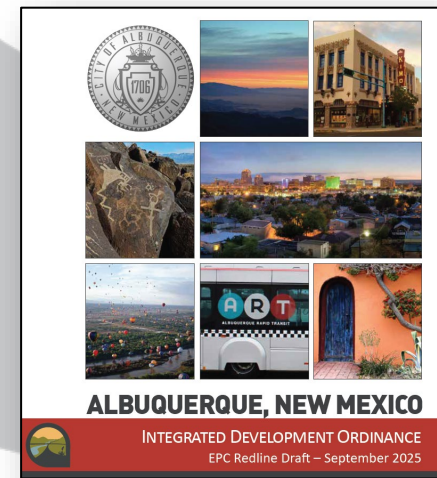


# INTEGRATED DEVELOPMENT ORDINANCE

## IDO Update 2025

### EPC Review

Public Review – All Spreadsheet Items



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

**Mikaela Renz-Whitmore**

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[mrenz@cabq.gov](mailto:mrenz@cabq.gov)

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Senior Planner

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# THANKS FOR PARTICIPATING!

## 2025 IDO Update

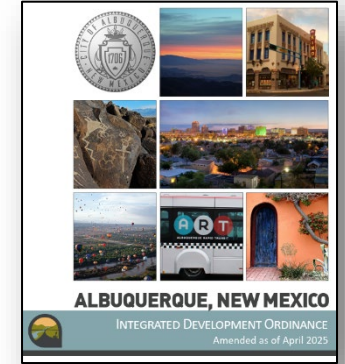
<https://abq-zone.com/ido-updates-2025>

Questions?

[abcto@cabq.gov](mailto:abcto@cabq.gov)

## Get to Know Your IDO

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



**IDO Online**

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

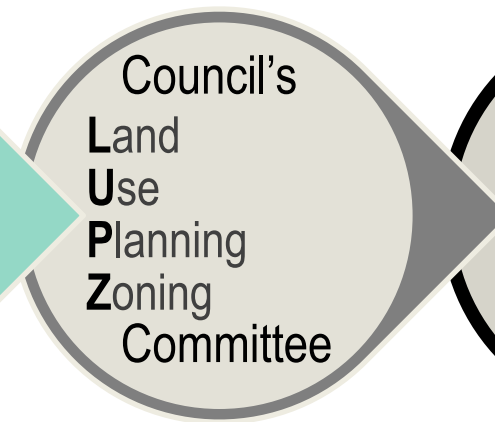
## Public Meetings

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

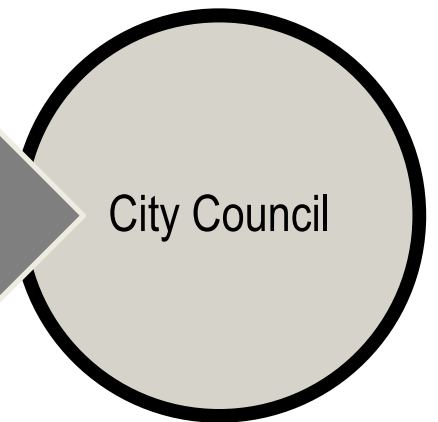
October 2025



January 2026



February 2026



# EPC COMMENT DEADLINES

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

Your Voice, Your Choice!

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

Comments submitted after October 20<sup>th</sup> will be considered at the next hearing



## 2025 IDO Update

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

Questions?

[abcto@cabq.gov](mailto:abcto@cabq.gov)



# PROPOSED CHANGES

## SPREADSHEET OF CHANGES

Item #	IDO Page	IDO Section	Change / Discussion	Explanation	Source	Category	Area / Topic
35	263	5-4(H)	<b>Stormwater Management</b> 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	

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## 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.<sup>164</sup>

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



# CHANGES

IDO Update  
2025

~ 150  
changes

Landscaping

~ 17  
changes

Housing

~ 16  
changes

Negotiable  
Zone  
Districts  
(PD, PC, NR-  
SU, NR-PO)

~ 9  
changes

Zoning  
Conversions  
(AC, MT,  
Police / Fire)

~ 3  
changes

Councilor  
Amendments

~ 12  
changes

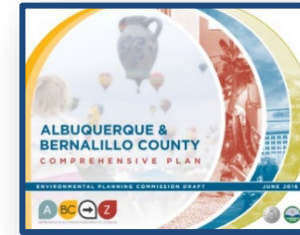
Mayor  
Amendments

~ 3  
changes

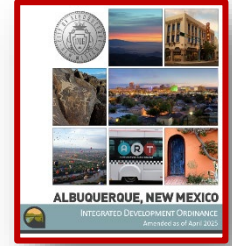
Legislative

# WHAT IS ZONING?

a system of laws that establishes rights and limits on property



Albuquerque  
Bernalillo  
County  
Comprehensive Plan



## U.S Constitution

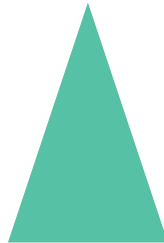
5<sup>th</sup> Amendment: Property Rights

14<sup>th</sup> Amendment: Due Process

10<sup>th</sup> 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

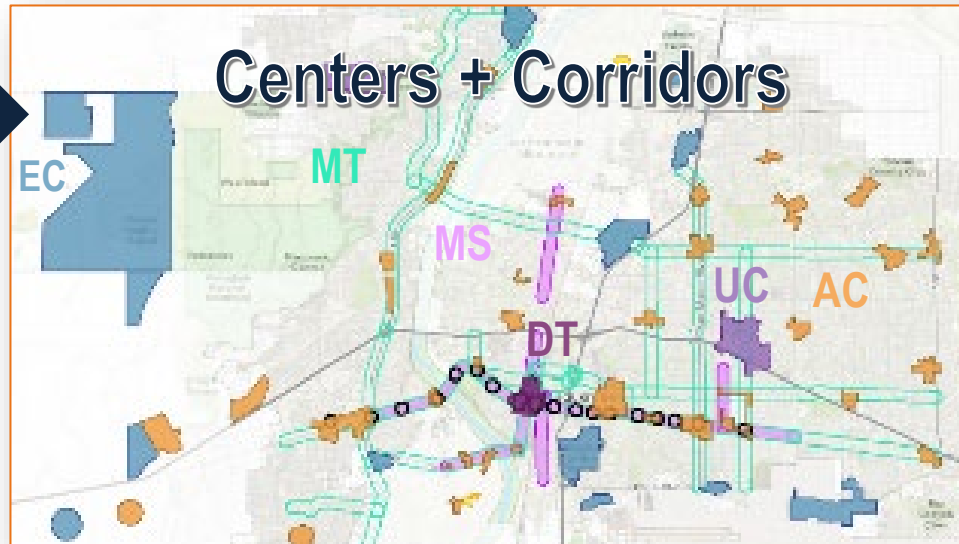
## ABC COMPREHENSIVE PLAN

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



Vision

Policies

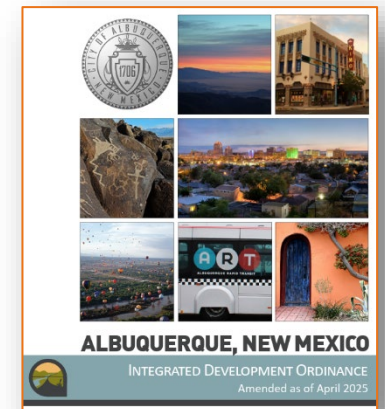


[compplan.abq-zone.com](http://compplan.abq-zone.com)

## 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

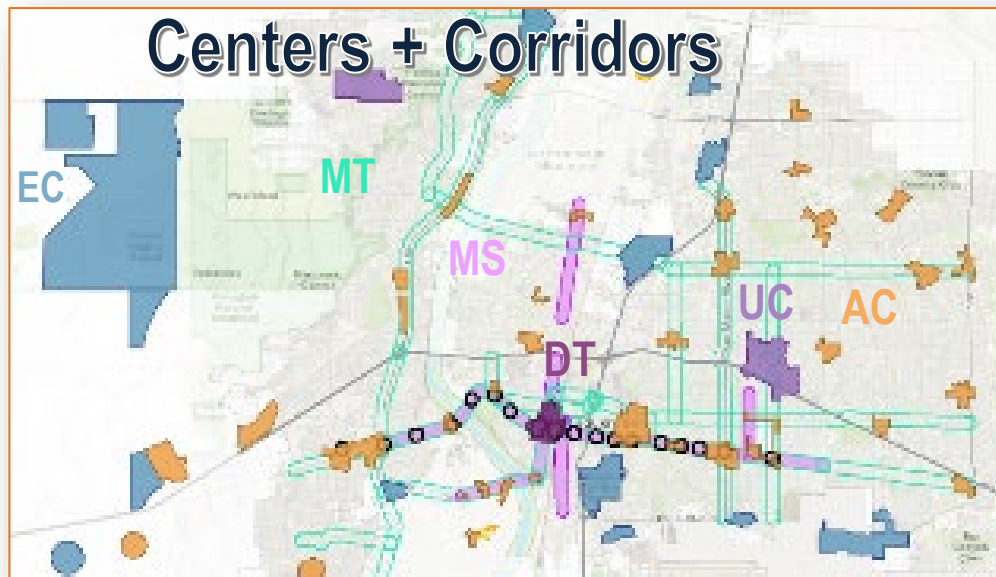


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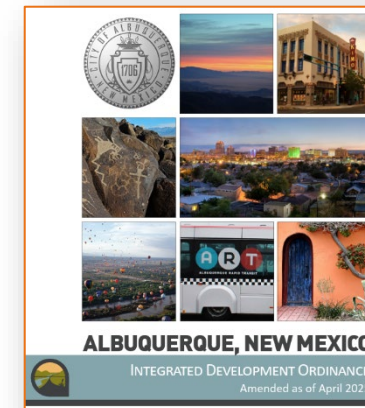
# CENTERS + CORRIDORS

## 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>



# 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.

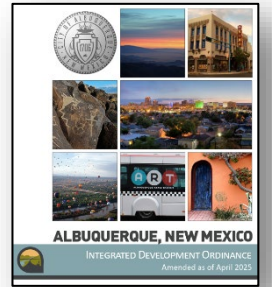
- 6-7(D)(3)(a) The proposed amendment is consistent with the spirit and intent of the ABC Comp Plan, as amended (including the distinction between Areas of Consistency and Areas of Change), and with other policies and plans adopted by the City Council.
- 6-7(D)(3)(b) The proposed amendment does not apply 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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# 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

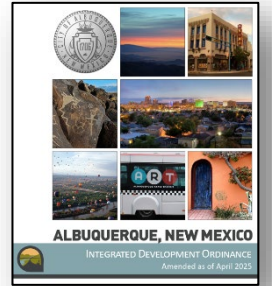


<https://tinyurl.com/IDOzoningmap>

# PROPOSED CHANGES

- |   |            |
|---|------------|
| 1. General Provisions   | 1 change   |
| 2. Zone Districts   | 5 changes  |
| 3. Overlay Zones  | 1 change   |
| 4. Use Regulations<br>Allowable Use Table<br>Use-specific Standards             | 35 changes |
| 5. Development Standards<br>Dimensional Standards Tables<br>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



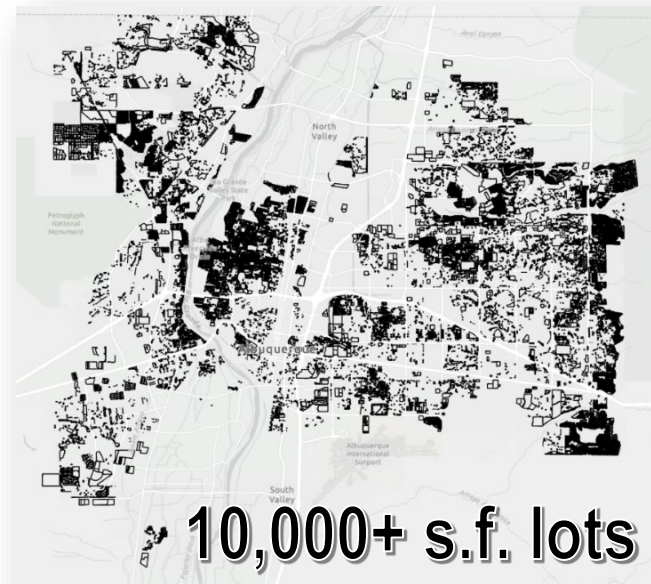
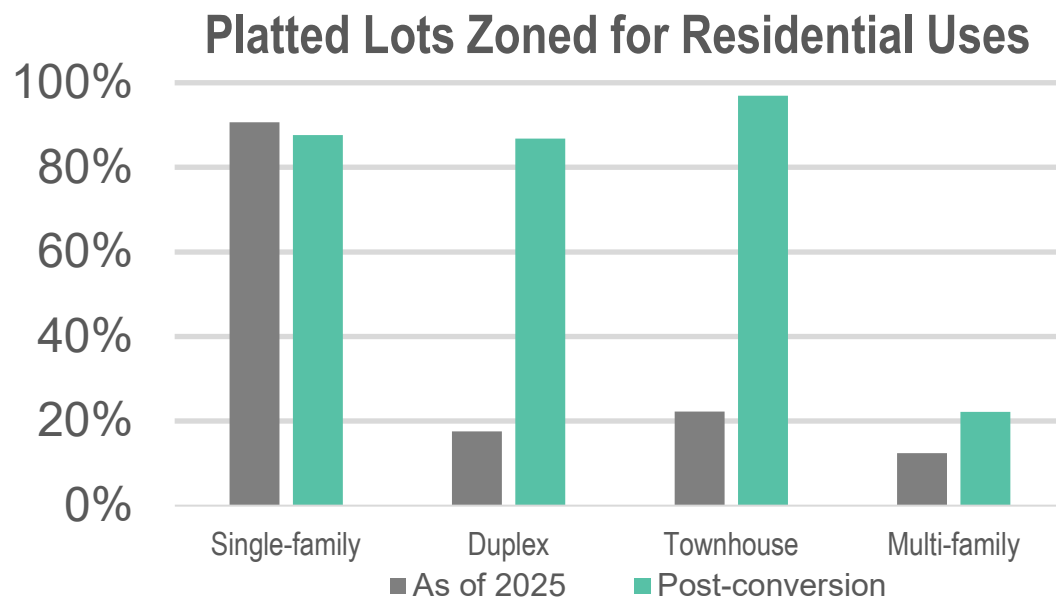
<https://tinyurl.com/IDOzoningmap>

