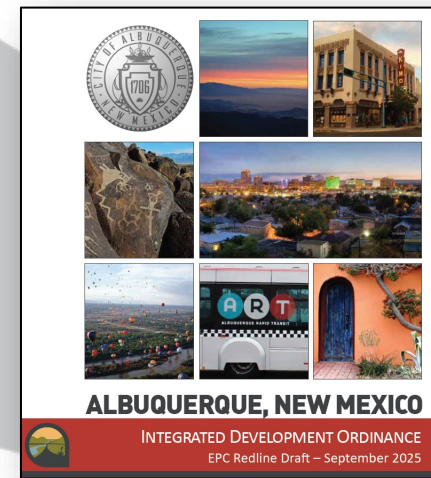


INTEGRATED DEVELOPMENT ORDINANCE

IDO Update 2025

Post-LUPZ Status



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

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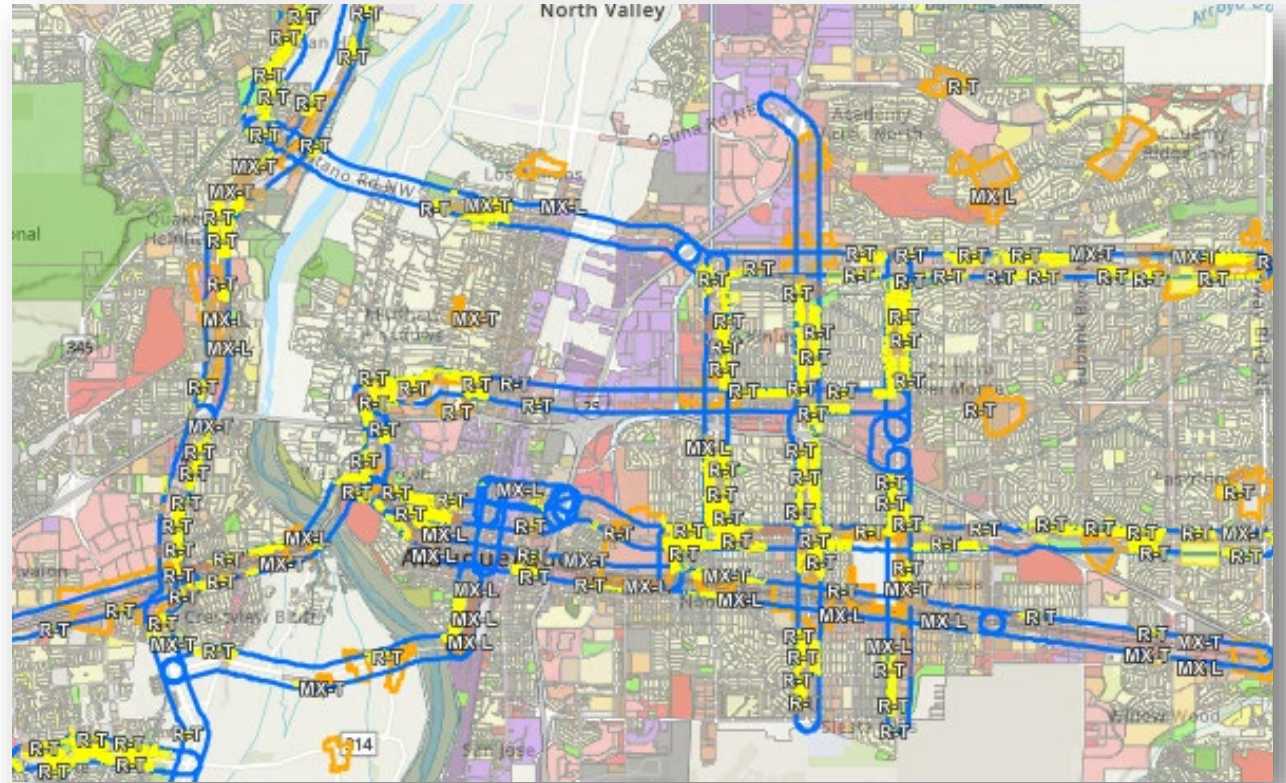
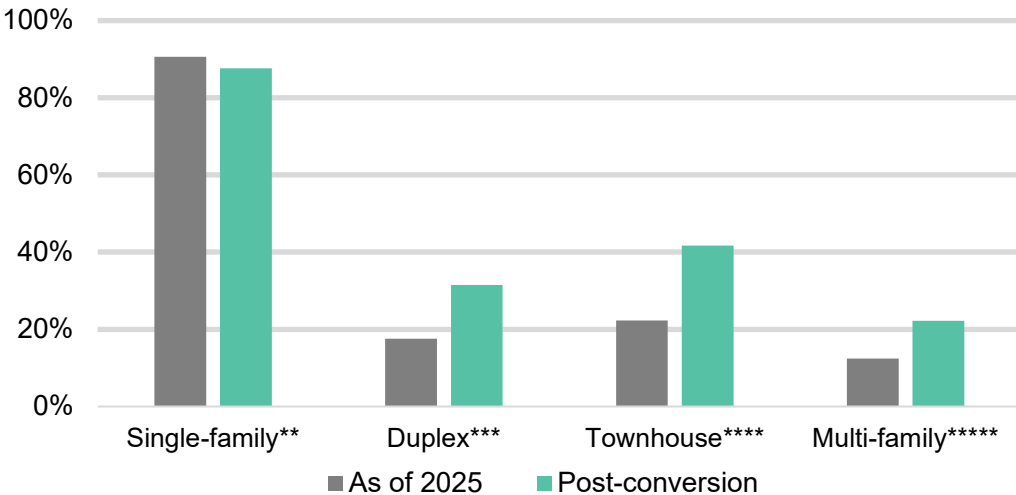
Increase Housing Choices

