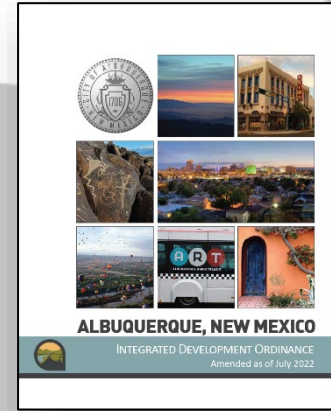


INTEGRATED DEVELOPMENT ORDINANCE



IDO as of July 27, 2023

<https://abq-zone.com>

Annual Update 2022

September 2023

Public Training

Mikaela Renz-Whitmore

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mrenz@cabq.gov

Michael Vos

Principal Planner

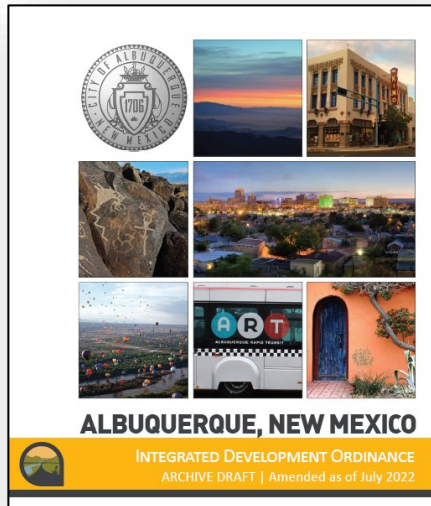
mvos@cabq.gov

**ONE
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RQUE**

2022 ANNUAL UPDATE

Applies to applications submitted on and after JULY 27, 2023

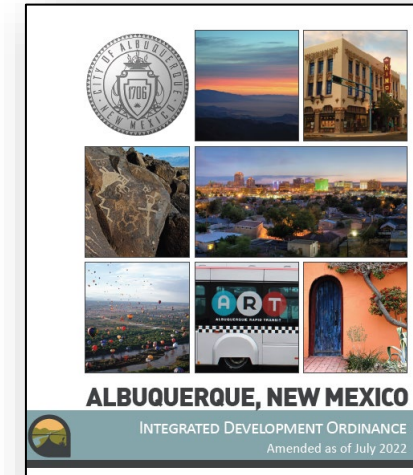
ARCHIVE DRAFT



Shows changes in red and green text with footnotes

<https://abq-zone.com/2022-ido-archive-draft>

EFFECTIVE DOCUMENT



Includes all changes in final form

<https://abq-zone.com>

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All available now:

Interactive IDO – <https://ido.abq-zone.com>

PDFs – <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

CHANGES

Citywide –
IDO Annual
Update

~ 50
changes

0-23-77

Citywide –
Housing
Forward

~ 2
changes

0-22-54

Small Area
– North 4th
CPO-9

~ 2
changes

0-23-72

Small Area
– East End
Addition –
HPO [new]

~ 1
change

0-23-76

Small Area
– NW
Mesa VPO-
2

~ 2
changes

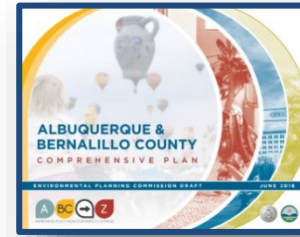
0-23-72

Legislative

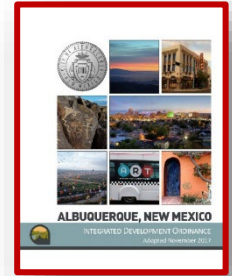
Quasi-judicial

WHAT IS ZONING?

a system of laws that establishes rights and limits on property



Albuquerque
Bernalillo
County
Comprehensive Plan



U.S Constitution

5th Amendment: Property Rights

“a person may not be deprived of **property** by the government without **due process** of law”

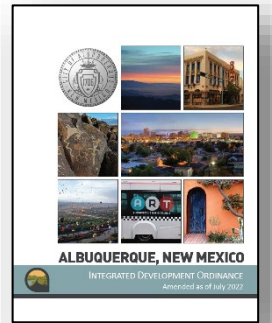


14th Amendment: Police Power for public health, safety, and welfare

“nor shall any State deprive any person of **life, liberty, or property** without **due process** of law”

EFFECTIVE DOCUMENT

Integrated
Development
Ordinance



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

1. General Provisions

2. Zone Districts

3. Overlay Zones

Zones

4. Use Regulations
Allowable Use Table
Use-specific Standards

Uses

5. Development Standards
Dimensional Standards Tables
General Regulations

Standards

6. Administration & Enforcement

Processes

7. Definitions & Acronyms

IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

FINDING THE BALANCE

Protecting

Neighborhoods,
special places,
& City open space

Incentivizing

High-quality
development
in appropriate areas



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FINDING THE BALANCE

Tailored

Rules for small areas

- Additional complexity
- Harder to enforce

Citywide

Standardized rules

- Less complexity
- Easier to enforce



LEVERS FOR REGULATIONS

Hierarchy of Rules

Overlay Zones

- Character, Historic, View Protections

Context

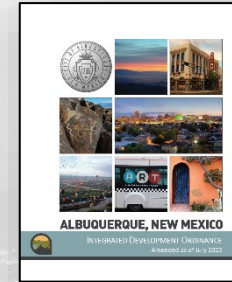
- Edge buffers
- Small-area & Area of Consistency rules
- Distance separations
- Proximity to residential
- Uses
- Development types

Centers & Corridors

- Incentives
- Building design standards
- Edge buffers

Zoning

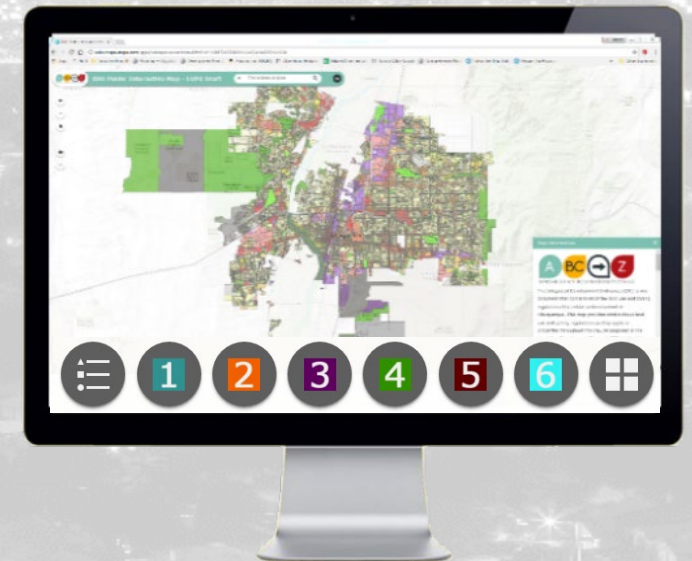
- Residential
- Mixed-use
- Non-residential
- Planned Development



1-8

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

IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

TAILORED PROTECTIONS

Historic View
Character Protection

IDO Part 3 Overlay Zones

Use-specific Standards

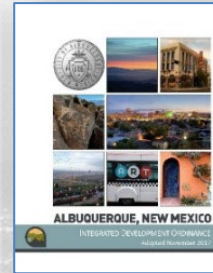
IDO Part 4 Allowable Uses

Small Area Standards

IDO Part 5 Development Standards

Review Procedures

IDO Part 6 Admin & Enforcement



<https://tinyurl.com/CABQ-IDO-12-2022>

Table I
Small Area Indexes

	Page
University Neighborhood	152
Uptown Area	153
Volcano Mesa Area	153
(Volcano Heights UC / Volcano Mesa CPO-11)	154
Barata - CPO-1	153
Downtown Neighborhood Area - CPO-3	153
High Desert Area	154
Hunting Highland Area	156
South Broadway Area	157
University Neighborhoods Area	157
Volcano Mesa - CPO-11	157

IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

Table I: IDO Order

(for questions throughout the city)

TABLE I: Small Area Regulations (in the order they appear in the IDO)
 See **TABLE II: Small Area Regulations (in alphabetical order)**
 See **Interactive Map: <https://abc-zone.com/ido-zoning-conversion-map>**.

Area		Subsection	Page
Part 14-16-4: Use Regulations (Use-specific Standards)			
Downtown Neighborhood Area	14-16-4-3(F)(4)(e)2	Drive-through Facility (prohibited)	152
East Downtown Area	14-16-4-3(F)(4)(e)3	Drive-through Facility (prohibited)	152
Nob Hill Area	14-16-4-3(F)(4)(e)4	Drive-through Facility (prohibited)	153
Sawmill/Wells Park Area	14-16-4-3(F)(4)(e)5	Drive-through Facility (prohibited)	153
South Yale Area	14-16-4-3(F)(4)(e)6	Drive-through Facility (prohibited)	154
University Neighborhoods Area	14-16-4-3(F)(4)(e)7	Drive-through Facility (prohibited)	153
Uptown Area	14-16-4-3(F)(4)(e)8	Drive-through Facility (other than restaurant)	154
Volcano Mesa Area (Volcano Heights UC / Volcano Mesa CPO-11)	14-16-4-3(F)(4)(e)9	Drive-through Facility (prohibited / other than restaurant)	155
Barelas – CPO-1	14-16-4-3(F)(5)(g)1	Dwelling Unit, Accessory (C)	155
Downtown Neighborhood Area – CPO-3	14-16-4-3(F)(5)(g)2	Dwelling Unit, Accessory (P)	155
High Desert Area	14-16-4-3(F)(5)(g)3	Dwelling Unit, Accessory (P)	156
Huning Highland Area	14-16-4-3(F)(5)(g)4	Dwelling Unit, Accessory (C)	156
South Broadway Area	14-16-4-3(F)(5)(g)5	Dwelling Unit, Accessory (C)	157
University Neighborhoods Area	14-16-4-3(F)(5)(g)6	Dwelling Unit, Accessory (C)	157
Volcano Mesa – CPO-11	14-16-4-3(F)(5)(g)7	Dwelling Unit, Accessory (P)	157

Examples:

- What are the special rules near the airport?
- What special protections apply to Barelas?

Examples:

- Where are drive-throughs are prohibited in ABQ?
- Where are ADUs with kitchens allowed in R-1?

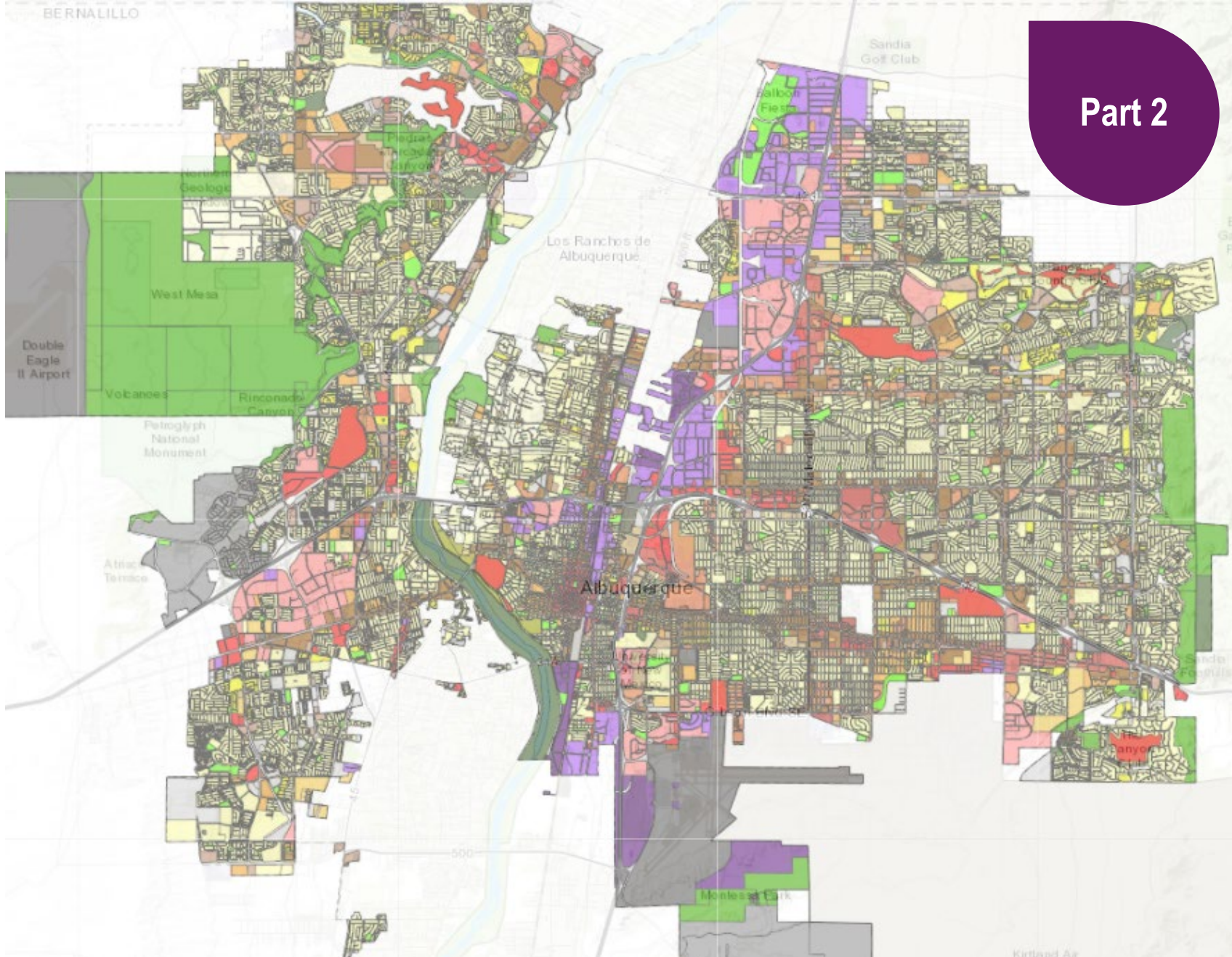
Table II: Alphabetical Order

(for questions about 1 area)

TABLE II: Small Areas Mapped in the IDO (in alphabetical order)
 See **TABLE I: Small Area Regulations (in the order they appear in the IDO)**
 See **Interactive Map: <https://abc-zone.com/ido-zoning-conversion-map>**.

