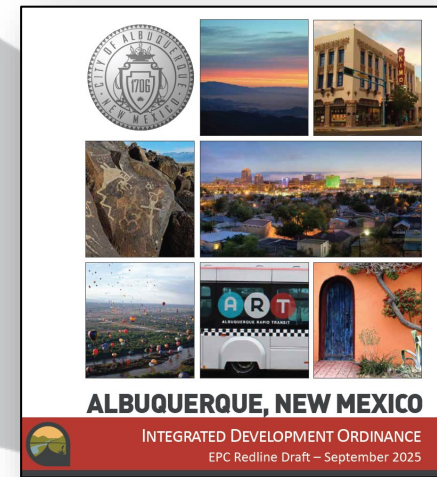


INTEGRATED DEVELOPMENT ORDINANCE

IDO Update 2025

EPC Review

Public Review – Key Items



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

Mikaela Renz-Whitmore

Division Manager

mrenz@cabq.gov

Kate Clark

Senior Planner

kclark@cabq.gov

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THANKS FOR PARTICIPATING!

2025 IDO Update

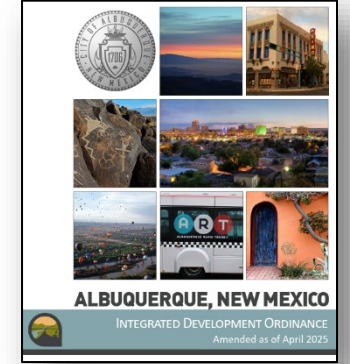
<https://abq-zone.com/ido-updates-2025>

Questions?

abcto@cabq.gov

Get to Know Your IDO

[Handout](#) (PDF)
[Presentation](#) (PDF)
[Video](#)



IDO Online

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

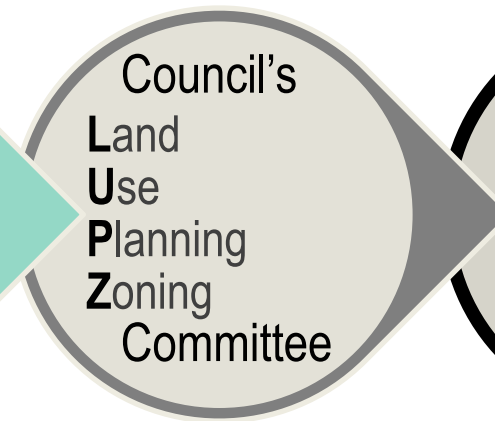
Public Meetings

Date	Time	Topic
Mon, October 6	5:30 – 7:00 pm	Public Review
Wed, October 8	12:00 – 1:30 pm	Q& A with Staff
Tues, October 14	12:00 – 1:30 pm	Public Review
Thurs, October 16	10:00 am	EPC Study Session
Tues, October 28	8:40 am	EPC Hearing

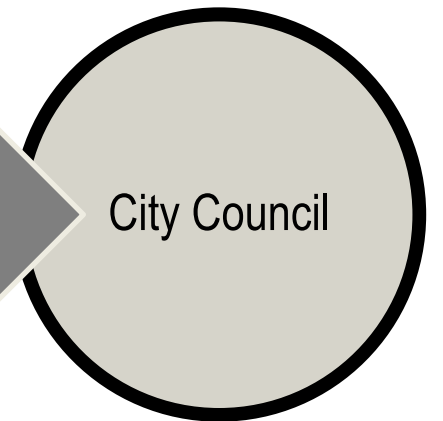
October 2025



January 2026



February 2026



EPC COMMENT DEADLINES

Date/Time	Comment Type
Fri, October 10 th 9 AM	To be included in the staff report for EPC consideration
Mon, October 20 th 9 AM	To be included in the packet for EPC consideration

Your Voice, Your Choice!

- Comment on online documents via [project webpage](#)
- Upload comments to [EPC Comment Portal](#)

Comments submitted after October 20th will be considered at the next hearing

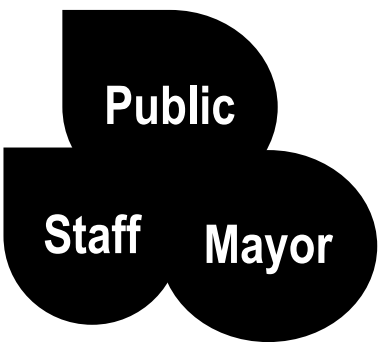


2025 IDO Update

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

Questions?

abcto@cabq.gov



PROPOSED CHANGES

SPREADSHEET OF ALL CHANGES

Item #	IDO Page	IDO Section	Change / Discussion	Explanation	Source	Category	Area / Topic
35	263	5-4(H)	Stormwater Management Move Subsection (2) to be Subsection (1). Add a new Subsection 5-4(H)(1)(d) with text as follows: "Applicable standards in the Bernalillo County Green Stormwater Infrastructure Low-impact Development Standards as of 2023."	Requires new development with green stormwater infrastructure to follow County standards.	Staff	2025 Update	



REDLINE EXHIBIT

Part 14-16-5: Development Standards

5-4: Subdivision of Land

5-4(I): Electrical and Communication Lines

5-4(I)(1): Distribution Lines 12 Kilovolts or Less

5-4(H)(1)(d) Applicable standards in the Bernalillo County Green Stormwater Infrastructure Low-impact Development Standards as of 2023.¹⁶⁴

¹⁶⁴ IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Stormwater Management. [Spreadsheet Item #35]

Council

Mayor

PROPOSED CHANGES



Proposed Council Amendments

Councilors submitted proposed amendments for EPC consideration at a special hearing on **October 28, 2025**. Item # below refers to the [Spreadsheet of Proposed Changes - Citywide](#).

- > Councilor Bassan - A - Infrastructure [Item #C-1]
- > Councilor Fiebelkorn - B - Duplex [Item #C-2]
- > Councilor Rogers – Townhouse [Item #C-3]
- > Councilor Fiebelkorn - ADU [Item #C-4]
- > Councilor Rogers – Safe Outdoor Space [Item #C-5]
- > Councilor Fiebelkorn – Safe Outdoor Space [Item #C-6]
- > Councilor Rogers - Bodega [Item #C-7]



Proposed Mayor Amendments

The Mayor submitted proposed amendments for EPC consideration at a special hearing on **October 28, 2025**. Item # below refers to the [Spreadsheet of Proposed Changes - Citywide](#).

- > Mayor Amendment - Safe Outdoor Space [M-1]
- > Mayor Amendment - Bodega [M-2]
- > Mayor Amendments - Character Protection Overlay (CPO) Zones and Historic Protection Overlay (HPO) Zones [M-3] - See [Redline Exhibit](#)

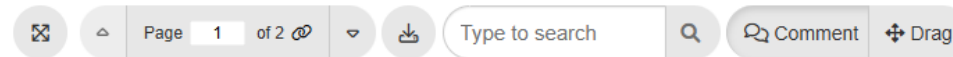
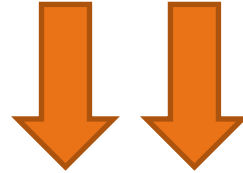
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Council

Mayor

PROPOSED CHANGES



Click anywhere in the document to add a comment. Select a bubble to view comments.



CITY COUNCIL
of the
CITY OF ALBUQUERQUE
September 16, 2025

FLOOR AMENDMENT NO. _____ TO ____

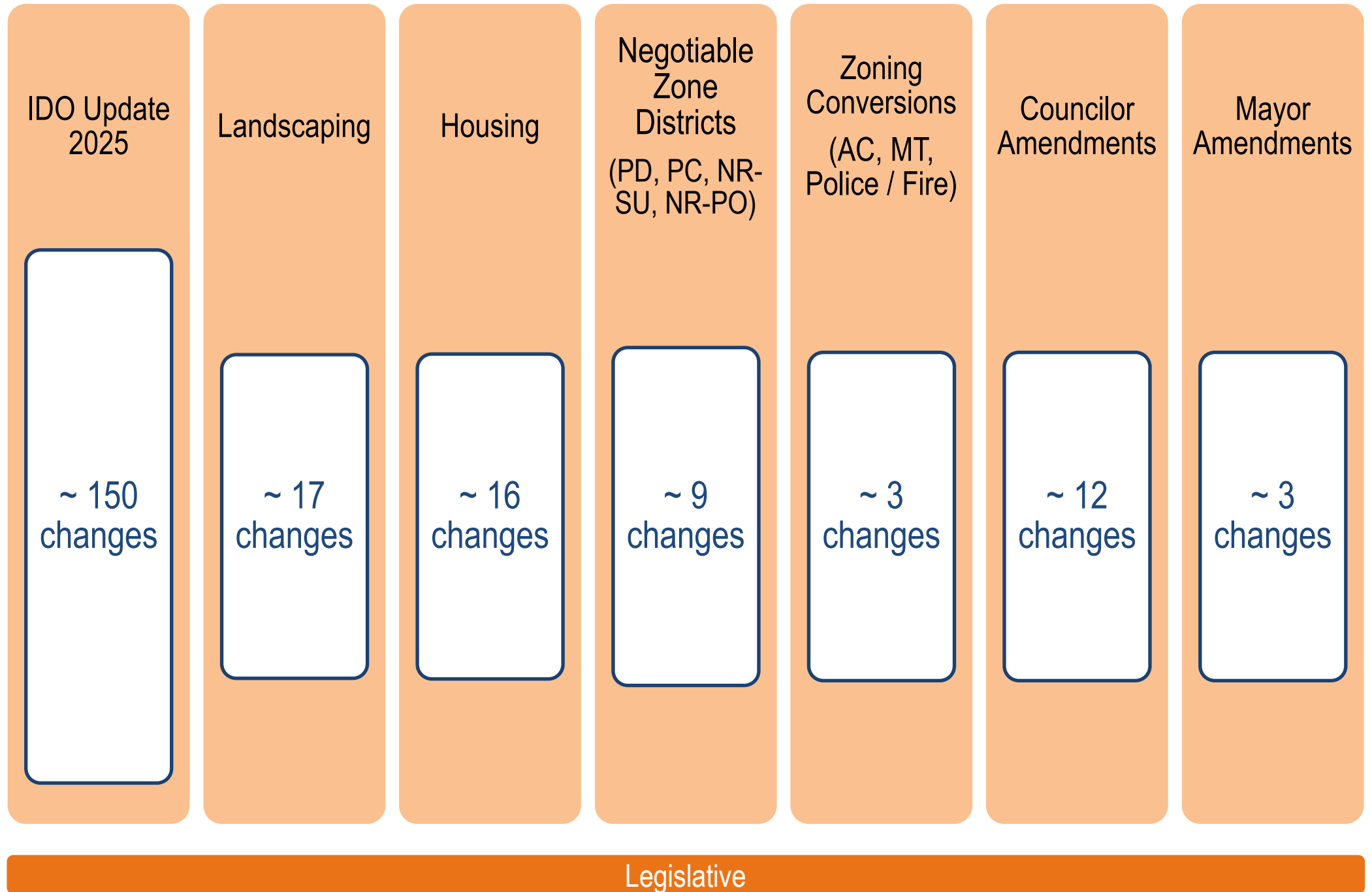
AMENDMENT SPONSORED BY COUNCILOR Brook Bassan

1-7(B)(2)(e) All infrastructure improvements, including but not limited to sidewalks, curb and gutter, pavement, storm drain system, water and sewer, and any other improvements required by the City Engineer, have been constructed within easements or in the public right-of-way for have improvement

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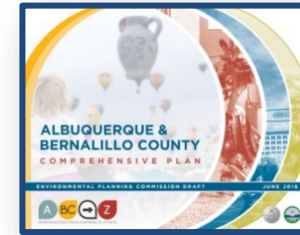
<https://abq-zone.com/ido-updates-2025>

CHANGES



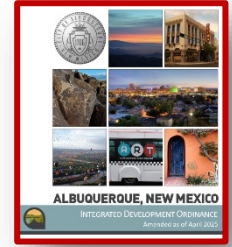
WHAT IS ZONING?

a system of laws that establishes rights and limits on property



Albuquerque
Bernalillo
County

Comprehensive Plan



U.S Constitution

5th Amendment: Property Rights

14th Amendment: Due Process

10th Amendment: Police Power
for public health, safety, and welfare

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

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



What is a taking?

A regulatory taking is when a zoning regulation limits the use of private property to the extent that it effectively deprives the owner of *all* economic value.

LEVERS & CONSTRAINTS

WHAT ZONING DOES WELL

- Prohibit uses / allow uses
- Set minimum standards

WHAT ZONING DOESN'T DO WELL

- Make uses / development projects happen
- Create good design / nice places

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FACTORS IN DEVELOPMENT

CITY REGULATIONS

- **Zoning**
- Noise Ordinance
- Street Tree Ordinance
- Traffic Ordinance
- Short-term Rental Ordinance
- Vacant Premises Ordinance

CITY INCENTIVES

- Metropolitan Redevelopment Areas + financial tools
- Housing subsidies
- Economic development financial tools
- Repair assistance

FEDERAL REGULATION + PRIVATE MARKET

- Interest rates + mortgage rates
- Tax structure + incentives
- Housing subsidies
- Banks + lending practices
- Fair Housing Act
- Building codes
- Developers
- Construction workforce
- Construction costs
- Investor capital
- Jobs + wages
- Household trends + preferences

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PLANNING + ZONING

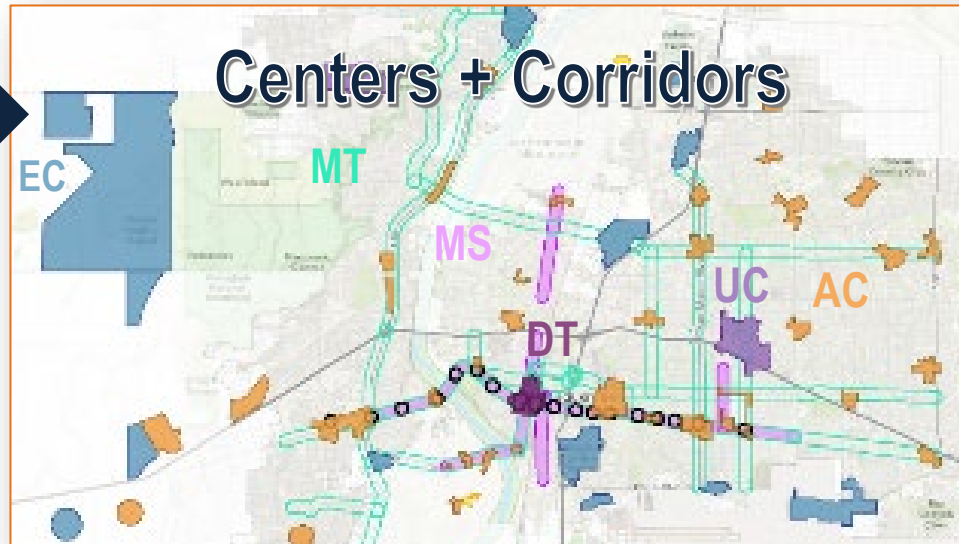
ABC COMPREHENSIVE PLAN

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



Vision

Policies

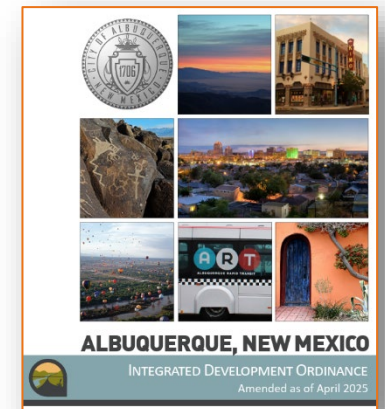


compplan.abq-zone.com

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

Regulations



<https://abq-zone.com>

FINDING THE BALANCE

Protecting

Neighborhoods,
special places,
& City open space

Incentivizing

High-quality
development
in appropriate areas



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DECISION CRITERIA

IDO TEXT AMENDMENTS

6-7(D)(3) **Review and Decision Criteria**

An application for an Amendment to IDO Text – Citywide may be approved if it meets all of the following criteria.

