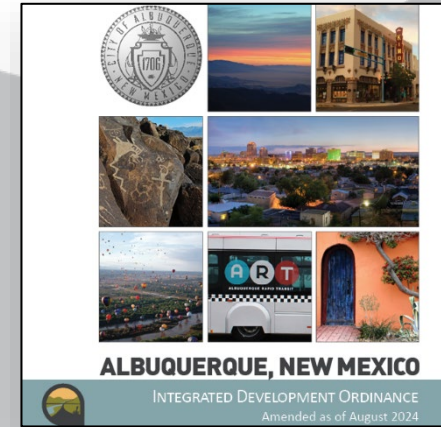


INTEGRATED DEVELOPMENT ORDINANCE



IDO Project Webpage:

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

Annual Update 2023

August 2024

Public Training

Michael Vos
Principal Planner
mvos@cabq.gov

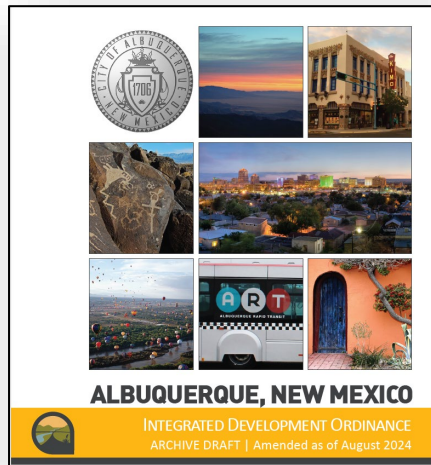
Mikaela Renz-Whitmore
Division Manager
mrenz@cabq.gov

**ONE
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2023 ANNUAL UPDATE

Applies to applications submitted on and after **AUGUST 3, 2024**

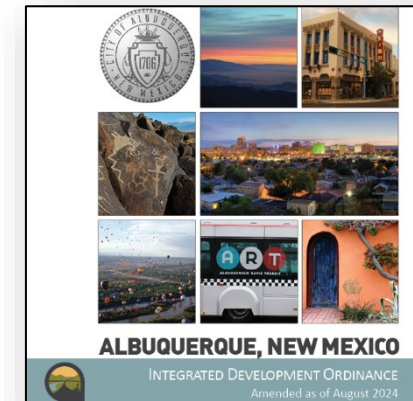
ARCHIVE DRAFT



Shows changes in **red** and **green** text with footnotes

<https://abq-zone.com/2023-ido-archive-draft>

EFFECTIVE DOCUMENT



Includes all changes in final form

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

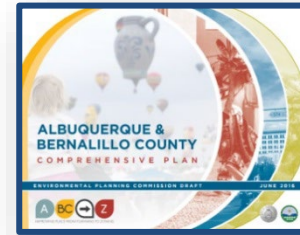
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High-quality PDF – <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

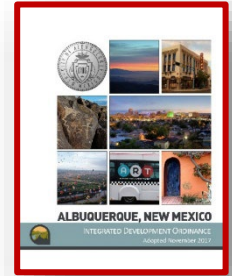
Hard copy reference – ABQ Libraries [coming soon!]

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”



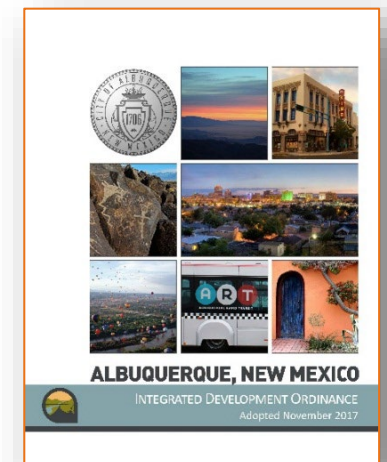
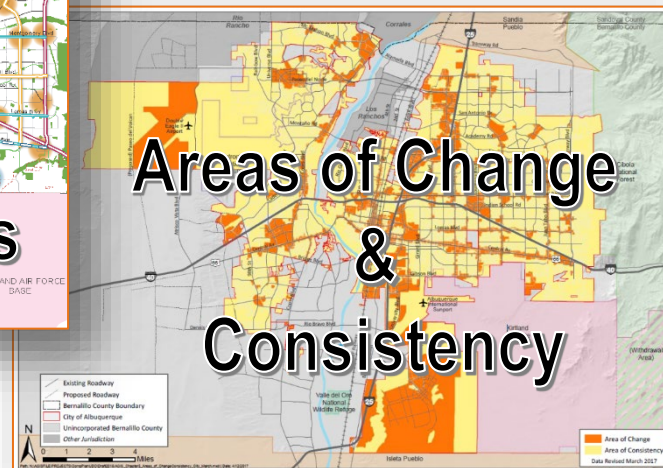
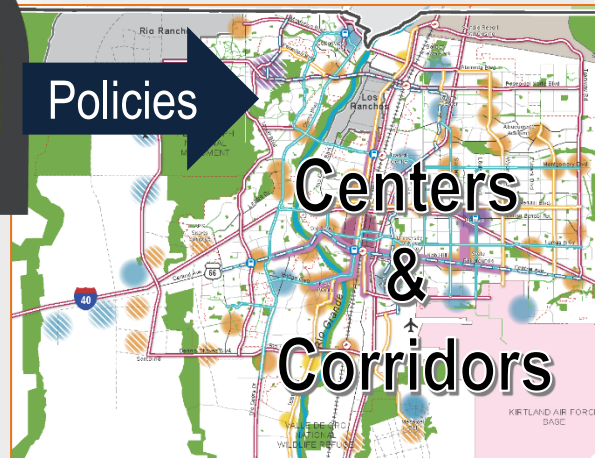
14th Amendment: Police Power for public health, safety, and welfare

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

PLANNING + ZONING

ABC COMPREHENSIVE PLAN

- What we want + why:
 - Where to direct growth
 - What to protect
 - What actions to take
 - How to measure progress

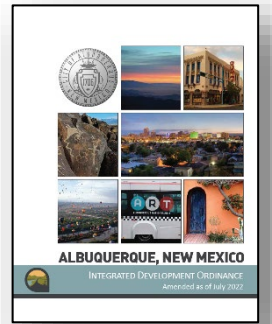


INTEGRATED DEVELOPMENT ORDINANCE

- How to get there:
 - Tailored rules
 - Centers + Corridors
 - Areas of Consistency
 - Overlay Zones
 - Special places
 - Transitions / Edge Protections
 - Between Areas of Change + Consistency
 - Next to neighborhoods

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>

UPDATES

2 changes:
HPOs, NR-SU

Zones

Part
2/3

7 changes:
Cottage Development, Cannabis Retail, Energy Storage System

Uses

Part
4

14 changes:
Acequias, Rail Trail, Construction Mitigation, Parking, Landscaping, Lighting, Building Design

Standards

Part
5

20 changes:
Notice, EPC Appointments, Tribal Meeting, Agency Referrals, Facilitated Meeting, Conditional Use, Time Extension, Variance, Nonconforming Structures, Amendments