Area	Part	Subsection	Page
Airport Protection Overlay Zone (APO)	Use Regulations	14-16-4-3(G)(6) Hot Air Balloon Takeoff and/or Landing (prohibited)	165
Airport Protection Overlay Zone (APO)	Administration and Enforcement	14-16-6-4(I)(4) Referrals to Commenting Agencies	313
Airport Protection Overlay Zone (APO)	Administration and Enforcement	14-16-6-6(O)(3)(b) Variance – ZHE (Variance in an APO Zone)	379
Airport Protection Overlay Zone (APO)	Administration and Enforcement	14-16-6-8(D)(9) Nonconforming Structures (Airport Protection Overlay (APO) Zone)	401
Albuquerque International Sunport	Overlay Zones	14-16-3-2 Airport Protection Overlay Zone	58
Alameda Boulevard	Use Regulations	14-16-4-3(E)(10)(h) WTF (co-locations, architecturally integrated)	147
Alameda Boulevard	Development Standards	14-16-5-12(F)(3)(a) On-premises Signs	277
Alameda Boulevard	Development Standards	14-16-5-12(H)(2)(c) Electronic Signs (Prohibited Areas)	288
Barelas – CPO-1	Overlay Zones	14-16-3-3(B) Character Protection Overlay Zones	64
Barelas – CPO-1	Use Regulations	14-16-4-3(D)(21)(d)1 Paid Parking Lot or Parking Structure (paid parking lot prohibited)	131
Barelas – CPO-1	Use Regulations	14-16-4-3(F)(5)(g)1 Dwelling Unit, Accessory (C)	155

ZONE DISTRICTS



Part 2

IDO Zoning	
	R-A
	R-1A
	R-1B
	R-1C
	R-1D
	R-T
	R-MC
	R-ML
	R-MH
Residential Zone Districts	
	MX-T
	MX-L
	MX-M
	MX-H
	MX-FB-ID
	MX-FB-FX
	MX-FB-UD
Mixed-use Zone Districts	
	NR-C
	NR-BP
	NR-LM
	NR-GM
	NR-SU
	NR-PO-A
	NR-PO-B
	NR-PO-C
	NR-PO-D
Non-residential Zone Districts	
	PD Planned Development
	PC Zone Districts
	UNCL Unclassified

Navigation icons: a list icon, a series of numbered buttons (1, 2, 3, 4, 5, 6) in colored circles, and a window icon.

<https://tinyurl.com/IDOzoningmap>

OVERLAY ZONES

IDO Interactive Map Find an address [search bar]

3 Overlay Zone Layers

Layers

- (APO) - Airport Protection Overlay Zone (3-3)
- (CPO) - Character Protection Overlay Zone (3-4)
- (HPO) - Historic Protection Overlay Zone (3-5)
- (VPO) - View Protection Overlay Zone (3-6)

Map features include: Airport, Petroglyph National Monument, Los Ranchos de Albuquerque, Los Candelarias, Atrisco, Armijo, Five Points, Sandia Vista, Buena Ventura, Kirtland Air Force Base, Albuquerque International Sunport.

Scale: 0 0.5 1mi

Powered by Esri

<https://tinyurl.com/IDOzoningmap>

OVERLAY ZONES

0-22-54

CHANGE

IDO TEXT

Explanation

Prohibits building height bonuses in Overlay zones except Nob Hill, which has bonuses that point to Section 7-1 Building Height Bonus.

Part 14-16-3 Overlay Zones

3-1 OVERLAY ZONES ESTABLISHED

- 3-1(A) The Overlay zones listed in Sections 14-16-3-2 through 14-16-3-6 are hereby created. These Overlay zones shall have the boundaries shown on the Official Zoning Map maintained in electronic form by the City Planning Department and available on the City of Albuquerque website.
- 3-1(B) These Overlay zones supplement, but do not replace, the underlying zone districts listed in Part 14-16-2 (Zone Districts). In the case of a conflict between the provisions of a zone district and the provisions of an Overlay zone, the provisions of the Overlay zone shall prevail. Where multiple Overlay zones apply to a property, development must comply with all relevant provisions. Where an Overlay zone is silent, IDO requirements apply.
- 3-1(C) Building height bonuses in Table 5-1-1: Residential Zone District Dimensional Standards or Table 5-1-2: Mixed-use Zone District Dimensional Standards do not apply in any Overlay zone.¹³
- 3-1(D) Deviations from Overlay zone standards are not allowed pursuant to 14-16-6-4(O)(3)(e).

NOB HILL CPO

Building Height Bonuses

CHANGE / IDO TEXT

3-4(l)(4)

Building Height

3-4(l)(4)(a) Exception to Unlimited Building Height

The provision for unlimited building height over 100 feet from each lot line in the Dimensional Standards Tables in Section 14-16-5-1 does not apply. Maximum building heights are pursuant to Subsection 14-16-3-4(l)(4)(d) below.

3-4(l)(4)(b) Exception to Centers and Corridors Building Heights

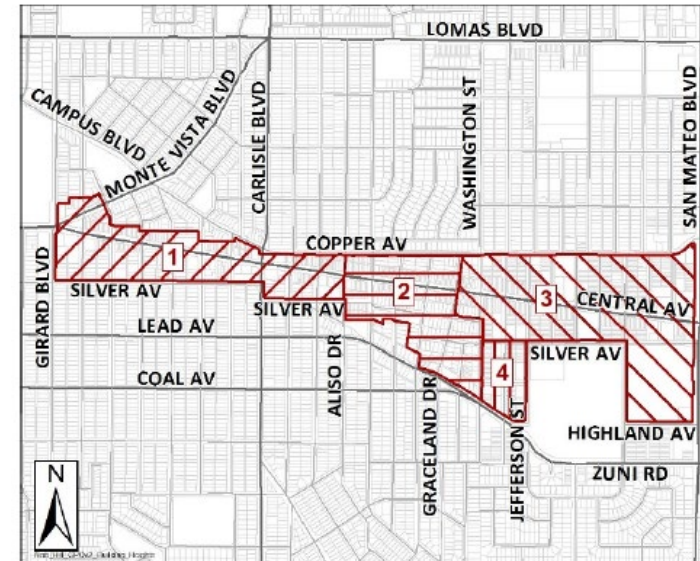
Within the sub-areas within the Nob Hill/Highland – CPO-8 where the maximum building height is pursuant to Subsection 14-16-3-4(l)(4)(d), building height allowances associated with a Center or Corridor designation do not apply.³⁰

3-4(l)(4)(c) Exception to Building Height Bonuses

Building height bonuses in Table 5-1-1: Residential Zone District Dimensional Standards or Table 5-1-2: Mixed-use Zone District Dimensional Standards do not apply in any Overlay zone pursuant to 14-16-3-1(C).³¹

3-4(l)(4)(d) Maximum Building Height

The following map illustrates the sub-areas within the Nob Hill/Highland – CPO-8 where the maximum building height and allowable bonuses are pursuant to this Subsection 14-16-3-4(l)(4)(d). ~~In these areas, building height allowances associated with a Center or Corridor designation shall not apply.~~³²



1. 30 ft. + 1 bonus
2. 45 ft. + 1 bonus
3. 65 ft. + 2 bonuses
4. 55 ft.+ 1 bonus

5. The following bonuses may be applied for an additional 12 feet (1 story) of building height each as noted in Subsections 1 through 4 above:
 - a. Workforce Housing Bonus
 - b. Structured Parking Bonus
 - c. Ground Floor Commercial Bonus

NORTH 4TH CPO

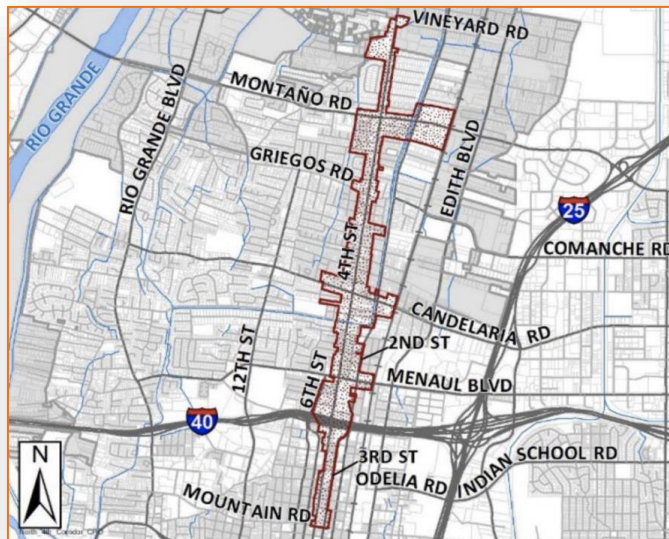
Setback and Building Height

IDO TEXT

Explanation

Applies setbacks to any façade next to 4th Street

Clarifies zone districts where max building height applies.



3-4(J)(2)

Site and Setback Standards

Lot size, width, usable open space, and setbacks shall be provided according to the applicable standards in Section 14-16-5-1 (Dimensional Standards), except for the following:

- 3-4(J)(2)(a) ~~Any front~~ setback from a lot line abutting 4th Street, minimum: 10 feet.
- 3-4(J)(2)(b) ~~Any front~~ setback from a lot line abutting 4th Street, maximum: 15 feet.

3-4(J)(3)

Building Height and Stepback

3-4(J)(3)(a) Maximum Building Height

1. The maximum building height is 55 feet for properties zoned MX-M, MX-H, NR-C, NR-BP, NR-LM, or NR-GM or higher.³⁵
2. ~~No height bonuses allowed by Table 5-1-2 for Workforce Housing or Structured Parking are allowed.~~ Building height bonuses do not apply pursuant to 14-16-3-1(C).³⁶
3. If more than 165 feet of frontage along 4th Street is being developed or redeveloped, 1/3 of the new development, with any fractions rounded down to the nearest foot, is limited to 45 feet in height.