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



1700 Old Town Rd.



[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

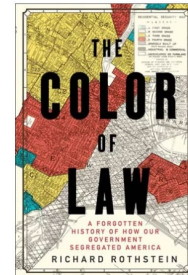
**1928:** Albuquerque proposes the first zoning code

**1959:** City of Albuquerque established first zoning code

**1975:** CABQ replaced zoning code

**2017:** CABQ adopted IDO

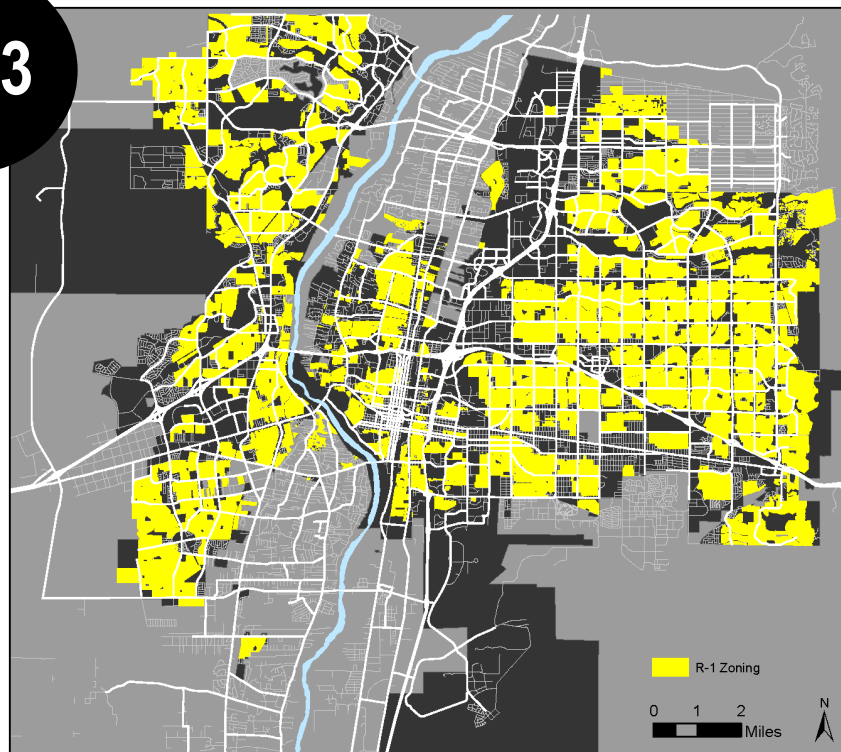
**2023:** Housing Forward Allowed Casitas and Non-residential Conversions



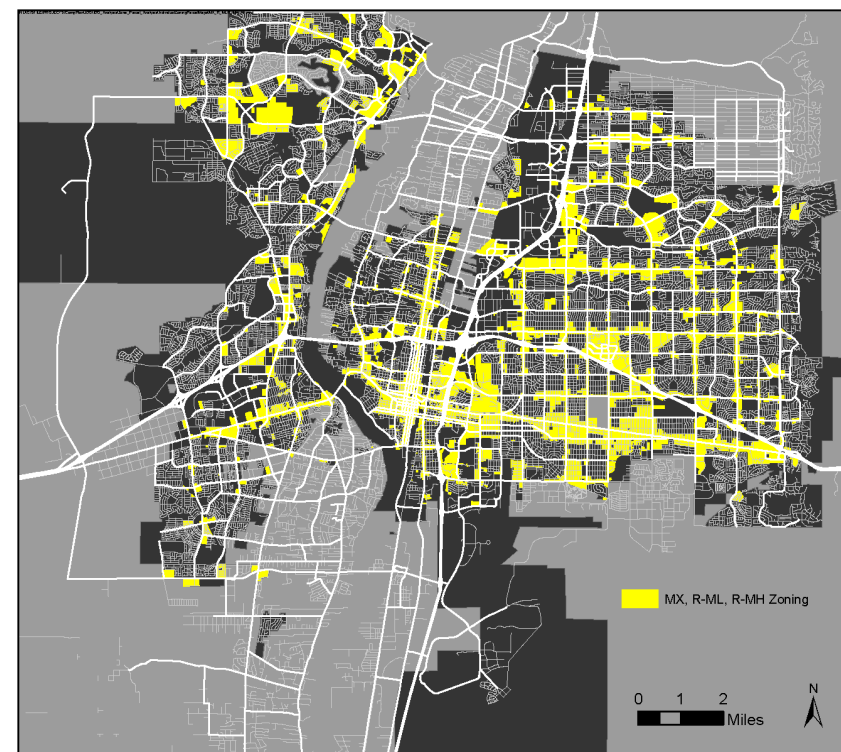
[Segregated by Design](#)

Only houses / Casitas allowed (67%)

2023



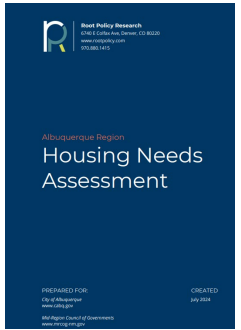
Apartments Allowed (14%)



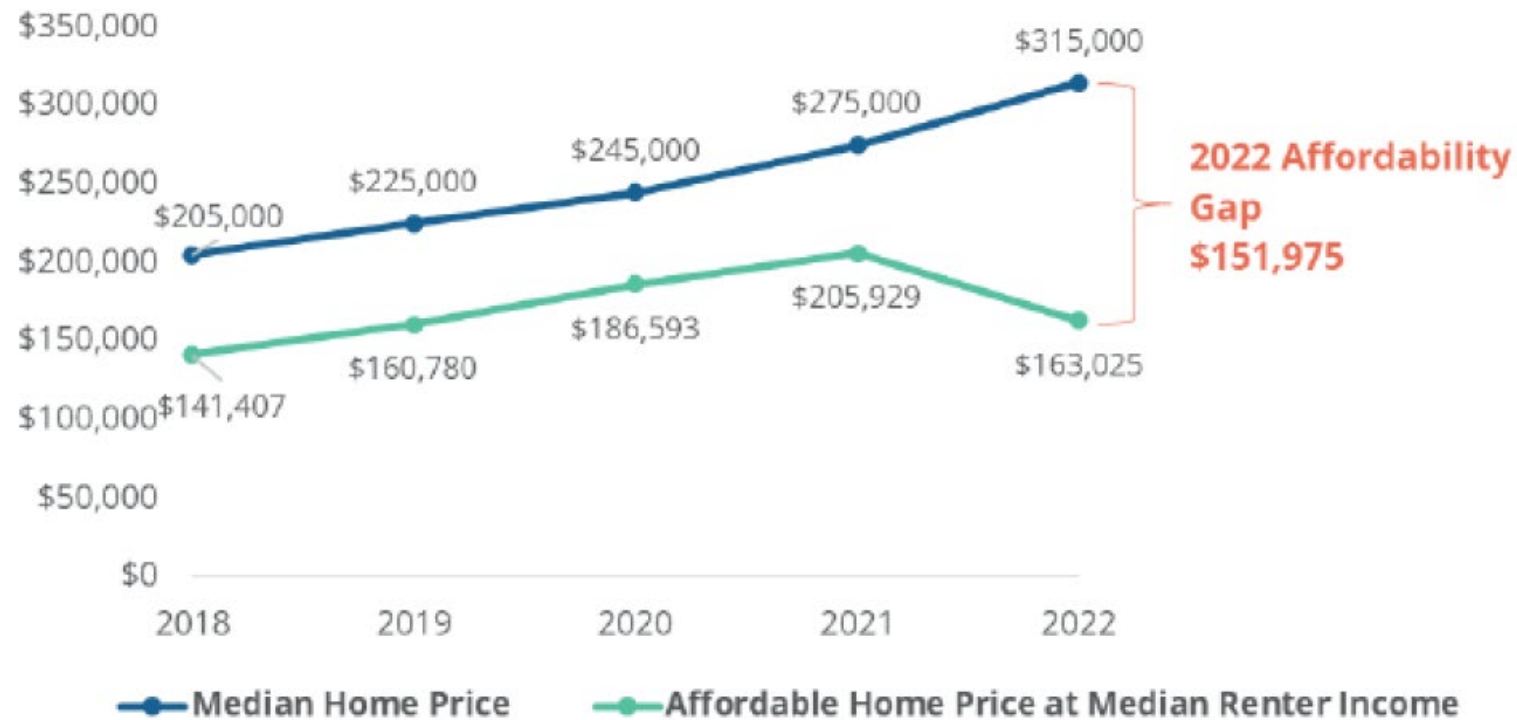
# THE PROBLEM

## ABQ Region Housing Needs Assessment (2024)

<https://tinyurl.com/ABQ-HNA>



### Median Home Price V. Affordable Home Price, Region, 2018-2022



Note: Affordability estimates assume a household spends 30% of their income on housing and assume a 30-year mortgage with a 10% downpayment, 30% of monthly payment is used for property taxes, utilities, insurance. Interest rates used are the historical 30-year fixed rate average from Freddie Mac from 2018 to 2022.

Source: HMDA, Freddie Mac, ACS 5-year estimates, and Root Policy Research.

# THE PROBLEM

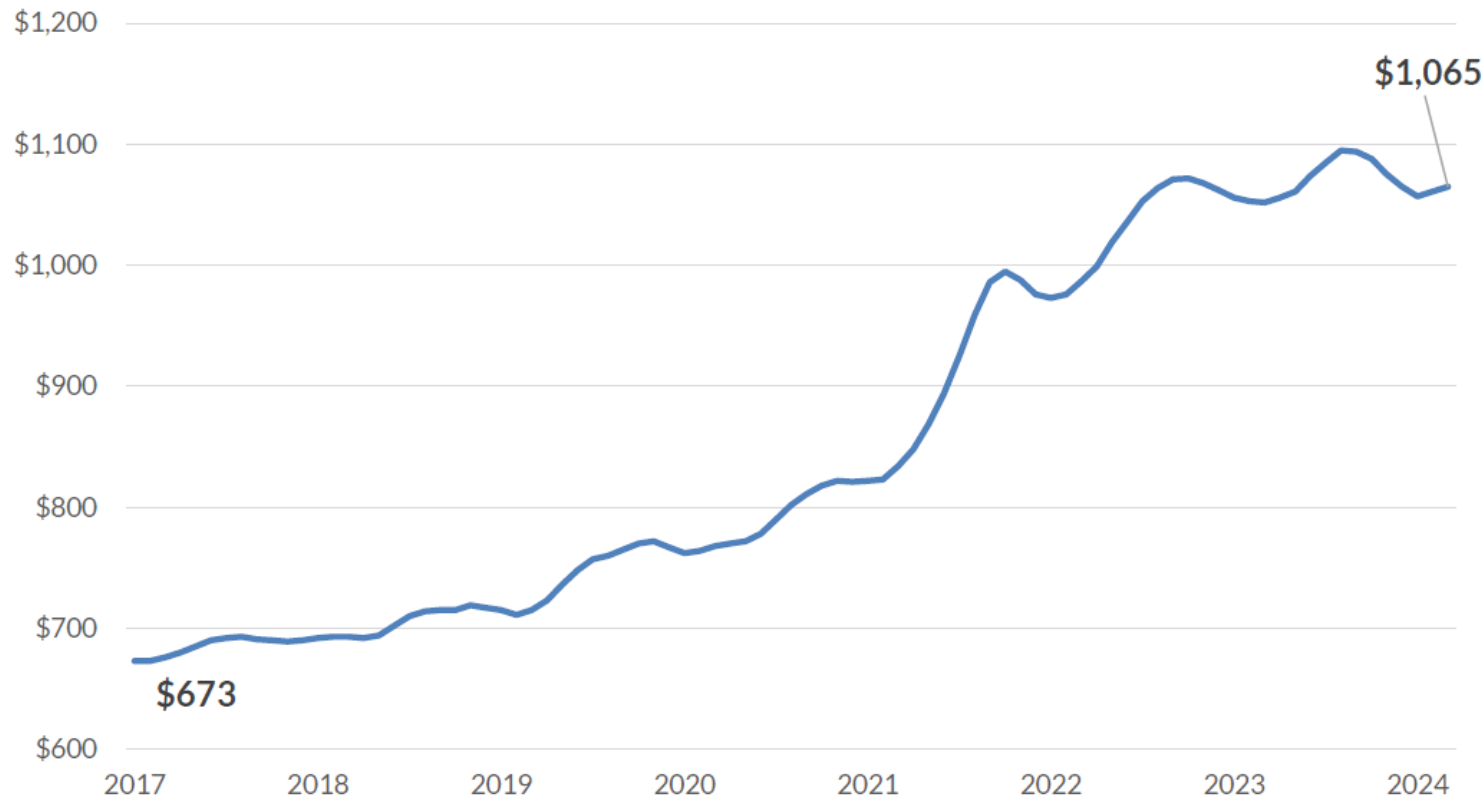
## New Mexico's Housing Shortage And Lessons from Policy Outcomes Elsewhere