Processes

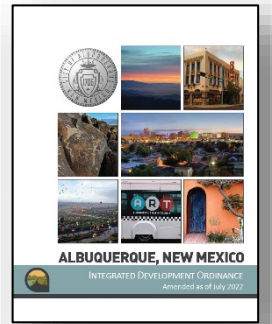
Part
6

8 changes:
Community Residential Facility, Group Home, Nursing Home, Overnight Shelter, Garage, Trees, Rock Outcropping, ESS

Definitions

Part
7

Integrated
Development
Ordinance



<https://abq-zone.com/ido-annual-update-2023>

IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>


COTTAGE DEVELOPMENT

Council

CHANGE

4-
3(B)(4)

IDO TEXT

Change	Explanation
<p>4 new use-specific standards</p> 	<p>Increases maximum size to 3 acres</p> <p>Requires front porches</p> <p>Allows duplexes in R-1 as cottage development</p> <p>Adds distance separation for cottage developments on local streets</p>

- 4-3(B)(4)(a) The maximum project size for a cottage development is ~~3.5~~³ acres.
- 4-3(B)(4)(i) Where accessed from a local street, this use is prohibited within 330 feet of any other cottage development except for the following:
 1. Up to 2 cottage development projects may be adjacent.
 2. There is no distance separation required if the subject property is within 1,320 feet (¼ mile) of UC-MS-PT-MT areas.
- 4-3(B)(4)(l) In the R-1 zone district, dwelling units may be attached on one side.
- 4-3(B)(4)(m) Dwelling units shall have front porches.

CANNABIS RETAIL

CHANGE

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	NR-PO
Cannabis retail ⁴³							P	P	P	P	P	P	A	A					4-3(D)(35)

Change

1. Removes Cannabis Retail as a permissive use in MX-T and associated use-specific standards
2. **Prohibits** Cannabis Retail within 660 feet of another Cannabis Retail facility
3. Deletes definition of “Cannabis microbusiness”

~~4-3(D)(35)(c) If located within 600 feet of any other cannabis retail establishment, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A), unless associated with an establishment licensed by the State as a cannabis microbusiness. Nothing herein prohibits multiple licenses from operating from a single “licensed premises” as defined by Sections 26-2C-1 to 26-2C-42 NMSA 1978. This use is prohibited within 660 feet of another cannabis retail location.~~

~~4-3(D)(35)(j) In the MX-T zone district, this use is prohibited, unless associated with an establishment licensed by the State as a cannabis microbusiness, in which case this use shall not exceed 10,000 square feet of gross floor area.~~

~~Cannabis Microbusiness~~

~~An establishment licensed by the State as an Integrated Cannabis Microbusiness or Cannabis Producer Microbusiness, as defined by Sections 26-2C-1 to 26-2C-42 NMSA 1978.²⁴⁷~~

ESS

Staff

4-3(E)9

Energy Storage System

4-3(E)(9)(j)

CHANGE

Change	
1.	Requires perimeter wall
2.	Requires landscape buffer
3.	Requires underground utility lines
4.	Sets out expansion / removal standards
5.	In Residential zone districts: Max size & concealment standards

7-1

Energy Storage System (ESS)²⁵⁶

A utility-scale electric facility that stores energy from the electrical grid and then discharges it at a later time to provide power when needed. An ESS may include electrochemical batteries and/or solid-state batteries (Battery Energy Storage System), mechanical energy storage, and/or thermal energy storage. For the purposes of this IDO, this use does not include charging equipment for electric vehicles (EVs), batteries used in consumer products, or residential energy storage systems. See also Electric Utility and Utility-scale Electric Facility.

In Residential zone districts, the following requirements apply.

1. This use is limited to a maximum size of 1 acre, unless accessory to another primary use or a Conditional Use Approval is obtained pursuant to Subsection 14-16-6-6(A).
2. This use shall be concealed to be the least visually and physically intrusive as possible and to have the least adverse visual effect on the environment and its character and nearby residences by meeting all of the following requirements.
 - a. This use shall be aesthetically integrated with the existing buildings, structures and landscaping to blend in with the nature and character of the built and natural environment in terms of height, color, architectural style, massing, and materials.
 - b. This use shall be located to avoid a dominant silhouette on escarpments and next to Major Public Open Space.
 - c. The perimeter wall shall use the same architectural materials (e.g., stucco, brick, concrete) as structures on lots within 330 feet of the subject property.
 - d. Every 20 feet along the length of the perimeter wall shall include architectural elements such as decorative grillwork, lintels, portals, windows or doors, awning, or other external features to avoid visual monotony. A change in color alone does not satisfy this requirement.

SMALL AREA

Volcano Heights Urban Center – Drive-through facilities

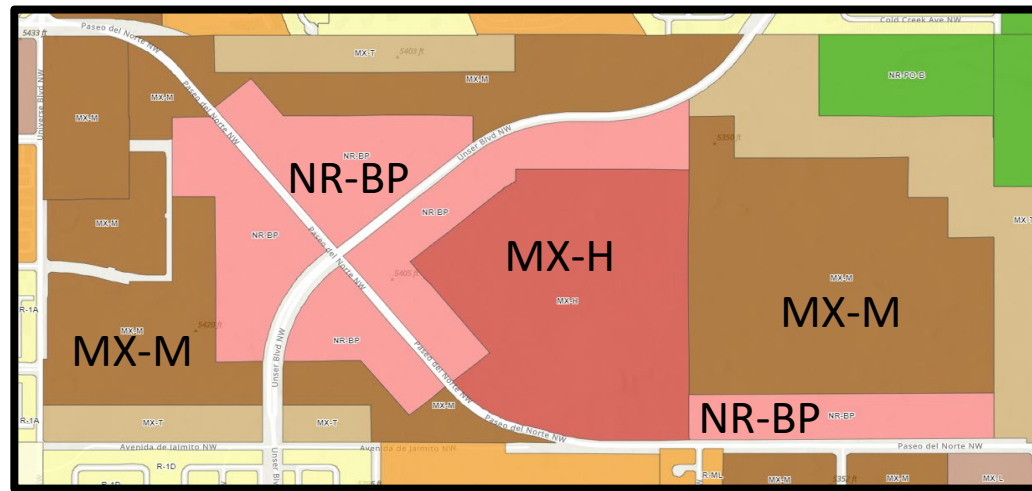
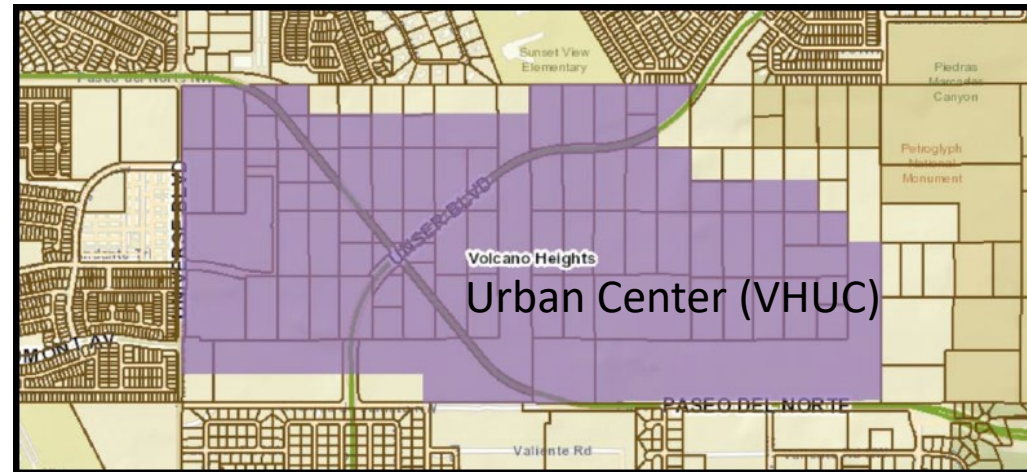
Council
0-24-11