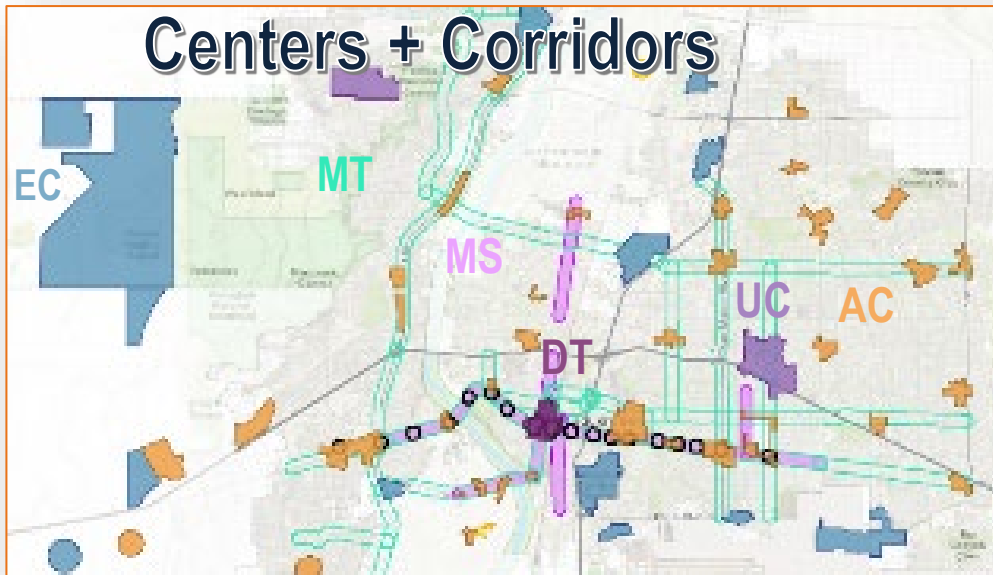
- 6-7(D)(3)(a) The proposed amendment is consistent with the spirit and intent of the ABC Comp Plan, as amended (including the distinction between Areas of Consistency and Areas of Change), and with other policies and plans adopted by the City Council.
- 6-7(D)(3)(b) The proposed amendment does not apply to only one lot or development project.
- 6-7(D)(3)(c) The proposed amendment promotes public health, safety, and welfare.

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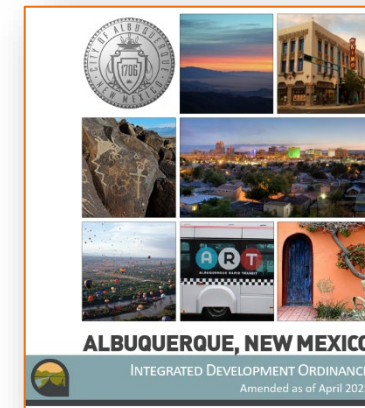
CENTERS + CORRIDORS

PROPOSED CHANGES THAT IMPLEMENT CENTERS AND CORRIDORS

- **Legislative Zoning Conversions in MT-AC areas** (Items #ZC-3 and #ZC-4)
- **Increased Building Heights** (Items #32 and #33)
- **Parking Maximums** (Items #40, #C-11)
- **Parking Minimum Reduction** (Item #C-12)



Regulations

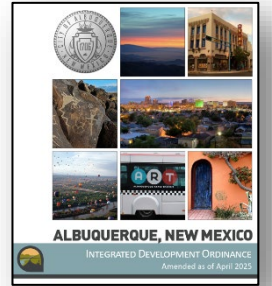


<https://abq-zone.com>

PROPOSED CHANGES

- | | |
|---|------------|
| 1. General Provisions | 1 change |
| 2. Zone Districts | 5 changes |
| 3. Overlay Zones | 1 change |
| 4. Use Regulations
Allowable Use Table
Use-specific Standards | 35 changes |
| 5. Development Standards
Dimensional Standards Tables
General Regulations | 52 changes |
| 6. Administration & Enforcement | 31 changes |
| 7. Definitions & Acronyms | 21 changes |

Integrated
Development
Ordinance



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

IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

3 changes

LEVERS FOR REGULATIONS

Overlay Zones

- Character, Historic, View Protections

Context

- Small-area rules
- Edge buffers
- Distance separations
- Proximity to residential
- Uses
- Development types

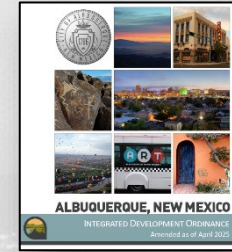
Centers & Corridors

- Incentives
- Building design standards
- Edge buffers

Zoning

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

Hierarchy of Rules



1-8

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

IDO Zoning Map



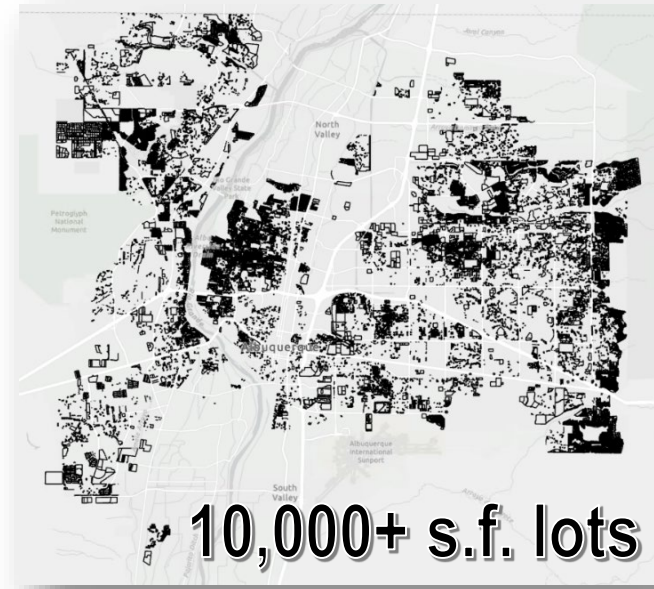
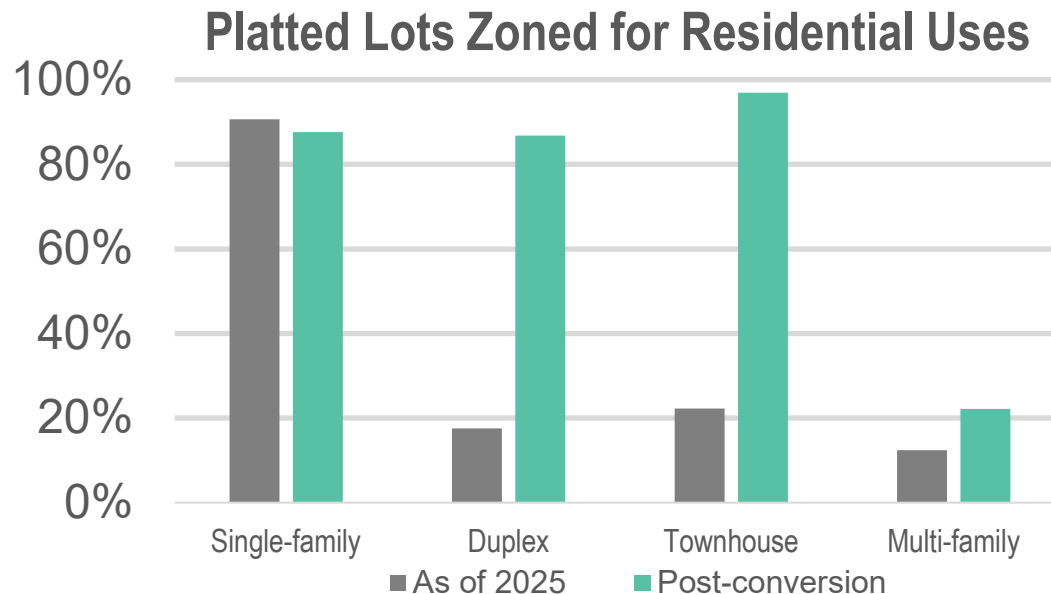
<https://tinyurl.com/IDOzoningmap>

Over 30,000 housing units are needed by 2040.
Where will they go?

2025
IDO
Update

Allowing More Housing Options

- Zoning conversions
- Allowing a duplex, attached casita, or townhouse in R-1
- Allowing dormitories (co-living) in R-ML and MX-T
- Disallowing single-family in MX-T (Transition)
- Allowing cottage development on lots 10,000+ s.f.
- Removing cost prohibitive requirements for Safe Outdoor Spaces
- Allowing small overnight shelters as permissive use



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

Items #ZC-3, Item #ZC-4
Items #C-2, #C-3, #C-4, #10, #30

Items #18, #M-1, #C-5, #C-6, #C-8

RESIDENTIAL ZONING

Zoning History

1917: Supreme Court struck down racial zoning ordinances

1924: Standard State Zoning Enabling Act

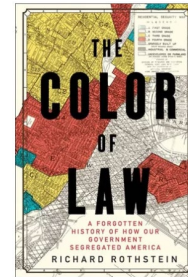
1928: Albuquerque proposes the first zoning code

1959: City of Albuquerque established first zoning code

1975: CABQ replaced zoning code

2017: CABQ adopted IDO

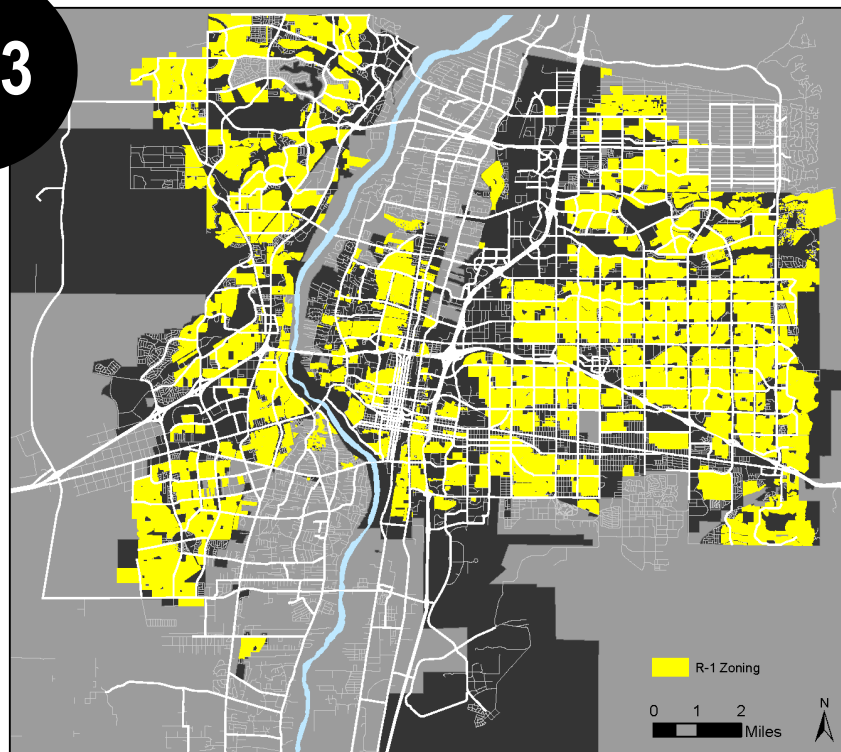
2023: Housing Forward Allowed Casitas and Non-residential Conversions



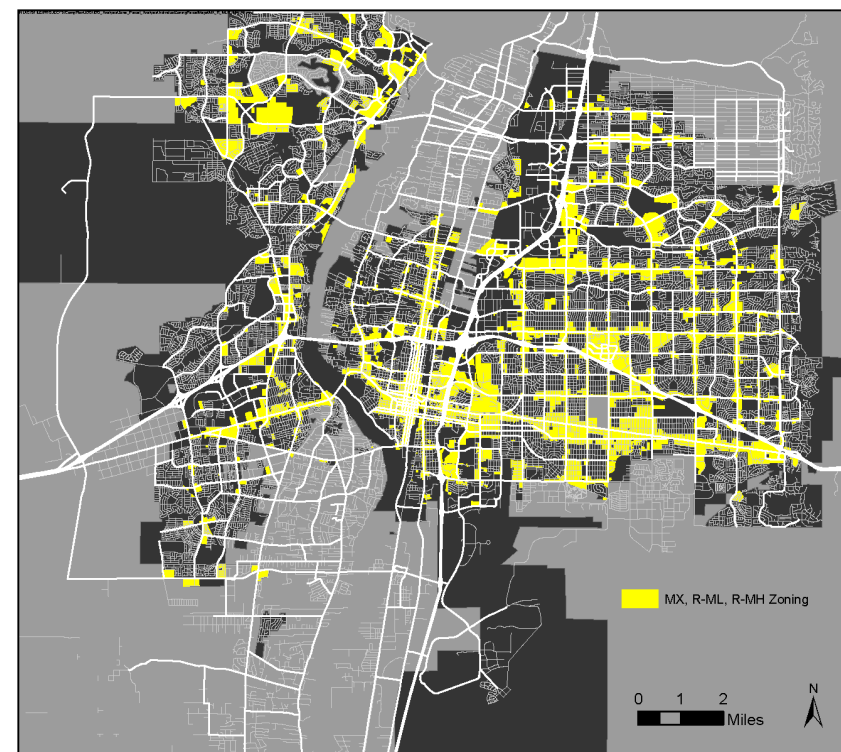
[Segregated by Design](#)

Only houses / Casitas allowed (67%)

2023



Apartments Allowed (14%)



ZONING CONVERSION

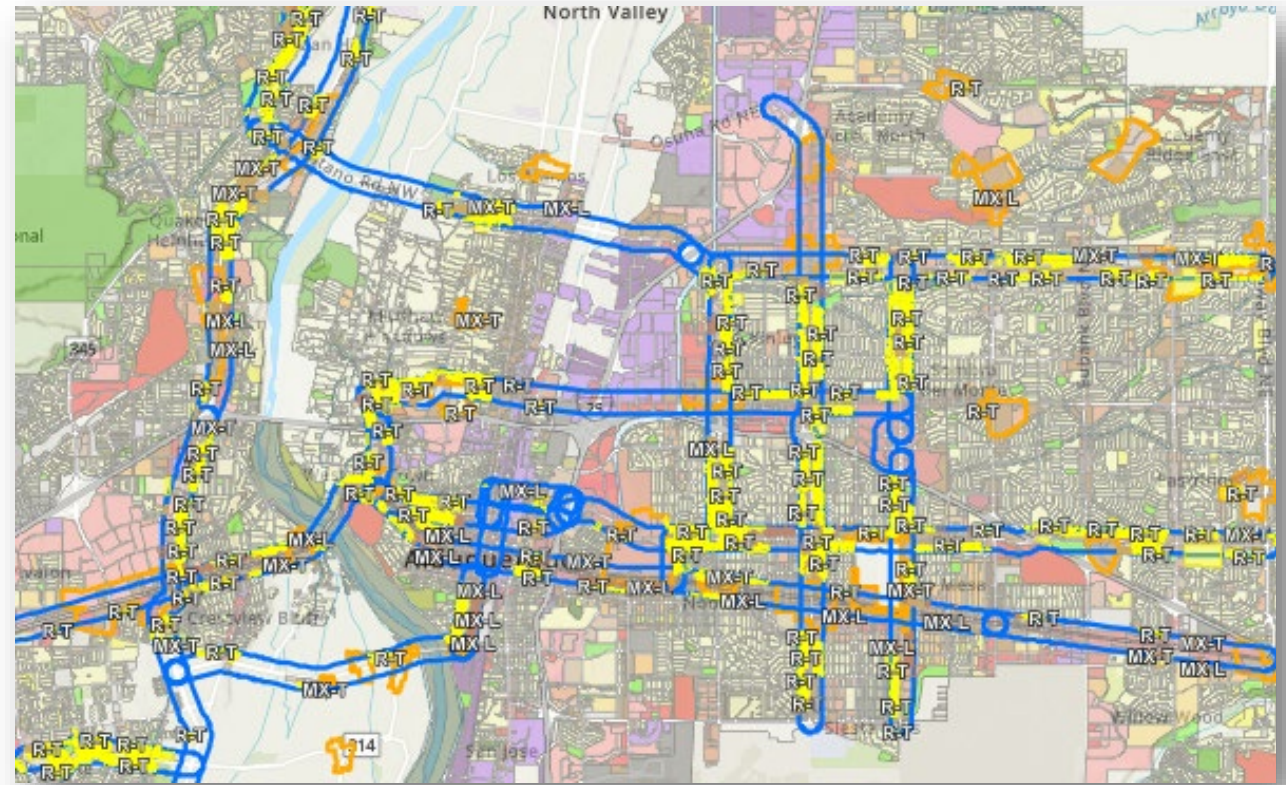
in Major Transit (MT) Corridors and Activity Centers (AC)

CHANGE

Explanation

- R-1 → R-T to allow housing options from single-family though townhouse
- R-T → MX-T to allow housing options from duplex though multi-family
- R-ML → MX-L to allow housing options from townhouse though multi-family

IDO INTERACTIVE MAP



ZONING CONVERSIONS

MT-AC AREAS

2025
IDO
Update

Existing Zoning	Existing Housing Options				Zoning Conversion	Post-Zoning Conversion Housing Options			
	Single-family	Duplex	Townhouse	Multi-family		Single-family	Duplex	Townhouse	Multi-family
R-1	Permissive	Permissive ¹	Permissive ¹	Permissive ¹	R-T	Permissive	Permissive	Permissive	Permissive ¹
R-T	Permissive	Permissive	Permissive	Permissive ¹	MX-T	Permissive ²	Permissive ²	Permissive	Permissive
R-ML	Permissive	Permissive	Permissive	Permissive	MX-L	Not allowed ³	Not allowed	Permissive	Permissive

- Currently permissive only within 1,320 feet (1/4 mile) of MS-PT areas [IDO §14-16-4-3(B)].
Item #C-2 would allow duplexes citywide.
Item #C-3 would allow townhouses citywide.
- Item #30 proposes to remove single-family and duplex from MX-T. Existing single-family dwellings and duplexes would become legally nonconforming.
- Existing single-family dwellings would become legally nonconforming.