Alex Horowitz  
Director, Housing Policy Initiative  
The Pew Charitable Trusts

March 12, 2025

Pew

Median Monthly Rent in New Mexico  
Increased 58% from Mar. 2017 to Mar. 2024

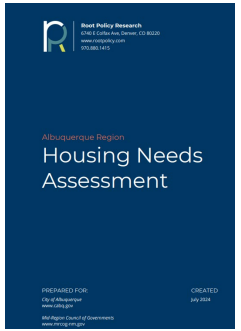


U.S = 29%  
N.M.=58%  
Albuquerque= 58%  
Santa Fe= 74%

# THE PROBLEM

## ABQ Region Housing Needs Assessment (2024)

<https://tinyurl.com/ABQ-HNA>



### *Who is priced out of the market?*



Healthcare workers



Food preparation & servers



Maintenance workers



Personal care and service workers



Sales and general office workers



Transportation and materials movers

39% of workers cannot afford the median rent at median wages



# THE PROBLEM

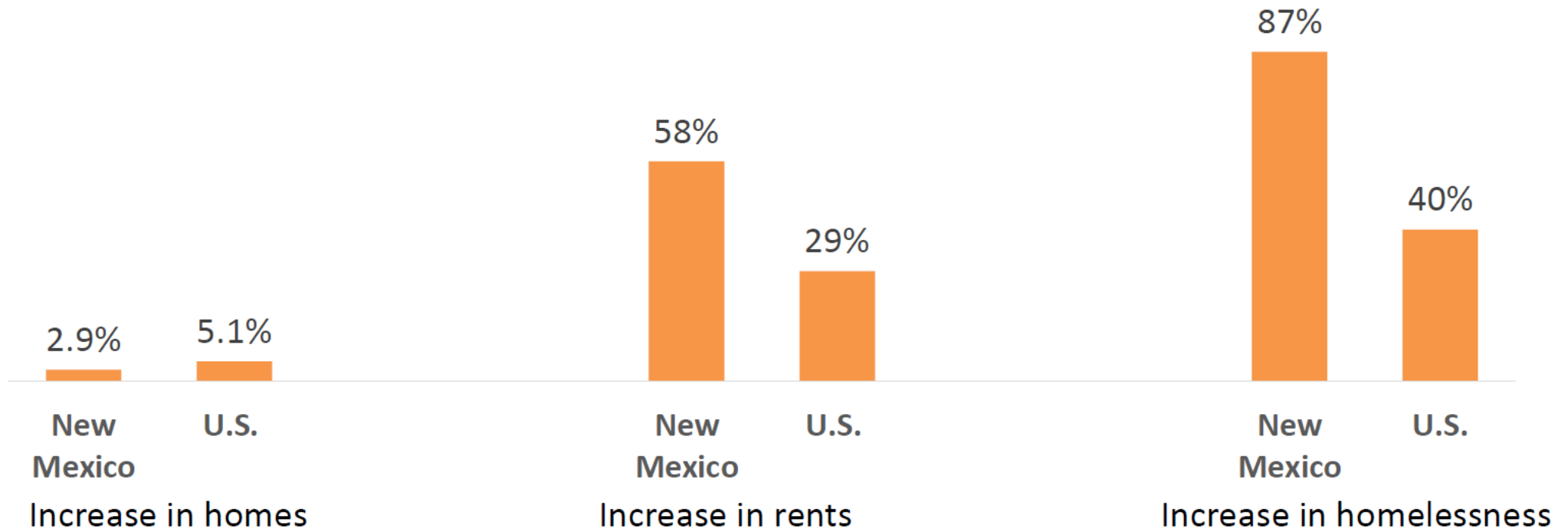
## New Mexico's Housing Shortage And Lessons from Policy Outcomes Elsewhere

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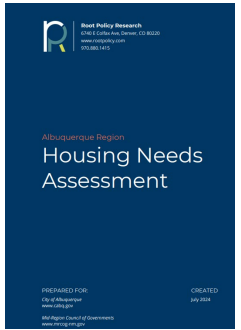
Pew

**New Mexico Added Less Housing Than U.S., Saw Rents & Homelessness Rise More**  
*Homes Added cover 2017-2023, Rents & Homelessness cover 2017-2024*



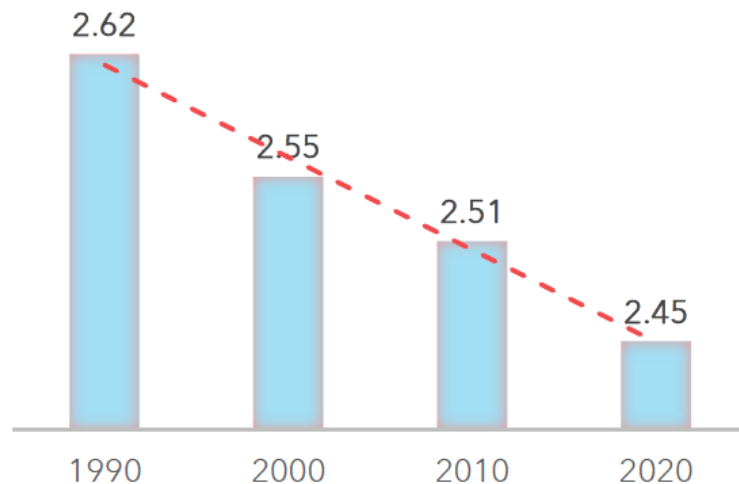
## ABQ Region Housing Needs Assessment (2024)

<https://tinyurl.com/ABQ-HNA>



**Smaller households means  
we need more units to house  
the same number of people**

AVERAGE HOUSEHOLD  
SIZE: MRCOG REGION



Source: US Census Bureau Decennial Census

PERCENT 1-PERSON HOUSEHOLDS by AGE

Householder 15 - 54 years = 24%

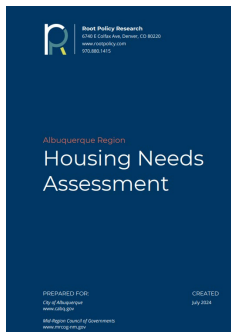
Householder 55 - 64 years = 37%

Householder 65 - 74 years = 42%

Householder 75+ years = 50%



Source: 2022 ACS 5-year estimates



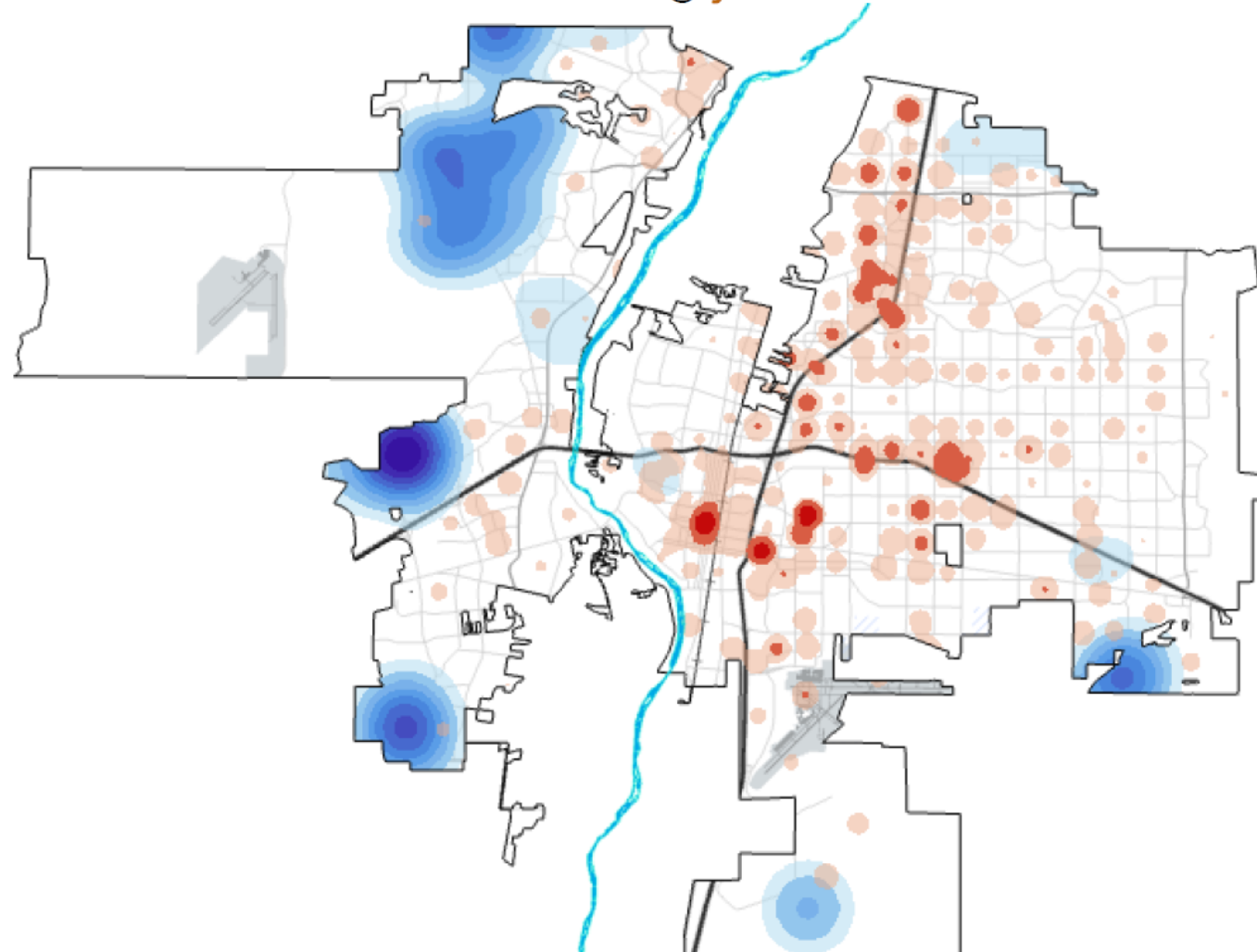
## ABQ Region Housing Needs Assessment (2024)

<https://tinyurl.com/ABQ-HNA>

### REGIONAL GROWTH TRENDS: AN IMBALANCE

- Transportation issue: 470,000 daily river crossings
- Affordability issue: Transportation costs are the 2<sup>nd</sup> largest household expense