4-
3(F)

CHANGE

MAP

Allows drive-throughs throughout VHUC



~~10. Volcano Heights Urban Center
This use is prohibited in the Mixed use zone districts in this Center as mapped in the ABC Comp Plan, as amended. ⁷⁹ ⁸⁰~~

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

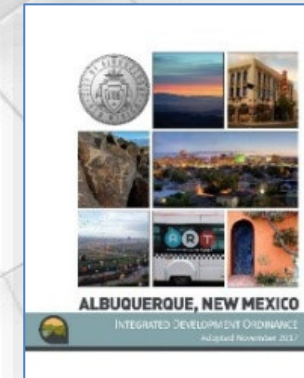
5-9 NEIGHBORHOOD EDGES

5-10 SOLAR ACCESS

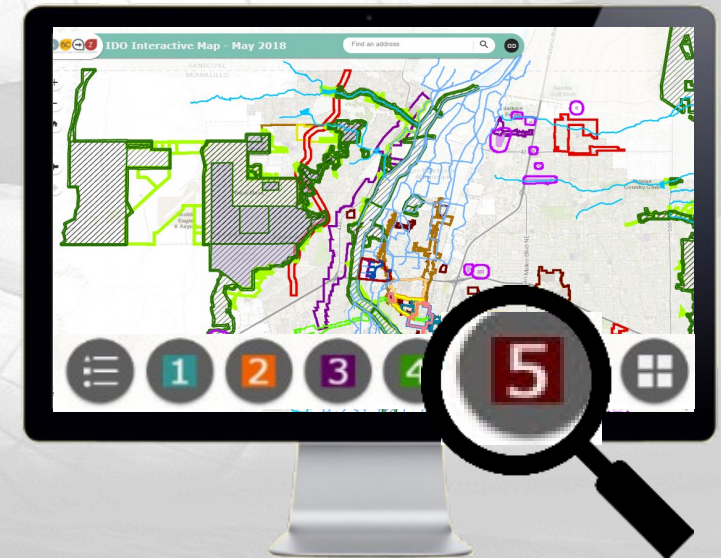
5-11 BUILDING DESIGN

5-12 SIGNS

5-13 OPERATION AND MAINTENANCE



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



<https://tinyurl.com/IDOzoningmap>

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)

Acronyms

Center Provisions

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				

ONE ALBUQUERQUE

[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.

MRA

5-2(K)

SENSITIVE LANDS

Rail Trail Edges [new]

Coming soon to
Advanced Map Viewer /
IDO Zoning Map

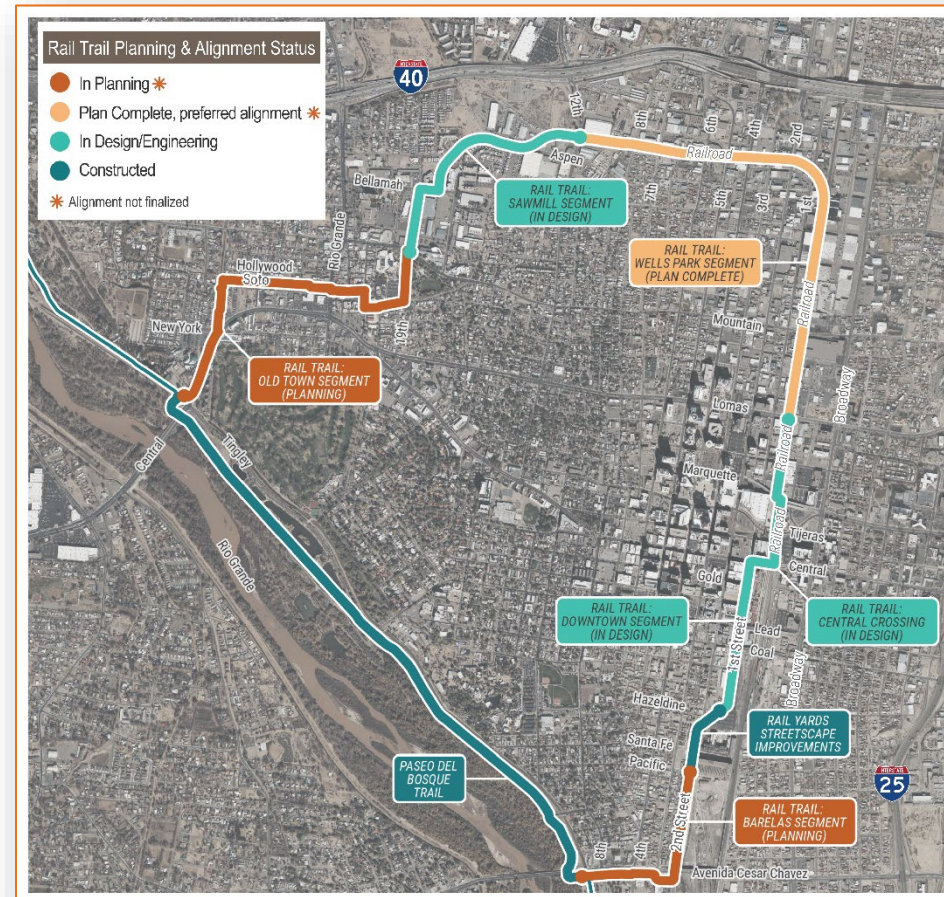
CHANGE

- Applicability
- Access and connectivity
- Edge Buffer Landscaping
- Wall and Fences
- Building Height Stepdown
- Building Design

7-1

- Rail Trail = as mapped by AGIS

MAPPED AREA



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SENSITIVE LANDS

Rail Trail Edges [new]