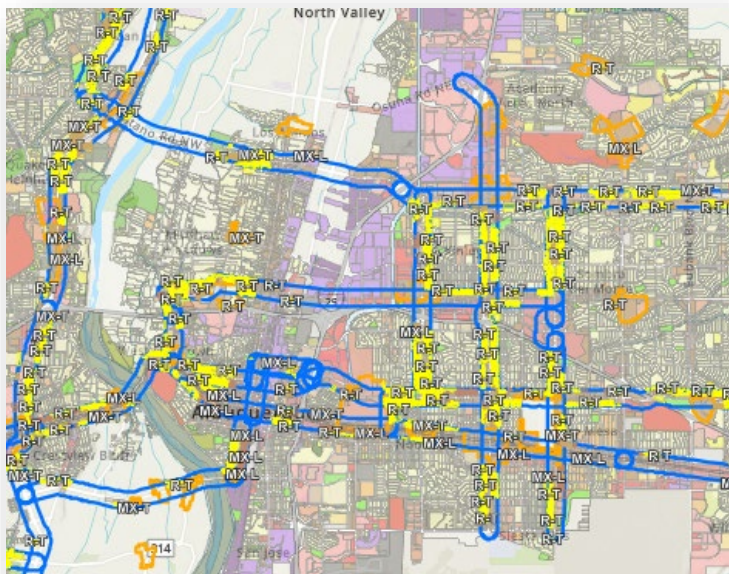
AC examples:

- Coors & Montano
- Coors & Unser
- Four Hills Village
- Hoffmantown
- Hiland
- San Mateo & Montgomery

MT examples:

Coors
Louisiana
Lomas
Menaul
Montgomery
San Mateo

PROPOSED LEGISLATIVE ZONING CONVERSIONS

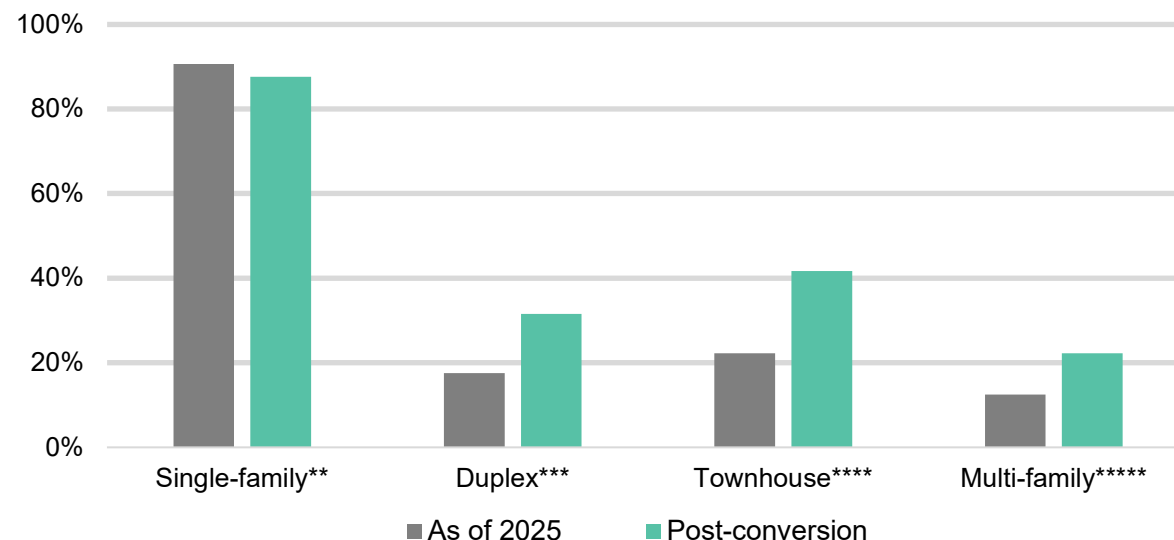


Item #ZC-3 and #ZC-4

Conversions in Major Transit Corridors and Activity Centers

Allowing More Housing Options

Platted Lots Zoned for Residential Uses*



* Includes: R-1, R-MC, R-T, R-ML, MX-T, MX-L, MX-M, MX-H

(Excludes: NR-C, NR-BP, NR-LM, NR-GM, NR-PO, PC, PD, NR-SU, Unclassified)

** Includes R-A, R-1, R-MC, R-T, R-ML, MX-T

*** Includes R-1A, R-T, R-ML, MX-T

**** Includes R-T, R-ML, R-MH, MX-T, MX-L, MX-M, MX-H

***** Includes R-ML, R-MH, MX-T, MX-L, MX-M, MX-H

ZONING CONVERSIONS

MT-AC AREAS

2025
IDO
Update

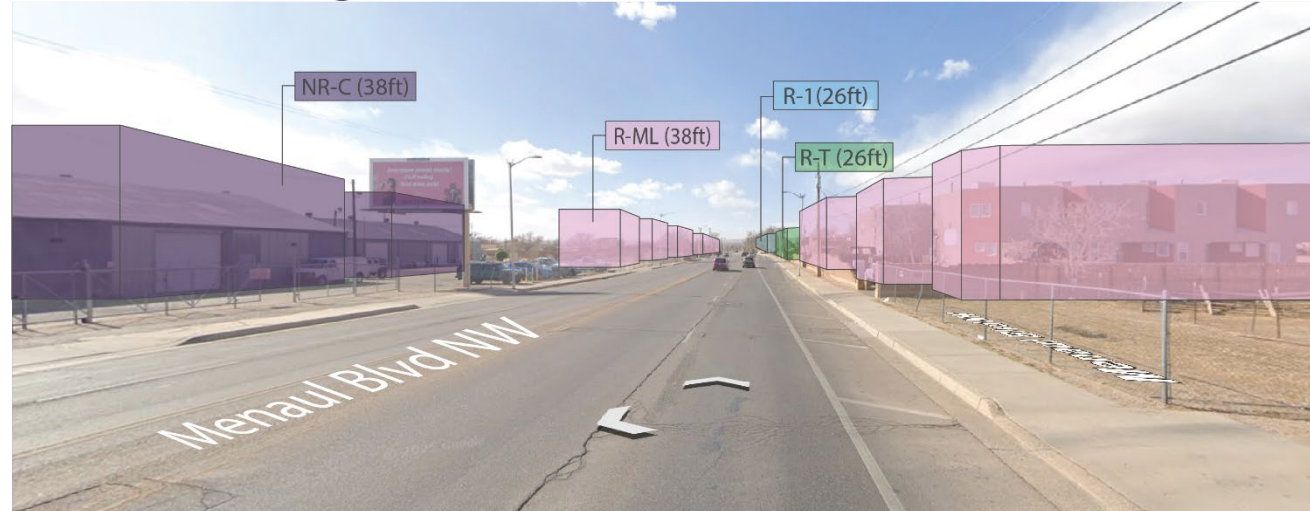
Original Zoning	Current Building Height Maximum	Zoning Conversion	Post-conversion Building Height Maximum ¹		
			Citywide Current	Proposed AC-MT ³	Proposed UC-MS-PT ³
R-1	26 feet	R-T	26 feet	N/A	N/A
R-T	26 feet	MX-T	30 feet ³	42 feet	54 feet
R-ML	38 feet	MX-L	38 feet ²	50 feet	62 feet

- 1 Subject to Neighborhood Edge, limiting heights to 30 feet near low-density residential development [IDO §14-16-5-9(C)].
- 2 Currently eligible for height bonuses for UC-MS-PT areas, workforce housing, and structured parking.
- 3 Item #33 proposes by-right maximums for AC-MT, bumps up by-right maximums for UC-MS-PT accordingly, and adds AC to existing height bonuses for workforce housing and structured parking.

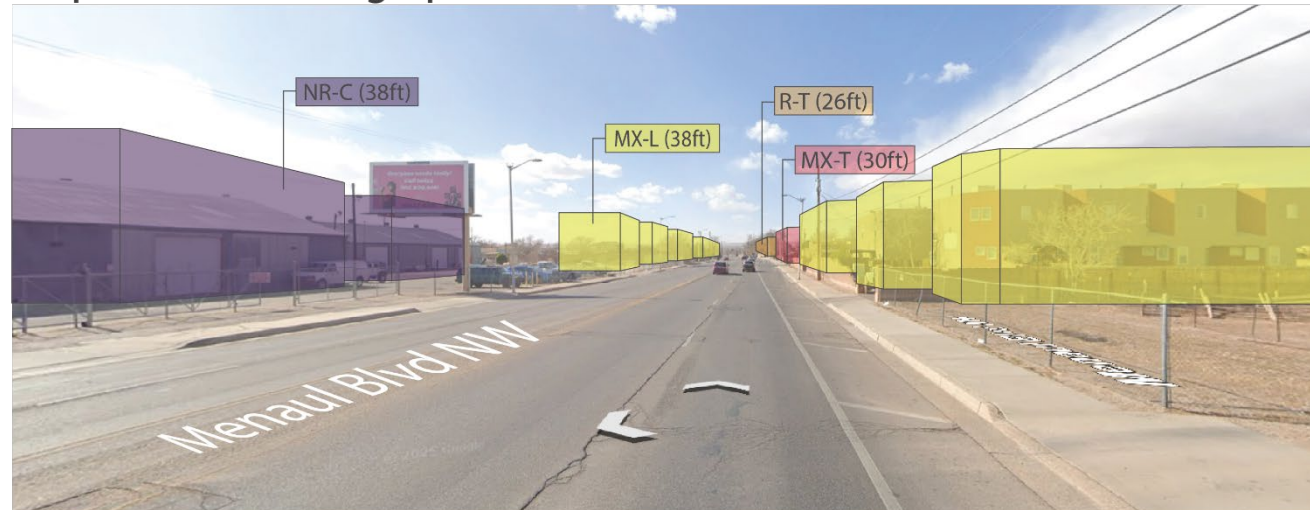
ZONING CONVERSIONS

2025
IDO
Update

Current IDO Zoning



Proposed IDO Zoning Update 2025

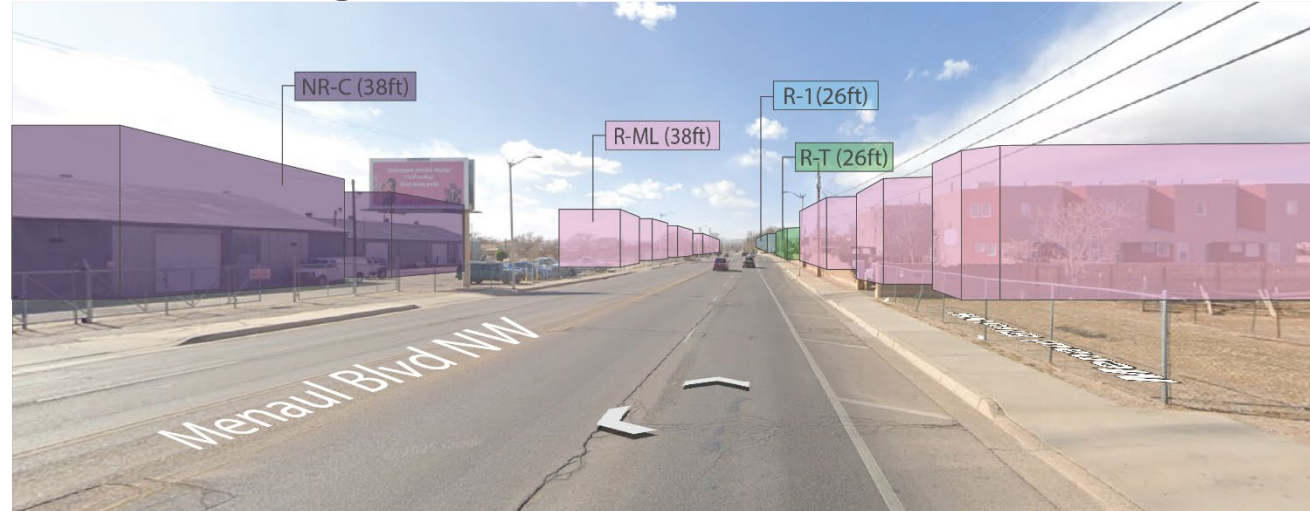


Item #ZC-3
Item #ZC-4

ZONING CONVERSIONS

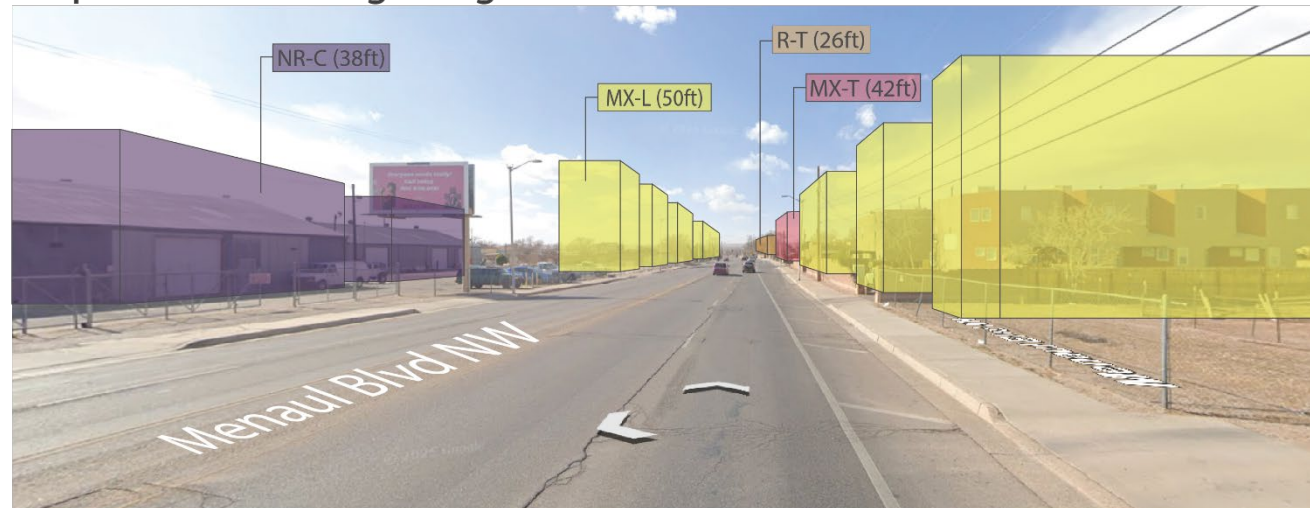
MT-AC AREAS WITH PROPOSED HEIGHTS

Current IDO Zoning



2025
IDO
Update

Proposed IDO Zoning along AC-MT



Item #ZC-3
Item #ZC-4
Item #33

DWELLING, MULTI-FAMILY

Use Specific Standard

Staff

CHANGE / IDO TEXT

Explanation

Limits the number of units allowed next to R-A or R-1, similar to the limit on townhouses.

4-3(B)(8)(f) Except in UC-MS-PT areas, each multi-family dwelling shall not contain more than 6 dwelling units on lots with a rear or side lot line that abuts an R-A or R-1 zone district or with a rear lot line that is across an alley from an R-A or R-1 zone district.¹¹⁸

Staff

DORMITORY

Use Table + Definition

CHANGE / IDO TEXT

Explanation

- Makes dormitories permissive in the MX-T zone district to provide another housing option that can provide affordable units.
- Revises definition to clarify that dormitories are sometimes referred to as “co-living” buildings.