New housing construction since 2010 and existing job concentrations



## New Mexico's Housing Shortage And Lessons from Policy Outcomes Elsewhere

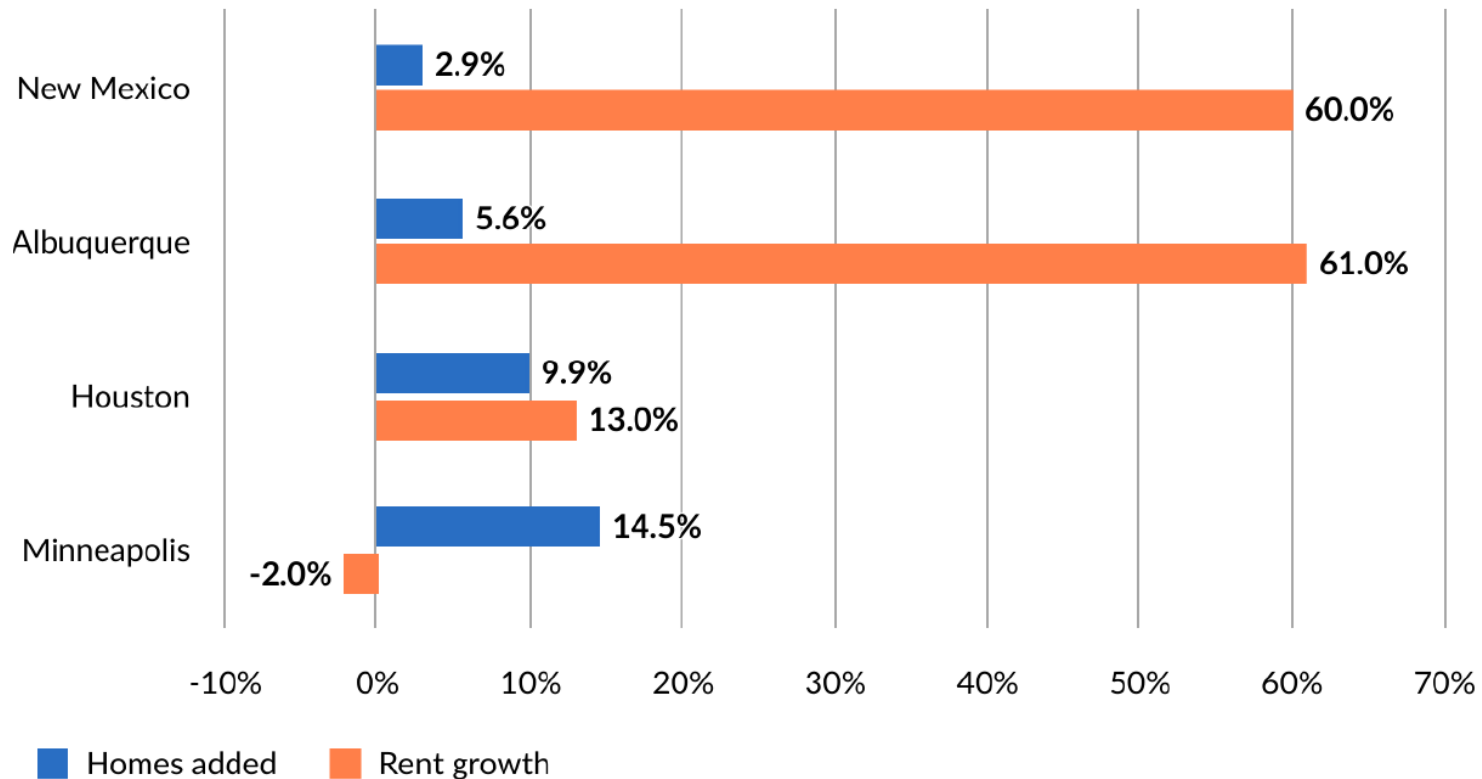
Alex Horowitz  
Director, Housing Policy Initiative  
The Pew Charitable Trusts

March 12, 2025

Pew

### Land-Use Reform Boosts Supply, Affordability

*Homes added (2017-2023) and rent growth (2017-2024)*



# ZONING CONVERSION

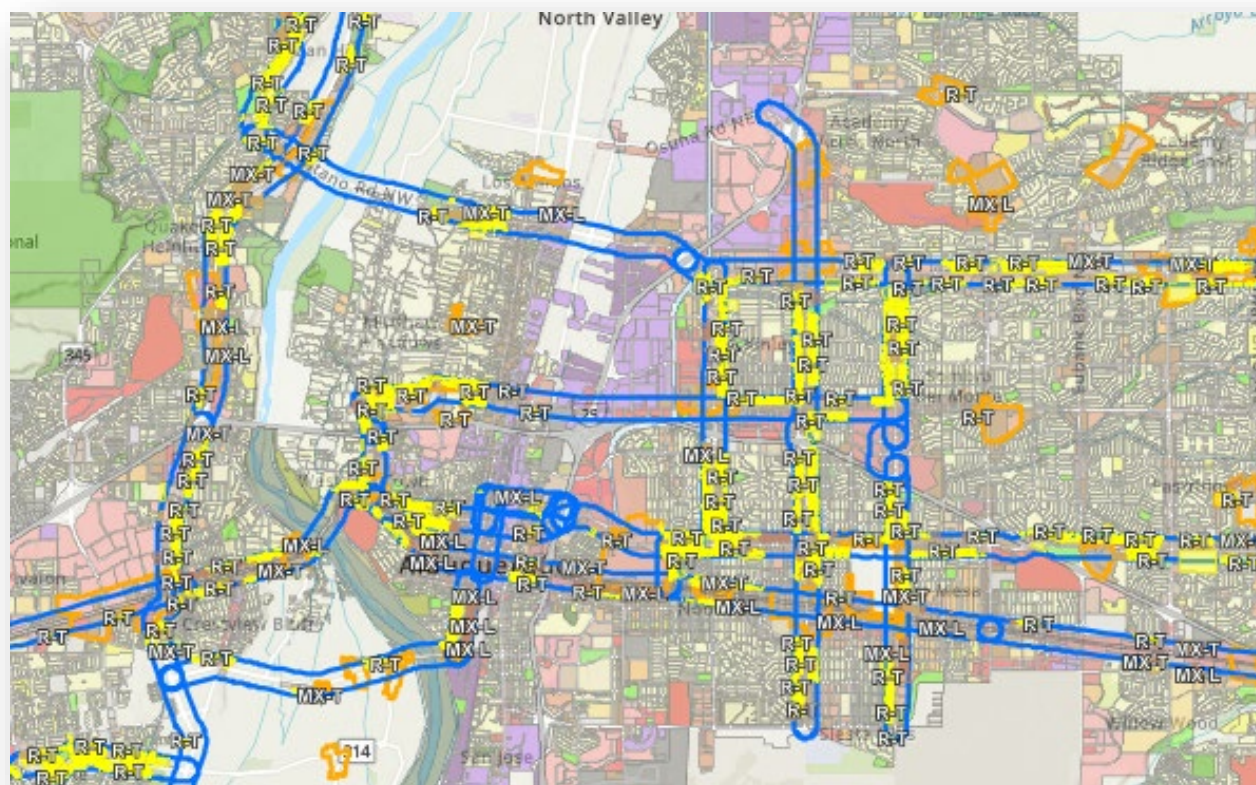
## in Major Transit (MT) Corridors and Activity Centers (AC)

### 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
<b>R-1</b>	Permissive	Permissive <sup>1</sup>	Permissive <sup>1</sup>	Permissive <sup>1</sup>	<b>R-T</b>	Permissive	Permissive	<b>Permissive</b>	Permissive <sup>1</sup>
<b>R-T</b>	Permissive	Permissive	Permissive	Permissive <sup>1</sup>	<b>MX-T</b>	Permissive <sup>2</sup>	Permissive <sup>2</sup>	Permissive	<b>Permissive</b>
<b>R-ML</b>	Permissive	Permissive	Permissive	Permissive	<b>MX-L</b>	Not allowed <sup>3</sup>	<b>Not allowed</b>	Permissive	Permissive

- 1 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.
- 2 Item #30 proposes to remove single-family and duplex from MX-T. Existing single-family dwellings and duplexes would become legally nonconforming.
- 3 Existing single-family dwellings would become legally nonconforming.

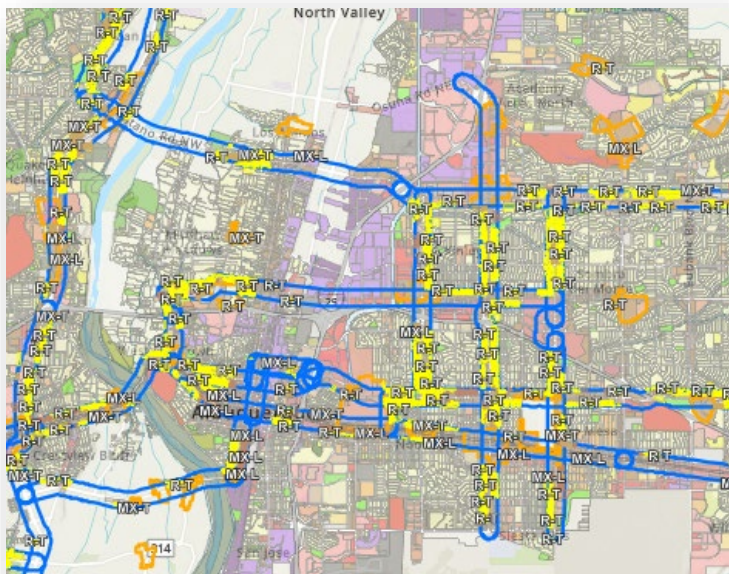
### AC examples:

- 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

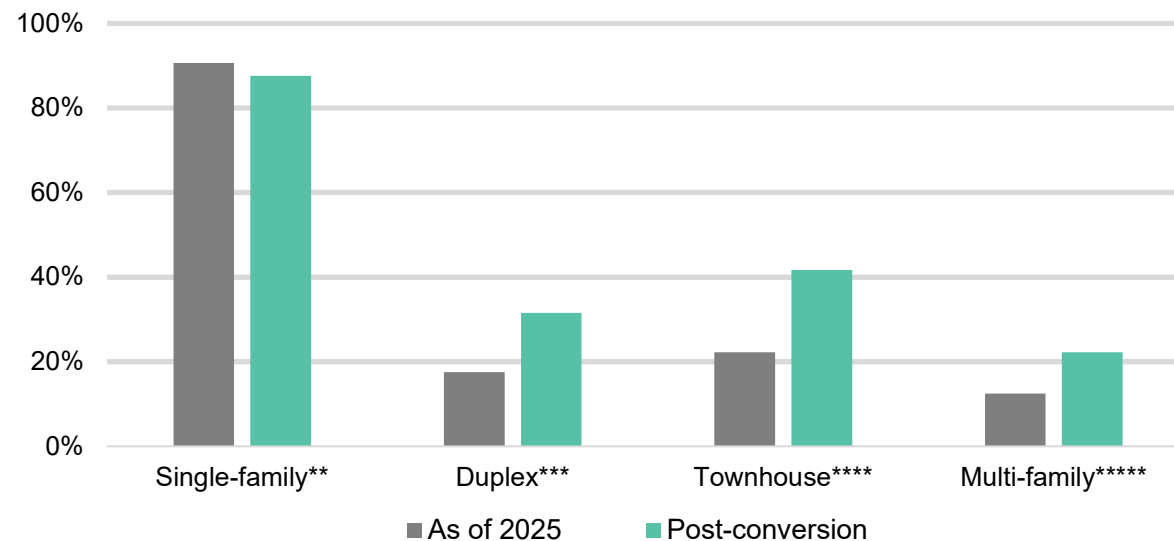


Item #ZC-3 and #ZC-4

### 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 <sup>1</sup>		
			Citywide Current	Proposed AC-MT <sup>3</sup>	Proposed UC-MS-PT <sup>3</sup>
<b>R-1</b>	26 feet	<b>R-T</b>	26 feet	N/A	N/A
<b>R-T</b>	26 feet	<b>MX-T</b>	30 feet <sup>3</sup>	42 feet	54 feet
<b>R-ML</b>	38 feet	<b>MX-L</b>	38 feet <sup>2</sup>	50 feet	62 feet

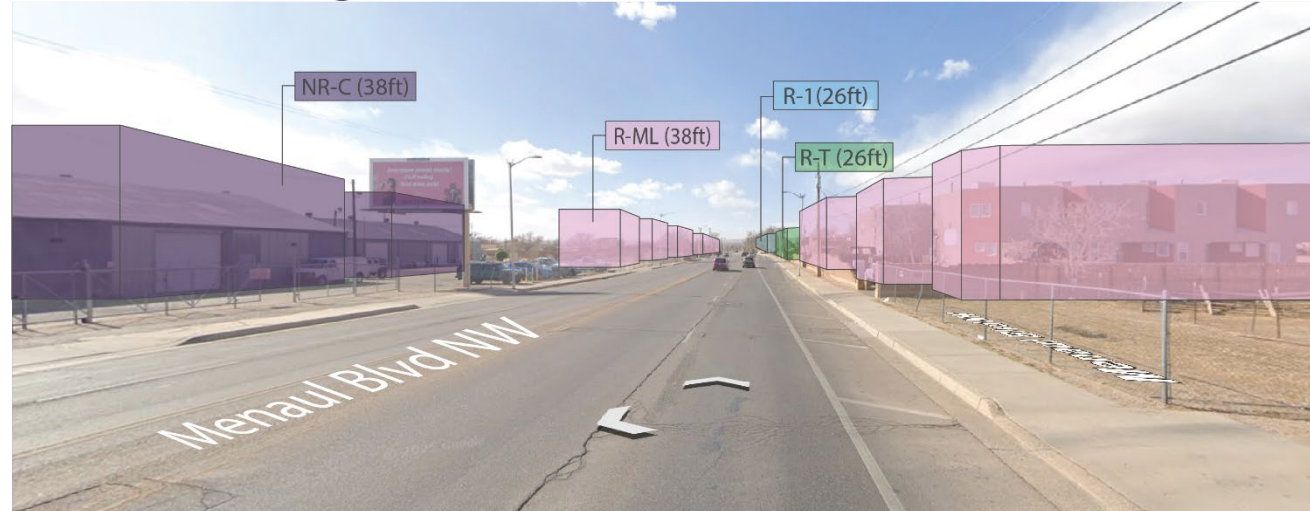
- 1 Subject to Neighborhood Edge, limiting heights to 30 feet near low-density residential development [IDO §14-16-5-9(C)].
- 2 Currently eligible for height bonuses for UC-MS-PT areas, workforce housing, and structured parking.
- 3 Item #33 proposes by-right maximums for AC-MT, bumps up by-right maximums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