CHANGE

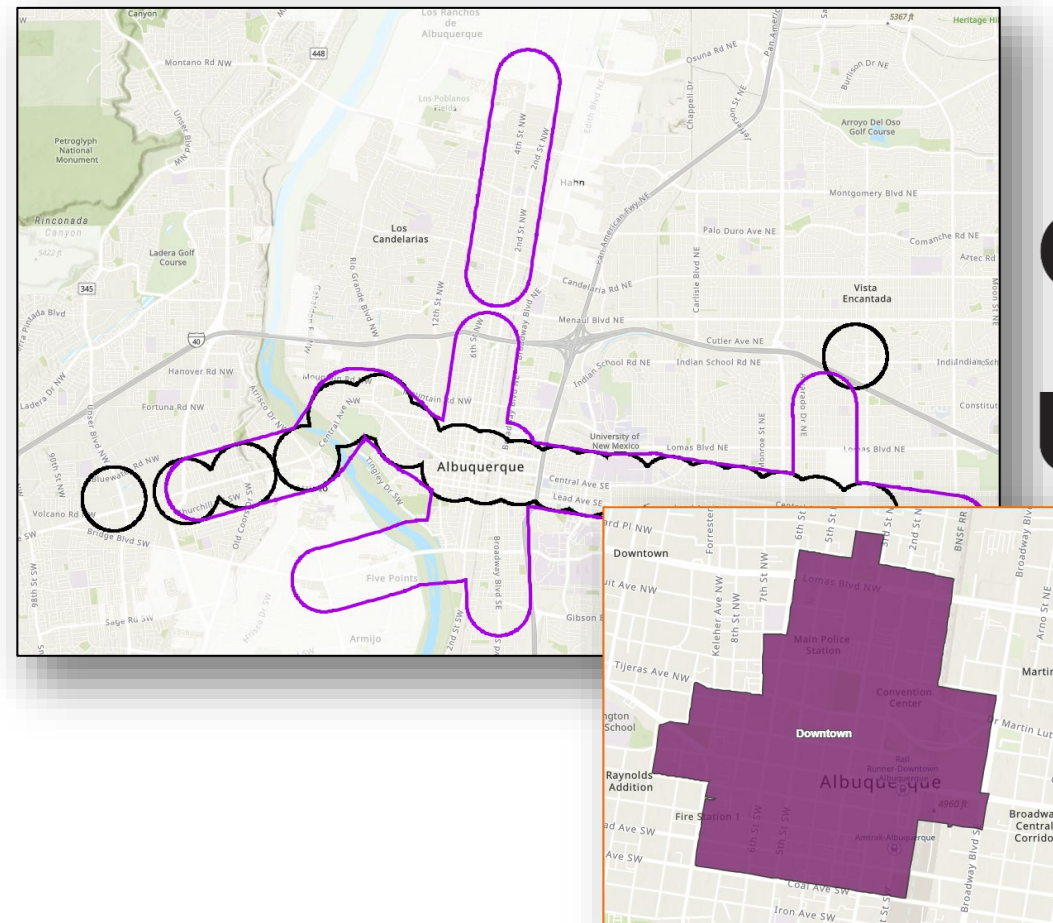
MAPPED AREAS

5-2(K)(5) Building Height Stepdown

- Any portion of a primary or accessory building within 20 feet in any direction of the Rail Trail shall step down to a maximum height of 48 feet.

Exceptions:

- In a DT-MS-PT area.
- Where 100 percent of required outdoor seating and gathering areas abut the Rail Trail.
- 2 or more street frontages, not including the Rail Trail (i.e. corner lots)



SENSITIVE LANDS

Major Public Open Space Edges

Part
5

Admin

5-2(J)

CHANGE

IDO TEXT

Explanation

Updates existing lighting regulations to improve compliance with State's Dark Sky Ordinance and improve enforceability.

Part of Outdoor Lighting Amendment

5-2(J) MAJOR PUBLIC OPEN SPACE EDGES

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

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)(d) Outdoor Lighting ⁹²

Regardless of zone district, the lighting designation shall be no higher than Lz1 and shall be subject to outdoor lighting curfew to protect natural ecosystems and their biodiversity. ~~Development shall design lighting pursuant to Section 14-16-5-8 (Outdoor and Site Lighting).~~

7-1

Outdoor Lighting Curfew²⁷⁷

For the purposes of this IDO, the time between 10 P.M. and 7 A.M. when outdoor lighting and interior light escaping through windows must be reduced by at least 50 percent of the normal illuminance. For establishments with business hours later than 10 P.M., outdoor lighting curfew begins one hour after closing. For establishments with business hours earlier than 7 A.M., outdoor lighting curfew ends one hour before opening.

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OUTDOOR AND SITE LIGHTING

Staff

Replaces Subsection 14-16-5-8

CHANGE

5-8(A) PURPOSE

This Section 14-16-5-8 is intended to enhance the attractiveness and livability of the city, protect the safety of its residents, reduce light trespass between private properties, minimize disruption to natural ecosystems, and prevent the increase of unnecessary sky glow that reduces the visibility of stars in the night sky.

Change

- Applicability
 - Triggers
 - Exemptions
- Required Lighting Facing an Alley
- Light Trespass
- Total Lumen Allowance
- Correlated Color Temperature (CCT) and Color Rendering Index (CRI)
- Festoon Lighting
- Seasonal Lighting

5-8(B)(1) Activities that Trigger Outdoor and Site Lighting Requirements

5-8(B)(1)(a) Maintenance and One-for-one Replacement

If an outdoor luminaire is not working or is damaged, the repair and/or replacement shall conform with the requirements of this Section.

5-8(B)(1)(b) Expansion, Renovation, and Redevelopment

The following activities shall require compliance with the requirements of this Section:

1. Expansion of the gross floor area by 25 percent or more.
2. Changes to the number of off-street parking spaces provided by 25 percent or more.
3. Changes to the number of luminaries by 25 percent or more.
4. Any change of land use to a different use category in Table 4-2-1.

5-8(B)(1)(c) New Development

Development involving the construction of a new building or new parking lot shall conform with the requirements of this Section.

OUTDOOR AND SITE LIGHTING

Staff

5-8

CHANGE

- 5-8(E)(2) Correlated Color Temperature (CCT) and Color Rendering Index (CRI)**
- 5-8(E)(2)(a) Unless specified elsewhere in this IDO, outdoor lighting shall have a maximum CCT of 3000K. The minimum CRI for these light sources shall be 65.
- 5-8(E)(2)(b) Light sources below 2700K with limited spectral emission and (CRI) values below 65, such as low-pressure sodium or amber LED, are allowed within NDZ or Lz0 lighting designations, pursuant to Subsection 14-16-5-8(E)

Change

- Applicability
 - Triggers
 - Exemptions
- Required Lighting Facing an Alley
- Light Trespass
- Total Lumen Allowance
- Correlated Color Temperature (CCT) and Color Rendering Index (CRI)
- Festoon Lighting
- Seasonal Lighting

Color Rendering Index (CRI)

A measurement on a scale of 0 to 100 to describe the ability of a light source to render an object's colors as if it were being exposed to natural daylight. A score close to 100 indicates that an anthropogenic light source is a close match for natural light.

Correlated Color Temperature (CCT)

The color appearance of light emitted by a lamp. The CCT rating for a lamp is a measure of the "warmth" or "coolness" of its appearance and is measured in Kelvin (K). Lower CCT (2200K) appears very warm or amber. Medium CCT (2700K – 3000K) appears "warm white." High CCT (4000K +) appears "cool white" or "blue."



OUTDOOR AND SITE LIGHTING

Staff

5-8

Replaces Subsection 14-16-5-8

CHANGE

Enforced by complaint

5-8(A) PURPOSE

This Section 14-16-5-8 is intended to enhance the attractiveness and livability of the city, protect the safety of its residents, reduce light trespass between private properties, minimize disruption to natural ecosystems, and prevent the increase of unnecessary sky glow that reduces the visibility of stars in the night sky.