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 ¹	NR-PO			
																A		B	C
Land Uses																			
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
Group Living																			
Dormitory ²						P	P	P	P	P									

Dormitory³⁷¹

A residence hall providing rooms for individuals or groups, with common spaces for living and cooking. Individual bedrooms may have a dedicated bathroom or shared bathrooms. Dormitories are often established with a university or college, vocational school, or sorority or fraternity. Dormitories are sometimes referred to as "co-living" buildings. See also *Club or Event Facility*, *University or College*, and *Vocational School*.

COTTAGE DEVELOPMENT

Use-Specific Standard – Minimum Project Size

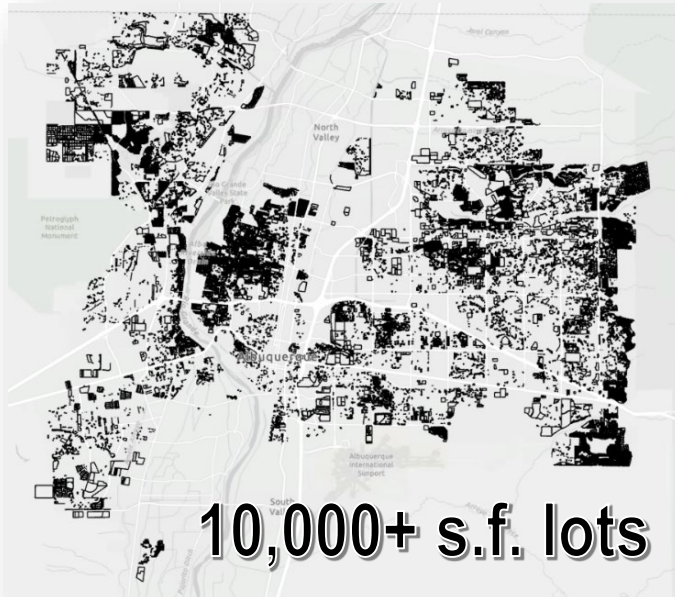
Part
4

Staff

CHANGE / IDO TEXT

Explanation

Allows small-scale, infill, and missing middle housing options on large lots throughout the City without subdividing properties.



4-3(B)(4)

Dwelling, Cottage Development

4-3(B)(4)(a) The maximum project size for a cottage development is 3 acres.

4-3(B)(4)(b) The minimum project size for a cottage development is 10,000 square feet, as follows:⁹⁵

1. General: 1 acre.
2. In UC MS-PT areas or within 1,320 feet (¼ mile) of UC MS-PT areas: 10,000 square feet.
3. Outside of UC MS-PT areas, if granted a Conditional Use approval pursuant to Subsection 14-16-6-6(A): 10,000 square feet.



1700 Old Town Rd.



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

COTTAGE DEVELOPMENT

SAMPLE CALCULATION

	Square Feet	Calculation Result	
Start with an example lot size total	10,000		
Divide by minimum lot size in the zone district			
R-1	3,500	2.86	units
Multiply by an assumed s.f per unit in a typical house	2,000	5,714.29	total square feet
Divide by size limits in the zone district			
Minimum size	650	8	cottage units
Maximum size	1,200	4	cottage units

Additional limits on the number of units:

- Provide 1 off-street parking parking space / unit + 2 guest parking spots
- 10-foot landscape buffer on side and rear



1700 Old Town Rd.



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MX-T ZONE DISTRICT

Use Table

Staff

Explanation

Removes single-family detached dwellings, cluster development, and cottage development as permissive uses in the MX-T district, since the purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas.

CHANGE / IDO TEXT

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+ <u>years</u> 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 ¹	NR-PO		
Land Uses																	A	B	C
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
Household Living																			
Dwelling, single-family detached ^{2,3}		P	P	P	P	P		P											4-3(B)(1)
Dwelling, cluster development ⁴		P	P		P	P		P											4-3(B)(3)
Dwelling, cottage development ⁵		P	P	P	P	P		P											4-3(B)(4)

TWO-FAMILY DETACHED (DUPLEX)

Councilor Fiebelkorn

CHANGE

Explanation

Make duplexes **permissive** within the R-1 and R-MC zone district.

IDO TEXT

4-3(B)(5) Dwelling, Two-family **[Detached]** (Duplex)

4-3(B)(5)(a) Where this use is allowed and the 2 dwelling units are on separate lots, interior side setbacks required by the zone district shall not apply to any lot line where the 2 units share a common wall.

4-3(B)(5)(b) This use is prohibited in the R-A **[, R-1, and R-MC]** zone district[s] except in either of the following circumstances:

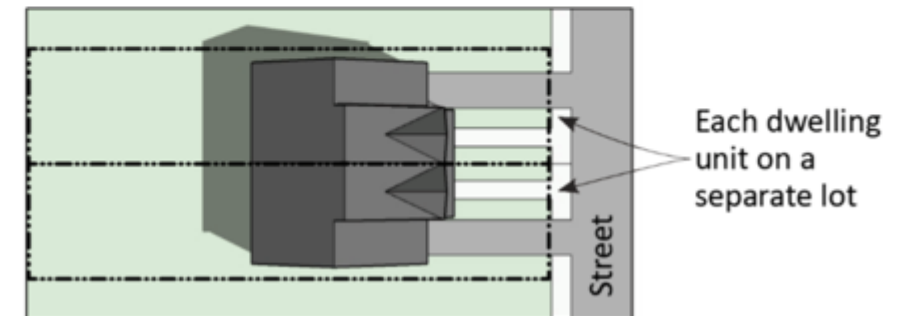
1. Within 1,320 feet (1/4 mile) of MS-PT areas.
2. Where 1 two-family detached dwelling is on 2 lots and the building straddles the lot line, with each dwelling unit on a separate lot (See figure below.)



405 Walter SE



316 Walter SE



DWELLING, TOWNHOUSE

Councilor Rogers

CHANGE

Explanation

Allows **Townhouses in R-1**, but keeps the limit of 3 townhomes next to R-1 or R-A, essentially allowing triplexes on R-1 properties.



Dwelling, Townhouse

A building or multiple buildings with 3 or more dwelling units divided from each other by vertical common walls, each having a separate entrance leading directly to the outdoors at ground level. For the purposes of this IDO, this use is considered a type of low-density residential development, whether the townhouses are platted on separate lots or not. See also *Development Definitions for Low-density Residential*.

Item #C-3

IDO TEXT

4-3(B)(6)

Dwelling, Townhouse

- 4-3(B)(6)(a) For townhouse developments containing more than 6 dwelling units, minimum usable open space shall be provided as follows:
1. Efficiency or 1 bedroom: 200 square feet per unit.
 2. 2 bedrooms: 250 square feet per unit.
 3. 3 or more bedrooms: 300 square feet per unit.
 4. In UC-MS-PT areas, the minimum usable open space required shall be 50 percent of the requirements in Subsections 1 through 3 above.
- 4-3(B)(6)(b) The side setbacks required by Part 14-16-5 (Development Standards) shall apply to the end units of each townhouse dwelling and shall not apply to interior side lot lines where townhouse dwelling units share a common interior wall.
- 4-3(B)(6)(c) Except in UC-MS-PT areas, each townhouse dwelling shall not contain more than 3 dwelling units on lots properties with a rear or side lot line that abuts an R-A or R-1 zone district or with a rear lot line that is across an alley from an R-A or R-1 zone district. ¹¹⁴

SECTION 1. On page 160, Section 4-3(B)(6)(d), revise the text as follows:

- 4-3(B)(6)(d) Except in or within 1,320 feet (1/4 mile) of MS-PT areas, this use is prohibited in the R-A, ~~R-1~~, and R-MC zone districts.

ACCESSORY DWELLING UNIT

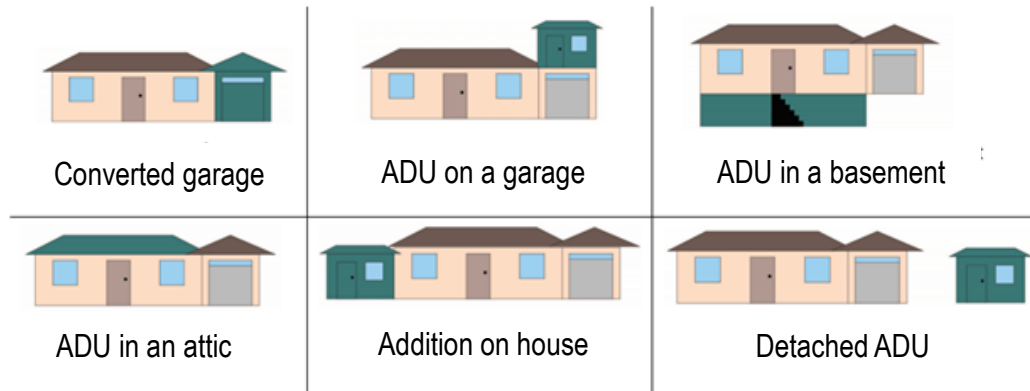
Councilor Fiebelkorn

CHANGE

Explanation

- Allows **attached** accessory dwelling units.
- Distinguishes attached ADUs and duplexes.

See Item #28, #29, and C-10 for other proposed changes to casitas



IDO TEXT

4-3(F)(6)

Dwelling Unit, Accessory

4-3(F)(6)(a) Where this use is allowed, only 1 accessory dwelling unit is allowed per lot and is limited to 750 square feet of gross floor area. A garage attached to the accessory dwelling unit shall not count toward this size limit.

1. [In a Residential zone district, an accessory dwelling unit may be added as attached or detached from a building on a lot with a primary use.]
 - a. Where added ~~[as accessory to a single family or two family detached dwelling,]~~ [as a detached dwelling, this use shall comply with the provisions of Subsection 14-16-5-11(C)(4) (Accessory Buildings).] ~~[this use must be provided as an accessory building.]~~
 - b. A renovation to a single-family detached dwelling to create a second unit with a kitchen, a separate entrance, and no shared spaces [that is larger than 750 square feet] ~~[within the original dwelling]~~ is regulated separately as a two-family detached dwelling in Table 4-2-1.
- [c.] A second kitchen within a single-family or two-family ~~[detached]~~ dwelling is regulated separately as an allowable accessory use in Table 4-2-1.

OVERNIGHT SHELTER

Councilor Fiebelkorn

CHANGE

Explanation

- Makes overnight shelters with 10 or fewer beds **permissive within the MX-M, MX-H, NR-C, NR-BP, NR-LM and NR-GM** zone districts
- Keeps overnight shelters **conditional** in those zone districts if they have more than 10 beds.

IDO TEXT

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	NR-PO			
																A		B	C
Land Uses																			
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
Household Living																			
Overnight Shelter									[C] [P]	[C] [P]	[C] [P]	[C] [P]	[C] [P]	[C] [P]				4-3(B)(5)	

SECTION 2. On page 164, Section 4-3(C)(6), revise the text as follows:

- (a) This use is prohibited within 1,500 feet in any direction of a lot containing any other overnight shelter.
- (b) This use shall be conducted within fully enclosed portions of a building.
- (c) This use requires a Conditional Use approval pursuant to Subsection 14-16-6-6(A) for any of the following:
1. More than 10 beds in the MX-M, MX-H, NR-C, NR-BP, NR-LM and NR-GM zone districts.
- [(c)] [(d)] In the MX-M zone district, this use shall not exceed 25,000 square feet of gross floor area.

Safe Outdoor Space: Amendment Comparisons

Topic	Mayor Keller [Item #M-1]	Councilor Rogers [Item #C-5]	Councilor Fiebelkorn [Item #C-6]
Time Limit / Renewal	5-year limit, renewable every 2 years with inspection	2-year limit, renewable every 2 years with inspection	No change to the IDO
Distance Separation to other Safe Outdoor Spaces	<ul style="list-style-type: none"> Increases number of spaces/occupants requiring distance separation from 10 to 20 spaces and 15 to 30 occupants Specifies that separation distances don't apply to sites operated by the same entity with a shared agreement/plan 	No change to the IDO	No change to the IDO
Toilets / Showers / Plumbing	Removes permanent plumbing requirement	Removes permanent plumbing requirement	Removes permanent plumbing requirement
Security & Management Plans	<ul style="list-style-type: none"> <20 spaces: On-call support from 8 AM – 5 PM Monday through Friday >20 spaces: 24-hour on call-support Contact information for on-call support provided to the City 	<ul style="list-style-type: none"> <20 spaces: On-call support from 8 AM – 5 PM Monday through Friday >20 spaces: 24-hour on call-support Contact information for on-call support available to residents, public, ABQ HHH Department 	No change to the IDO
Supportive Services	<ul style="list-style-type: none"> Requires 3 types of supportive services (on or off-site) within 90 days Adds “income support services” to service list 	<ul style="list-style-type: none"> Requires 3 types of supportive services (on or off-site) within 90 days Provides list of types of services that can be provided 	No change to the IDO

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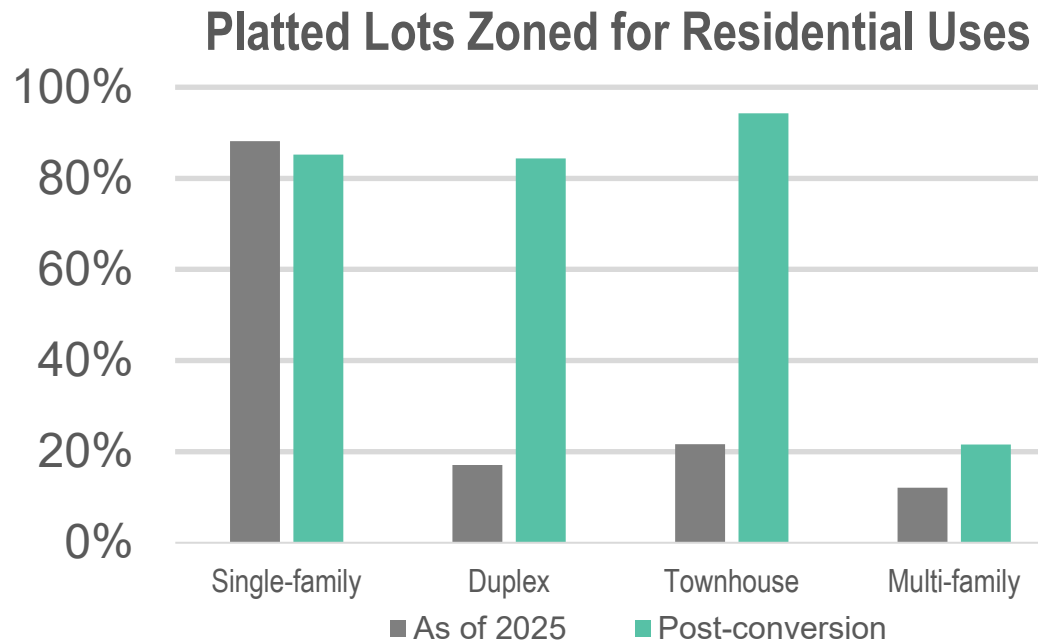
Item #M-1
Item #C-5
Item # C-6

Over 30,000 housing units are needed by 2040.
Where will they go?

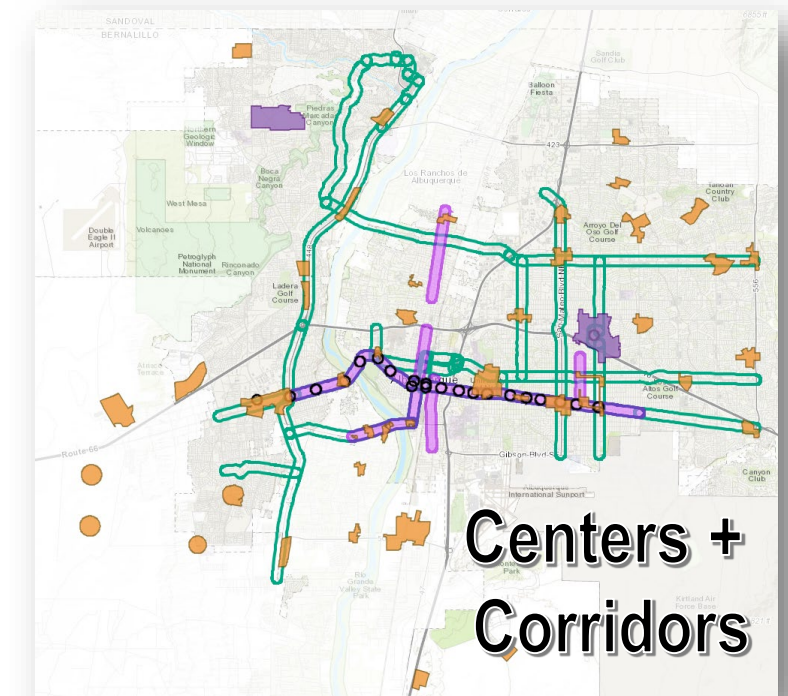
2025
IDO
Update

Decreasing costs per unit

- Reduced minimum lot size and setbacks in R-1
- Removing lower limits on subdividing lots
- Allowing casitas up to 18 feet
- Higher building heights in Centers + Corridors
- Reduced parking requirements



Items #92, #C-9, #29



Items #32, #33, #36, #40, #C-10, #C-11, #C-12

R-1 ZONE DISTRICT

Dimensional Standards

IDO TEXT

CHANGE

Explanation

Removes R-1 subzones, replace all dimensional standards with R-1A standards.