EAST END ADDITION

Historic Protection Overlay (HPO) Zone

Staff

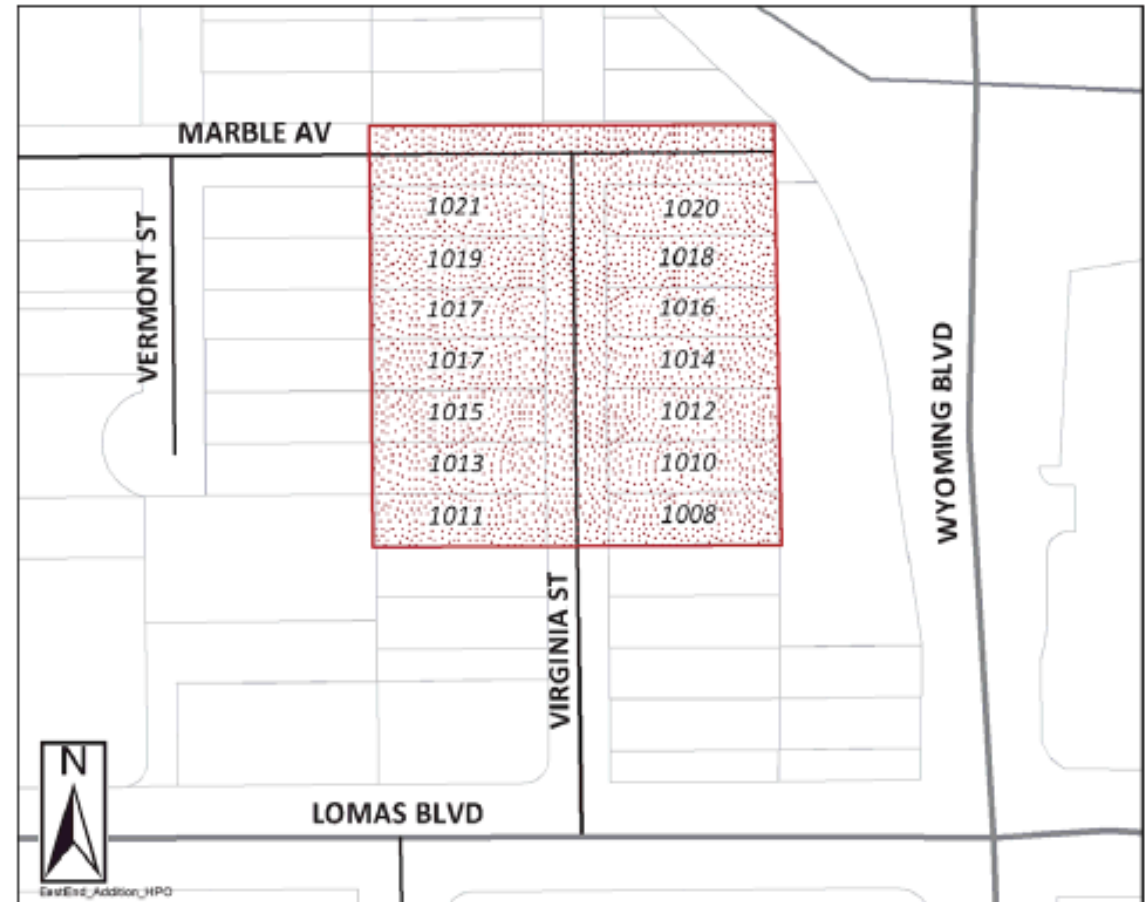
CHANGE

IDO TEXT

Explanation

Adds a new HPO for the East End Addition.
Requires Certificates of Appropriateness for renovations/additions.
Requires demolition review.

Standards / guidelines pending. Will go to Landmarks Commission in September for approval.



NW MESA VPO

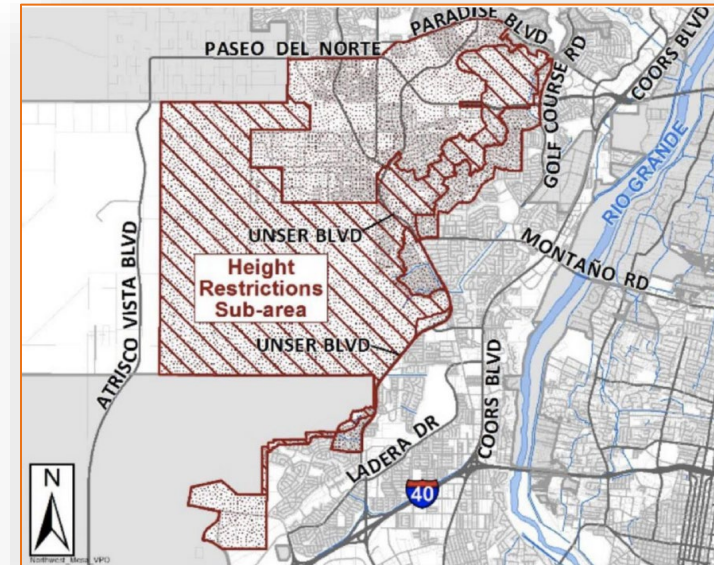
Building Height Applicability

Council

Explanation

Limits building height restrictions to the portions of the property in the Height Restriction Sub-area (which is how the NW Mesa Escarpment Plan applied these restrictions).

CHANGE / IDO TEXT



3-6(E)(3)

Building and Structure Height

The following standards apply in the Height Restrictions Sub-area shown in the map above. In mixed-use and non-residential zone districts, where the height-restriction sub-area crosses a lot line, only the portion of the lot within the sub-area boundary is subject to these standards.

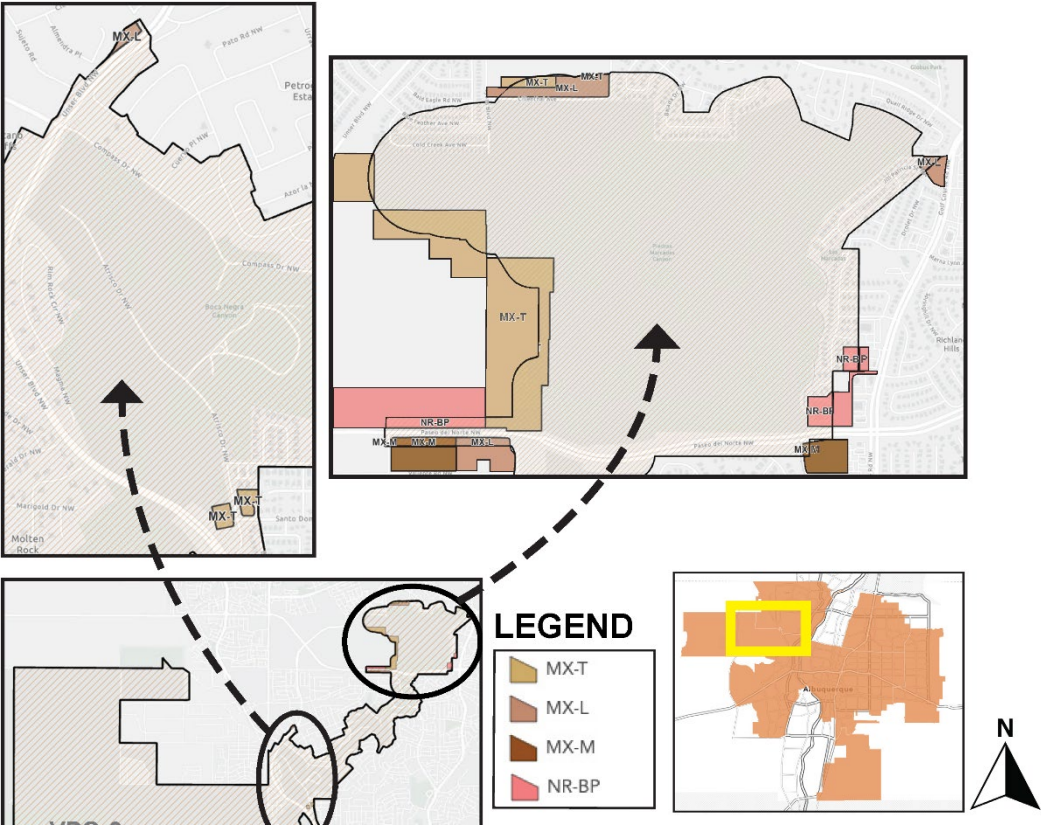
NW MESA VPO

Building Height Restriction Applicability

Council

ONE ALBUQUERQUE

PREVIOUS APPLICABILITY



CHANGE

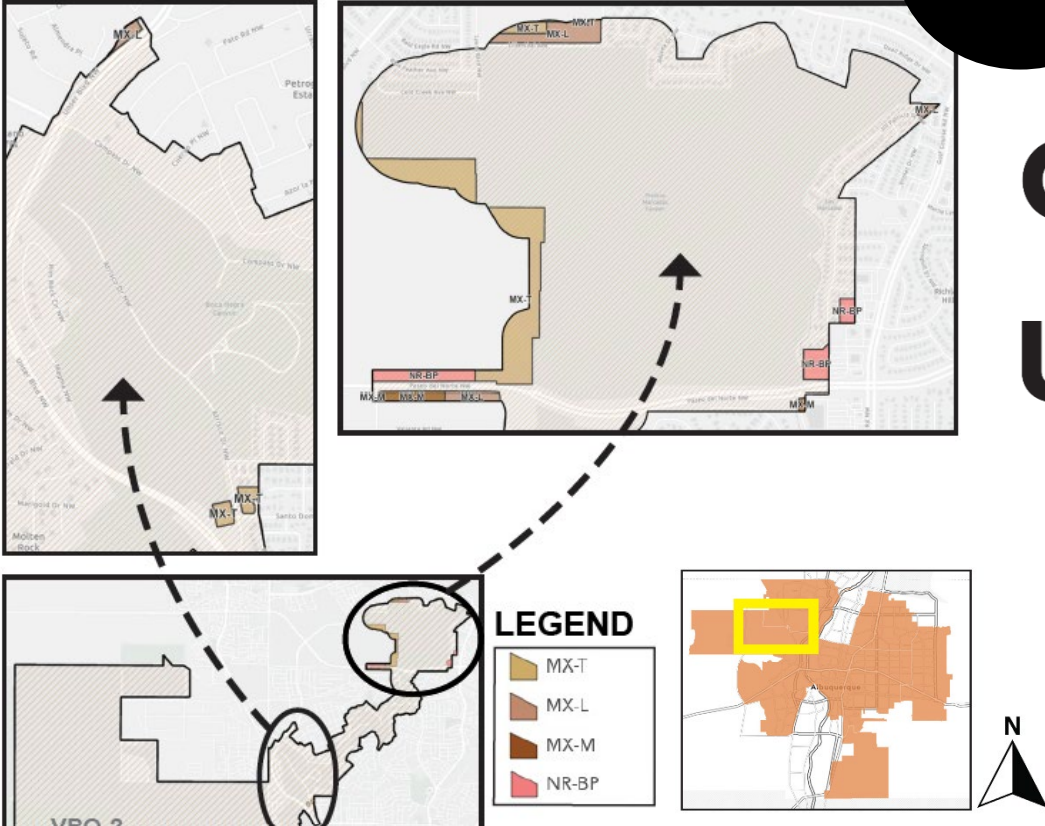


Table
4-2-1

USE TABLE

7-1

DEFINITIONS

Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
 CV = Conditional if Structure Vacant for 5+ years T = Temporary CT = Conditional Temporary
 Blank Cell = Not Allowed

Zone District >>	Residential						Mixed-use				Non-residential					Use-specific Standards		
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU		A	NR-B

PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS

RESIDENTIAL USES

Household Living

Group Living

CIVIC AND INSTITUTIONAL USES

COMMERCIAL USES

Agriculture and Animal-related

Food, Beverage, and Indoor Entertainment

Lodging

Motor Vehicle-related

Offices and Services

Outdoor Recreation and Entertainment

Retail Sales

Transportation

INDUSTRIAL USES

Manufacturing, Fabrication, and Assembly

Telecommunications, Towers, and Utilities

Waste and Recycling

Wholesaling and Storage

ACCESSORY AND TEMPORARY USES

ACCESSORY USES

TEMPORARY USES

Table 4-2-1

Use-specific Standards

IDO Part 4
Allowable Uses

Distance Separations

From Residential Uses: Liquor retail, Heavy Manufacturing, etc.

From Open Space: Car wash, Gas stations, Manufacturing, etc.

Between uses: Group Homes, Pawn Shops, Bail Bonds, etc.

Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
 CV = Conditional if Structure Vacant for 5+ years T = Temporary CT = Conditional Temporary
 Blank Cell = Not Allowed

Zone District >>	Residential						Mixed-use				Non-residential					Use-specific Standards			
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU		A	NR-B	PO
Land Uses																			
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
Household Living																			
Group Living																			
CIVIC AND INSTITUTIONAL USES																			
COMMERCIAL USES																			
Agriculture and Animal-related																			
Food, Beverage, and Indoor Entertainment																			
Lodging																			
Motor Vehicle-related																			
Offices and Services																			
Outdoor Recreation and Entertainment																			
Retail Sales																			
Transportation																			
INDUSTRIAL USES																			
Manufacturing, Fabrication, and Assembly																			
Telecommunications, Towers, and Utilities																			
Waste and Recycling																			
Wholesaling and Storage																			
ACCESSORY AND TEMPORARY USES																			
ACCESSORY USES																			
TEMPORARY USES																			

MULTI-FAMILY

Part
4

O-22-54

Conversions from Non-residential Development

Explanation

Removes requirement for Family and Community Services funds for these conversion and exempts all conversions from the IDO definition of kitchen.