Change

- Applicability
 - Triggers
 - Exemptions
- Required Lighting Facing an Alley
- Light Trespass
- Total Lumen Allowance
- Correlated Color Temperature (CCT) and Color Rendering Index (CRI)
- Festoon Lighting
- Seasonal Lighting

5-8(F)(4) Light Trespass

5-8(F)(4)(a) Unless specified elsewhere in this IDO, all outdoor luminaires shall be located or optically shielded such that the point light source is not visible from adjacent property or public right-of-way.

5-8(F)(4)(b) The total illumination from outdoor light sources and interior light escaping from windows shall not exceed light trespass limits in Table 5-8-3, as measured at any location along the property line in both of the following ways:

1. Horizontally at finished grade with the light meter facing upward.
2. Vertically at 5 feet (1.5 meters) above finished grade with the light meter aiming toward the subject property.

Table 5-8-3: Light Trespass Limits by Lighting Designation

	NDZ	Lz0	Lz1	Lz2	Lz3
Foot Candles (fc)	0.02	0.05	0.1	0.3	0.8
Lux (lx)	0.2	0.5	1.0	3.0	8
Luminance (cd/m ²)	0	1	20	40	80

5-8(F)(4)(c) If the total illumination from outdoor light sources and interior light escaping from windows exceeds light trespass limits in Table 5-8-3 at any point along the property line, lighting must be re-aimed, removed, turned off, or dimmed until compliance is reached.

OUTDOOR AND SITE LIGHTING

Staff

5-8

CHANGE

5-8(G) TOTAL LUMEN ALLOWANCE

All sources of light visible from the exterior of a property shall meet the requirements of this Subsection 14-16-5-8(G). Only 20 percent of the total allowable site lumens in Table 5-8-4 or Table 5-8-5 is allowed to be uplight (i.e. light emitted above 90 degrees from nadir).

Enforced at Site Plan review

Change

- Applicability
 - Triggers
 - Exemptions
- Required Lighting Facing an Alley
- Light Trespass
- Total Lumen Allowance
- Correlated Color Temperature (CCT) and Color Rendering Index (CRI)
- Festoon Lighting
- Seasonal Lighting

5-8(G)(1) Residential Uses

5-8(G)(1)(a) Total Lumen Allowance

Table 5-8-4 specifies the total exterior lumens allowed for each dwelling on a subject property.

Table 5-8-4: Total Lumens Allowed per Dwelling

Zone Districts	Lz0	Lz1	Lz2	Lz3
R-A	3,000	5,000	-	-
R-1A	1,500	3,000	-	-
R-1B	2,500	4,500	-	-
R-1C	2,500	4,500	-	-
R-1D	3,000	5,000	-	-
R-T	12,000	20,000	-	-
R-MC	1,500	3,000	-	-
R-ML or MX-T	12,000	20,000	-	-
R-MH or MX-L	-	24,000	35,000	-
MX-M	-	24,000	35,000	49,000
MX-H	-	27,000	40,000	56,000

5-8(G)(1)(b) Additional Lumen Allowance

1. An additional 1,500 lumens are allowed for an accessory dwelling unit (ADU).
2. Outdoor walkways, outdoor stairs, and parking lots for multi-family dwellings, assisted living facilities, or nursing homes are allowed additional lumens pursuant to Table 5-8-5.

5-8(G)(2) Non-Residential Development

Table 5-8-5 specifies the total lumens allowed from all outdoor light sources on properties with an allowable non-residential use.

Table 5-8-5: Total Site Lumens Allowed – Non-residential Development

Lighting Requirement	Unit	Lz0	Lz1	Lz2	Lz3
Tree, Landscape, and Sculpture Beds	lm / s.f.	0.5	1	2	4
Walkways/Stairs/Parking Lot		1.00	1.25	1.50	2.50
Outdoor Dining		N/A	2	2.5	3

OUTDOOR AND SITE LIGHTING

Staff

5-8

CHANGE

Enforced by complaint

Change

- Applicability
 - Triggers
 - Exemptions
- Required Lighting Facing an Alley
- Light Trespass
- Total Lumen Allowance
- Correlated Color Temperature (CCT) and Color Rendering Index (CRI)
- Festoon Lighting
- Seasonal Lighting

7-1

5-8(E)(6) Deck and Outdoor Dining Lighting

5-8(E)(6)(a) Lighting used to illuminate patios, decks, balconies, terraces, gazebos, pergolas, or any other accessory structure, including festoon lighting, is subject to an outdoor lighting curfew.

5-8(E)(6)(b) Festoon lighting is exempt from the point light source restriction in Subsection 14-16-5-8(E)(4)(a).

5-8(H)(2) Seasonal

5-8(H)(2)(a) Seasonal lighting is not allowed in lighting designation NDZ.

5-8(H)(2)(b) Seasonal lighting is allowed for up to 45 consecutive days up to 2 times per year.

5-8(H)(2)(c) Seasonal lighting is exempt from the uplight, CCT, CRI, and point light source restrictions in Subsections 14-16-5-8(D) and 14-16-5-8(E)(4)(a).

Outdoor Lighting Curfew

For the purposes of this IDO, the time between 10 P.M. and 7 A.M. when outdoor lighting and interior light escaping through windows must be reduced by at least 50 percent of the normal illuminance. For establishments with business hours later than 10 P.M., outdoor lighting curfew begins one hour after closing. For establishments with business hours earlier than 7 A.M., outdoor lighting curfew ends one hour before opening.

Festoon Lighting²⁵⁸

String lighting with individual bulbs suspended between 2 or more points and capable of providing usable illuminance, subject to curfew. For the purposes of this IDO, festoon lighting is not considered seasonal lighting. See also *Outdoor Lighting Curfew* and *Seasonal Lighting*.

Seasonal Lighting²⁸³

Outdoor or site lighting that is portable, temporary, and decorative. This includes but is not limited to string lighting, icicle lighting, outline lighting, and lighted holiday inflatables that are not intended for general illumination. See also *Festoon Lighting*.

NONCONFORMITIES

Nonconforming Site Features

Staff

6-
8(G)

CHANGE

6-8(G)(4) Outdoor and Site Lighting²⁴²

- 6-8(G)(4)(a) Outdoor and site lighting that does not satisfy the requirements of this IDO and that requires investment in electrical work or a new luminaire shall be considered nonconforming until January 1, 2034.
- 6-8(G)(4)(b) After January 1, 2034, unless otherwise specified in this IDO, all outdoor luminaries that do not satisfy the requirements of this IDO must be replaced or retrofitted to comply.