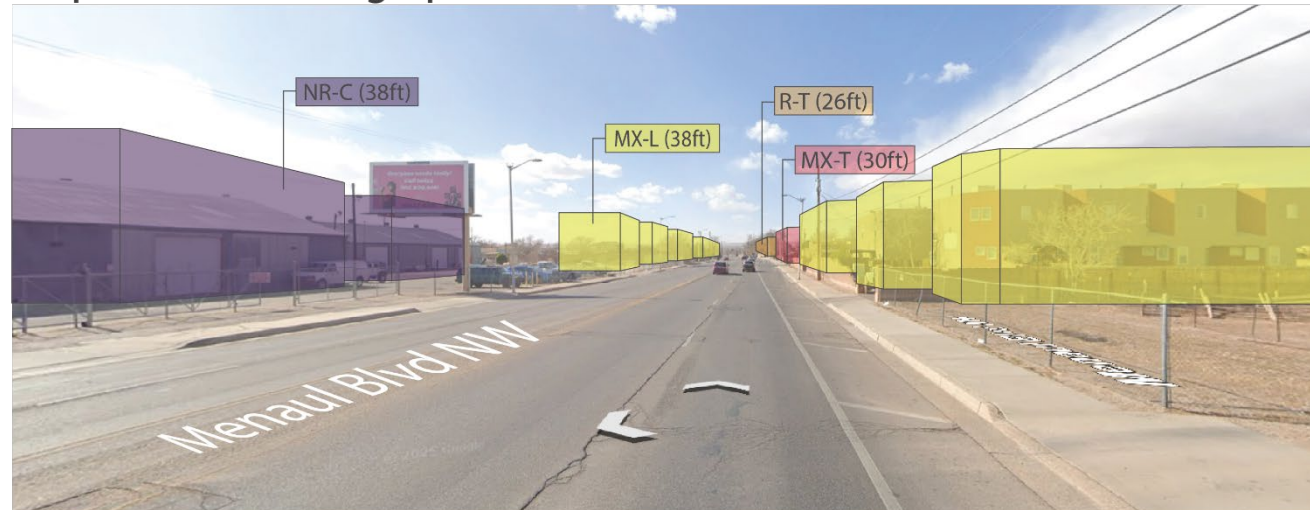
# ZONING CONVERSIONS

2025  
IDO  
Update

Current IDO Zoning



Proposed IDO Zoning Update 2025

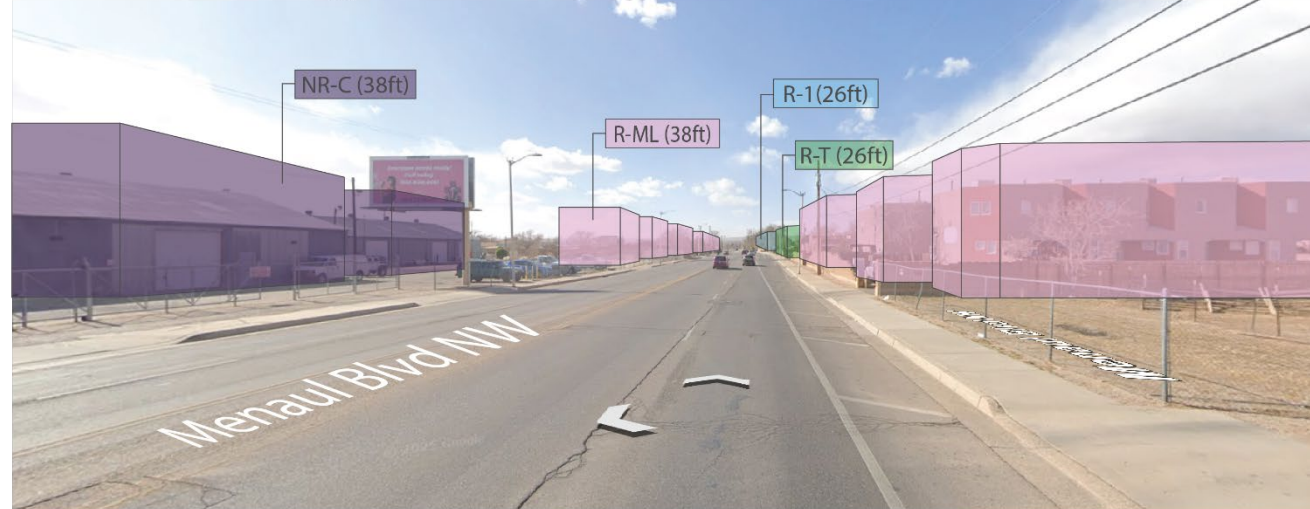


Item #ZC-3  
Item #ZC-4

# ZONING CONVERSIONS

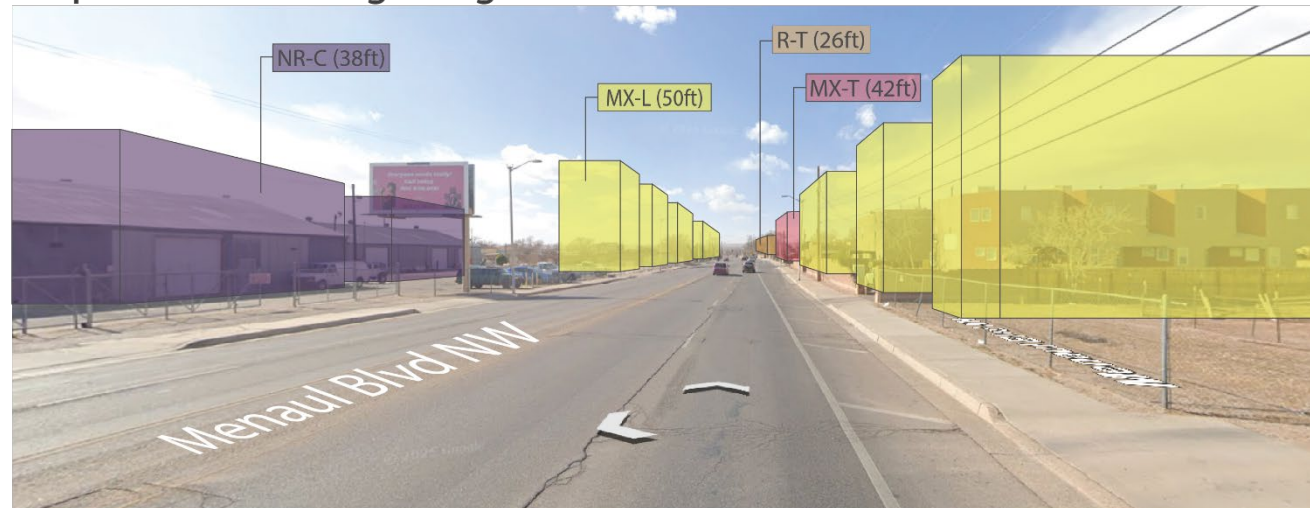
## MT-AC AREAS WITH PROPOSED HEIGHTS

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.<sup>118</sup>

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

### Dormitory<sup>371</sup>

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

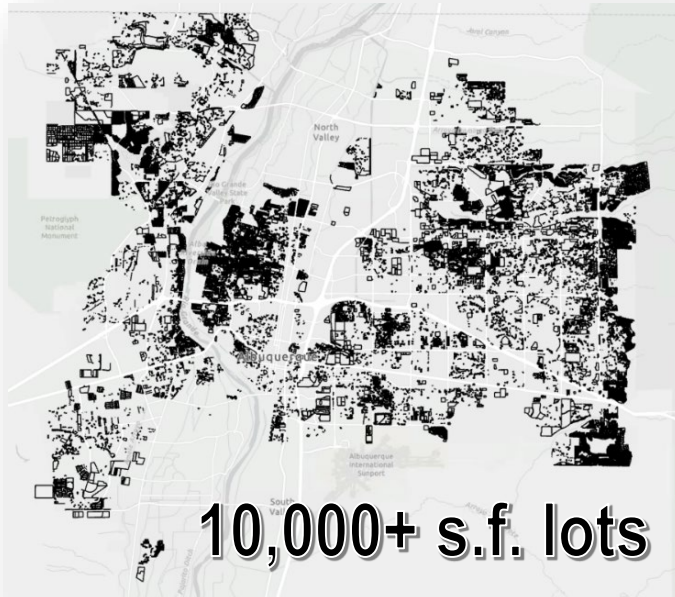
Part  
4

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:<sup>95</sup>

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.



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

ONE  
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ER  
QUE

# MX-T ZONE DISTRICT

## Use Table

Staff

CHANGE / IDO TEXT

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.

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 <sup>1</sup>	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 <sup>2, 3</sup>	P	P	P	P	P		P												4-3(B)(1)
Dwelling, cluster development <sup>4</sup>	P	P		P	P		P												4-3(B)(3)
Dwelling, cottage development <sup>5</sup>	P	P	P	P	P		P												4-3(B)(4)

# R-MC ZONE DISTRICT

## Use Table

Staff

CHANGE / IDO TEXT

### Explanation

Removes duplexes, townhouses, and multi-family dwellings as permissive uses in the R-MC district.

Allowing other types of permissive residential uses in a zone district specifically for manufactured homes can result in market pressure that can price out manufactured home communities.

Note: conflicts with  
Item #C-2

**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 <sup>1</sup>	NR-PO			
																A		B	C
Land Uses																			
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
Household Living																			
Dwelling, two-family detached <sup>2</sup> , <sup>3</sup> (duplex)	P	P	P	P	P		P											4-3(B)(5)	
Dwelling, townhouse <sup>4</sup>	P	P	P	P	P	P	P	P	P	P								4-3(B)(6)	
Dwelling, multi-family <sup>5</sup>	P	P	P	P	P	P	P	P	P	P		CV						4-3(B)(8)	



# 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:

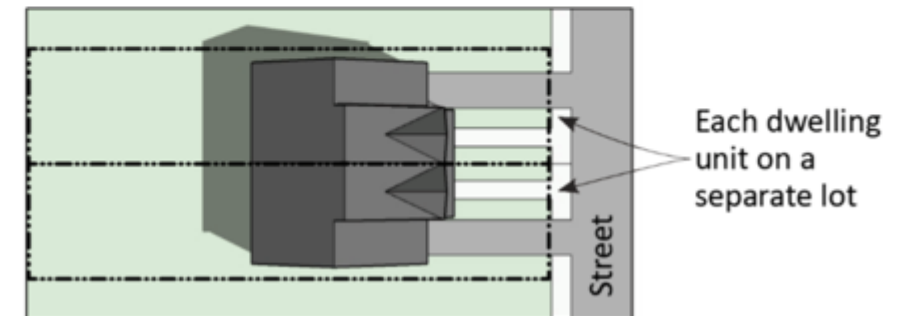
1. Within 1,320 feet (1/4 mile) of MS-PT areas.
2. Where 1 two-family detached dwelling is on 2 lots and the building straddles the lot line, with each dwelling unit on a separate lot (See figure below.)



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.



### 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. <sup>114</sup>

- 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

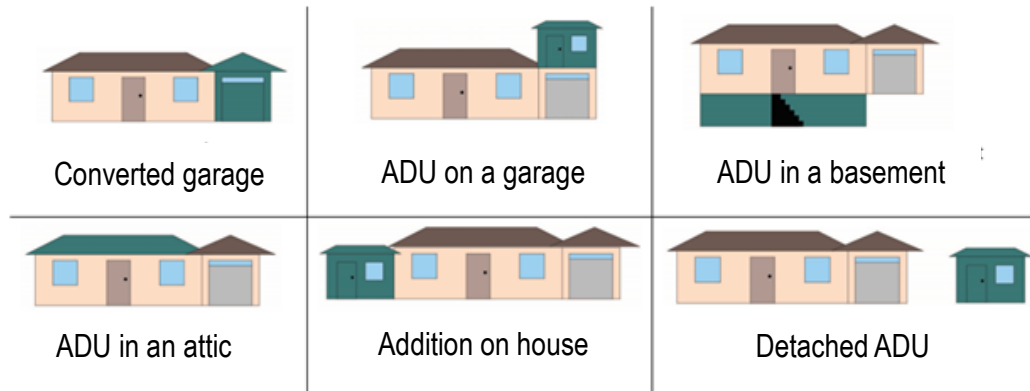
## Councilor Fiebelkorn

### 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.
- [(e)] [(d)] In the MX-M zone district, this use shall not exceed 25,000 square feet of gross floor area.