Removes larger minimum lot sizes and setbacks that raise the cost of housing and exclude lower-income households.

If unchanged, contextual standards would limit changes to lot sizes and setbacks on existing blocks in Areas of Consistency to require new development and redevelopment to match the character of the built environment.

Item #C-9
proposes to
remove minimum
lot size contextual
standard

Table 2-3-3: R-1 Zone District Dimensional Standards Summary

See Table 5-1-1 for complete Dimensional Standards

R-1 Sub-zone		A	B	C	D
Site Standards					
A	Lot size, minimum	3,500 sq. ft.	5,000 sq.-ft.	7,000 sq.-ft.	10,000 sq.-ft.
B	Lot width, minimum	25 ft.	35 ft.	50 ft.	70 ft.
C	Usable open space, minimum	N/A	N/A	N/A	N/A
Setback Standards					
D	Front, minimum	10 ft.	15 ft.		20 ft.
E	Side, minimum	Interior: 5 ft. Street side of corner lots: 10 ft.			10 ft.
F	Rear, minimum	10 ft.	15 ft.		
Building Height					
G	Building height, maximum	26 ft.			

See redline
document for
full details

CONTEXTUAL STANDARDS

5-
1(C)(2)

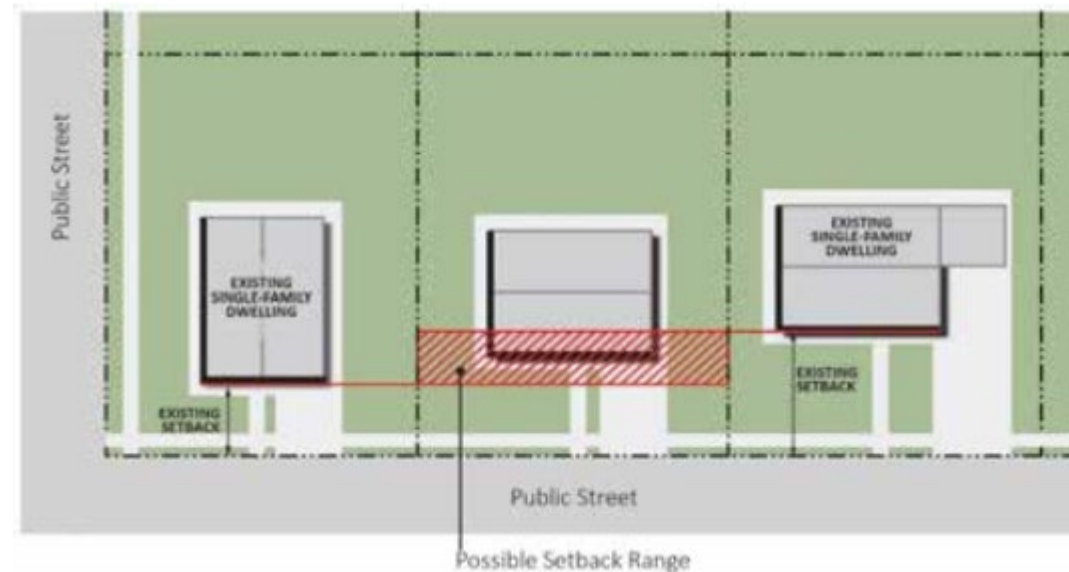
LOT SIZE

- Residential zone districts in Areas of Consistency
- Assessor's lots facing the same block
 - New lots cannot be more than **75% smaller** or 125% larger.
 - Next to Major Public Open Space, cannot create lots more than 150% larger.
 - In or within ¼ mile of DT-UC-MS-PT, cannot subdivide 10,000 s.f. lots more than 50% smaller.

Item #C-9
proposes to
remove minimum
lot size contextual
standard

FRONT / SIDE SETBACKS

- **Front:** between closer and farther of abutting low-density residential.
- **Side:** Match existing adjacent low-density residential or minimum for the zone district, whichever is least restrictive.



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ACCESSORY DWELLING UNITS

Part
4

Staff

Use-Specific Standard – Size Limit

CHANGE / IDO TEXT

Explanation

Clarifies that the maximum area of an accessory dwelling unit is measured by the building footprint.

Allows more square footage for accessory dwelling units with lofts or 2-story accessory dwelling units constructed on lots where the main house is 2-story.

4-3(F)(6)

Dwelling Unit, Accessory

4-3(F)(6)(a) Where this use is allowed, only 1 accessory dwelling unit is allowed per lot and is limited to a building footprint of 750 square feet of gross floor area. A garage attached to the accessory dwelling unit shall not count toward this size limit. 132

See Item #29, #C-4, and #C-10 for other proposed casita changes

Item #28

ACCESSORY DWELLING UNITS

Part
4

Staff

Use-Specific Standard – Height Limit

CHANGE / IDO TEXT

Explanation

- Changes maximum building height of an accessory dwelling unit to 18 feet, or as tall as the primary structure, whichever is higher.
- Refers to the zone district height limit for accessory dwelling units constructed over a detached garage.
- Allows accessory dwelling units to be taller than a single-story house to remove barriers to accessory dwelling units.

4-3(F)(6)

Dwelling Unit, Accessory

- ▶ 4-3(F)(6)(a) Where this use is allowed, only 1 accessory dwelling unit is allowed per lot and is limited to a building footprint of 750 square feet of gross floor area. A garage attached to the accessory dwelling unit shall not count toward this size limit. ¹³²
- ▶ 4-3(F)(6)(b) A minimum 5-foot side or rear setback is required.
- ▶ 4-3(F)(6)(c) The maximum building height of an An accessory dwelling unit shall be 18 feet or as tall as ~~no taller than~~ the primary structure on the property, whichever is greater. An accessory dwelling unit constructed over a detached garage is limited by the maximum building height of the zone district. ¹³⁸

See Item #28, #C-4, and #C-10 for other proposed casita changes

Council

ACCESSORY DWELLING UNIT PARKING

Councilor Fiebelkorn

CHANGE

Explanation

- Eliminates parking requirement for Accessory Dwelling Units

See Item #28, #29,
and #C-4 for other
proposed casita
changes

IDO TEXT

Table 5-5-1: Minimum Off-street Parking Requirements

UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area

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
ACCESSORY AND TEMPORARY USES	
ACCESSORY USES	
Dwelling unit, accessory	[1 space / accessory dwelling unit] [No requirement]

MAXIMUM BUILDING HEIGHTS

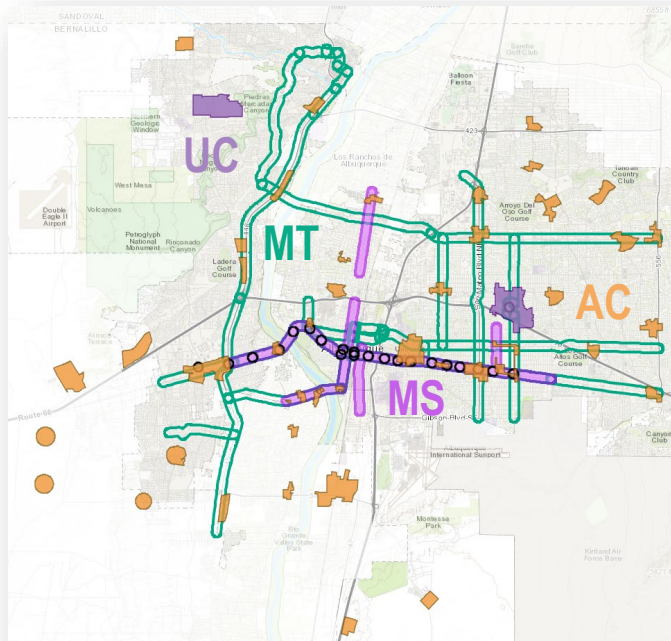
R-ML + R-MH Zone Districts

CHANGE / IDO TEXT

Staff

Explanation

- Adds a new tier of higher building height in Activity Centers and Major Transit corridors, where additional density is appropriate.
- Bumps up building height in Urban Center, Premium Transit, and Main Street areas accordingly, as the Centers and Corridors where the highest density is appropriate.



AC examples:

- Coors & Montano
- Coors & Unser
- Four Hills Village
- Hoffmantown
- Hiland
- San Mateo & Montgomery

MT examples:

- Coors
- Louisiana
- Lomas
- Menaul
- Montgomery
- San Mateo

Table 5-1-1: Residential Zone District Dimensional Standards¹⁴¹

AC = Activity Center; MS = Main Street area; MT = Major Transit area; PT = Premium Transit area; UC = Urban Center
BR = bedroom DU = dwelling units

Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Neighborhood Edges) applicable to the property shall prevail over the standards in this table.

Zone District	R-A ^[1]	R-1 ^[1]	R-MC ^[2]	R-T ^[1]	R-ML	R-MH
Side, minimum ^[10]	10 ft.	R-1A, R-1B, R-1C: Interior: 5 ft. ^[11] Street side of corner lots: 10 ft. R-1D: 10 ft.	Interior: 5 ft. Street side of corner lots: 10 ft.	Interior: 5 ft. Street side of corner lots: 10 ft. UC-MS-PT: 0 ft.		
Side, maximum	N/A					N/A UC-MS-PT: Street side of corner lots: 15 ft.
Rear, minimum	25 ft. min	R-1A: 10 ft. R-1B, R-1C, R-1D: 15 ft.	10 ft.	15 ft.		
Building Height ^[9] 146						
Maximum						
Citywide	26 ft.			38 ft.	48 ft.	
AC-MT	N/A			50 ft.	60 ft.	
UC-MS-PT	N/A			62 ft.	72 65 ft.	
No maximum	For multi-family residential dwellings in or within ¼ mile (1,320 ft. of MS-PT) 147					
	N/A					For portions of a building >100 ft. from all lot lines
Bonuses						
Workforce Housing	N/A			12 ft.	24 12 ft.	
Structured Parking	N/A			12 ft.	24 ft.	

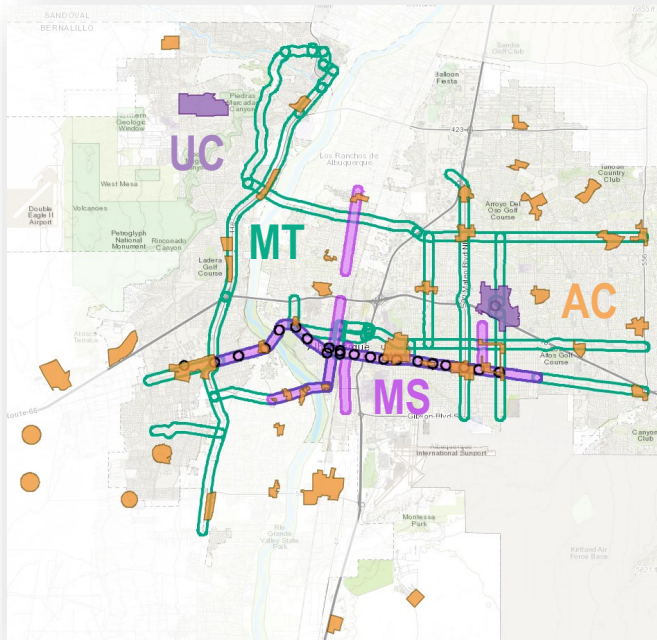
MAXIMUM BUILDING HEIGHTS

Mixed-Use Zone Districts

Staff

Explanation

- Adds a new tier of higher building height in Activity Centers and Major Transit corridors, where additional density is appropriate.
- Bumps up building height in Activity Centers, Urban Center, Premium Transit, and Main Street areas accordingly, as the Centers and Corridors where the highest density is appropriate.



AC examples:

- Coors & Montano
- Coors & Unser
- Four Hills Village
- Hoffmantown
- Hiland
- San Mateo & Montgomery

MT examples:

- Coors
- Louisiana
- Lomas
- Menaul
- Montgomery
- San Mateo

CHANGE / IDO TEXT

Table 5-1-2: Mixed-use Zone District Dimensional Standards

AC = Activity Center; MS = Main Street area; MT = Major Transit area; PT = Premium Transit area; UC = Urban Center

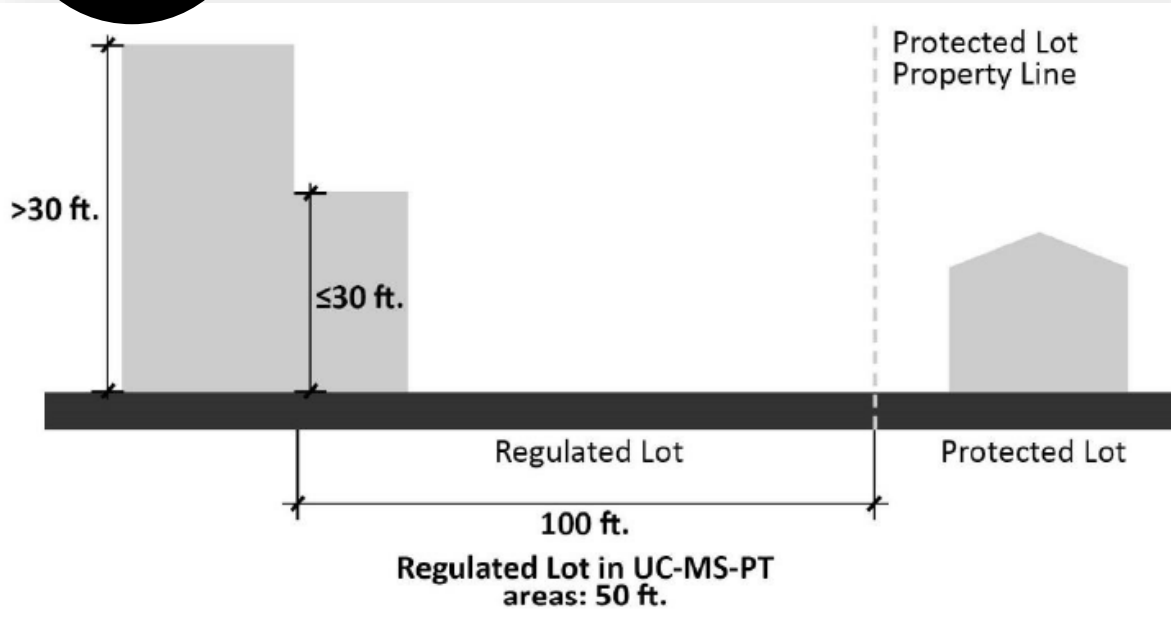
BR = bedroom DU = dwelling units

Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Neighborhood Edges) applicable to the property shall supersede the standards in this table.

Zone District	MX-T ^[1]	MX-L	MX-M	MX-H
Site Standards				
Usable open space, minimum ^[2]	Efficiency or 1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit UC-MS-PT: 50% reduction			
Setbacks ^{[3][4][5][6]}				
Front, minimum	5 ft. UC-MS-PT: 0 ft. ^[7]			
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. ^[7]			
Rear, minimum	15 ft. UC-MS-PT: 0 ft. where rear lot line abuts a street or alley			
Rear, maximum	N/A			
Building Height ^[6] ¹⁶¹				
Maximum				
Citywide	30 ft.	38 ft.	48 ft.	68 ft.
<u>AC-MT</u>	<u>42 ft.</u>	<u>50 ft.</u>	<u>60 ft.</u>	<u>80 ft.</u>
UC-MS-PT	<u>54 ft.</u>	<u>62 55 ft.</u>	<u>72 65 ft.</u>	<u>92 75 ft.</u>
No maximum	<u>For multi-family residential dwellings in or within ¼ mile (1,320 ft. of MS-PT)</u> ¹⁶²			
	<u>N/A</u>		For portions of building >100 ft. from all lot lines	
Bonuses				
Workforce Housing	<u>AC-MT</u> : 12 ft. UC-MS-PT: <u>24 12 ft.</u>			
Structured Parking	UC- <u>AC</u> -MS-PT-MT: 12 ft.			UC- <u>AC</u> -MS-PT-MT: 24 ft.