Table 6-1-1

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)	6-4(J)(2)	6-4(J)(3)	6-4(J)(4)	6-4(J)(5)	6-4(J)(6)	6-2(B)	6-2(D)	6-2(E)	6-2(H)	6-2(J)	6-2(I)		6-2(A)
Application Type	Tribal	City Staff	Facilitated	Email	Mailed	Posted Sign	Published	Web Posting	City Staff	DHO	EPC	LC	ZHE	LUHO	City Council	
Administrative Decisions																
Archaeological Certificate	X			X	X				D					<AR>	<AD>	6-5(A)
Historic Certificate of Appropriateness – Minor		X		X		X			D			<AD>		<AR>	<AD>	6-5(B)
Permit – Sign																
Permit – Alternative Signage Plan				X				X	D					<AR>	<AD>	6-5(C)
Permit – Temporary Use					X				D					<AR>	<AD>	6-5(D)
Permit – Temporary Window Wrap					X				D					<AR>	<AD>	6-5(E)
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)
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				X	R	<D>				<AR>	<AD>	6-6(K)
Subdivision of Land – Major	X	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)	
Waiver – DHO			X	X				X	R	<D>				<AR>	<AD>	6-6(P)
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	R		<R>			<D>	6-7(E)	
Annexation of Land				X	X	X	X	X	R		<R>			<D>	6-7(F)	
Zoning Map Amendment – EPC	X		X	X	X	X	X	X	R		<D>			<AR>	<AD>	6-7(G)

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



Neighborhood Meeting.
More notice.
Public meeting or 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.



REFERRALS TO COMMENTING AGENCIES

CHANGE

Change

- Animal Welfare
- Parks & Recreation / Open Space Superintendent

6-4(J)

6-4(J)(2)

Applications Involving Animal Keeping¹⁸³

For applications involving animal keeping, City Animal Welfare Department, pursuant to Subsection 14-16-4-3(F)(3)(c).

6-4(J)(3)

Applications for Archaeological Certificate¹⁸⁴

For Certificate of No Effect or the Certificate of Approval pursuant to the specific procedure in Subsection 14-16-6-5(A) Archaeological Certificate:

6-4(J)(3)(a) Indian Nations, Tribes, or Pueblos.

6-4(J)(3)(b) Tribal Representatives.

6-4(J)(4)

Applications for Variance – ZHE¹⁸⁵

6-4(J)(4)(a) Historic Preservation Planner for all applications in an HPO zone or on a property or in a district listed on the State Register of Cultural Properties or the National Register of Historic Places, pursuant to Subsection 14-16-6-5(B) (Historic Certificate of Appropriateness – Minor) and Subsection 14-16-6-6(O)(2)(b).

6-4(J)(4)(b) Parks and Recreation Open Space Superintendent for all applications on a property adjacent to Major Public Open Space, pursuant to Subsection 14-16-6-6(O)(2)(c).

REFERRALS TO COMMENTING AGENCIES

6-4(J)

CHANGE

Change

- Indian Nations, Tribes, or Pueblos
- Tribal Representatives

6-4(J)(8) Development in the Northwest Mesa Escarpment View Protection Overlay Zone (VPO-2)¹⁸⁶

6-4(J)(8)(a) Indian Nations, Tribes, or Pueblos.

6-4(J)(8)(b) Tribal Representatives.

6-4(J)(9) Development within 660 feet of Major Public Open Space¹⁸⁷

6-4(J)(9)(a) Indian Nations, Tribes, or Pueblos.

6-4(J)(9)(b) Tribal Representatives.

6-4(J)(10) Development within 660 feet of the Petroglyph National Monument¹⁸⁸

6-4(J)(10)(a) Indian Nations, Tribes, or Pueblos.

6-4(J)(10)(b) National Park Service.

6-4(J)(10)(c) Open Space Division of the City Parks and Recreation Department.

6-4(J)(10)(d) Tribal Representatives.

6-4(J)(11) Development within 660 feet of Tribal Land¹⁸⁹

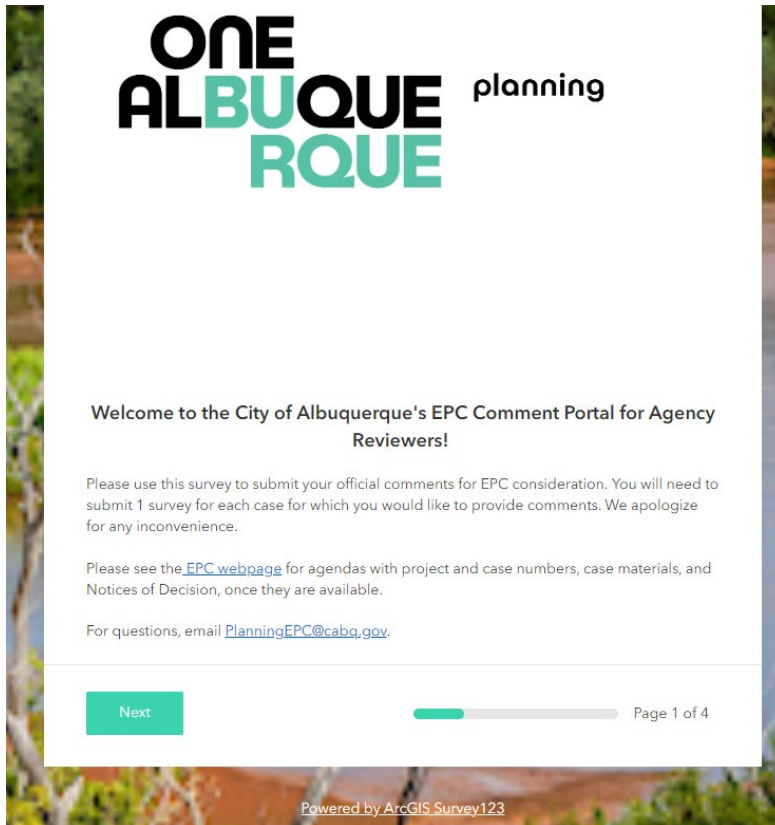
6-4(J)(11)(a) Indian Nations, Tribes, or Pueblos.

6-4(J)(11)(b) Tribal Representatives.

REFERRALS TO COMMENTING AGENCIES

6-4(I)

CHANGE



6-4(J)

REFERRALS TO COMMENTING AGENCIES^{181 182}

Following a determination that the application is complete, the Planning Director, ZEO, or any City staff designated to review applications in Table 6-1-1 shall refer applications for comment to the following departments or agencies, as noted below. For administrative decisions in Table 6-1-1, any comments received after such a referral and prior to the decision shall be considered with the application materials in any further review and decision-making procedures. For decisions that require a public hearing and policy decisions in Table 6-1-1, Any comments received within 15 calendar days after such a referral shall be considered with the application materials in any further review and decision-making procedures.