# SAFE OUTDOOR SPACE

## Mayor Amendment

### CHANGE

#### Explanation

- Amends Councilor submitted Safe Outdoor Space amendments (highlighted in yellow in amendment):
- Extends length of use from 2 to 5 years
- Changes spaces/occupants permitted from 10 spaces to 20 and from 15 occupants to 30
- Separation distances requirements do not apply to sites that are operated by the same entity with a shared agreement
- On-call staffing contact information provided to the City
- Adds “income support services” to list of potential services

### IDO TEXT

- 4-3(G)(9)(a) This use is limited to **[2][5]** years, and the permit – Temporary Use may be extended for an additional 2 years **[after an inspection for compliance]**. ~~{A new permit – Temporary Use pursuant to Subsection 14-16-6-5(D) shall not be approved within 6 months of the last date that the use was allowed in a previous Permit – Temporary Use.}~~
- 4-3(G)(9)(b) The maximum number of designated spaces shall be 40 per safe outdoor space development. One (1) tent, recreational vehicle, or light vehicle is allowed per designated space. The maximum number of occupants per safe outdoor space development is 50 people.
- 4-3(G)(9)(c) Safe outdoor spaces with more than **[10][20]** designated spaces and **[15][30]** or more occupants are prohibited within 660 feet in any direction of a lot containing any other safe outdoor space with more than **[10][20]** designated spaces and **[15][30]** or more occupants **[, except that this separation distance shall not apply to sites that are operated by the same entity with a shared management plan or agreement]**.

See  
amendment  
for full  
details

# SAFE OUTDOOR SPACE

## Councilor Rogers

### CHANGE

#### Explanation

- Allows permit extensions every 2 years
- Removes permanent plumbing requirements
- Specifies on-call security/management staffing requirements for facilities >20 and <20 spaces, contact information available to residents, public, and Health, Housing, and Homelessness Department
- Requires 3 types of supportive services (on or off-site) within 90 days

**4-3(G)(9)(a)** This use is limited to 2 years, and the permit – Temporary Use may be extended [every] [for an additional] 2 years [after an inspection for compliance]. ~~[A new permit—Temporary Use pursuant to Subsection 14-16-6-5(D) shall not be approved within 6 months of the last date that the use was allowed in a previous Permit—Temporary Use.]~~

**4-3(G)(9)(h)**

Each safe outdoor space development shall include an operations and management plan or security agreement to ensure the safety of individuals occupying the designated spaces~~[-]~~ [as follows.

See  
amendment  
for full  
details

### IDO TEXT

1. For sites with 20 or fewer designated spaces, the applicant shall provide contact information for a maintenance person available between 8:00 am and 5:00pm Monday through Friday. Contact information shall be made available to the residents, the public and the Health Housing and Homelessness Department. After 30 days, the City may require expanded contact hours or on-site management based on the site conditions, safety considerations, and observed operational needs.]
2. For sites with more than 20 designated spaces, the management plan or agreement shall provide 24-hour on-call support. Contact information shall be made available to the residents, the public, and the Health Housing and Homelessness Department. After 30 days, the City may require on-site management based on the site conditions, safety considerations, and observed operational needs.]
- [1-]3. The applicant shall provide [Proof of] the plan or agreement [shall be required with the application for a safe outdoor space and shall be] [that has been] reviewed by the City's Department of [Family and Community Services] [Health, Housing, and Homelessness].
- 2—The plan or agreement shall specify on-site support on a 24 hours a day, 7 days a week basis.]



# SAFE OUTDOOR SPACE

## Councilor Fiebelkorn

### CHANGE

#### Explanation

- Eliminates permanent plumbing requirements for Safe Outdoor Spaces, allowing the use of temporary and/or portable bathroom amenities, such as porta potties, hand washing stations or portable showers.

### IDO TEXT

#### SECTION 1. Amend IDO Section 4-3(G)(9)(e) as follows:

- 4-3(G)(9)(e) Toilets, hand washing stations, and showers shall be provided as follows.
- ~~[Plumbed]~~ ~~[h]~~ **[H]** and washing stations and water-flush or composting toilets shall be provided within 2 years of the City approval of the safe outdoor space.
    - One (1) water-flush or composting toilet shall be provided for every 8 designated spaces.
    - One (1) hand washing station shall be provided for every 10 designated spaces.
  - ~~Prior to the installation of plumbed handwashing stations and water-flush or composting toilets, portable toilets and hand washing stations may be provided to meet this requirement.~~
    - ~~Portable toilets and hand washing stations shall be provided at a ratio of 1 each per 8 designated spaces.~~
    - ~~Portable toilets and hand washing stations shall be serviced at regular intervals.]~~
  - ~~[3]~~ **[2]**. Toilets and hand washing stations shall not be located more than 300 feet in any direction of any designated space.
  - ~~[4]~~ **[3]**. One (1) shower shall be provided for every 10 designated spaces.
    - ~~Portable showers may be provided to meet this requirement.~~
    - ~~Showers are not required to be plumbed within 2 years of the City approval of the safe outdoor space.]~~

# Safe Outdoor Space: Amendment Comparisons

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

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

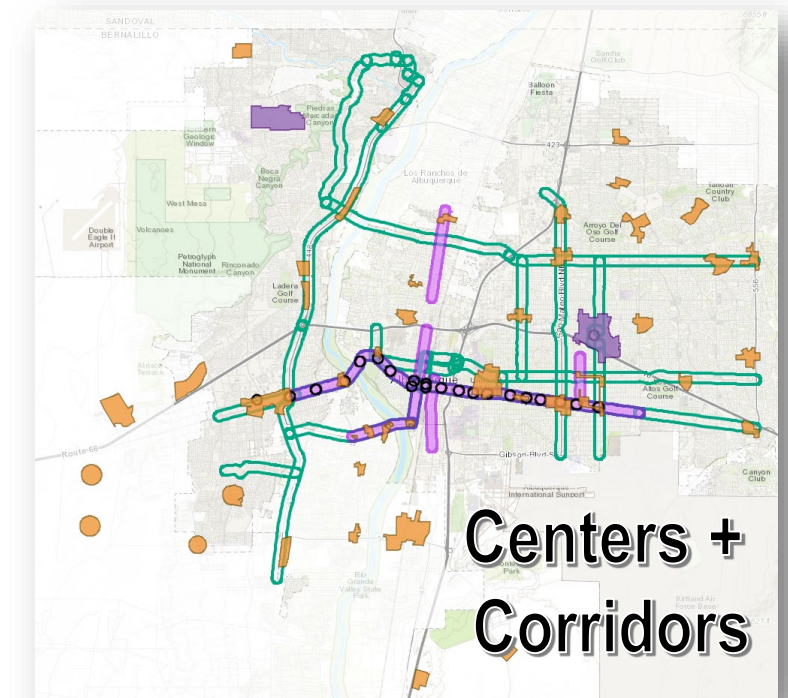
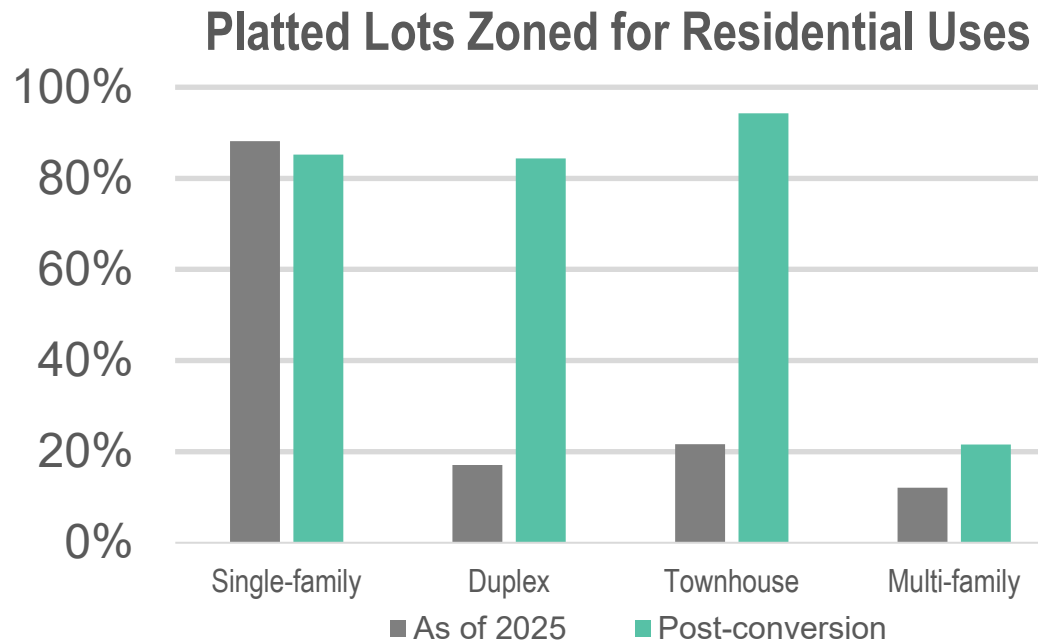
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Over 30,000 housing units are needed by 2040.  
Where will they go?

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



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

See redline  
document for  
full details

# CONTEXTUAL STANDARDS

5-  
1(C)(2)

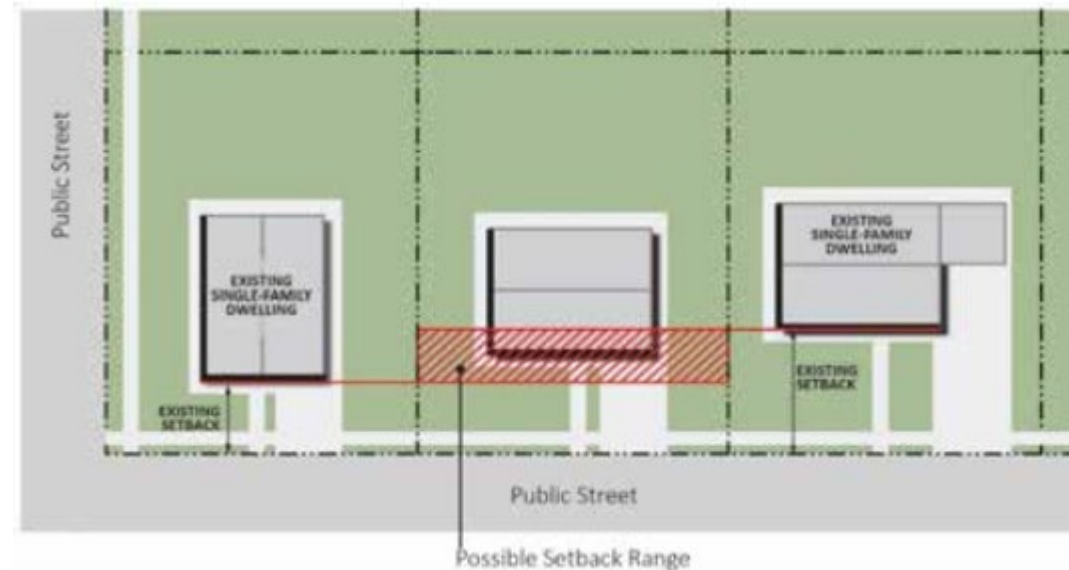
## LOT SIZE

- 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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# CONTEXTUAL STANDARDS

## Councilor Baca

### CHANGE

#### Explanation

- Removes the minimum limit on lot sizes when subdividing properties in Areas of Consistency.
- Defaults to minimum lot sizes by zone district.
- Allows new residential lots to be smaller than existing lot sizes on the same block.
- Allows more lots to be created.

### IDO TEXT

#### SECTION 1. Amend IDO Section 5-1(C)(2)(b) Lot Size as follows:

##### 5-1(C)(2)(b) Lot Size

In any Residential zone district in an Area of Consistency, the ~~[minimum and]~~ maximum lot sizes for construction of new low-density residential development shall be based on the size of the Bernalillo County Tax Assessor's lot, or a combination of adjacent Tax Assessor's lots, on the portions of the blocks fronting the same street as the lot where the new low-density residential development is to be constructed, rather than on the size of the individual subdivision lots shown on the existing subdivision plat.