BUILDING HEIGHT LIMITS

5-9(B)(2)



Neighborhood Edge Building Height Step-down

UC = Urban Centers

MS = 660 feet from Main Street

PT = 660 feet from Premium Transit station

- **Neighborhood Edges** apply to all Residential, Mixed-use and Non-residential zone districts.
- **Solar Access** limits building height on the northern lot line in Residential zone districts.

5-10)

Table 5-10-1: Solar Rights Maximum Building Heights

Distance from Northern Lot Line, ft.	Maximum Building Height, ft.	Distance from Northern Lot Line, ft.	Maximum Building Height, ft.
0	8	26	24
1	8	27	25
2	9	28	25
3	10	29	26
4	10	30	27
5	11	31	27
6	12	32	28
7	12	33	28
8	13	34	29
9	13	35	30
10	14	36	30
11	15	37	31
12	15	38	32
13	16	39	32
14	17	40	33
15	17	41	33
16	18	42	34
17	18	43	35
18	19	44	35
19	20	45	36
20	20	46	37
21	21	47	37
22	22	48	38

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PARKING AND LOADING

Minimum Parking - Multifamily Dwellings

CHANGE / IDO TEXT

Explanation

Reduces parking requirements for multi-family dwellings (i.e. apartments) and adds a built-in reduction for Workforce Housing.

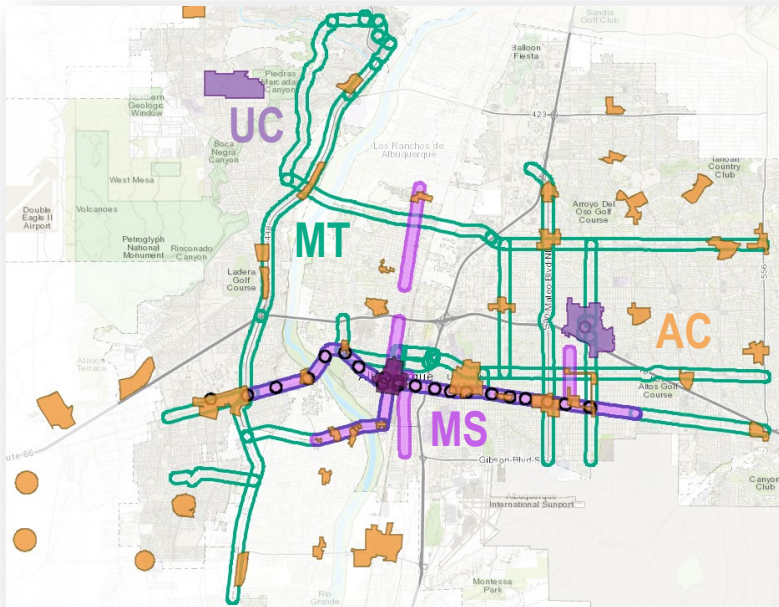
Conflicts with Item #C-12, which reduces parking by 20% for most uses

Table 5-5-1: Minimum Off-street Parking Requirements ¹⁷⁰	
UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area 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, multi-family ¹⁷¹	<u>1 space / DU with 2 or fewer BR</u> <u>1 space / studio</u> <u>1.2 spaces / DU with 1 BR</u> <u>1.6 spaces / DU with 2 BR</u> <u>1.5 spaces / DU with 3 or more BR</u> <u>1.8 spaces / DU with 3 or more BR</u> <u>1 space / DU for Workforce Housing</u> <u>UC MS PT: 1 space / DU</u>

Staff

PARKING REQUIREMENTS

Parking Maximums – Centers + Corridors



UC = Urban Center
AC = Activity Center
MS = 660 feet from Main Street
PT = 660 feet from Premium Transit station
MT = 660 feet from Major Transit

Explanation

- Follows best practices to eliminate minimum parking requirements in Centers + Corridors as a cost barrier to housing and other development where growth is appropriate.
- Adds parking maximums for non-residential development in Centers + Corridors, which are meant to be the most walkable urban areas.
- Removes reference to peak service frequency for parking reductions, as all 15-minute service is on corridors that are designated as Major Transit (MT).

CHANGE / IDO TEXT

Table 5-5-4: Maximum Off-street Parking Requirements for Non-residential Development ¹⁹⁰	
DT = Downtown; UC = Urban Center; MS = Main Street area; PT = Premium Transit area AC = Activity Center; MT = Major Transit area	
Area	Parking Maximum for Non-residential Development ^[1]
Centers + Corridors	
DT-UC-MS-PT areas	<u>100%</u> 175%
<u>AC-MT areas</u>	<u>125%</u>

Item #40
 Conflicts with Items #C-11 and #C-12

Parking: Amendment Comparisons

Category	Councilor Amendments (Items # C-11 and #C-12)	Staff Amendments
Parking Minimums (Reductions)	Item #C-12 <ul style="list-style-type: none"> Reduces required parking for most uses by 20% Exempts single-family detached, accessory dwelling units, campgrounds, and temporary dwellings Adds a 20% reduction in designated growth areas (centers, corridors, transit). 	Item #36 <ul style="list-style-type: none"> Reduces parking for multi-family dwellings. Adds a built-in reduction for Workforce Housing. Item #37 <ul style="list-style-type: none"> Reduces required parking for self-storage uses, citing low trip generation.
Parking Maximums	Item #C-11 <ul style="list-style-type: none"> Decreases maximum parking spaces by 20% where applicable. 	Item #40 <ul style="list-style-type: none"> Eliminates minimum parking in Centers + Corridors. Adds maximums for non-residential development in Centers + Corridors.
Overall Approach	<ul style="list-style-type: none"> Apply a uniform 20% reduction across most uses (with some exemptions) Simplifies reductions but does not tailor standards to specific use types. Percentage-based reductions can result in fractional parking requirements that are less intuitive to apply 	<ul style="list-style-type: none"> Apply use-specific reductions (multi-family, self-storage) and structural changes (removing minimums, adding maximums). More targeted to land use context and trip generation patterns, with standards calibrated to rounder ratios rather than broad percentage reductions that result in fractional requirements.

Ensuring fresh food and services near neighborhoods

- Bodegas / tienditas [Items #C-7, #M-2]
- Composting [Items #11, 15, #21, #27, #74, #75, #79]
- Catering service [Item #73]
- Definitions for grocery store, warehousing, and wholesaling [Items #81, #89, #90]



BODEGAS / TIENDITAS

Councilor Rogers

CHANGE

Explanation

- Allows bodegas up to **5,000 s.f.** in **R-1, R-T, and R-ML** as retail, restaurant, or grocery store. In R-1, the use would be allowed only on **corner lots 5,000 s.f.+**.
- Allows grocery stores up to **10,000 s.f.** in **MX-T**.
- Allows bodegas up to **3,000 s.f.** on **corner lots** in **R-1, R-T, and R-ML** as retail, restaurant, or grocery store.

IDO TEXT

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-speci fic Stan		
	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	NR-PO			
																A		B	C
Land Uses																			
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
Household Living																			
Dwelling, live-work		[P]		[C] [P]	[C] [P]	P	P	P	P	P	CA	CA						4-3(B)(7)	
General retail, small	[P]	[P]	A	[P]	[P]	[A] [P]	P	P	P	P	P	P	P	P				4-3(D)(37)	
Grocery Store	[P]	[P]		[P]	[P]	[P]	[P]	P	P	P	P		P	P				4-3(D)(38)	

See
amendment
for full
details

BODEGA / TIENDITAS

Mayor Amendment

CHANGE

Explanation

- Amends Councilor Roger's Bodega amendment for the following (highlighted in yellow in amendment):
- Changes maximum size for Dwelling, Live-Work in residential zone districts from 3,000 to **5,000 s.f.**
- Proposes other minor editorial revisions

IDO TEXT

- [4-3(B)(7)(e) Where this use is allowed in a Residential zone district, general retail, grocery store, and restaurant uses are limited to a total of 5,000 square feet or less.
- 4-3(B)(7)(f) In the R-T and R-ML zone districts, this use is permissive on corner lots that are a minimum of 5,000 square feet. In other locations in the R-T and R-ML zone districts, this use requires a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).
- 4-3(B)(7)(g) In the R-1 zone district, this use is only allowed on corner lots that are a minimum of 5,000 square feet. Only general retail, grocery store and restaurant uses are allowed.]

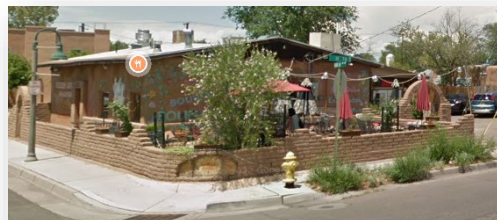
See
amendment
for full
details

Bodega / Tienditas: Amendment Comparisons

Category	Councilor Rogers [Item# C-7]	Mayor Keller [Item #M-2]
Dwelling, Live-Work	<ul style="list-style-type: none"> Permissive in R-1, R-T, and R-ML on corner lots $\geq 5,000$ s.f. <ul style="list-style-type: none"> R-1: Limited to Retail/grocery/restaurant Retail/grocery/restaurant limited to a total $\leq 3,000$ s.f. 	<ul style="list-style-type: none"> Same locational limits Disallows cannabis retail, nicotine retail from Live-work Retail/grocery/restaurant limited to a total $\leq 5,000$ s.f.
General Retail (Small)	<ul style="list-style-type: none"> Permissive in residential zones on corner lots w/ collector or arterial - $\leq 5,000$ s.f. Conditional if corner has 2 local streets 	Same as Councilor Rogers
Grocery Store	<ul style="list-style-type: none"> In MX-T: $\leq 10,000$ s.f. In residential zones: $\leq 5,000$ s.f. Permitted only on corner lots w/ collector or arterial 	Same as Councilor Rogers

ONE
ALB
UQU
ER
QUE

Item #C-7
Item #M-2



COMPOSTING FACILITIES

Use Table + Use-Specific Standard

Explanation

Adds a new use to regulate community / commercial composting. Defined to exclude backyard composting by one household.

Definition

Composting Facility
A facility operated by more than one person or household that receives organic material to generate compost. Composting Facility as a primary use is divided into 3 categories based on the size of the premises.

- Small:** 21,870 square feet (½ acre) or less.
- Medium:** Between 21,780 square feet (½ acre) and 2 acres.
- Large:** 2+ acres.

Where accessory to a primary use, this use may be on a premises of any size.

CHANGE / IDO TEXT

- 4-3(D)(2) Composting Facility, Small or Medium¹²⁰
- 4-3(D)(2)(a) This use shall comply with all applicable City, State, and federal regulations. This use must obtain all applicable State and Federal permits and/or approvals for this activity and comply with the terms of those permits and approvals throughout the duration of the use.
- 4-3(D)(2)(b) Where accessory to another primary use, this use is limited to 10 percent of the area of the premises.
- 4-3(D)(2)(c) Any outdoor compost pile shall be limited to 6 feet in height and shall be located a minimum of 15 feet in any direction of any Residential zone district or any lot containing a residential use in any Mixed-use zone district.
- 4-3(D)(2)(d) Compost bins shall be located a minimum of 15 feet in any direction of any Residential zone district or any lot containing a residential use in any Mixed-use zone district.
- 4-3(D)(2)(e) If this use is within 500 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district, customer visits and deliveries shall be prohibited between 10:00 P.M. and 7:00 A.M.

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 ¹	
Land Uses	A	B	C													
COMMERCIAL USES																
Agriculture and Animal-related																
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	C	C		4-3(D)(1)
Composting facility, small ¹²	P	A	A	A	A	A	A	A	P	A	P	P	P	P		4-3(D)(2)
Composting facility, medium ¹³	P	A	A	A	A	A	A	A	P		C	C	P	P		4-3(D)(2)

COMPOSTING FACILITIES

Use Table + Use-Specific Standard

CHANGE / IDO TEXT

Explanation

Adds a new use to regulate community / commercial composting. Defined to exclude backyard composting by one household.

Definition

Composting Facility
A facility operated by more than one person or household that receives organic material to generate compost. Composting Facility as a primary use is divided into 3 categories based on the size of the premises.

1. **Small:** 21,870 square feet (½ acre) or less.
2. **Medium:** Between 21,780 square feet (½ acre) and 2 acres.
3. **Large:** 2+ acres.

Where accessory to a primary use, this use may be on a premises of any size.

- 4-3(E)(14) **Composting Facility, Large**¹³⁴
- 4-3(E)(14)(a) This use shall comply with all applicable City, State, and federal regulations. This use must obtain all applicable State and Federal permits and/or approvals for this activity and comply with the terms of those permits and approvals throughout the duration of the use.
- 4-3(E)(14)(b) Where accessory to another primary use, this use is limited to 10 percent of the area of the premises.
- 4-3(E)(14)(c) Outdoor storage shall comply with standards in Subsection 14-16-4-3(E)(19).
- 4-3(E)(14)(d) This use is prohibited within 330 feet of Major Public Open Space.
- 4-3(E)(14)(e) Composting containers and/or composting piles shall be located a minimum of 50 feet in any direction of any Residential zone district or any lot containing a residential use in any Mixed-use zone district.

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 ¹	
Land Uses	A	B	C													
Waste and Recycling																
Composting facility, large ²²	P										C	C	P	P		4-3(E)(14)

HISTORIC PROTECTIONS

Part 3
Overlay
Zones

Part 6
Processes

2025
IDO
Update

Changes to Historic Protection Overlay (HPO) Zones

- HPO Frontage [new] *[Item #7]*
- Demolition Outside an HPO *[Item #63]*

See #M-3 for
proposed
change to HPO
amendments

See #46 for
proposed
change to
historic signs



HISTORIC PROTECTION OVERLAY (HPO) ZONE

Frontage Regulations

Staff

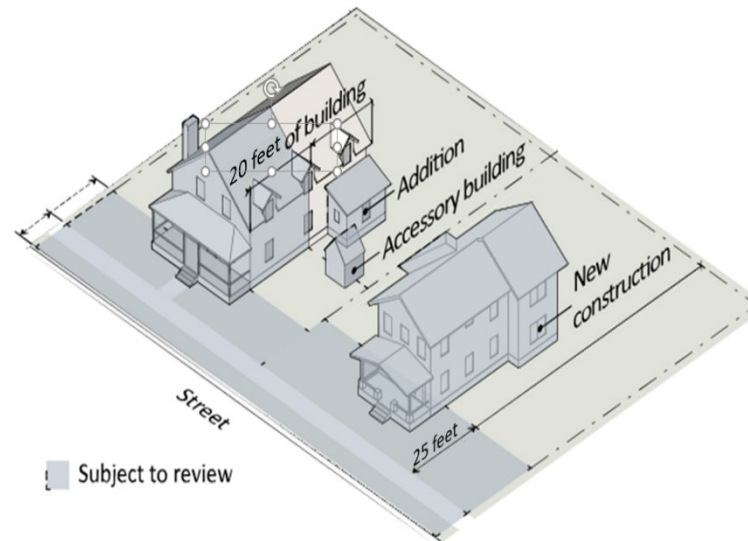
CHANGE

IDO TEXT

Part
3

Explanation

- Adds a new type of HPO for the first 25 feet of the lot from the front lot line or 20 feet from any street-facing façade of existing buildings.
- Allows for the protection of historic building frontages and facades that are not City Landmarks or in an HPO zone for historic districts.



3-5(G) **HISTORIC FRONTAGES⁵⁵**

3-5(G)(1) **Applicability**

- 3-5(G)(1)(a) HPO zones for Historic Frontages shall be specified on the Official Zoning Map.
- 3-5(G)(1)(b) The following Historic Frontages are regulated as viewed from the street right-of-way:
1. Any development in the front yard.
 2. Within 25 feet of the front lot line:
 - a. Any development on an undeveloped or vacant lot.
 - b. Any new accessory building.
 3. Within 20 feet of any street-facing façade:
 - a. Any change to existing buildings.
 - b. Any new accessory building.
 4. Any addition to a building that projects beyond the front façade or side façade.
 5. Any changes of any roof plane on an existing building.
 6. New primary buildings on an undeveloped or vacant lot.

