homelessness](#) with small, dormitory-style microapartments that have shared kitchens, bathrooms, and amenities.

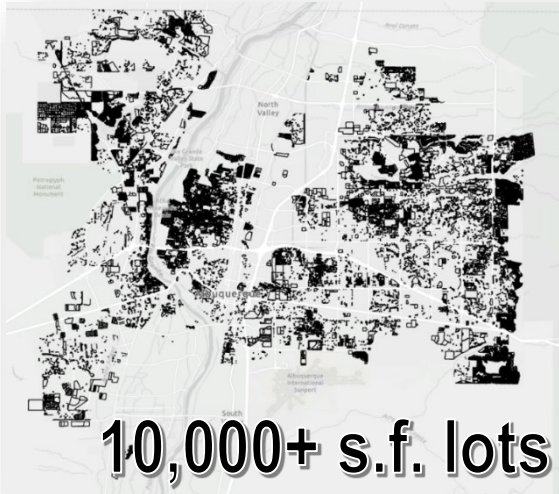
The Pew/Gensler study found that each “co-living” apartment would cost about \$130,600 to build in Albuquerque and \$184,400 in Santa Fe, well below the roughly \$300,000 needed to build a typical studio apartment.”



Increase Housing Choices

Take bold but gentle action to create more housing choices for families

- **Cottage courts** – Allowed multiple small single-family or duplexes citywide on lots 10,000+ s.f.



1700 Old Town Rd.



[Griegos Farms by Rembe Urban Design + Development](#)

SAMPLE CALCULATION

	Square Feet (s.f.)	Calculation Result	
Start with an example lot size total	10,000		
Divide by minimum lot size in the zone district			
	R-1 3,500	2.86	units
Multiply by an assumed s.f. per unit in a typical house	2,000	5,714	total s.f.
Divide by size limits in the zone district			
	Minimum size 650	8	cottage units
	Maximum size 1,200	4	cottage units