7-1

Kitchen

An area of a dwelling where there is a sink of adequate size and shape for washing dishes and food items (as opposed to washing hands) and a cooking stove, range, or oven. The presence of a sink and a hot plate or microwave does not constitute a kitchen, unless specified otherwise in this IDO.

CHANGE / IDO TEXT

- 4-3(B)(8)(e) In Mixed-use zone districts, ~~a maximum of 100 dwelling units resulting from~~ a conversion of existing non-residential development to a residential use shall be exempt from the definition of kitchen in IDO Section 14-16-7-1 ~~in multi-family dwellings that receive funding through the City of Albuquerque Department of Family and Community Services as affordable housing as defined by Article 14-21 of ROA 1994 (Affordable Housing Implementation Ordinance)~~, if all of the following requirements are met.^{70 71}
1. A separate kitchen and bathroom shall be provided in each dwelling unit.
 2. The kitchen shall include all of the following requirements:
 - a. A sink of adequate size and shape for washing dishes and food items (as opposed to washing hands).
 - b. A refrigerator that includes a separate freezer compartment.
 - c. A countertop surface, a microwave, an additional appliance for warming food (such as a microwave), an induction cooktop hotplate, and at least 2 an electrical outlets that allows the appliances to be plugged in safely.^{72 73}
 - ~~3. An accessory or primary use for office or personal services shall be provided on the same premises for service coordination.~~⁷⁴

LIGHT VEHICLE SALES AND RENTAL

Council

CHANGE / IDO TEXT

Explanation

Prohibits this use in MX-L zone districts on small lots that are close to low-density residential development.

7-1

Low-density Residential Development

Properties with residential development of any allowable land use in the Household Living category in Table 4-2-1 other than multi-family dwellings. Properties with small community residential facilities are also considered low-density residential development. Properties that include other uses accessory to residential primary uses are still considered low-density residential development for the purposes of this IDO. See also *Dwelling Definitions* for *Dwelling, Cluster Development*; *Dwelling, Cottage Development*; *Dwelling, Live-work*; *Dwelling, Single-family Detached*; *Dwelling, Townhouse*; and *Dwelling, Two-family Detached (Duplex)*; *Manufactured Home*, and *Other Uses Accessory to Residential Primary Uses*.

4-3(D)(20)(b) In the MX-H zone district in UC-MS-PT areas, outdoor display or storage of vehicles is prohibited. Any outdoor display or storage of vehicles is prohibited within 25 feet of any Residential zone district or lot containing a residential use in any Mixed-use zone district.

4-3(D)(20)(c) In other zone districts, outdoor display, storage, and sales areas are prohibited within 50 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district and are prohibited within any required front setback area.⁸⁰

4-3(D)(20)(d) In the MX-L zone district, this use is prohibited on lots that are 21,780 square feet or less (½ acre) and that are adjacent to low-density residential development.⁸¹

ACCESSORY DWELLING UNITS

USE TABLE

0-22-54

Part 4

Explanation

Allows ADUs permissively citywide in R-A and R-1.

Accessory buildings regulated per 14-16-5-11(C)(4).)

7-1

Dwelling Unit, Accessory

A dwelling unit that is accessory to a primary single-family or two-family detached dwelling or a non-residential primary use. A detached accessory dwelling unit is also considered an accessory building. See also Dwelling Definitions for *Dwelling, Live/work*; *Dwelling, Single-family Detached*; and *Dwelling, Two-family Detached (Duplex)*; *Kitchen*; and *Measurement Definitions for Accessory Dwelling Unit*.

Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
 CV = Conditional if Structure Vacant for 5+ years T = Temporary CT = Conditional Temporary
 Blank Cell = Not Allowed

Zone District >>	Residential						Mixed-use				Non-residential						Use-specific Standards		
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	A		B	C
ACCESSORY AND TEMPORARY USES																			
ACCESSORY USES																		4-3(F)(1)	
Agriculture sales stand	A	A	A	A	A	A	A	A	A	A	A	A	CA	CA			A		4-3(F)(2)
Animal keeping	A	A	A	A	A	A	A	A	A	A	A	A	A	A				CA	4-3(F)(3)
Automated Teller Machine (ATM)			A		A	A	A	A	A	A	A	A	A		T	T			
Clean Room											CA	A	A						4-3(F)(4)
Drive-through or drive-up facility								A	A	CA	A	A	A						4-3(F)(5)
Dwelling unit, accessory	A	A		A	A		A	A	A		A	A	A	A			A		4-3(F)(6)

ACCESSORY DWELLING UNITS

Use-Specific Standard + Other Regulations

O-22-54

CHANGE / IDO TEXT

Part
4

IDO TEXT

5-11

- 4-3(F)(6)(c) A minimum 5-foot side or rear setback is required.⁹¹
- 4-3(F)(6)(d) An accessory dwelling unit shall be no taller than the primary structure on the property.⁹²
- 4-3(F)(6)(e) Building façades of an accessory dwelling unit shall be the same or similar in color to that of the primary building on the lot.⁹³
- 4-3(F)(6)(f) A detached accessory dwelling unit shall comply with any applicable provisions of Subsection 14-16-5-11(C)(4) (Accessory Buildings).
- 4-3(F)(6)(g) In any Residential or Mixed-use zone district, a detached accessory dwelling unit shall be located behind the rear wall of a primary building. On corner lots, the accessory dwelling unit shall have the same minimum street side setback requirement as the primary building.

5-11(C)(4) Accessory Buildings

- 5-11(C)(4)(a) Accessory buildings shall not be located in any required front setback and shall not occupy over 25 percent of the side and rear yards combined.
- 5-11(C)(4)(b) An accessory building in any required setback shall not exceed the height of the primary building and any applicable height limitations in Subsection 14-16-5-10 (Solar Access) unless it is in a required street side setback, where it shall not exceed the maximum height of a wall or fence allowed by Subsection 14-16-5-7(D).
- 5-11(C)(4)(c) On a corner lot, the rear yard of which abuts the front yard of a residentially-zoned lot, an accessory building shall comply with the same street side setback as the primary building.
- 5-11(C)(4)(d) An accessory building that is not covered by Subsection (c) above has no required setback from a lot line.
- 5-11(C)(4)(e) No accessory building may extend across the width of the rear or side yard unless a passage of at least 5 feet is provided at some point along the width.

Regulations work in
combination.
If conflicting, the strictest
prevails.

ACCESSORY DWELLING UNITS

Use-Specific Standard + Other Regulations

0-22-54

CHANGE / IDO TEXT

Part
4

IDO TEXT

5-11

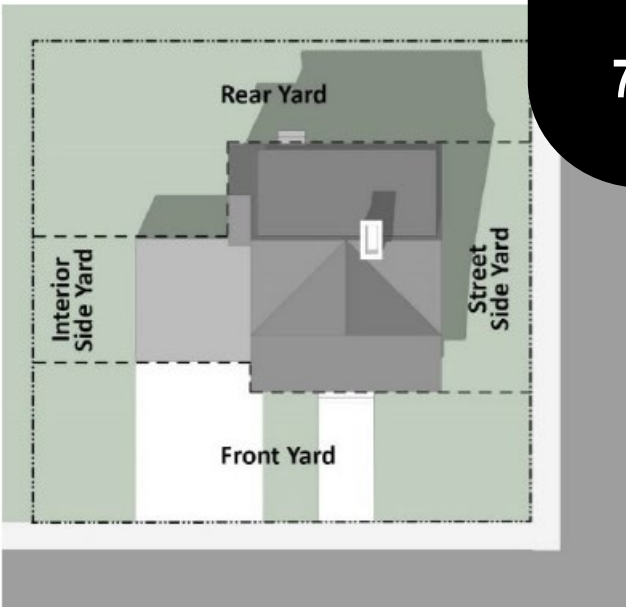
4-3(F)(6)(c) A minimum 5-foot side or rear setback is required.⁹¹

5-11(C)(4) Accessory Buildings

5-11(C)(4)(a) Accessory buildings shall not be located in any required front setback and shall not occupy over 25 percent of the side and rear yards combined.

5-11(C)(4)(e) No accessory building may extend across the width of the rear or side yard unless a passage of at least 5 feet is provided at some point along the width.

7-1

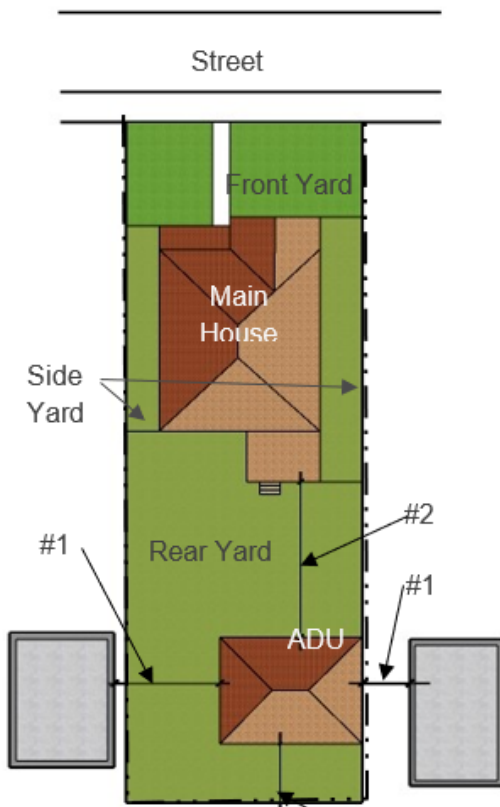


Setbacks don't apply to accessory buildings
BUT help establish side / rear yards

Setbacks	R-1A	R-1B	R-1C	R-1D
Front	10 ft.	15 ft.	15 ft.	20 ft.
Side	5 ft.	5 ft.	5 ft.	10 ft.
Rear	10 ft.	15 ft.	15 ft.	15 ft.

Table
5-1-1

Example ADU



Example: #3

Side and rear yard combined = 4,009 sq. ft.

25% of 4,009 = 1,002 sq. ft.
Maximum ADU size = 750 sq. ft.

- #1 – Minimum separation 10 ft. between buildings on adjacent lots, if not fire rated.
- #2 – 3 ft. separation minimum
- #3 - Minimum 5ft. rear OR side setback

O-22-54

Dimensional and Placement Requirements:

Maximum Square footage	750 sq. ft.
Minimum Setback	5 feet on EITHER side or rear
Minimum Setback on Corner Lots	Same minimum street side setback as the main house
Placement	Behind the rear wall of the main house

<https://tinyurl.com/CABQ-ADUs>

Small Area Requirements:

Downtown Neighborhood Area – CPO-3:

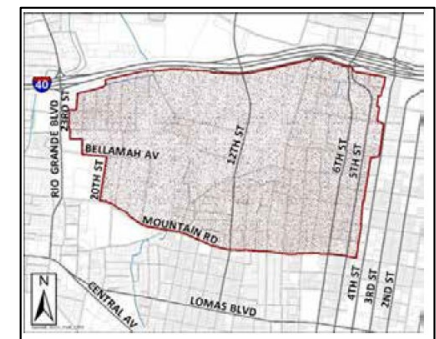
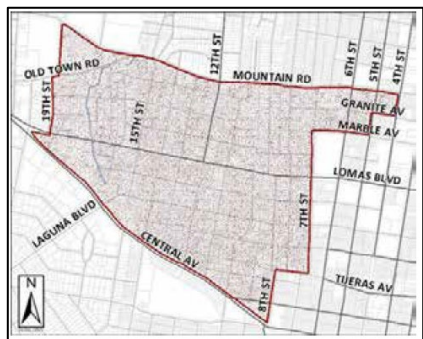
- ADU size is limited to 650 sq. ft.
- ADU height is limited to the main house or 18 ft., whichever is less

Sawmill/Wells Park – CPO-12:

- In R-1, the minimum lot size is 7,000 sq. ft.

See these areas on the IDO Zoning Map: <https://tinyurl.com/idozoningmap>

- Only 1 ADU is allowed per lot in R-A and R-1 zones.
- Accessory buildings cannot take up more than 25% of the side and rear yards combined.
- Accessory buildings may extend across the width of the rear yard, but a passage of at least 5 feet wide must be provided at some point for access.
- The exterior color of the ADU needs to be the same or similar to the color of the main house on the lot.