DECISIONS REQUIRING A PUBLIC HEARING

Demolition Outside of an HPO

Staff

PROPOSED CHANGE

Explanation

Adds demolition review for all structures 50+ years old in the city. This review is predominantly administrative by Historic Preservation staff, often a 1-day turnaround.

Only buildings with historic significance or significant historic character would be referred to the Landmarks Commission to request 120-day review period to negotiate with the property owner about alternatives to demolition or to document the building before demolition proceeds.

CHANGE / IDO TEXT

6-6(B) DEMOLITION OUTSIDE OF AN HPO

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(B) or the DPM.

6-6(B)(1)

Applicability

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.~~²⁹⁰

6-6(B)(1)(b) Demolition of any structure that is at least 50 years old, regardless of whether they are registered on a State or national historic register or are eligible for listing. If a structure is of unknown age, it shall be presumed that it is over 50 years old for the purposes of this Subsection 14-16-6-6(B).

6-6(B)(1)(c) 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.

~~6-6(B)(1)(d) Demolition of any structure that is at least 50 years old located in the following small areas, regardless of whether they are registered on a State or national historic register or are eligible for listing. If a structure is of unknown age, it shall be presumed that it is over 50 years old for the purposes of this Subsection 14-16-6-6(B).~~

~~1. Neon signs along Central Avenue in locations pursuant to Subsection 14-16-5-12(F)(4)(a) (Neon Signs along Central Avenue);~~

~~2. Downtown Small Area~~



Changes to landscaping requirements

- Purpose [Item #99]
- Applicability [Items #100, #101]
- Minimum Landscaped Area [Item #102]
- Required Plant Materials and Site Amenities [Items #103]
- Soil Conditions and Beds [Item #104]
- Plant Material and Spacing [Item #105]
- Planting Near Utilities [Item #106]
- Required Street Trees [Item #107]



LANDSCAPING, BUFFERING, AND SCREENING

Purpose

Staff

Explanation

Landscaping, buffering, and screening purpose statement revised to cite public health benefits.

CHANGE / IDO TEXT

5-6(A) PURPOSE²¹⁴

This Section 14-16-5-6 regulates landscaping to ensure visually attractive, sustainable desert landscapes that aid in the creation of a quality public realm. The City recognizes landscape as a visual component to quality environments that enhance Albuquerque's overall appearance and provide other public benefit through:

- 5-6(A)(1) Providing visual relief from urbanization.
- 5-6(A)(2) Establishing a consistent, attractive streetscape that generates a sense of continuity and a strong, positive city image.
- 5-6(A)(3) Improving the aesthetic appearance of commercial, industrial, and multi-family residential development to protect and enhance public and private investments and property values.
- 5-6(A)(4) Ensuring the use of native and/or adapted, low water-use, or xeric species and regionally appropriate, sustainable design and maintenance techniques to conserve water resources.
- 5-6(A)(5) Contributing to the processes of air purification and; oxygen regeneration that can improve public health.
- 5-6(A)(6) Contributing to the process of; groundwater recharge; and stormwater runoff retention, Landscape should be designed to retaining soil moisture, preventing erosion, encouraging the growth of abutting plantings, and mitigating urban heat-island effects, and while abating aiding in the abatement of air and water pollution, dust, noise, heat, and glare.
- 5-6(A)(7) Providing screening of some types of facilities, structures, and equipment.
- 5-6(A)(8) Providing shade and comfort for pedestrians and visually narrowing streets, which has been shown to reduce vehicle speeding and accidents.

LANDSCAPING, BUFFERING, AND SCREENING

Minimum Landscaped Area

Staff

Explanation

- Adds reference to the Official Albuquerque Plant Palette, which specifies the approximate size of mature trees and shrubs.
- Overlapping tree and shrub canopies can both count toward total vegetative coverage, as long as minimum ground-level coverage is still met.

CHANGE / IDO TEXT

5-6(C)(2) Minimum Landscape Area

- 5-6(C)(2)(a) Except as noted in Subsection (b) below, a minimum of 15 percent of the net lot area of each development shall contain landscaping. (See figure below.)
- 5-6(C)(2)(b) In DT-UC-MS-PT areas, a minimum of 10 percent of the net lot area of each development shall contain landscaping. In these areas, landscaping required to meet this requirement need not be at ground level. (See figure below.)
- 5-6(C)(2)(c) The mature realistic spread of trees and shrubs as defined by the Official Albuquerque Plant Palette will be used to calculate required vegetative coverage as follows.²¹⁹
1. Tree canopies and ground-level plants shall cover a minimum of 75 percent of the total landscape area as measured by canopy width or the area beneath the dripline of the mature size of the actual vegetation. (See figure below.)
 2. Of the required vegetative coverage, a minimum of 25 percent shall be provided as ground-level plants (shrubs, grasses, etc.) as measured of the mature size of the actual vegetation. (See figure below.)
 3. Overlapping canopy areas from trees and ground-level plants may both be counted toward the required total vegetative coverage in Subsection 1 above, provided the minimum ground-level vegetative coverage required in Subsection 2 above is still met.

LANDSCAPING, BUFFERING, AND SCREENING

Soil Conditions and Planting Beds

Staff

Explanation

- Clarifies the required depth for soil to qualify as uncompacted
- Removed restriction on the amount of gravel or crusher fines used as groundcover
- Removes reference to "planting area," which is not a defined term.
- Clarifies that the requirement for mulch is related to trees.
- Curb or wheel stops are only required where landscaped areas abut vehicle-accessible areas.

CHANGE / IDO TEXT

5-6(C)(5) Soil Condition and Planting Beds²²¹

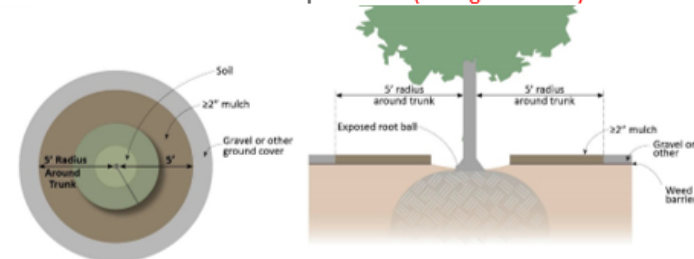
5-6(C)(5)(a) All vegetated material required by this Section 14-16-5-6 shall be planted in soil that is uncompacted soil to a minimum depth of 24 inches.

5-6(C)(5)(b) If used, weed barriers shall be permeable to optimize stormwater infiltration and prevent runoff.

~~5-6(C)(5)(c) The use of gravel or crusher fines as ground cover is limited to a maximum of 75 percent of any landscaped area, or 50 percent in DT-UC-MS areas.~~

5-6(C)(5)(d) A minimum depth of 3 inches of organic mulch, such as arborist mulch or native mulch woodchips, is required in all planting areas as ground cover under trees, not including street trees, within a 5-foot radius around the tree trunk, but not directly against the trunk. (See figure below.)

- Decorative bark mulches, bark nuggets, and pecan shells are prohibited. |
- ~~Organic mulch is required as ground cover under trees, not including street trees, within a 5-foot radius around the tree trunk, but not directly against the trunk.~~ In these areas, weed barrier fabric is prohibited. (See figure below.)



5-6(C)(5)(e) Where abutting areas accessible by vehicles, All landscaped areas shall be protected from vehicular encroachment by curbs or wheel stops located 2 feet outside the landscaped area, with openings to accommodate surface collection of stormwater runoff in vegetated swales and stormwater infiltration areas.

LANDSCAPING, BUFFERING, AND SCREENING

Required Street Trees

Staff

CHANGE / IDO TEXT

Explanation

- Low-residential development must comply with the Street Tree Ordinance requirement of 1 tree selected from the Official Plant Palette.
- Allows crusher fines as a permeable material for ADA walkability requirements.

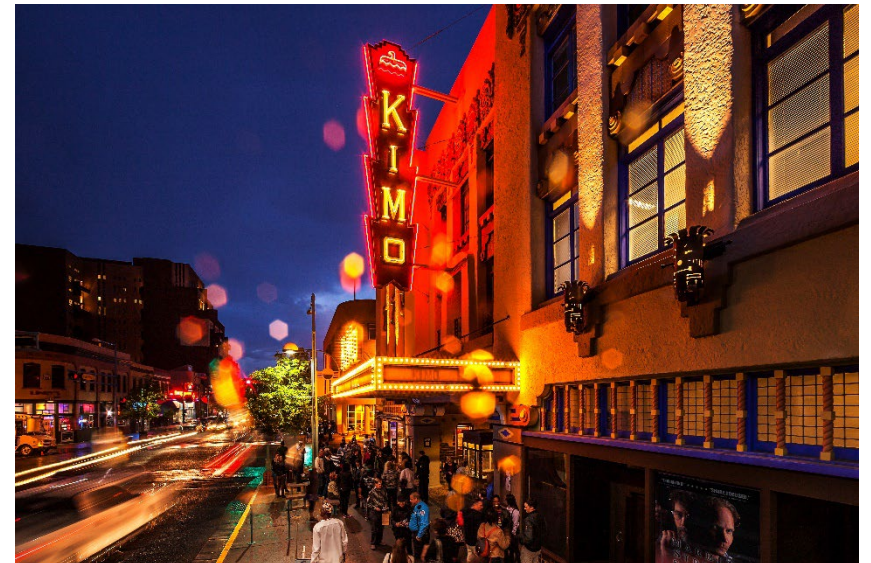
5-6(D) STREET FRONTAGE LANDSCAPING

5-6(D)(1) Required Street Trees²²⁶

- 5-6(D)(1)(a) For low-density residential development, all new primary buildings shall require planting at least 1 street tree with minimum caliper of 2 inches.
- 5-6(D)(1)(e) Permeable materials that meet ADA requirements, including but not limited to compacted crusher fines, shall be used to provide a walkable surface in required tree planting areas. Tree grates may be used in constrained locations to accommodate pedestrian circulation, ~~to allow the required planting areas to have a walkable surface.~~

Changes to signs

- Canopy and marquee signs [Items #109, #110]
- Rooftop signs and neon signs [Item #46]
- Alternative Signage Plans [Items #47, #48, #55, #57, #62]



SIGNS

Canopy and Marquee Signs

CHANGE / IDO TEXT

Explanation

- Allows multiple canopy signs if the building has a long enough frontage
- Slightly increases the permitted height of canopy signs
- Allows both marquee signs and wall signs with a total maximum size limit

Sign Type	Zone District	
	Mixed-use Zone Districts, NR-C, NR-LM, NR-GM	NR-BP, NR-SU, NR- PO, PD, PC
Canopy Sign ¹		
Number, maximum	1 / 50 ft. of frontage establishment frontage	Per approved plan ^[1]
Width, maximum	MX-FB: 1 / entry/exit 50% of building frontage width MX-FB-AC, MX-FB-UD: full building frontage width	
Height of message surface, maximum	Letters and images must be located on vertical surfaces, which may not exceed 24 18 in. height.	
Marquee Sign ²		
Number, maximum	A marquee sign is allowed in lieu of — not in addition to — an allowable wall sign. 1 / façade theater or performance venue frontage.	Per approved plan ^[1]
Area, maximum	Same as allowable maximum area of wall sign, inclusive of any wall signs on the same façade.	
Height of message surface, maximum	3 ft. MX-FB-AC, MX-FB-UD: 5 ft.	
Projection, maximum	50% of the distance over any abutting sidewalk or 10 ft. from the façade, whichever is less.	

Staff

SIGNS

Rooftop Signs

CHANGE / IDO TEXT

Explanation

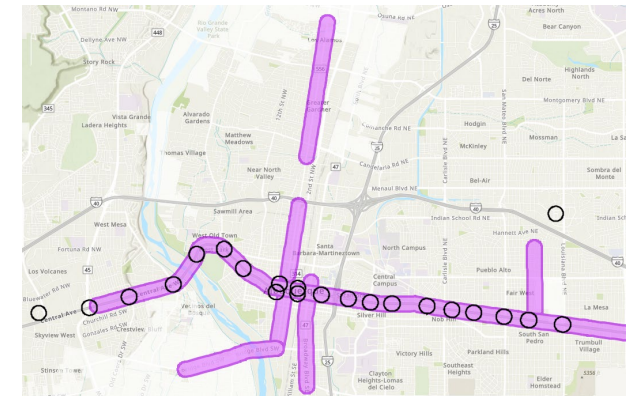
Allows rooftop signs in UC-MS-PT areas.

5-12(F)(4)(c) Rooftop Signs²⁶⁵

1. Solid panels or cabinets are prohibited.
2. At least 70 percent of the sign area shall consist of open space, through which the structural framework may be viewed.
3. The remaining portion of the sign area may consist of channel letters, channel graphics, or open lighting elements.
4. Illuminated elements may be channel letters, channel graphics, or open lighting elements, pursuant to Subsection 14-16-5-12(E)(5) (Illumination and Motion).

Table 5-12-3: On-premises Signs in Mixed-use and Non-residential Zone Districts

Sign Type	Zone District
	Mixed-use Zone Districts, NR-C, NR-LM, NR-GM
Number, maximum	1 / building <u>in UC-MS-PT areas pursuant to Subsection 14-16-5-12(F)(4)(a) or Subsection 14-16-5-12(F)(4)(c) and Rooftop signs are only allowed</u> in small areas pursuant to Subsection 14-16-5-12(F)(3) (Standards Applicable in Small Areas).
Area, maximum	75 sq. ft.
Height, maximum	15 ft. or 25% of the height of the building, whichever is less.



MS = 660 feet from **Main Street**
PT = 660 feet from **Premium Transit station**

SIGNS

Neon Signs

CHANGE / IDO TEXT

Explanation

Extends incentives for neon signs to all Main Street areas, which include Central, portions of 4th Street, portions of San Pedro, portions of Bridge Blvd., and portions of Broadway.

Main Street areas are defined as 660 feet from the centerline of the roadway, so this change would overlap with the existing provision for lots within 300 feet of intersections, which is proposed to be deleted.

5-12(F)(4) Standards for Specific Types of Signs

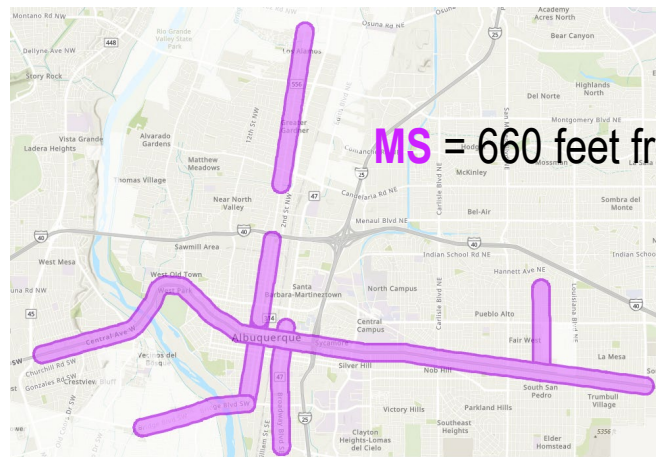
5-12(F)(4)(a) Neon Signs along Main Street Areas Central Avenue²⁶¹

The standards provisions²⁶² of this Subsection 14-16-5-12(F)(4)(a) provide size and height bonuses for qualifying neon on-premises signs, allow animation, and provide incentives and flexibility from otherwise applicable sign standards regulations²⁶³ in specific areas of the city. In case of conflict between these standards and other sign standards applicable to the same property, these standards shall prevail.

1. Applicability

The following additional standards regulations²⁶⁴ apply to signs on lots in Main Street areas. †

- a. ~~Signs on all lots that abut or have direct frontage to Central Avenue.~~
- b. ~~Signs on all lots located within 300 feet of the edge of the public right-of-way of Central Avenue.~~
- c. ~~Signs located on lots located within 300 feet of an intersection of Central Avenue and the following streets:~~
 - i. ~~Tramway Boulevard.~~
 - ii. ~~Juan Tabo Boulevard.~~
 - iii. ~~Eubank Boulevard.~~
 - iv. ~~Wyoming Boulevard.~~
 - v. ~~Louisiana Boulevard.~~
 - vi. ~~San Pedro Boulevard.~~
 - vii. ~~San Mateo Boulevard.~~
 - viii. ~~Yale Boulevard.~~
 - ix. ~~University Boulevard.~~
 - x. ~~I-25.~~
 - xi. ~~Broadway Boulevard.~~
 - xii. ~~Atrisco Drive.~~
 - xiii. ~~Old Coors Drive.~~
 - xiv. ~~Coors Boulevard.~~
 - xv. ~~Unser Boulevard north of Central Avenue.~~



MS = 660 feet from Main Street

SIGNS

Neon Signs

Staff

Explanation

Increases incentives for neon rooftop signs

Allows historic signs that do not meet size limits or other development standards to be refurbished and relocated if approved by the Landmarks Commission.