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

● **Legislative Zoning Conversions for Major Transit (MT) and Activity Centers (AC)**

- R-1 → R-T — Adds townhouses as permissive (up to 3 units)
- R-T → MX-T — Adds multi-family and non-residential as permissive
- R-ML → MX-L — Adds non-residential as permissive

Platted Lots Zoned for Residential Uses*



MT = 660 feet from **Major Transit Corridor**

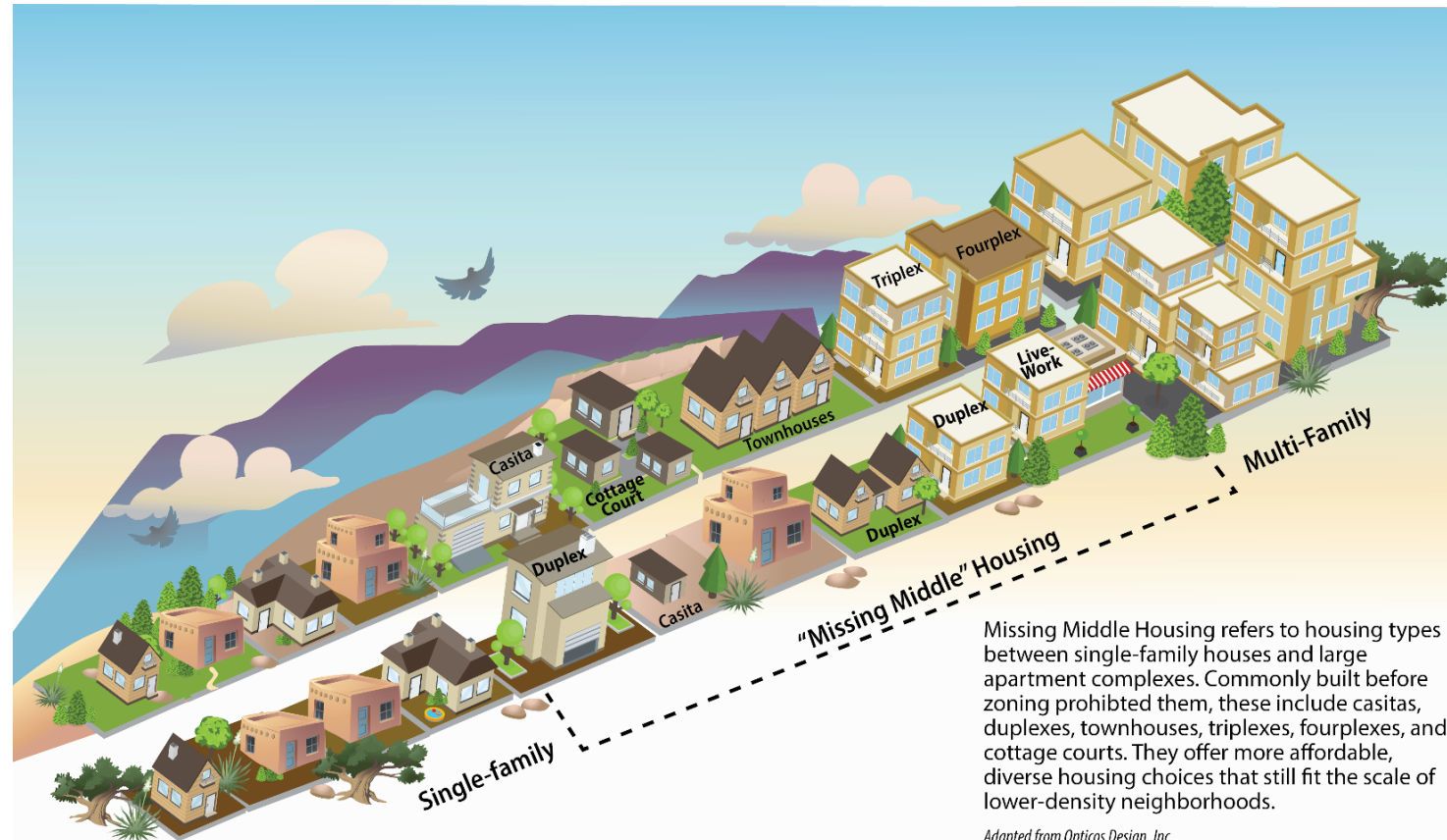
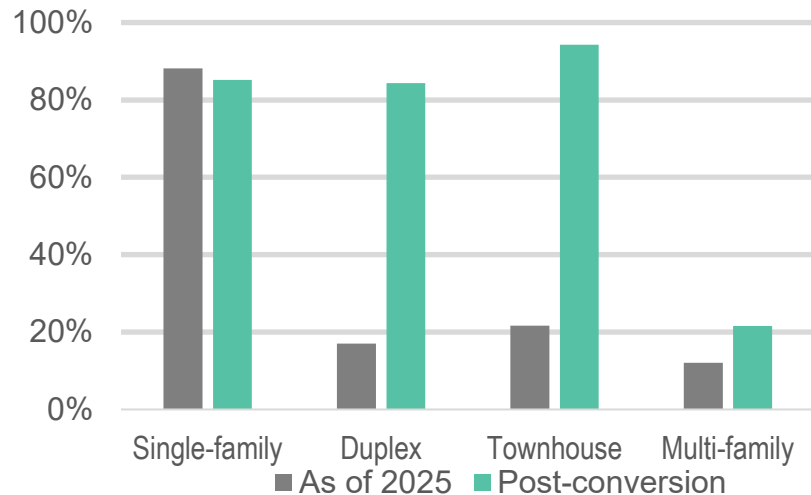
AC = **Activity Center**

Increase Housing Choices

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

- **Dormitory** – Makes co-living permissive in R-ML and MX-T (already allowed in R-MH and the other Mixed-use zones)
- **Cottage courts** – Allows multiple small single-family or duplexes citywide on lots 10,000+ s.f.
- **Duplex** – Allows duplexes citywide in R-1
- **Townhouse** – Allows townhouses citywide in R-1 (up to 3 units)
- **Accessory Dwelling Units (ADUs) / Casitas** – Allows attached ADUs citywide
- **Safe Outdoor Space** – Removes requirements for plumbing and