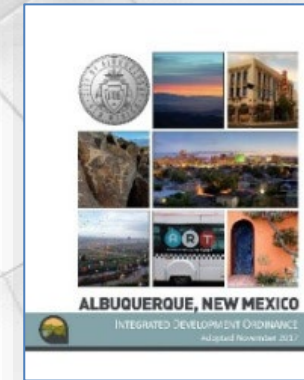
ONE
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Context Rules

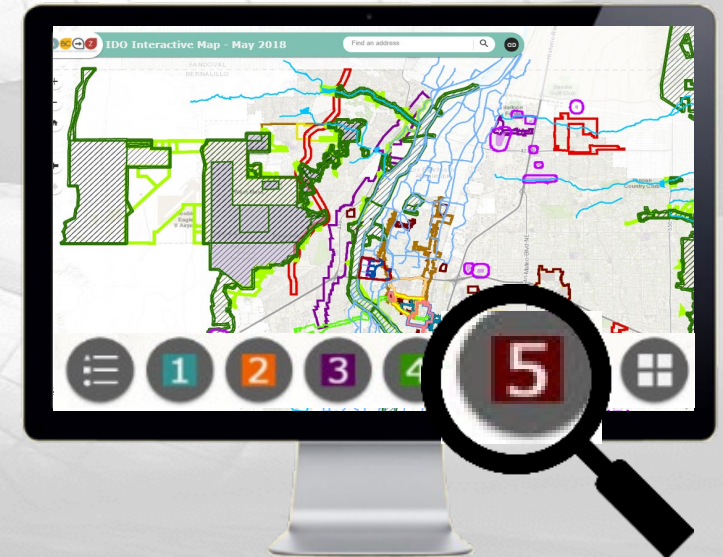
IDO Part 5 Development Standards

Rules that set quality standards for development

- 5-1 DIMENSIONAL STANDARDS
- 5-2 SITE DESIGN + SENSITIVE LANDS
- 5-3 ACCESS + CONNECTIVITY
- 5-4 SUBDIVISION OF LAND
- 5-5 PARKING + LOADING
- 5-6 LANDSCAPING, BUFFERING, +
SCREENING
- 5-7 WALLS + FENCES
- 5-8 OUTDOOR + SITE LIGHTING
- 5-9 NEIGHBORHOOD EDGES
- 5-10 SOLAR ACCESS
- 5-11 SIGNS



<https://tinyurl.com/CABQ-IDO-2023-07-27>



<https://tinyurl.com/IDOzoningmap>

IMPLEMENTING THE COMP PLAN

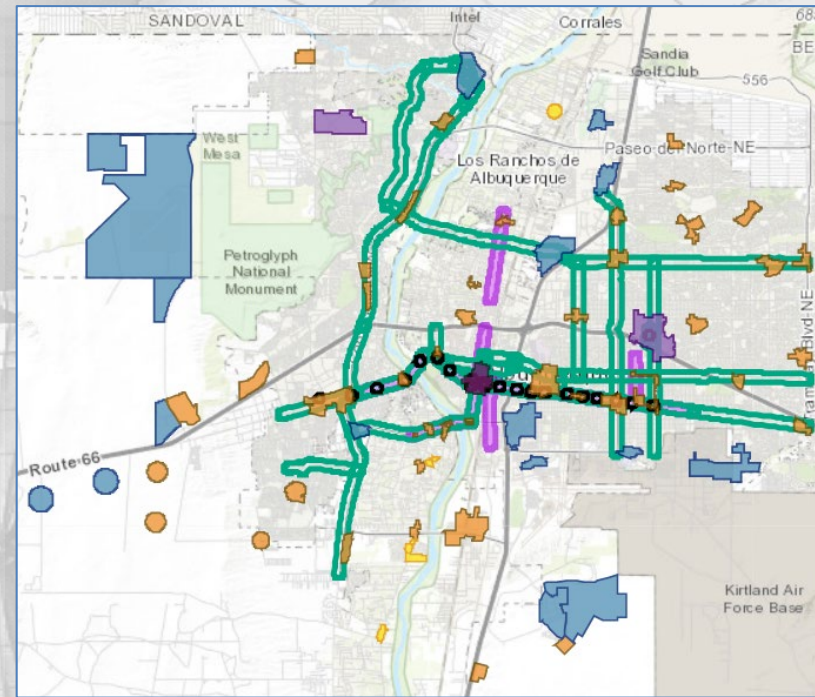
<https://tinyurl.com/IDOzoningmap>

Incentives:

- Higher building heights
- Lower parking requirements

Development Standards:

- More building design & buffering requirements
- More walkable site design requirements



CENTERS
+
CORRIDORS

Table III

Table III: IDO Provisions for ABC Comp Plan Centers & Corridor Areas
 DT = Downtown UC = Urban Center AC = Activity Center EC = Employment Center
 MS = Main Street Area PT = Premium Transit Area MT = Major Transit Area
 This table is for reference purposes only to index provisions for Centers & Corridors in the IDO.

Subsection	Page	Header (Topic)	Center or Corridor Area					
			DT	UC	AC	EC	MS	PT
Part 14-16-2: Zone Districts								
14-16-2-4(E)(3)(b)	34	Form-based Sub-zones	DT	UC	AC			
14-16-2-4(E)(3)(d)	36	Dimensional Standards	DT	UC	AC		MS	PT
Part 14-16-4: Use Regulations								
14-16-4-3(B)(a)4	150	Dwelling, Townhome, Open Space		UC			MS	PT
14-16-4-3(B)(b)	151	Dwelling, Multi-family, Ground Floor Commercial		UC				PT
14-16-4-3(B)(8)(b)	151	Dwelling, Multi-family, Ground Floor Commercial		UC				PT
14-16-4-3(B)(8)(d)	152	Dwelling, Multi-family, Ground Floor Commercial	DT	UC				
14-16-4-3(D)(17)(l)	162	Light Vehicle Fueling Station		UC	AC		MS	PT
14-16-4-3(D)(17)(m)	162	Light Vehicle Fueling Station		UC	AC		MS	PT
14-16-4-3(D)(28)	169	Self-storage		UC	AC		MS	PT
14-16-4-3(E)(17)	186	Wholesaling and Distribution Center		UC			MS	PT
14-16-4-3(F)(4)	187	Drive-through or Drive-up Facility		UC				

Center/Corridor Index

- 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



IMPLEMENTING CENTERS & CORRIDORS


<https://tinyurl.com/CABQ-IDO-12-2022>

Table III

Table III: IDO Provisions for ABC Comp Plan Centers & Corridor Areas
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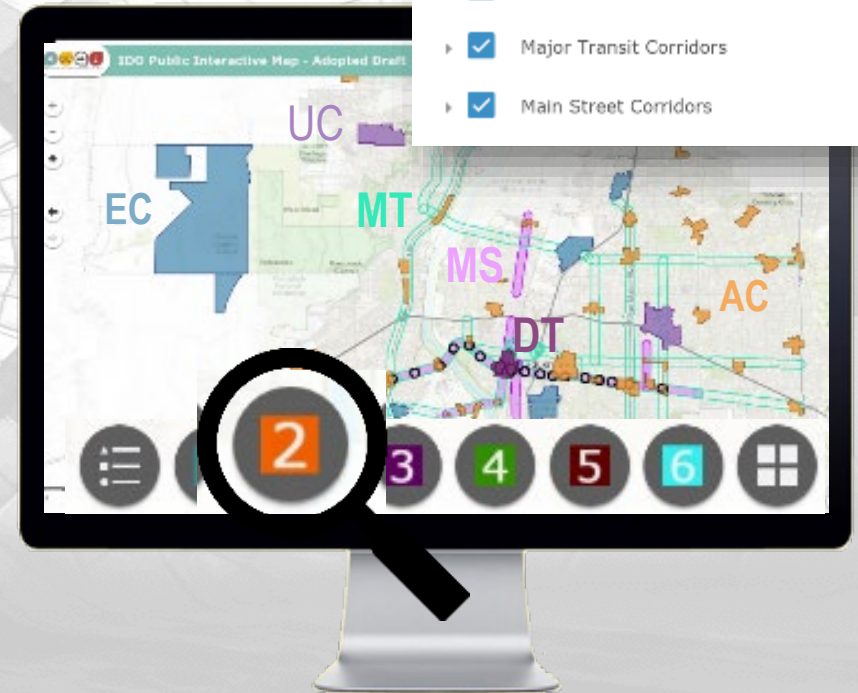
Subsection	Page	Header (Topic)	Center or Corridor Area					
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14-16-2-4(E)(3)(d)	36	Dimensional Standards	DT	UC	AC		MS	PT
Part 14-16-4: Use Regulations								
14-16-4-3(B)(6)(a)4	150	Dwelling, Townhouse (Usable Open Space)		UC			MS	PT
14-16-4-3(B)(6)(d)	150	Dwelling, Townhouse (Second Floor)		UC				PT
14-16-4-3(B)(8)(a)	151	Dwelling, Multi-family (Low-rise)	DT				MS	PT
14-16-4-3(B)(8)(b)	151	Dwelling, Multi-family (Ground floor Commercial Use)						PT
14-16-4-3(B)(8)(d)	152	Dwelling, Multi-family (Commercial Use)	DT	UC				
14-16-4-3(D)(17)(l)	162	Light Vehicle Fueling Station		UC	AC		MS	PT
14-16-4-3(D)(17)(m)	162	Light Vehicle Fueling Station		UC			MS	PT
14-16-4-3(D)(28)	169	Self-storage		UC	AC		MS	PT
14-16-4-3(E)(17)	186	Wholesaling and Distribution Center		UC			MS	PT
14-16-4-3(F)(4)	187	Drive-through or Drive-up Facility		UC				

Center/Corridor Index

-  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



IDO Zoning Map



2 Comprehensive Plan Layers - X

Operational layers

- IDO Zoning ...
- Comp Plan Centers ...
- Premium Transit Station Areas ...
- Major Transit Corridors ...
- Main Street Corridors ...

<https://tinyurl.com/IDOzoningmap>

LIMITS ON DENSITY

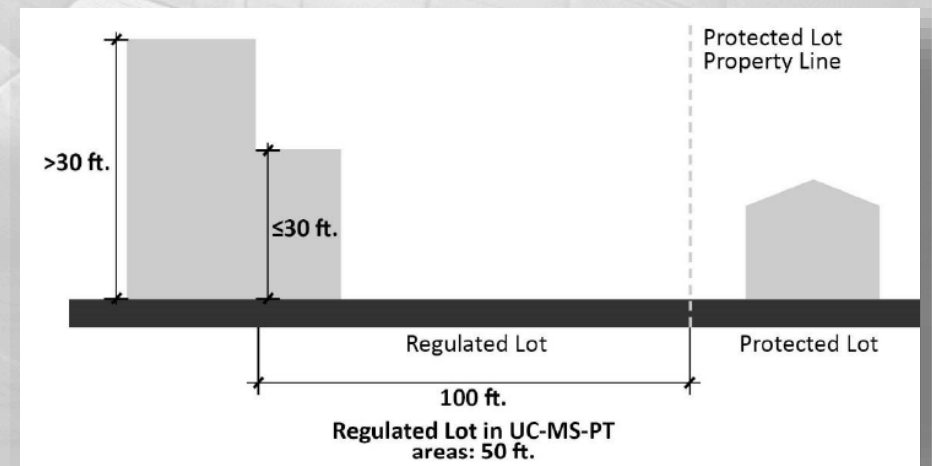
Part 5

CITYWIDE

- Building height
- Required usable open space
- Required parking
- Required landscaping
- Building design standards

CONTEXTUAL

- Use-specific standards
 - Distance from residential
- Neighborhood Edges
- Edge Buffers
- Major Public Open Space Edge



SENSITIVE LANDS

Building Height Bonuses Near Major Public Open Space

0-22-54

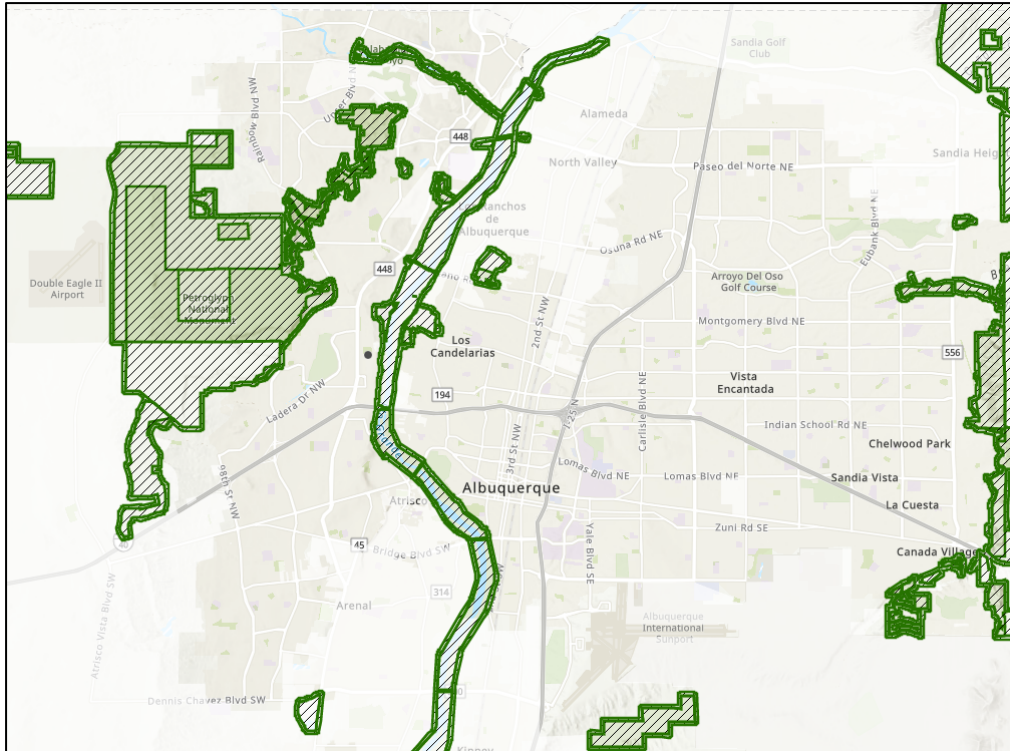
CHANGE / IDO TEXT

5-2(J) MAJOR PUBLIC OPEN SPACE EDGES

5-2(J)(1) Lots within 330 Feet of Major Public Open Space¹⁰⁵

The following standards apply to development within 330 feet in any direction of Major Public Open Space in order to enhance and protect Major Public Open Space. For additional standards regulating lots adjacent to major Public Open Space, see Subsection 14-16-5-2(J)(2) below.