Agency Comment Portals

- <https://cabq.gov/admin-public-comment>
- <https://cabq.gov/epc-agency-comment>
- <https://cabq.gov/zhe-agency-comment>

PRE-SUBMITTAL TRIBAL MEETING

Table 6-1-1: Summary of Develop

DHO = Development Hearing Officer
ZHE = Zoning Hearing Examiner LUHO
X = Required [] = Public Hearing < >
R = Review/Recommend D = Review a

Subsection	6-4(B)
Application Type	Tribal
Administrative Decisions	
Archaeological Certificate	X
Decisions Requiring a Public Hearing	
Master Development Plan	X
Subdivision of Land – Bulk Land	X
Subdivision of Land – Minor	X
Subdivision of Land – Major	X
Policy Decisions	
Zoning Map Amendment – EPC	X
Zoning Map Amendment – Council	X

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

- Mailed / emailed offer of meeting to tribal representatives
- Timing
 - Tribal reps have 15 days to respond yes/no
 - Meeting must be scheduled w/in 30 days of yes
- Facilitated by neutral 3rd party
- Report emailed to all who participated
- Applicant responds to discussion/concerns in submittal

PUBLIC NOTICE

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

BEFORE APPLICATION

6-4(J)2

Emailed notice to Neigh. Assoc/Coalitions

6-4(J)3

Mailed notice to Property Owners

AFTER APPLICATION

6-4(J)4

Posted Sign (Applicant)

6-4(J)5

Published notice (CABQ)
[i.e., legal ad in ABQ Journal]

6-4(J)6

Web Posting (CABQ)

Table 6-1-1

Subsection	Mtgs			Public Notice					
	6-4(B)	6-4(C)	6-4(K)	6-4(J)(2)	6-4(J)(3)	6-4(J)(4)	6-4(J)(5)	6-4(J)(6)	
Application Type	Tribal	City Staff	Facilitated	Email	Mailed	Posted Sign	Published	Web Posting	

ONE
SALBU
QUER
QUEN
M

Coming in September: ABQ-PLAN Online Case Tracking

<https://cityofalbuquerque-m-energovweb.tylerhost.net/apps/selfservice#/home>

PUBLIC NOTICE

Email Notice

Part
6

Staff

6-
4(K)

CHANGE

IDO TEXT

Explanation

Replaces the "adjacent" requirement with 660 feet to allow automation of the query for Neighborhood Associations. See related changes to make distances consistent for appeals [6-4(V)(2)(a)].

6-4(K)(2)

Electronic Mail¹⁹⁴

Where Table 6-1-1 requires email ~~electronic mail~~ notice, the applicant shall send an electronic mail notice to the email addresses on file with the ONC for each Neighborhood Association whose boundaries ~~include or are~~ within 660 feet of adjacent to the subject property, except as specified otherwise below.

6-4(K)(2)(d) For applications related to a Wireless Telecommunications Facility (WTF), electronic mail notice is required to any Neighborhood Association within 1,320 feet (¼ mile) in any direction of the subject property.¹⁹⁵

6-4(K)(2)(e) For applications related to a citywide Policy Decision, electronic mail notice is required to all Neighborhood Associations.

6-4(K)(2)(f) For applications for an Archaeological Certificate, electronic mail notice is required to Indian Nations, Tribes, and Pueblos and to tribal representatives pursuant to Subsection 14-16-6-5(A)(2)(a).¹⁹⁶

Public Comment Portals

- <https://cabq.gov/admin-public-comment>
- <https://cabq.gov/dho-public-comment>
- <https://cabq.gov/epc-agency-comment>
- <https://cabq.gov/lc-public-comment>
- <https://cabq.gov/zhe-public-comment>

MAILED / EMAILED NOTICE

6-4(J)

- Emailed
 - Neighborhood Associations w/in 660 feet
 - Tribal representatives for Archaeological Certificates
- Mailed = property owners w/in 100 feet
 - Neigh Association Reps without email address on file with ONC
- Required content
- Required forms
- Proof of notice submitted with application

Forms:

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>

Table 6-1-1

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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)	6-4(J)(2)	6-4(J)(3)	6-4(J)(4)	6-4(J)(5)	6-4(J)(6)	6-2(B)	6-2(D)	6-2(E)	6-2(H)	6-2(J)	6-2(I)	6-2(A)		
Application Type	Tribal City Staff	Facilitated	Email	Mailed	Posted Sign	Published	Web Posting	City Staff	DHO	EPC	LC	ZHE	LUHO	City Council			
Administrative Decisions																	
Archaeological Certificate	X		X	X					D					<AR>	<AD>	6-5(A)	
Historic Certificate of Appropriateness - Minor		X		X		X			D			<AD>		<AR>	<AD>	6-5(B)	
Permit - Sign				X			X		D					<AR>	<AD>	6-5(C)	
Permit - Alternative Signage Plan				X		X			D					<AR>	<AD>	6-5(C)	
Permit - Temporary Use				X					D					<AR>	<AD>	6-5(D)	
Permit - Temporary Window Wrap				X					D					<AR>	<AD>	6-5(E)	
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)	
Wireless Telecommunications Facility Approval			X	X					D					<AR>	<AD>	6-5(H)	
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	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)	
Master Development Plan	X		X	X	X	X	X		R			<D>		<AR>	<AD>	6-6(F)	
Permit - Carport			X	X	X	X	X					<D>		<AR>	<AD>	6-6(G)	
Permit - Wall or Fence - Major			X	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 - Bulk Land	X	X	X	X	X	X	X		R			<D>		<AR>	<AD>	6-6(J)	
Subdivision of Land - Minor	X		X	X	X	X	X		R					<AR>	<AD>	6-6(K)	
Subdivision of Land - Major	X	X	X	X	X	X	X		R			<D>		<AR>	<AD>	6-6(L)	
Vacation of Easement, Private Way, or Public Right-of-way																	
Vacation of Public Right-of-way - Council	X	X	X	X	X	X	X		R					<D>		6-6(M)	
Vacation of Public Right-of-way - DHO	X	X	X	X	X	X	X		R			<D>		<AR>	<AD>	6-6(M)	
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)	
Waiver - DHO		X	X	X	X	X	X		R			<D>		<AR>	<AD>	6-6(P)	
Waiver - Wireless Telecommunications Facility			X	X	X	X	X		R			<D>		<AR>	<AD>	6-6(Q)	
Policy Decisions																	
Adoption or Amendment of Comprehensive Plan			X	X	X	X	X		R			[R]			[D]	6-7(A)	
Adoption or Amendment of Facility Plan			X	X	X	X	X		R			[R]			[D]	6-7(B)	
Adoption or Amendment of Historic Designation	X	X	X	X	X	X	X		R			<R>				6-7(C)	
Amendment to IDO Text - Citywide			X	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)	
Annexation of Land			X	X	X	X	X		R			<R>			<D>	6-7(F)	
Zoning Map Amendment - EPC	X	X	X	X	X	X	X		R			<D>		<AR>	<AD>	6-7(G)	
Zoning Map Amendment - Council	X		X	X	X	X	X		R			<D>				6-7(H)	

FACILITATED MEETING

- Property owners w/in 100 feet
- Neigh Associations w/in 660 feet
- Request 15 days prior to hearing
- Facilitated by neutral 3rd party