- ~~1. New low density residential development shall not be constructed on a Tax Assessor's lot, or combination of abutting Tax Assessor's lots, that is smaller than 75 percent of the average of the size of the Tax Assessor's lots, or combinations of adjacent Tax Assessor's lots, that contain a primary building on those blocks.~~
- ~~2. Within UC MS PT areas or within 1,320 feet (¼ mile) of DT UCMS-PT areas, new low density residential development on a lot 10,000 square feet or larger shall not be constructed on a Tax Assessor's lot, or combination of abutting Tax Assessor's lots, that is smaller than 50 percent of the average of the size of the Tax Assessor's lots, or combinations of adjacent Tax Assessor's lots, that contain a primary building on those blocks.]~~



# 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. <sup>132</sup>
- ▶ 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. <sup>138</sup>

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

# MAXIMUM BUILDING HEIGHTS

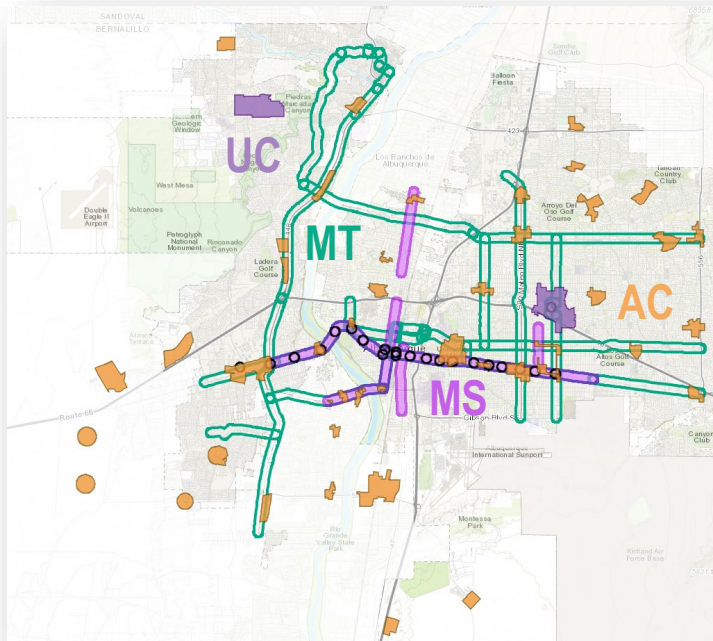
## R-ML + R-MH Zone Districts

### 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 Standards<sup>141</sup>**

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

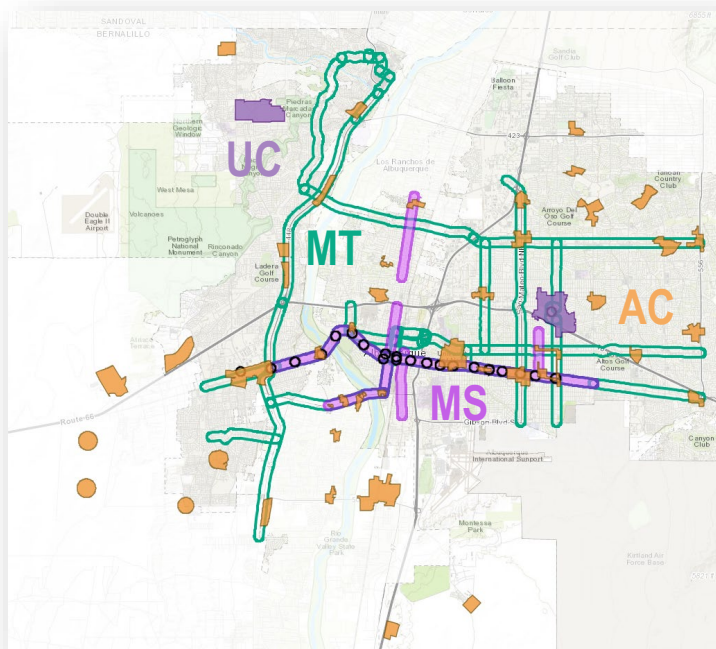
# MAXIMUM BUILDING HEIGHTS

## 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

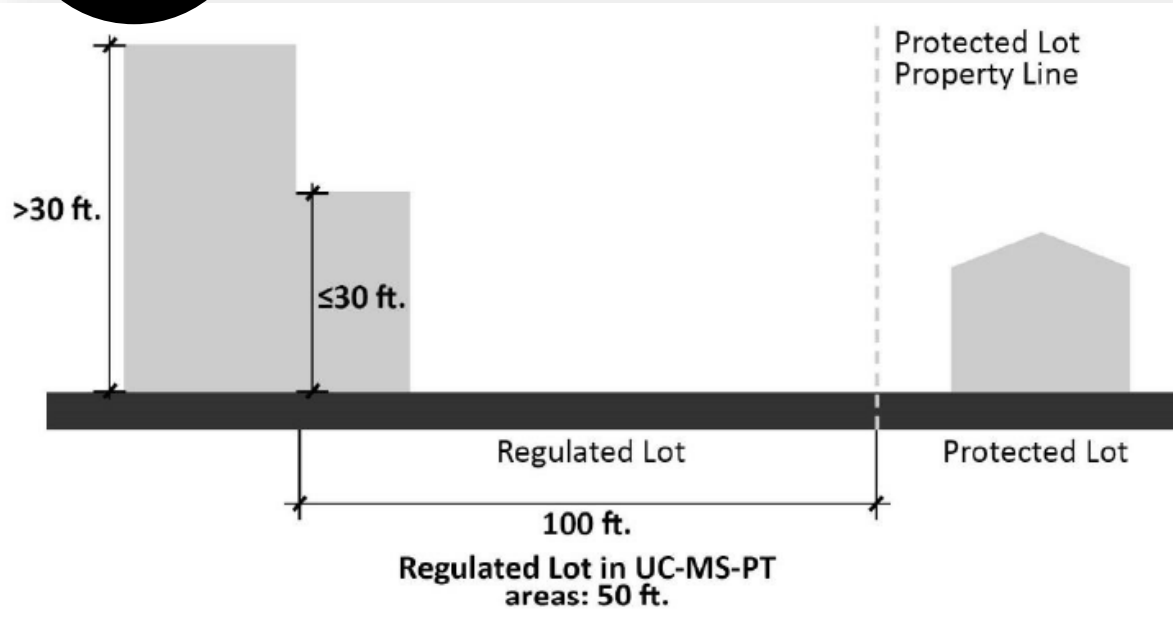
Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Neighborhood Edges) applicable to the property shall supersede the standards in this table.

Zone District	MX-T <sup>[1]</sup>	MX-L	MX-M	MX-H
Site Standards				
Usable open space, minimum <sup>[2]</sup>	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 <sup>[3][4][5][6]</sup>				
Front, minimum	5 ft. UC-MS-PT: 0 ft. <sup>[7]</sup>			
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. <sup>[7]</sup>			
Rear, minimum	15 ft. UC-MS-PT: 0 ft. where rear lot line abuts a street or alley			
Rear, maximum	N/A			
Building Height <sup>[6] 161</sup>				
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	For multi-family residential dwellings in or within ¼ mile (1,320 ft. of MS-PT) <sup>162</sup>			
	<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

ONE  
ALB  
UQU  
ER  
QUE

# DEFINITIONS

## Story – New Definition

### PROPOSED CHANGE

#### Explanation

Addresses ambiguity whether a partially underground portion of a building counts as a story.

Applies only in Nob Hill Character Protection Overlay zone, which limits maximum building height by both story and feet.

### CHANGE / IDO TEXT

#### Story

The portion of a building included between the upper surface of any floor and the upper surface of the floor or roof next above, provided that the entire level is located fully above finished grade at the building façade. Any portion of a building that is partially or fully below finished grade shall not be considered a story. See also *Measurement Definitions for Building Height*.

# PARKING AND LOADING

## Minimum Parking - Multifamily Dwellings

### CHANGE / IDO TEXT

#### Explanation

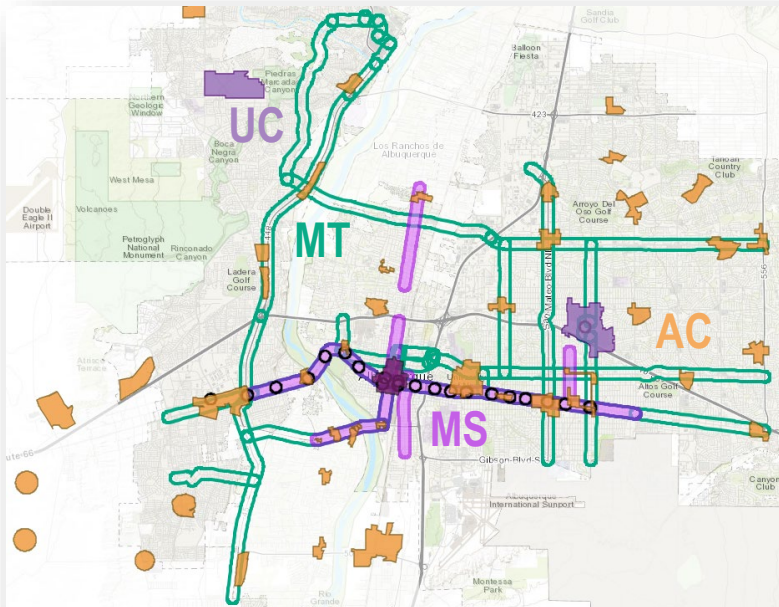
Reduces parking requirements for multi-family dwellings (i.e. apartments) and adds a built-in reduction for Workforce Housing.

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

Table 5-5-1: Minimum Off-street Parking Requirements <sup>170</sup>	
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
<b>PERMISSIVE PRIMARY USES</b>	
<b>RESIDENTIAL</b>	
<b>Household Living</b>	
Dwelling, multi-family <sup>171</sup>	<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>

# 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 <sup>190</sup>	
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 <sup>[1]</sup>
<b>Centers + Corridors</b>	
DT-UC-MS-PT areas	<u>100%</u> <del>175%</del>
<u>AC-MT areas</u>	<u>125%</u>

# OFF-STREET PARKING REQUIREMENTS

## Councilor Fiebelkorn

## CHANGE

## Explanation

- Decreases the maximum number of parking spaces by **20%** within the areas that they're currently applicable
- Reduces the number of required parking spaces for most uses by **20%**
  - Uses that are exempt from this change are: Dwelling, single-family detached, Accessory dwelling unit, campground or recreational vehicle park and dwelling, temporary.
- 20% reduction** in required parking spaces in relevant policy areas (centers, corridors, transit lines/stops).

## IDO TEXT

See  
amendment  
for full  
details

## 5-5(C)(5)(a) General Reductions for Centers and Corridor Areas

In UC-AC-EC-MS areas or in MT areas in Areas of Change, where Table 5-5-1 and Table 5-5-2 do not specify a different parking requirement for the relevant Center or Corridor area, a ~~[50]~~~~[60]~~ percent reduction in required off-street parking spaces shall apply to properties in those areas.

## 5-5(C)(5)(c) Reduction for Proximity to a City Park or Trail

The minimum number of off-street parking spaces required may be reduced by ~~[40]~~~~[12]~~ percent if the proposed development is located within 330 feet in any direction of any City park or trail.

## 5-5(C)(5)(d) Reduction for Proximity to Transit

- The minimum number of off-street parking spaces required may be reduced by ~~[30]~~~~[36]~~ percent if the proposed development is located within 1,320 feet (1/4 mile) in any direction of any transit stop or transit station with a peak service frequency of 15 minutes or better.
- The minimum number of off-street parking spaces required may be reduced by ~~[40]~~~~[12]~~ percent if the proposed development is located within 330 feet in any direction of any transit stop or transit station with a peak service frequency between 15 minutes and 45 minutes.
- Where Table 5-5-1 and Table 5-5-2 do not specify a

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
<b>PERMISSIVE PRIMARY USES</b>	
<b>RESIDENTIAL</b>	
<b>Household Living</b>	
Dwelling, single-family detached	1 space / DU up to 2 BR 2 spaces / DU with 3 or more BR
Dwelling, mobile home	<del>[2]</del> <del>[1.6]</del> spaces / mobile home
Dwelling, cluster development	<del>[4]</del> <del>[0.8]</del> space / DU up to 2 BR <del>[2]</del> <del>[1.6]</del> spaces / DU with 3 or more BR
Dwelling, cottage development	<del>[4]</del> <del>[0.8]</del> space / DU R-A and R-1: <del>[2]</del> <del>[1.6]</del> additional spaces / project for visitors
Dwelling, two-family detached (duplex)	<del>[4]</del> <del>[0.8]</del> space / DU up to 2 BR
Dwelling, townhouse	<del>[2]</del> <del>[1.6]</del> spaces / DU with 3 or more BR
Dwelling, live-work	<del>[2]</del> <del>[1.6]</del> spaces / DU UC-MS-PT: <del>[4]</del> <del>[0.8]</del> space / DU
Dwelling, multi-family	<del>[4]</del> <del>[0.8]</del> space / studio <del>[4]</del> <del>[2]</del> <del>[0.96]</del> spaces / DU with 1 BR <del>[4]</del> <del>[6]</del> <del>[1.28]</del> spaces / DU with 2 BR <del>[4]</del> <del>[8]</del> <del>[1.44]</del> spaces / DU with 3 or more BR UC-MS-PT: <del>[4]</del> <del>[0.8]</del> space / DU
<b>Group Living</b>	
Assisted living facility or nursing home	Assisted living facility: <del>[4]</del> <del>[0.8]</del> space / 3 beds Nursing home: <del>[4]</del> <del>[0.8]</del> space / 5 residential care beds, but not less than 2 spaces
Community residential facility	<del>[4]</del> <del>[0.8]</del> space / 4 persons design capacity
Group home	<del>[4]</del> <del>[0.8]</del> space / 4 persons design capacity
Dormitory	<del>[4]</del> <del>[0.8]</del> space / 3 persons design capacity
<b>CIVIC AND INSTITUTIONAL USES</b>	



# PARKING MAXIMUMS

## Councilor Fiebelkorn

### CHANGE

#### Explanation

- Decreases the maximum number of parking spaces by **20%** within the areas that they're currently applicable

### IDO TEXT

#### 5-5(C)(7)

#### Parking Maximums

- 5-5(C)(7)(a) In UC-MS-PT areas the maximum number of off-street parking spaces provided shall be no more than ~~[175]~~**[140]** percent of the off-street parking spaces required by Table 2-4-13 or Table 5-5-1, as applicable.
- 5-5(C)(7)(b) In areas exempt from minimum required off-street parking spaces pursuant to Subsection 14-16-5-5(B)(2)(a), the maximum number of off-street parking spaces provided shall be no more than ~~[175]~~**[140]** percent of the off-street parking spaces that would otherwise be required by Table 2-4-13 or Table 5-5-1, as applicable, for the proposed development.
- 5-5(C)(7)(c) Parking maximums apply to parking lots, not to spaces provided in parking structures, wrapped parking, or parking provided underground.
- 5-5(C)(7)(d) Within 330 feet of a transit facility, excluding park-and-ride lots and depots, the maximum number of off-street parking spaces provided shall be no more than 100 percent of the off-street parking spaced required by Table 2-4-13 or Table 5-5-1, as applicable.