5-2(J)(1)(a) Building Height Bonuses
Building height bonuses in Table 5-1-1: Residential Zone District Dimensional Standards or Table 5-1-2: Mixed-use Zone District Dimensional Standards are prohibited.¹⁰⁶



Explanation

Prohibits building height bonuses next to MPOS.

DIMENSIONAL STANDARD TABLES: BY ZONE CATEGORIES

5-1

TABLE 5-1-2: Mixed-use Zone District Dimensional Standards
 UC-MS-PT = Urban Centers, Main Streets, and Premium Transit areas as identified in the ABC Comp Plan;
 EC = Employment Centers identified in the ABC Comp Plan; BR = bedroom; DU = dwelling units.
 Dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Special Use Districts) applicable to the property shall supersede the standards in this table.

Zones
(By intensity)

Center Provisions

Acronyms

Categories

	MX-T	MX-L	MX-M	MX-H
Site Standards				
Usable open space, minimum ^[1]		Efficiency or 1 BR: 200 sq. ft./unit 2 BR: 250 sq. ft./unit ≥3 BR: 300 sq. ft./unit		
		UC-MS-PT: 50% reduction		
Setbacks^[2]				
Front, minimum		5 ft.		
		UC-MS-PT: 0 ft. 50% of front property line width must be occupied by the primary building constructed within 15 ft. of the property line. On a corner lot, the required 50% must begin at the corner.		
Front, maximum		N/A		
		UC-MS-PT: 15 ft.		
Side, minimum		Interior: 0 ft.; Street side of corner lots: 5 ft.		
		UC-MS-PT: 0 ft.		
Side, maximum		N/A		
		UC-MS-PT: Interior: N/A; Street side of corner lots: 15 ft.		
Rear, minimum		15 ft.		
		Garage off alley: 3 ft.		
Rear, maximum		N/A		
Building Height				
Building height, maximum	30 ft.	35 ft.	45 ft.	65 ft.
		UC-MS-PT: 55 ft.	UC-MS-PT: 65 ft.	UC-MS-PT: 75 ft.
			No maximum for portions of building >100 ft. from all lot lines	
		UC-MS-PT: 12 ft. Structured Parking Bonus		UC-MS-PT: 24 ft. Structured Parking Bonus
UC-MS-PT: 12 ft. Workforce Housing Bonus				

[1] Where applicable, usable open space requirements apply to multi-family development only.
 [2] At corners and junctions with driveways or alleys, additional requirements related to clear sight triangles in the DPM may apply.

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OFF-STREET PARKING

Table 5-5-1

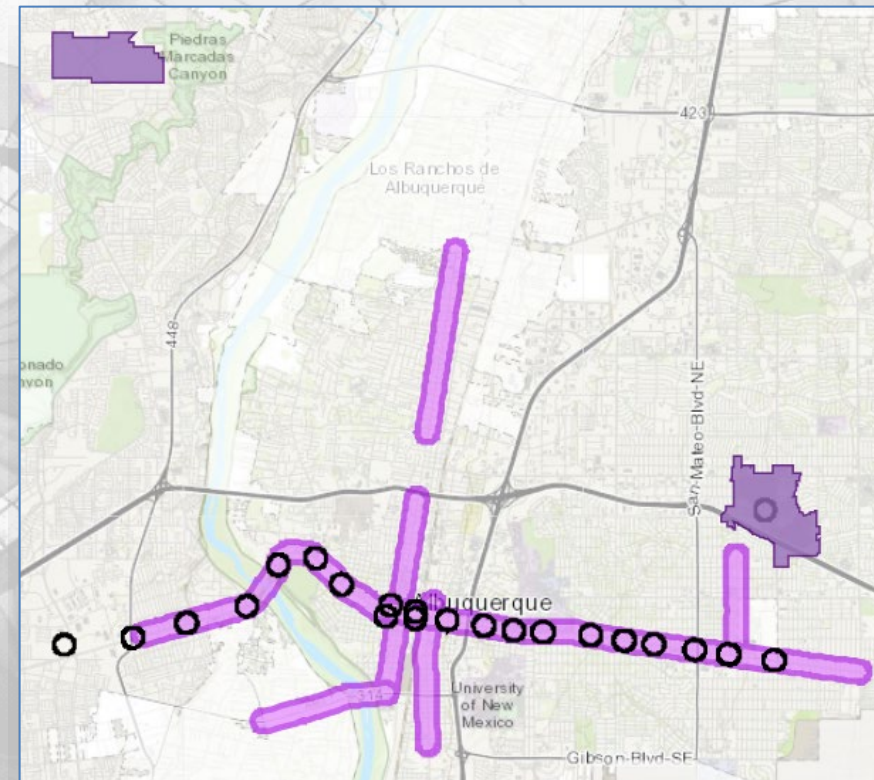
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<https://tinyurl.com/IDOzoningmap>

TABLE BY ALLOWABLE USE

REDUCTIONS IN CENTERS + CORRIDORS

Table 5-5-1: Minimum Off-street Parking Requirements	
UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area as identified in the ABC Comp Plan	
DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area	
Design Capacity = Maximum occupancy per building or fire codes, whichever is greater	
Use	IDO Parking Requirement
PERMISSIVE PRIMARY USES	
RESIDENTIAL	
Household Living	
Dwelling, single-family detached	1 space / DU up to 2 BR 2 spaces / DU with 3 or more BR
Dwelling, mobile home	2 spaces / mobile home
Dwelling, cluster development	1 space / DU up to 2 BR 2 spaces / DU with 3 or more BR
Dwelling, cottage development	1 space / DU R-A and R-1: 2 additional spaces / project for visitors
Dwelling, two-family detached (duplex)	1 space / DU up to 2 BR
Dwelling, townhouse	2 spaces / DU with 3 or more BR
Dwelling, live-work	2 spaces / DU UC-MS-PT: 1 space / DU
Dwelling, multi-family	1.5 spaces / DU UC-MS-PT: 1 space / DU



- UC = Urban Center
- MS = 660 feet from Main Street
- PT = 660 feet from Premium Transit station

OFF-STREET PARKING

Section
5-5(C)

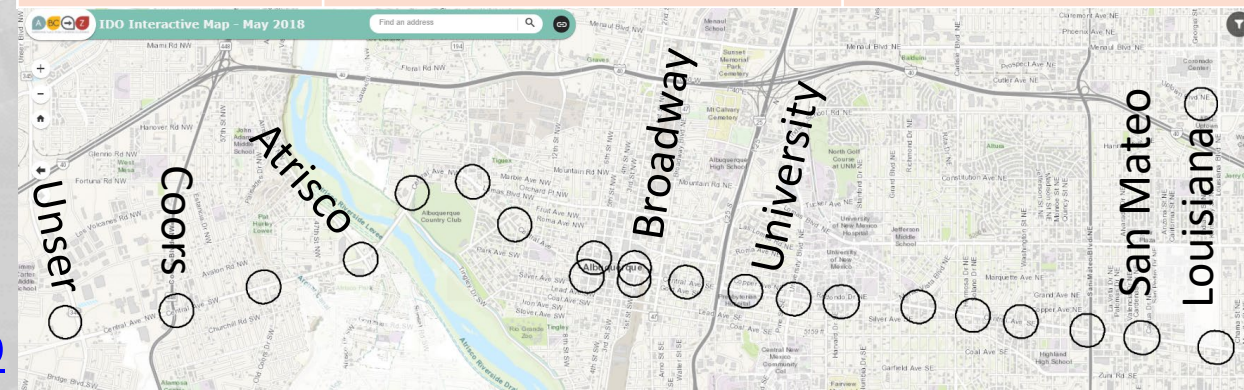
TABLE BY ALLOWABLE USE

REDUCTIONS FOR TRANSIT

Table 5-5-1: Minimum Off-street Parking Requirements
 UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area as identified in the ABC Comp Plan
 DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area
 Design Capacity = Maximum occupancy per building or fire codes, whichever is greater

Use	IDO Parking Requirement
PERMISSIVE PRIMARY USES	
RESIDENTIAL	
Household Living	
Dwelling, single-family detached	1 space / DU up to 2 BR 2 spaces / DU with 3 or more BR
Dwelling, mobile home	2 spaces / mobile home
Dwelling, cluster development	1 space / DU up to 2 BR 2 spaces / DU with 3 or more BR
Dwelling, cottage development	1 space / DU R-A and R-1: 2 additional spaces / project for visitors
Dwelling, two-family detached (duplex)	1 space / DU up to 2 BR
Dwelling, townhouse	2 spaces / DU with 3 or more BR
Dwelling, live-work	2 spaces / DU UC-MS-PT: 1 space / DU
Dwelling, multi-family	1.5 spaces / DU UC-MS-PT: 1 space / DU

Reduction	Location or Distance	Peak Service Frequency
50%	Premium Transit (PT) areas	≤ 15 min
30%	Within ¼ mile of stop/station	≤ 15 min
10%	Within 330 feet of stop/station	≤ 45 min



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<https://tinyurl.com/IDOzoningmap>

PARKING

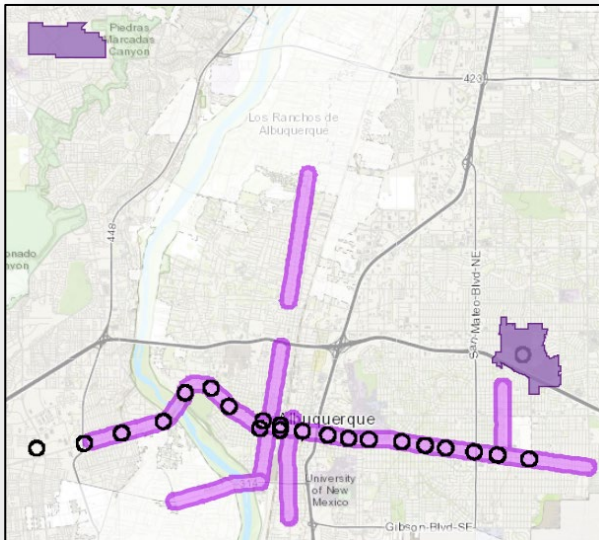
Maximums in UC-MS-PT

Explanation

Adds parking maximums for all uses in UC-MS-PT areas.