* >100 multi-family units
> 50,000 s.f. nonresidential

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

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)	6-4(J)(2)	6-4(J)(3)	6-4(J)(4)	6-4(J)(5)	6-4(J)(6)	6-2(B)	6-2(D)	6-2(E)	6-2(H)		6-2(J)	6-2(I)	6-2(A)
Application Type	Tribal	City Staff	Facilitated	Email	Mailed	Posted Sign	Published	Web Posting	City Staff	DHO	EPC	LC	ZHE	LUHO	City Council	
Administrative Decisions																
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 Design Standards and Guidelines			X	X	X	X	X	X	R			<D>		<AR>	<AD>	6-6(E)
Master Development Plan	X		X	X	X	X	X	X	R		<D>			<AR>	<AD>	6-6(F)
Site Plan – EPC			X	X	X	X	X	X	R		<D>			<AR>	<AD>	6-6(I)
Vacation of Easement, Private Way, or Public Right-of-way																
Vacation of Public Right-of-way – Council		X	X	X	X	X	X	X	R	<R>					<D>	6-6(M)
Vacation of Public Right-of-way – DHO		X	X	X	X	X	X	X	R	<D>				<AR>	<AD>	6-6(M)
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)
Waiver – DHO			X	X				X	R	<D>				<AR>	<AD>	6-6(P)
Policy Decisions																
Adoption or Amendment of Historic Designation		X	X	X	X	X	X	X	R			<R>			<D>	6-7(C)
Zoning Map Amendment – EPC	X		X	X	X	X	X	X	R		<D>			<AR>	<AD>	6-7(G)

POST-SUBMITTAL FACILITATED MEETING

Staff

6-
4(K)

CHANGE

6-4(L)(1) Requesting a Post-submittal Facilitated Meeting

6-4(L)(1)(a) Once an application for a decision listed in Table 6-1-1 is accepted as complete by the City Planning Department, property owners within 330 feet and Neighborhood Associations within 660 feet in any direction of the subject property may request a post-submittal facilitated meeting in ~~any of~~ the following circumstances, as applicable:

1. Except for Site Plan – Administrative, Table 6-1-1 specifies indicates²⁰⁸ that a facilitated meeting is eligible for that application type.
2. For ~~The application is~~ a Site Plan – Administrative, the application proposes ~~proposing~~ a new building or multiple new buildings that include a total of any of the following:

 - a. More than 100 multi-family residential dwelling units.
 - b. More than 50,000 square feet of non-residential development.

- 6-4(L)(1)(b) Requests for a post-submittal facilitated meeting shall be submitted to the Planning Director in writing and must include, at a minimum, the following:
1. Why a post-submittal facilitated meeting is being requested.
 2. What specific items are requested to be discussed.
 3. What outcomes are wanted from the discussion.
 4. A commitment to negotiating with the applicant in good faith about how the proposed development could be changed to lessen anticipated negative impacts on the surrounding area in ways that can reasonably be accommodated by the proposed development.

APPEALS

Standing Based on Proximity for Neighborhood Associations

Staff

6-4(V)

CHANGE

Explanation

Replaces "adjacent" with a set distance of 660 feet and matches that distance for all other decisions. See related proposed changes to make distances consistent for public notice [6-4(K)] and post-submittal facilitated meeting [6-4(L)(3)(a)].

5. Property owners (other than the applicant) and Neighborhood Associations on the basis of proximity for decisions as specified in Table 6-4-2.
 - a. Distances noted in feet in Table 6-4-2 are measured from the nearest lot line of the subject property. ~~Where the edge of that area falls within a public right of way, adjacent properties shall be included.~~
 - b. Distances for Neighborhood Associations are based on the boundary on file with the ONC at the time the application for decision related to the subject property was accepted as complete.
 - c. ~~Where proximity is noted as "Includes or Is Adjacent," the Neighborhood Association boundary includes or is adjacent to the subject property.~~

APPEALS

Standing Based on Proximity for Neighborhood Associations

Staff 6-4(V)

CHANGE

Explanation
 Replaces "adjacent" with a set distance of 660 feet and matches that distance for all other decisions. See related proposed changes to make distances consistent for public notice [6-4(K)] and post-submittal facilitated meeting [6-4(L)(3)(a)].

Table 6-4-2: Standing for Appeals Based on Proximity to Subject Property ²¹⁵

Application Type	Property Owners within Distance Specified	Neighborhood Associations within Distance Specified
Administrative Decisions		
Archaeological Certificate	100 ft.	<u>660 ft.</u>
Declaratory Ruling	14-16-6-4(V)(2)(a)3	
Historic Certificate of Appropriateness – Minor	100 ft.	<u>660 ft.</u>
Impact Fee Assessment	14-16-6-4(V)(2)(a)4	
Permit – Sign		
<i>Permit</i>	100 ft.	<u>660 ft.</u>
<i>Alternative Signage Plan</i>	330 ft.	660 ft.
Permit – Temporary Use	100 ft.	<u>660 ft.</u>
Permit – Wall or Fence – Minor	100 ft.	<u>660 ft.</u>
Site Plan – Administrative	100 ft.	<u>660 ft.</u>
Subdivision of Land – Minor	100 ft.	<u>660 ft.</u>
Wireless Telecommunications Facility Approval	330 ft.	660 ft.
Decisions Requiring a Public Hearing		
Conditional Use Approval	330 ft.	660 ft.
Demolition Outside of an HPO	330 ft.	660 ft.
Expansion of Nonconforming Use or Structure	100 ft.	<u>660 ft.</u>
Historic Certificate of Appropriateness – Major	330 ft.	660 ft.
Historic Design Standards and Guidelines	330 ft.	660 ft.
Master Development Plan	330 ft.	660 ft.



RESOURCES

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Regulatory Planning Team Lead
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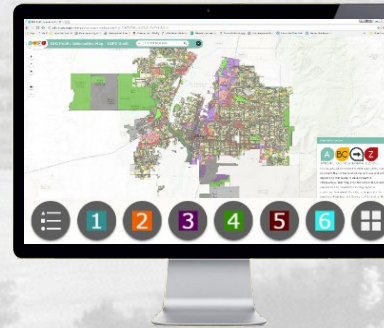
ABC-Z Project
abcto@cabq.gov

Interactive IDO



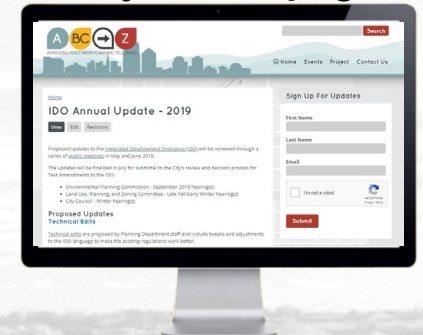
ido.abq-zone.com

IDO Zoning Map



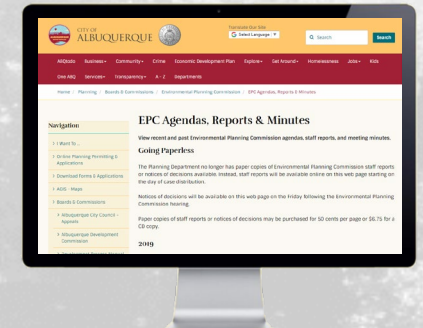
tinyurl.com/idozoningmap

Project Webpage



abq-zone.com

Planning Webpage



cabq.gov/planning

ABC Comp Plan



compplan.abq-zone.com