Platted Lots Zoned for Residential Uses



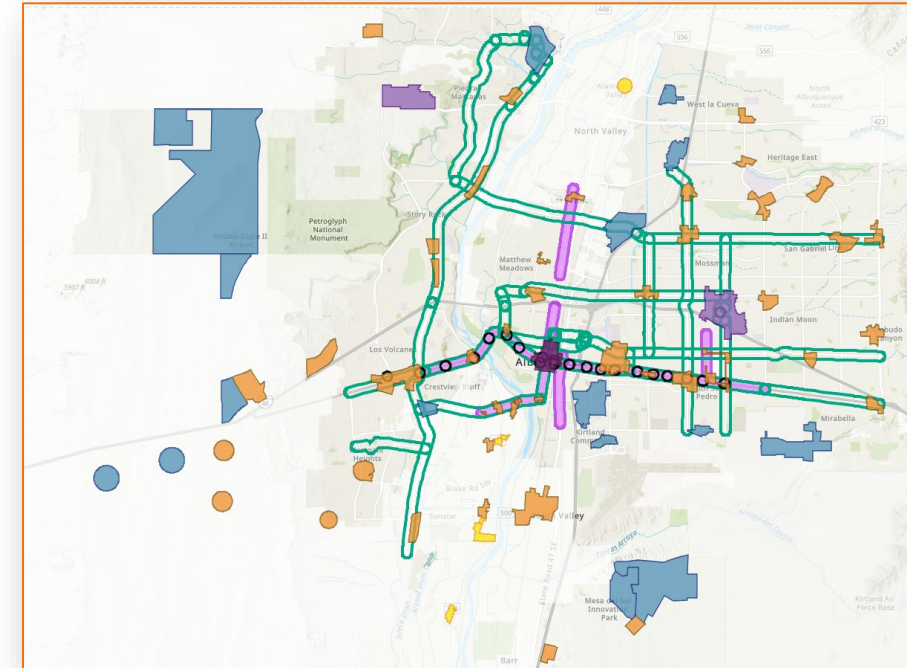
Missing Middle Housing refers to housing types between single-family houses and large apartment complexes. Commonly built before zoning prohibited them, these include casitas, duplexes, townhouses, triplexes, fourplexes, and cottage courts. They offer more affordable, diverse housing choices that still fit the scale of lower-density neighborhoods.

Adapted from Opticos Design, Inc.

Lower Costs per Housing Unit

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

- **R-1 Dimensional Standards** – Removes subzones with larger minimum lot sizes and setbacks
- **Accessory Dwelling Units (ADUs) / Casitas**
 - **Height**
 - Changes maximum building height to 18 feet, or as tall as the primary structure, whichever is higher
 - Allows casitas constructed over a detached garage up to the allowed height of the zone district
 - **Size:** Changes maximum size to be a footprint of 750 s.f. to allow flexibility for lofts and 2-story casitas
- **Building Heights**
 - **R-ML and R-MH and Mixed Use Zone Districts**
 - Adds a new tier of higher building height in Major Transit and Activity Centers
 - Bumps up building height in Urban Center, Premium Transit, and Main Street areas accordingly
- **Parking**
 - **Citywide Parking Minimums**
 - Reduces minimum requirements for multi-family and adds a built-in reduction for workforce housing (1 space / DU)
 - Decreases parking minimums by 20% for most uses (some exceptions – like single-family).
 - **Centers and Corridors:**
 - Eliminates parking minimums
 - Reduces/establishes parking maximums for non-residential development only in Centers and Corridors



- 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

Allow Food near Neighborhoods

Create opportunities for small businesses, encourage walkability, and provide important daily goods such as food, household items, and medicine closer to the places where people

- ~~Bodegas / Tienditas: Allows retail, restaurant, grocery, and live-work on corner lots 5,000+ s.f. in residential zones~~
 - ~~Conditional on local streets~~
 - ~~Permissive on arterial / collectors~~
 - ~~Not allowed to sell alcohol, cannabis, or nicotine~~



THANKS FOR PARTICIPATING!

2025 IDO Update

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

Next Hearing @ City Council

Date	Time
Wed, Feb. 18	5:00 pm

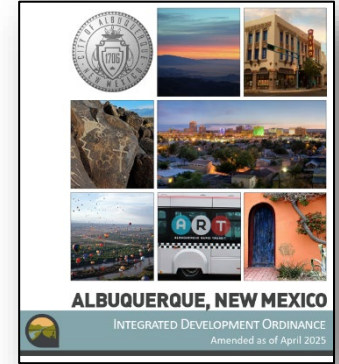
Changes are legislative, so talk to your Councilor!

<https://www.cabq.gov/council/find-your-councilor>

Hearing Agenda and Commenting Instructions

<https://cabq.legistar.com/Calendar.aspx>

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