CHANGE / IDO TEXT

UC-MS-PT areas



UC = Urban Center
MS = 660 feet from Main Street
PT = 660 feet from Premium Transit station

5-5(C)(7)

Parking Maximums¹²³

5-5(C)(7)(a) In UC-MS-PT areas the maximum number of off-street parking spaces provided shall be no more than ~~175~~ **125** percent of the off-street parking spaces required by Table 2-4-13 or Table 5-5-1, as applicable.¹²⁵

5-5(C)(7)(b) In areas exempt from minimum required off-street parking spaces pursuant to Subsection 14-16-5-5(B)(2)(a), the maximum number of off-street parking spaces provided shall be no more than ~~175~~ **125** percent of the off-street parking spaces that would otherwise be required by Table 2-4-13 or Table 5-5-1, as applicable, for the proposed development.¹²⁶

5-5(C)(7)(c) Parking maximums ~~shown in Table 5-5-1~~ apply to parking lots, not to spaces provided in parking structures, wrapped parking, or parking provided underground.¹²⁸

7-1

Parking Lot

Any off-street outdoor area for the parking of motor vehicles, including any spaces and drive aisles necessary for the function of the parking lot or for the convenience of patrons. See also *Paid Parking Lot* and *Measurement Definitions for Parking Lot Area*.

EV PARKING Requirements

Staff

PROPOSED CHANGE

Explanation

Increases the existing requirement for Electric Vehicle (EV) charging stations in large parking lots.
Adds new requirements for large townhouse and multi-family developments.

7-1

Electric Vehicle Charging Station

A facility or area where electric-powered or hybrid-powered motor vehicles can obtain electrical current to recharge batteries and that is accessory to a primary use of the property. This use can be incidental to any allowable use in any zone district.

EV Capable¹⁸²

Parking spaces with a capped cable or raceway connected to an installed electric panel with dedicated branch circuit(s) to install the infrastructure and equipment needed for a future electric vehicle (EV) charging station with a rating of 240 volts or higher.

IDO TEXT

5-5(C)(9)

Electric Vehicle Parking

- 5-5(C)(9)(a) When more than 200 off-street parking spaces are constructed, at least 5-2 percent of the vehicle parking spaces shall include electric vehicle charging stations installed with a rating of 240 volts or higher.¹²⁹
- 5-5(C)(9)(b) All new townhouse developments containing more than 6 dwelling units shall provide all required off-street parking spaces as EV capable.¹³⁰
- 5-5(C)(9)(c) All new multi-family residential developments containing more than 100 dwelling units shall meet both of the following requirements.¹³¹
- At least 5 percent of the required off-street parking spaces shall have electric vehicle (EV) charging stations installed with a rating of 240 volts or higher.
 - At least 25 percent of the required off-street parking spaces shall be provided as EV capable.

FINDING THE BALANCE

Part
6

Community Input

Early consultation
& more public notice

Streamlined Approval Process

More administrative review

Intent

- If we get the rules right – and we continually work to get the rules right – and projects follow those rules, they get approved quickly.
- Asking for exceptions means more notice, more public input, and a longer process.

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REVIEW/DECISION

Table 6-1-1: Summary of Development Review Procedures

DHO = Development Hearing Officer EPC = Environmental Planning Commission LC = Landmarks Commission

ZHE = Zoning Hearing Examiner LUHO = Land Use Hearing Officer

X = Required [] = Public Hearing < > = Quasi-judicial Hearing

R = Review/Recommend D = Review and Decide AR = Appeal Review / Recommend AD = Appeal Review and Decide

Subsection	Mtgs		Public Notice				Review and Decision-making Bodies						Specific Procedures				
	6-4(B)	6-4(C)	6-4(K)(2)	6-4(K)(3)	6-4(K)(4)	6-4(K)(5)	6-4(K)(6)	6-2(B)	6-2(D)	6-2(E)	6-2(H)	6-2(I)		6-2(I)	6-2(A)		
Application Type	Neighborhood	Pre-application	Email	Mailed	Posted Sign	Published	Web Posting	City Staff	DHO	EPC	LC	ZHE	LUHO	City Council			
Administrative Decisions																	
Historic Certificate of Appropriateness – Minor			X	X				D					<AD>	<AR>	<AD>	6-5(B)	
Permit – Sign																	
Permit			X				X	D						<AR>	<AD>	6-5(C)	
Alternative Signage Plan			X		X		X	D						<AR>	<AD>	6-5(C)	
Permit – Wall or Fence – Minor			X				X	D						<AR>	<AD>	6-5(F)	
Site Plan – Administrative	X		X		X		X	D						<AR>	<AD>	6-5(G)	
Decisions Requiring a Public Hearing																	
Conditional Use Approval	X		X	X	X	X	X	R						<D>	<AR>	<AD>	6-6(A)
Demolition Outside of an HPO	X		X	X	X	X	X	R						<D>	<AR>	<AD>	6-6(B)
Expansion of Nonconforming Use or Structure	X		X	X	X		X	R						<D>	<AR>	<AD>	6-6(C)
Historic Certificate of Appropriateness – Major		X	X	X	X	X	X	R						<D>	<AR>	<AD>	6-6(D)
Historic Design Standards and Guidelines	X		X	X	X	X	X	R						<D>	<AR>	<AD>	6-6(E)
Permit – Carport			X	X	X		X							<D>	<AR>	<AD>	6-6(G)
Permit – Wall or Fence – Major			X	X	X		X							<D>	<AR>	<AD>	6-6(H)
Site Plan – EPC	X		X	X	X	X	X	R		<D>				<AR>	<AD>	6-6(I)	
Subdivision of Land – Minor			X				X	R	<D>					<AR>	<AD>	6-6(K)	
Subdivision of Land – Major		X	X	X	X	X	X	R	<D>					<AR>	<AD>	6-6(L)	
Variance – EPC	X		X	X	X	X	X	R		<D>				<AR>	<AD>	6-6(N)	
Variance – ZHE	X		X	X	X	X	X	R					<D>	<AR>	<AD>	6-6(O)	
Policy Decisions																	
Adoption or Amendment of Comprehensive Plan			X	X		X	X	R		[R]					[D]	6-7(A)	
Amendment to IDO Text – Citywide			X	X		X	X	R		[R]					[D]	6-7(D)	
Amendment to IDO Text – Small Area	X		X	X		X	X	R		<R>					<D>	6-7(E)	
Zoning Map Amendment – EPC	X		X	X	X	X	X	R		<D>				<AR>	<AD>	6-7(G)	
Zoning Map Amendment – Council	X		X	X	X	X	X	R		<R>					<D>	6-7(H)	

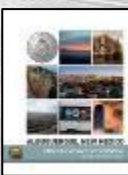
Table 6-1-1

ido.abc-zone.com

Some notice.
Administrative review.
Decided on IDO rules only.

Neighborhood Meeting.
More notice.
Public hearing.
Decided on IDO rules only.

Neighborhood Meeting.
Lots of notice.
Public hearing.
Rules decided case-by-case.
Comp Plan policies AND IDO regulations apply.



ONE
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FINDING THE BALANCE

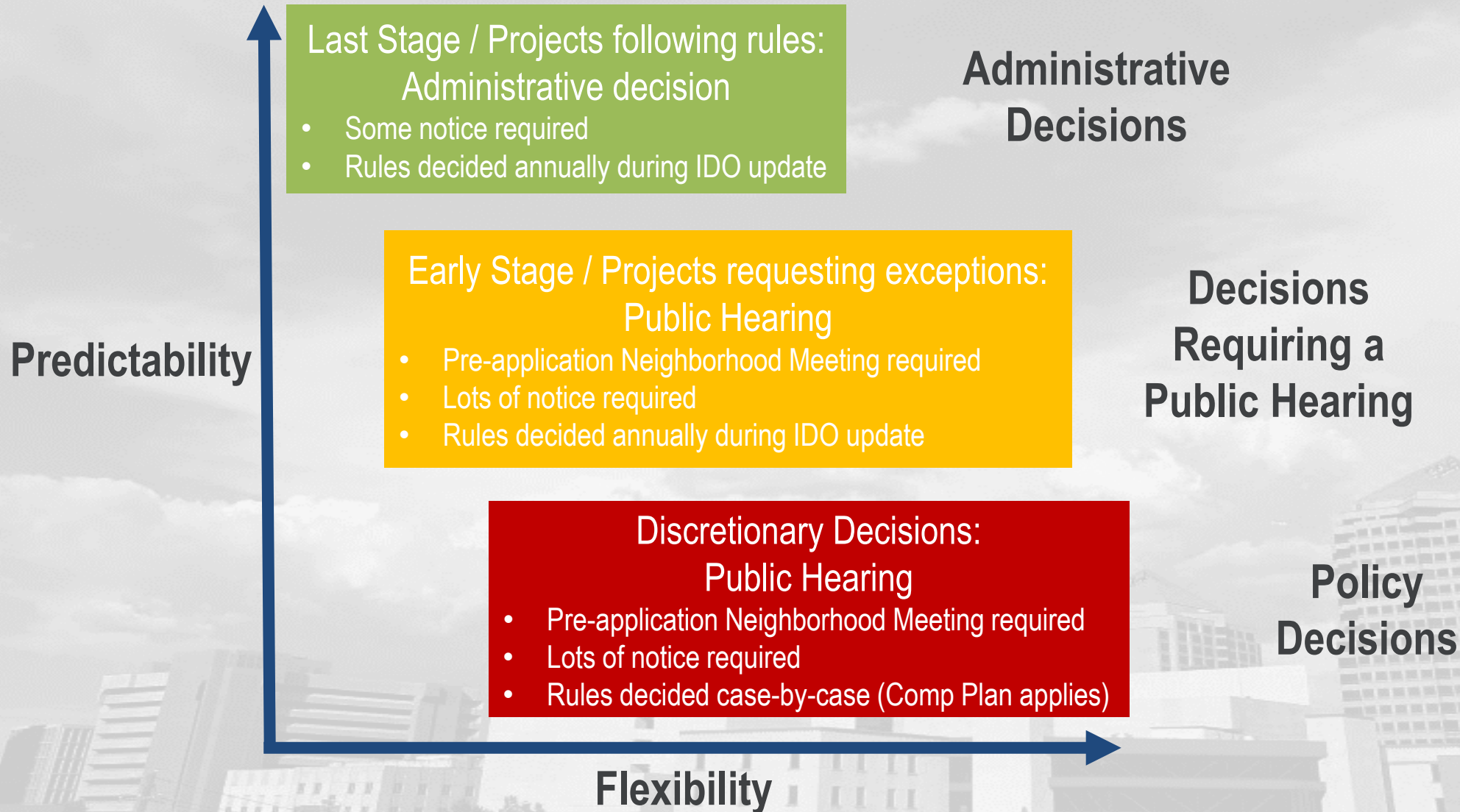


Table 6-1-1: Summary of Development Review Procedures

**Table
6-1-1**

DHO = Development Hearing Officer EPC = Environmental Planning Commission LC = Landmarks Commission

ZHE = Zoning Hearing Examiner LUHO = Land Use Hearing Officer

X = Required [] = Public Hearing < > = Quasi-judicial Hearing

R = Review/Recommend D = Review and Decide AR = Appeal Review / Recommend AD = Appeal Review and Decide

Subsection	Mtgs		Public Notice					Review and Decision-making Bodies						Specific Procedures	
	6-4(B)	6-4(C)	6-4(K)(2)	6-4(K)(3)	6-4(K)(4)	6-4(K)(5)	6-4(K)(6)	6-2(B)	6-2(D)	6-2(E)	6-2(H)	6-2(J)	6-2(I)		6-2(A)
Application Type	Neighborhood	Pre-application	Email	Mailed	Posted Sign	Published	Web Posting	City Staff ^[1]	DHO	EPC	LC	ZHE	LUHO	City Council ^[2]	
Permit – Wall or Fence – Minor			X				X	D					<AR>	<AD>	6-5(F)
Site Plan – Administrative ^[4]	X ^[5]		X		X		X	D					<AR>	<AD>	6-5(G)

[4] See Subsections 14-16-6-4(K)(4)(b) and 14-16-6-4(K)(5)(a) for exceptions to posted sign and electronic mail requirements for any Site Plan – Administrative for low-density residential development in that subdivision within 2 years after the approval for Subdivision of Land – Major.