Definitions 7-1

Historic Sign

A sign that is 50 years old or greater or listed or determined to be eligible for listing in the New Mexico Register of Cultural Properties either individually or as a contributing part of a property or a sign that contributes to the historic character of a designated City landmark.

CHANGE / IDO TEXT

3. Incentives and Flexibility

The following incentives and flexibility apply to signs that meet the requirements of Subsections 1 and 2 above.

- a. Sign area for a freestanding, ~~or~~ projecting, or rooftop sign may be up to 50 percent larger than the sign area allowed in the underlying zone district, up to a maximum of 250 square feet after the bonus is applied. Lettering is allowed a proportionate size bonus.
- b. Sign area for a building-mounted sign, except projecting signs or rooftop signs, may be up to 25 percent larger than the sign area allowed in the underlying zone district. Lettering is allowed a proportionate size bonus.
- e. A historic sign that is being refurbished and relocated on-site for preservation purposes may be installed in any Mixed-use zone district, regardless of the development standards otherwise applicable, provided that the sign retains its original design, size, and materials to the maximum extent practicable, subject to approval of a Historic Certificate of Appropriateness – Major, pursuant to IDO Subsection 14-16-6-6(D).

DECISIONS REQUIRING A PUBLIC HEARING

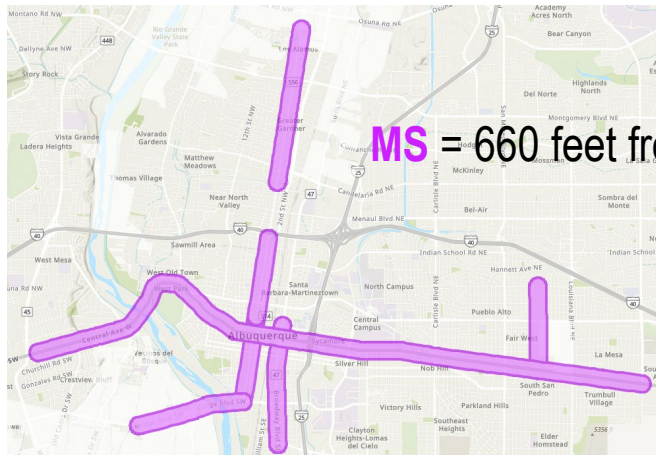
Historic Certificate of Appropriateness – Sign Relocation

Staff

PROPOSED CHANGE

Explanation

Requires Landmarks Commission review for relocation of historic signs that are neon in Main Street areas if the signs cannot meet limits for neon signs or other applicable development standards.



MS = 660 feet from Main Street

CHANGE / IDO TEXT

6-6(D) HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR³²⁹

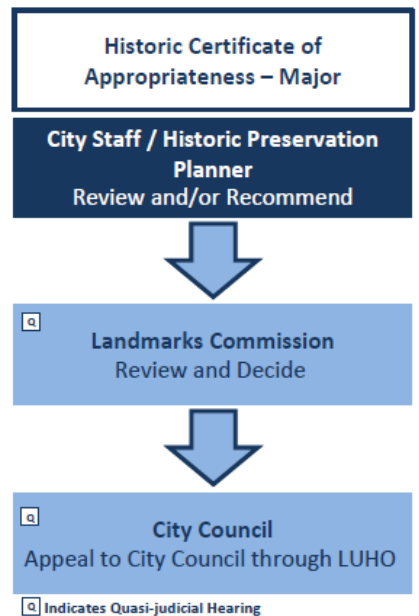
All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(D) or DPM.

6-6(D)(1) Applicability

This Subsection 14-16-6-6(D) applies to both all of the following:

6-6(D)(1)(a) All development and modification of structures in any HPO zone or modification of a City landmark site that do does not meet the applicability standards for a Historic Certificate of Appropriateness – Minor in Subsection 14-16-5(B).

6-6(D)(1)(b) Relocation and restoration of a historic sign pursuant to Subsection 14-16-5-12(F)(4)(a) (Neon Signs along Main Street Areas Central Avenue) prior to the sign being taken down.



Definitions 7-1

2025
IDO
Update

Changes to infrastructure requirements

- Sidewalk + drainage requirements [Item #C-1]
- Green Stormwater Infrastructure [Items #35, #41]
- Floodplain Definitions [Items #77, #78]
- Infrastructure Improvements Agreements [Item #93]



INFRASTRUCTURE STANDARDS

Councilor Bassan

CHANGE

Explanation

- Makes **exceptions for sidewalk and drainage improvements** in R-1 and R-A zone districts where a certain percentage of the block has already been developed without improvements
- **Financial agreement** still required in the case the City decides to construct recommended sidewalk and drainage facilities

5-4(H) STORMWATER MANAGEMENT

- 5-4(H)(1) The applicant shall install, at his/her own expense, all site features and infrastructure necessary to retain, detain, and/or infiltrate stormwater to ensure that the new subdivision does not result in surface flooding or unnecessary burden on the City's infrastructure [, except as noted in (2) below].
- 5-4(H)(2) [Property owners of platted lots zoned R-1 or R-A are allowed to develop prior to underground drainage improvements at their own risk and shall record an agreement that these lots will be assessed for the cost of underground drainage improvements when the City constructs these improvements in the future.]

IDO TEXT

- 1-7(B)(2)(e) All infrastructure improvements, including but not limited to sidewalks, curb and gutter, pavement, storm drain system, water and sewer, and any other improvements required by the City Engineer, have been constructed within easements or in the public right-of-way [or have improvement construction agreements and/or financial guarantees recorded with the Bernalillo County Assessor].

5-3(D)(1) Sidewalks in Residential Development

Perimeter sidewalks shall be provided in accordance with the DPM, except as noted below [in Subsection (b) below].

5-3(D)(1)(a) [Property owners of platted lots zoned R-A or R-1 lots on blocks that meet both of the following conditions are exempt from the construction of sidewalk, curb and gutter, and the owners will have to record an agreement that these lots will be assessed for the cost of sidewalk, curb and gutter improvements when the City constructs these improvements in the future:]

1. The block has sidewalk, curb and gutter constructed or have commitments to be constructed on less than 30 percent of the block perimeter.
2. At least 40 percent of the platted lots within the block have buildings constructed.]

STORMWATER MANAGEMENT

Staff

Green Stormwater Infrastructure

CHANGE / IDO TEXT

Explanation

Requires development to meet County standards for green stormwater infrastructure.

5-4(H) STORMWATER MANAGEMENT

- 5-4(H)(1) The applicant shall install, at his/her own expense, all site features and infrastructure necessary to retain, detain, and/or infiltrate stormwater to ensure that the new subdivision does not result in surface flooding or unnecessary burden on the City's infrastructure. Stormwater management for all subdivisions shall comply with all of the following:
- 5-4(H)(1)(a) Applicable standards in the DPM.
 - 5-4(H)(1)(b) Applicable standards in Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control).
 - 5-4(H)(1)(c) The requirements of AMAFCA.
 - 5-4(H)(1)(d) Applicable standards in the Bernalillo County Green Stormwater Infrastructure Low-impact Development Standards as of 2023.¹⁶⁴
- 5-4(H)(2) The developer shall incorporate best management practices for low-impact development stormwater management to minimize stormwater runoff and increase on-site infiltration as described in the DPM.

Changes to Administration + Enforcement Procedures

Table
6-1-1

- Tribal Meetings [Items #49, #50]
- Minor Subdivision [Item #51]
- Vacations of Right-of-Way [Items #52, #66]
- Referrals to Commenting Agencies [Item #53]
- Appeals [Item #54]
- Archaeological Certificate [Item #56]
- Master Development Plan [Item #85]
- Site Plan – EPC [Item #64]
- Major Subdivisions [Item #94]
- Bulk Land Subdivisions [Item #66]
- Waiver – DHO [Items #67, #68, #71]
- Annexations [Item #69]
- Administrative Civil Enforcement Procedures [Item #70]
- Character Protection Overlay (CPO) Zones and Historic Protection Overlay (HPO) Zones [Item #M-3]

Predictable

↑

↓

Flexible

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

DEVELOPMENT REVIEW PROCEDURES

Part
6

Staff

PROPOSED CHANGE

Explanation

Allows DHO to decide on all vacation requests of public right-of-way regardless of size, with any appeals decided by Council.

CHANGE / IDO TEXT

6-6(M) VACATION OF EASEMENT, PRIVATE WAY, OR PUBLIC RIGHT-OF-WAY

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(M) or the DPM.

6-6(M)(1) Applicability³⁰⁵

This Subsection 14-16-6-6(M) applies to all applications for any of the following Vacations of any public or private easement or private way shown on a recorded plat or any public right-of-way.

~~6-6(M)(1)(a) Vacation of Public or Private Easement or Private Way~~

~~Any public or private easement or private way shown on a recorded plat.~~

~~6-6(M)(1)(b) Vacation of Public Right-of-way—Council~~

~~Any public right-of-way that meets any of the following thresholds:~~

- ~~1.—More than 500 square feet or the entire width of a platted alley.~~
- ~~2.—More than 5,000 square feet or the entire width of a street, including any or all of the right-of-way.~~

~~6-6(M)(1)(c) Vacation of Public Right-of-way—DHO~~

~~Any public right-of-way that does not meet the thresholds in Subsection (b) above.~~

SUBDIVISION - MAJOR

Preliminary Plat / Final Plat

CHANGE

Explanation

- Clarifies that public notice, public hearing, and appeal happen for the DHO decision of the plat.
- Makes Subdivision – Major consistent with procedures for sign-off of Site Plan – EPC.

See redline
document for
full details

<https://tinyurl.com/CABQ-IDO-Redline-2025>

IDO TEXT

~~6-6(L)(2)(c) Preliminary Plat~~

~~6-6(L)(2)(d) The City Planning Department staff shall review the application and forward a recommendation to the DHO.~~

~~6-6(L)(2)(m) The DHO shall conduct a public hearing and make a decision on the application preliminary plat.~~

~~6-6(L)(2)(o) Final Plat~~

~~6-6(L)(2)(p) Within 1 year after DHO approval, or approval with conditions, of a Preliminary Plat, the applicant shall submit a final plat Final Plat that includes all changes, conditions of approval, and requirements contained in the Preliminary Plat approval.~~

~~6-6(L)(2)(q) City Planning Department staff shall refer the final plat for sign-off by submittal to required commenting agencies pursuant to Subsection 14-16-6-4(l).~~

~~6-6(L)(2)(r) Required commenting agencies pursuant to Subsection 14-16-6-4(l) shall review the submittal and forward any comments and a recommendation to the DHO.~~

~~6-6(L)(2)(s) The DHO shall conduct a public hearing and make a decision on the application.~~

~~6-6(L)(2)(t) Final Plats shall include a list of any Vacations, Variances, Waivers, and deviations granted as an exhibit or note.~~

~~6-6(L)(2)(u) Staff from required commenting agencies pursuant to Subsection 14-16-6-4(l)(5) shall review final plats administratively for compliance with conditions of approval, DPM standards, and zoning regulations standards³⁰⁶.~~

DECISIONS REQUIRING A PUBLIC HEARING

Subdivision of Land – Bulk Land

Part
6

Staff

PROPOSED CHANGE

CHANGE / IDO TEXT

Explanation

Clarifies timing of when a bulk land plat can be issued in relation to the Site Plan/Subdivision of the subject property.

6-6(J)(2)

Procedure

- 6-6(J)(2)(a) The subject property will require further review during the subsequent Subdivision or Site Plan review and decision process in order to use the land for development and/or building purposes. Approval of a Bulk Land Subdivision does not indicate that land within that subdivision complies with applicable IDO Subdivision or Site Plan standards.
- 6-6(J)(2)(b) The bulk land plat shall reflect the applicant's agreement that building permits shall not be issued for any area within the Bulk Land Subdivision before a Site Plan has been Preliminary Plat and Final Plat have been approved or a Subdivision of Land – Major has been approved and the Final Plat for the subject property has been recorded.^{297, 298}

CPO/HPO APPLICATIONS

Mayor Amendment

CHANGE

Explanation

- Moves existing language about how property owners can request a new small area with area-specific regulations (which is an Amendment of IDO Text - Small Area) to the section about who can submit text amendments.
- Revises who can request an HPO from all property owners to 51% of property owners, consistent with State Historic Preservation Office procedures and the existing requirement for new small area text amendments.
- Clarifies that 51% of property owners who agree can request a new CPO/HPO zone.

~~6-4(D)(1)(d) — At least 51 percent of the property owners in a proposed small area who agree in writing to the request to create a new small area with area-specific regulation(s). This process does not apply to a new APO or HPO zone.~~

~~6-4(D)(1)(e) — The property owners in a proposed HPO zone.~~

IDO TEXT

- 6-4(D)(3) An application to amend the text of this IDO may be submitted by the City or any resident or property owner in the city.
- 6-4(D)(3)(a) City Council may adopt text amendments at any time.
1. Such applications do not need to be submitted to the EPC for review and recommendation but may at the request of the sponsoring City Councilor.
 2. These amendments do not require consideration beyond what is required for the City Council to adopt any ordinance.
 3. A sponsoring City Councilor is not required to automatically recuse themselves from applications they sponsor or sponsor by request.
- 6-4(D)(3)(b) The Planning Department shall submit amendments to the text of this IDO pursuant to Subsection 14-16-6-3(D) (Annual Updates to the IDO).
- 6-4(D)(3)(c) At least 51 percent of the property owners in a proposed Overlay zone who agree in writing may request to create or amend either of the following:
1. A Character Protection Overlay (CPO) zone with area-specific regulations by applying for an Amendment to IDO Text – Small Area pursuant to Subsection 14-16-6-7(E).
 2. A Historic Protection Overlay (HPO) zone with area-specific standards and guidelines by applying for an Adoption or Amendment of Historic Designation pursuant to Subsection 14-16-6-7(C).

CPO/HPO APPLICATIONS

Mayor Amendment

CHANGE

Explanation

- Makes EPC decision-making body for Small Area text amendments (including CPOs)
- Makes Landmarks Commission the decision-making body for Historic Designations (including HPOs)

IDO TEXT

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

	Mtgs			Public Notice					Review and Decision-making Bodies							
Subsection	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 ¹¹	DHO	EPC	LC	ZHE	LUHO	City Council ¹²	Specific Procedures
Adoption or Amendment of Facility Plan				X	X		X	X	R		[R]				[D]	6-7(B)
Adoption or Amendment of Historic Designation ²⁸⁴		X	X	X	X	X	X	X	R			<D> ⌘		<AR>	<AD>	6-7(C)
Amendment to IDO Text – Citywide				X	X		X	X	R		[R]				[D]	6-7(D)
Amendment to IDO Text – Small Area ²⁸⁵				X	X		X	X	R		<D> ⌘			<AR>	<AD>	6-7(E)



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RESOURCES

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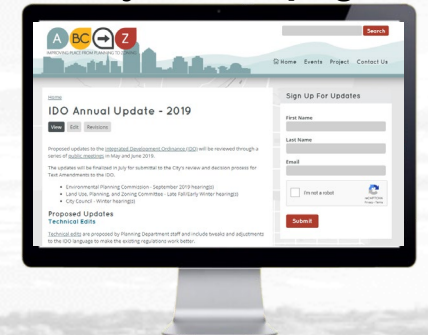
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Interactive IDO



ido.abc-zone.com

Project Webpage



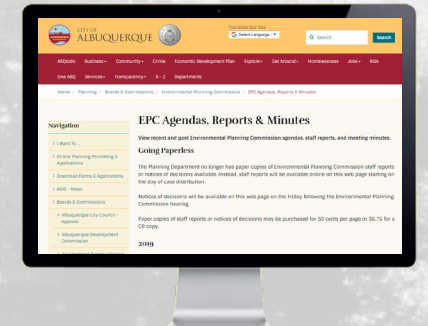
abc-zone.com

IDO Zoning Map



tinyurl.com/idozoningmap

Planning Webpage



cabq.gov/planning

ABC Comp Plan



compplan.abc-zone.com