[5] Required for applications that meet thresholds established in Subsection 14-16-6-4(B)(1)(b). (>100 multi-family units; >50,000 s.f. non-residential)



PUBLIC NOTICE

<https://www.cabq.gov/planning/urban-design-development/public-notice>

BEFORE APPLICATION

6-4(B) Pre-submittal Neighborhood Meeting

6-4(K)2 Emailed notice to Neigh.
Assoc/Coalitions

6-4(K)3 Mailed notice to Property Owners

AFTER APPLICATION

6-4(K)4 Posted Sign (Applicant)

6-4(K)5 Published notice (CABQ)

- Public Meetings / Hearings
<https://www.cabq.gov/planning/boards-commissions>
- Administrative
 - <https://posse.cabq.gov/posse/pub/lms/Default.aspx?PossePresentation=PermitSearchByAddress>

Subsection	Mtgs		Public Notice				
	6-4(B)	6-4(C)	6-4(K)(2)	6-4(K)(3)	6-4(K)(4)	6-4(K)(5)	6-4(K)(6)
Application Type	Neighborhood	Pre-application	Email	Mailed	Posted Sign	Published	Web Posting

Table
6-1-1

ONE
SALBE
MUR
CABQ

PRE-SUBMITTAL NEIGHBORHOOD MEETING

Table 6-1-1 + Section 6-4(C): ido.abc-zone.com

Forms: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

Section 6-4(B)

Table 6-1-1: Summary of Development Review Procedures

Subsection	Mtgs	
	6-4(B)	6-4(C)
Application Type	Neighborhood	Pre-application
Administrative Decisions		
Site Plan – Administrative	X	
Decisions Requiring a Public Hearing		
Conditional Use Approval	X	
Demolition Outside of an HPO	X	
Expansion of Nonconforming Use or Structure	X	
Historic Design Standards and Guidelines	X	
Master Development Plan	X	
Site Plan – EPC	X	
Vacation of Public Right-of-way – Council	X	X
Vacation of Public Right-of-way – DHO	X	X
Variance – EPC	X	
Variance – ZHE	X	
Waiver – DHO	X	
Policy Decisions		
Adoption or Amendment of Historic Designation	X	X
Amendment to IDO Text – Small Area	X	
Zoning Map Amendment – EPC	X	
Zoning Map Amendment – Council	X	

- Required content
- Required forms
- Email notice to Neigh Association reps
- Timing
 - NA reps have 15 days to respond yes/no
 - Meeting must be scheduled w/in 30 days of yes
- Facilitated by CABQ Alternative Dispute Resolution
- Report emailed to all who participated
- Applicant responds to discussion/concerns in submittal
- Report/response reviewed by decision-maker

PUBLIC NOTICE

6-4(K)

Table 6-1-1 + Section 6-4(K): ido.abq-zone.com

Forms: <http://www.cabq.gov/planning/urban-design-development/public-notice>

Table 6-1-1: Summary of Development Review Procedures							
Subsection	Mtgs		Public Notice				
	6-4(B)	6-4(C)	6-4(K)(2)	6-4(K)(3)	6-4(K)(4)	6-4(K)(5)	6-4(K)(6)
Application Type	Neighborhood	Pre-application	Email	Mailed	Posted Sign	Published	Web Posting
Administrative Decisions							
Historic Certificate of Appropriateness – Minor			X		X		
Permit – Sign							
Permit			X				X
Alternative Signage Plan			X		X		X
Permit – Wall or Fence – Minor			X				X
Site Plan – Administrative	X		X		X		X
Decisions Requiring a Public Hearing							
Conditional Use Approval	X		X	X	X	X	X
Demolition Outside of an HPO	X		X	X	X	X	X
Expansion of Nonconforming Use or Structure	X		X	X	X		X
Historic Certificate of Appropriateness – Major		X	X	X	X	X	X
Historic Design Standards and Guidelines	X		X	X	X	X	X
Permit – Carport			X	X	X		X
Permit – Wall or Fence – Major			X	X	X		X
Site Plan – EPC	X		X	X	X	X	X
Subdivision of Land – Minor			X				X
Subdivision of Land – Major		X	X	X	X	X	X
Variance – EPC	X		X	X	X	X	X
Variance – ZHE	X		X	X	X	X	X
Policy Decisions							
Adoption or Amendment of Comprehensive Plan			X	X		X	X
Amendment to IDO Text – Citywide			X	X		X	X
Amendment to IDO Text – Small Area	X		X	X		X	X
Zoning Map Amendment – EPC	X		X	X	X	X	X
Zoning Map Amendment – Council	X		X	X	X	X	X

6-4(K)(1) Content of the Notice

6-4(K)(1)(a) All notice required by Table 6-1-1 shall include, at a minimum, all of the following information:

1. The address of the property listed in the application.
2. The name of the property owner.
3. The name of the applicant (if different from the property owner).
4. A short summary of the approval being requested (e.g. Conditional Use Approval to allow a particular use, Zoning Map Amendment from an existing zone district to a specified district, a Site Plan – EPC for a particular project, etc.).
5. Whether a public hearing will be required, and if so the date, time, and place of the public hearing.
6. An address, telephone number, or website where additional information about the application can be obtained.

MAILED / EMAILED NOTICE

6-4(K)

Table 6-1-1: Summary of Development Review Procedures

Subsection	Mtgs		Public Notice				
	6-4(B)	6-4(C)	6-4(K)(2)	6-4(K)(3)	6-4(K)(4)	6-4(K)(5)	6-4(K)(6)
Application Type	Neighborhood	Pre-application	Email	Mailed	Posted Sign	Published	Web Posting
Administrative Decisions							
Historic Certificate of Appropriateness – Minor			X		X		
Permit – Sign							
Permit			X				X
Alternative Signage Plan			X		X		X
Permit – Wall or Fence – Minor			X				X
Site Plan – Administrative	X		X		X		X
Decisions Requiring a Public Hearing							
Conditional Use Approval	X		X	X	X	X	X
Demolition Outside of an HPO	X		X	X	X	X	X
Expansion of Nonconforming Use or Structure	X		X	X	X		X
Historic Certificate of Appropriateness – Major		X	X	X	X	X	X
Historic Design Standards and Guidelines	X		X	X	X	X	X
Permit – Carport			X	X	X		X
Permit – Wall or Fence – Major			X	X	X		X
Site Plan – EPC	X		X	X	X	X	X
Subdivision of Land – Minor			X				X
Subdivision of Land – Major		X	X	X	X	X	X
Variance – EPC	X		X	X	X	X	X
Variance – ZHE	X		X	X	X	X	X
Policy Decisions							
Adoption or Amendment of Comprehensive Plan			X	X		X	X
Amendment to IDO Text – Citywide			X	X		X	X
Amendment to IDO Text – Small Area	X		X	X		X	X
Zoning Map Amendment – EPC	X		X	X	X	X	X
Zoning Map Amendment – Council	X		X	X	X	X	X

Table 6-1-1 + Section 6-4(K): ido.abc-zone.com

Forms: <http://www.cabq.gov/planning/urban-design-development/public-notice>

- Required content
- Required forms
- Notice to Neigh Association reps - no mail if email
- Mailed notice to property owners w/in 100 feet
- Proof of notice submitted with application

SPECIFIC PROCEDURE

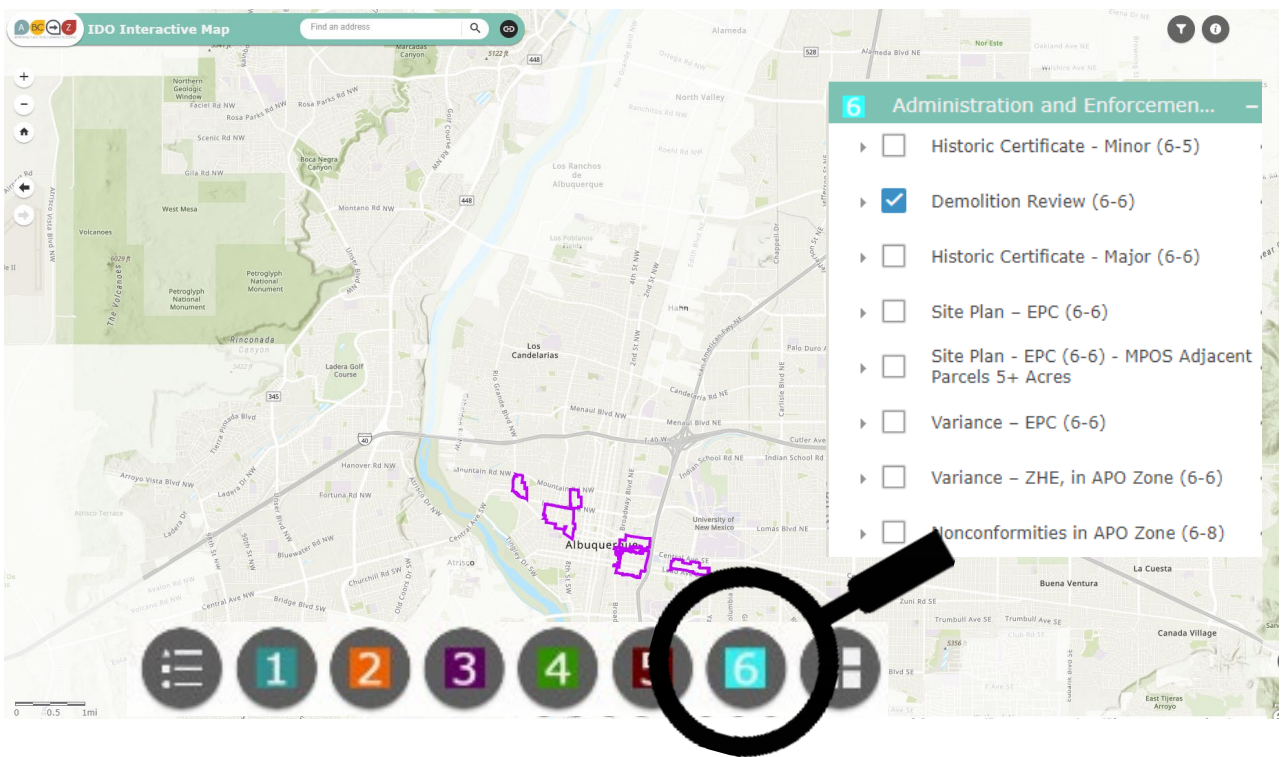
Demolition Outside of an HPO

Staff

PROPOSED CHANGE

CHANGE / IDO TEXT

Explanation
Adds demolition review on properties in the State / National Historic Registers and if constructed in or before 1945.



6-6(B)(1) Applicability¹⁶⁷
This Subsection 14-16-6-6(B) applies to any of the following:

6-6(B)(1)(a) Demolition of any structure that was constructed in or prior to 1945.¹⁶⁸

6-6(B)(1)(b) Demolition of any structure listed on the State and/or national historic register or that is a contributing structure in a State or national registered historic district.

<https://tinyurl.com/IDOzoningmap>



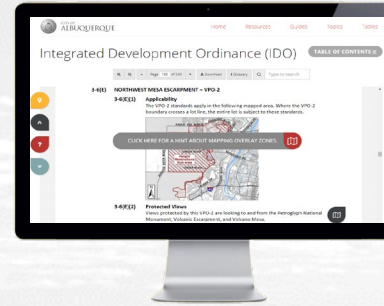
RESOURCES

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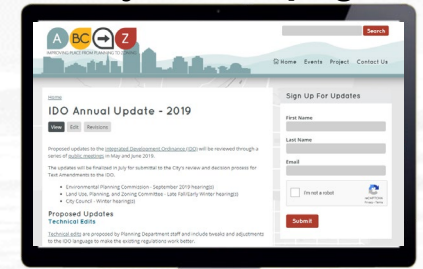
ABC-Z Project
abctoz@cabq.gov

Interactive IDO



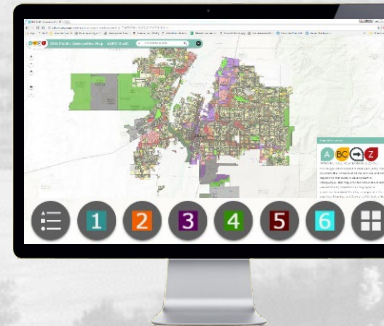
ido.abc-zone.com

Project Webpage



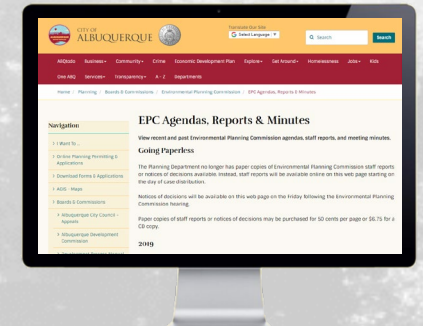
abc-zone.com

IDO Zoning Map



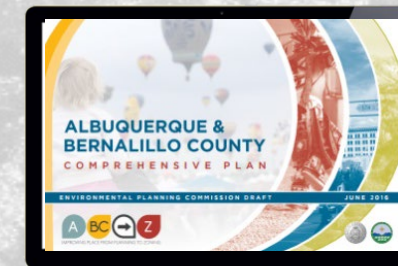
tinyurl.com/idozoningmap

Planning Webpage



cabq.gov/planning

ABC Comp Plan



compplan.abc-zone.com