# Parking: Amendment Comparisons

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

# BUILDING DESIGN

## Multi-family in UC-AC-MS-PT Areas

Staff

### Explanation

- Reduces the ground-floor transparency requirement for workforce housing provided as multi-family dwelling units to better support affordability and provide privacy for residents.
- Aligns window sill height requirements with building code standards. A 36-inch maximum for residential uses reflects common practice and supports interior layout and safety, while retaining the 30-inch standard for non-residential design visibility.

### CHANGE / IDO TEXT

#### 5-11(E)(2)(b) Urban Centers, Activity Centers, and Main Street and Premium Transit Areas<sup>243</sup>

1. In new residential and mixed-use development, windows on the upper floors shall be recessed not less than 2 inches.
2. Each ground floor of a street-facing façade shall contain a minimum of 30 percent of its surfaces in transparent windows and/or doors, except as noted below.
  - a. No minimum window sill height is required.
  - b. For commercial or office uses, interior space must be visible to a depth of 6 feet from the façade.
  - c. For workforce housing, notwithstanding Subsection 2 above, each ground floor of a street-facing façade shall contain a minimum of 20 percent of its surfaces in transparent windows and/or doors.
3. Each street-facing façade shall incorporate at least 3 of the following features (illustrated below) along at least 30 percent of the length of the façade, distributed along the façade so that at least 1 of the incorporated features occurs every 30 feet of façade length:
  - a. Transparent windows and/or doors that constitute a minimum of 50 percent of 1 ground floor street-facing façade, with the lower edge of window sills no higher than 30 inches above the finished floor for non-residential uses or 36 inches above the finished floor for residential uses.<sup>244</sup>

# BUILDING DESIGN

## Multi-family Outside of UC-MS-PT Areas

Staff

### CHANGE / IDO TEXT

#### Explanation

- Requires articulation on street-facing façades rather than side façades.
- Aligns window sill height requirements with building code standards. A 36-inch maximum for residential uses reflects common practice and supports interior layout and safety, while retaining the 30-inch standard for non-residential design visibility.

#### 5-11(D)(2)(b) Articulation<sup>219</sup>

Facades shall change in massing and form as specified below to visually break up the building. Each front and street-facing side façade shall meet all of the following requirements or provide justification that the intent of this section is achieved by an alternative design approach.

#### 5-11(E)(2) Façade Design

##### 5-11(E)(2)(a) General

2. Each street-facing façade shall incorporate at least 2 of the following features (illustrated below) along at least 30 percent of the length of the façade, distributed along the façade so that at least 1 of the incorporated features occurs every 40 feet:
  - a. Ground-floor transparent windows, with the lower edge of window sills no higher than 30 inches above the finished floor for non-residential uses or 36 inches above the finished floor for residential uses.<sup>242</sup>

# ZONE DISTRICTS

## MX-FB-UD – Usable Open Space

Staff

CHANGE

Part  
2

IDO TEXT

2025  
IDO  
Update

### Explanation

- Intended to help non-residential conversions to multi-family in Downtown and Uptown.
- Provides menu of options for buildings constructed pre-IDO that cannot meet usable open space requirements.
- Creates associated definition for “Green Wall”.

2-4(E)(3)(e)

### Usable Open Space Alternatives

In MX-FB-UD, buildings constructed prior to the effective date of this IDO that cannot comply with usable open space requirements pursuant to Table 2-4-11 may provide one of the following options as an alternative.

1. Streetscape.
2. Green Walls.
3. Green Roof.
4. In-lieu-of-fee.
5. Solar Photovoltaic (PV) Systems.
6. Public Art.

### Green Wall<sup>406</sup>

A wall with at least 75 percent of the vertical surface intentionally planted with vegetation using a built-in or mounted planting system, which may include integrated irrigation or structural support components. Plant material may include vines, small shrubs, foliage plants, xeric species, or other vegetation, as long as they meet standards in this IDO.





# PARKING AND LOADING

## EV Parking – Townhouses

Staff

### CHANGE / IDO TEXT

#### Explanation

Reduces the number of EV capable spaces per dwelling, while still requiring EV capable parking space for each unit.

Current required parking is more than 1 per unit (based on bedrooms). This change is intended to reduce housing costs per unit.

#### 5-5(C)(9)

#### Electric Vehicle Parking

- 5-5(C)(9)(a) When more than 200 off-street parking spaces are constructed, at least 5 percent of the vehicle parking spaces shall include electric vehicle charging stations installed with a rating of 240 volts or higher.
- 5-5(C)(9)(b) All new townhouse developments containing more than 6 dwelling units shall provide at least 1 parking space that is EV capable per dwelling unit ~~all required off-street parking spaces as EV capable.~~<sup>192</sup>

# PARKING AND LOADING

## EV Parking – Multi-family

Staff

### Explanation

Changes the requirement for EV charging to be based on the number of dwelling units, not the number of required parking spaces.

### CHANGE / IDO TEXT

#### 5-5(C)(9)

#### Electric Vehicle Parking

- 5-5(C)(9)(a) When more than 200 off-street parking spaces are constructed, at least 5 percent of the vehicle parking spaces shall include electric vehicle charging stations installed with a rating of 240 volts or higher.
- 5-5(C)(9)(b) All new townhouse developments containing more than 6 dwelling units shall provide at least 1 parking space that is EV capable per dwelling unit ~~all required off-street parking spaces as EV-capable.~~<sup>192</sup>
- 5-5(C)(9)(c) All new multi-family residential developments containing more than 100 dwelling units shall meet both of the following requirements.<sup>193</sup>
1. At least 1 electric vehicle (EV) charging station installed with a rating of 240 volts or higher shall be provided for every 20 dwelling units. ~~At least 5 percent of the required off-street parking spaces shall have electric vehicle (EV) charging stations installed with a rating of 240 volts or higher.~~
  2. At least 1 EV capable parking space shall be provided for every 4 dwelling units. ~~At least 25 percent of the required off-street parking spaces shall be provided as EV-capable.~~

# AMENDMENTS OF APPROVALS

## Minor Amendments

Staff

### PROPOSED CHANGE

#### Explanation

- Allows projects that increase/decrease the number of residential dwelling units to be reviewed/decided as minor amendments.
- Specifies the maximum threshold for increase/decrease to dwelling units in a project site is 10% or 5 units.

Receiving a major amendment for change in housing units is a barrier to constructing housing in the City.

**Table 6-4-4: Allowable Minor Amendments**

Standard	Maximum Threshold (Cumulative of Earlier Approved Deviations and/or Amendments)	
	General	Lot ≤10,000 sq. ft. in any Mixed-use or Non-residential zone district in an Area of Change
Building gross floor area	10%	
<u>Number of dwelling units in a project site</u> <sup>317</sup>	<u>10% or 5 units, whichever is higher</u>	

### CHANGE / IDO TEXT

6-4(X)(2)

#### Minor Amendments

6-4(X)(2)(a) A minor amendment must meet all of the following criteria.

1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.
2. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments).
3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.
4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.
5. ~~The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.~~<sup>281</sup>

## 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-specific		
Land Uses	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	A	B	C	NR-PO
<b>PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS</b>																			
<b>RESIDENTIAL USES</b>																			
<b>Household Living</b>																			
Dwelling, live-work		[P]		[C]	[C]	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					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.]

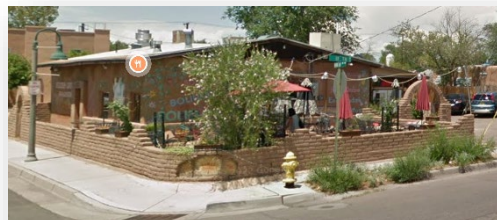
See  
amendment  
for full  
details

# Bodega / Tienditas: Amendment Comparisons

Category	Councilor Rogers [Item# C-7]	Mayor Keller [Item #M-2]
Dwelling, Live-Work	<ul style="list-style-type: none"> <li>Permissive in R-1, R-T, and R-ML on <b>corner lots <math>\geq 5,000</math> s.f.</b> <ul style="list-style-type: none"> <li>R-1: Limited to <b>Retail/grocery/restaurant</b></li> </ul> </li> <li><b>Retail/grocery/restaurant</b> limited to a total <math>\leq 3,000</math> s.f.</li> </ul>	<ul style="list-style-type: none"> <li>Same locational limits</li> <li>Disallows cannabis retail, nicotine retail from Live-work</li> <li><b>Retail/grocery/restaurant</b> limited to a total <math>\leq 5,000</math> s.f.</li> </ul>
General Retail (Small)	<ul style="list-style-type: none"> <li>Permissive in residential zones on <b>corner lots w/ collector or arterial - <math>\leq 5,000</math> s.f.</b></li> <li><b>Conditional</b> if corner has 2 local streets</li> </ul>	Same as Councilor Rogers
Grocery Store	<ul style="list-style-type: none"> <li>In MX-T: <math>\leq 10,000</math> s.f.</li> <li>In residential zones: <math>\leq 5,000</math> s.f.</li> <li>Permitted only on <b>corner lots w/ collector or arterial</b></li> </ul>	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 Medium<sup>120</sup>
- 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 <sup>1</sup>	
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 <sup>12</sup>	P	A	A	A	A	A	A	A	P	A	P	P	P	P	A	4-3(D)(2)
Composting facility, medium <sup>13</sup>	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**<sup>134</sup>
- 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					
	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 <sup>1</sup>	Use-specific Standards
Land Uses																
Waste and Recycling																
Composting facility, large <sup>22</sup>	P										C	C	P	P		4-3(E)(14)

# DEFINITIONS

## Community Garden + Garden

Staff

### PROPOSED CHANGE

#### Explanation

Revised to include composting as an incidental permitted activity.

### CHANGE / IDO TEXT

#### Community Garden

A ~~private or public~~ facility for cultivation of fruits, flowers, vegetables, or ornamental plants, including composting as an incidental activity, by more than one person or household family as a primary use of land. See also Composting Facility.

#### Garden

An area of land managed and maintained as an accessory use of land to cultivate fruits, flowers, vegetables, or ornamental plants, including composting as an incidental activity, for personal or group use, consumption, or donation. See also Composting Facility.



# DEFINITIONS

## Catering Service

Staff

### PROPOSED CHANGE

#### Explanation

Adds language connecting catering services done as a home occupation to the state requirements in the Homemade Food Act, which allows them to operate without an NMED food permit.

### CHANGE / IDO TEXT

#### Catering Service

1. As a primary use, an ~~An~~ establishment whose primary business is to prepare food on-site, then to transport and serve the food off-site. No retail sale of food or beverages for consumption on the premises is allowed.
2. As a home occupation, catering services are limited to those that meet the definition and criteria of NMSA 1978, Section 25-12-1 to - 5 (Homemade Food Act).

# DEFINITIONS

## Grocery Store + Warehousing + Wholesaling

Staff

### PROPOSED CHANGE

#### Explanation

Removes the purchase requirement from grocery stores to include food bank donation stores as part of this use to ensure that food banks are not inadvertently prohibited.

Removes the purchase reference from warehouses to ensure that large scale food banks are not inadvertently prohibited. Specifies that warehousing includes storage of items for delivery to the final customer.

### CHANGE / IDO TEXT

#### Grocery Store

An establishment that offers ~~sells~~ a wide variety of goods organized in departments, including but not limited to fresh produce, meat and dairy, canned and packaged food items, small household goods, and similar items to the general public, with more than 50 percent of the gross floor area devoted to ~~the sale of~~ food products for home preparation and consumption. See also *General Retail*.

#### Warehousing

The use of a building primarily for the holding or storage of goods, including cold storage, and merchandise for onward transportation, ~~or for~~ distribution to retailers, or delivery to the final customer, but not for ~~sale to~~ the general public, and not including self-storage. Loading and unloading from rail spurs is incidental to this use. See also *Self-storage*.

#### Wholesaling and Distribution Center

A facility for the storage of products, supplies, and equipment offered for wholesale distribution, and not for ~~direct sale to~~ the general public.

Item #81

Item #89

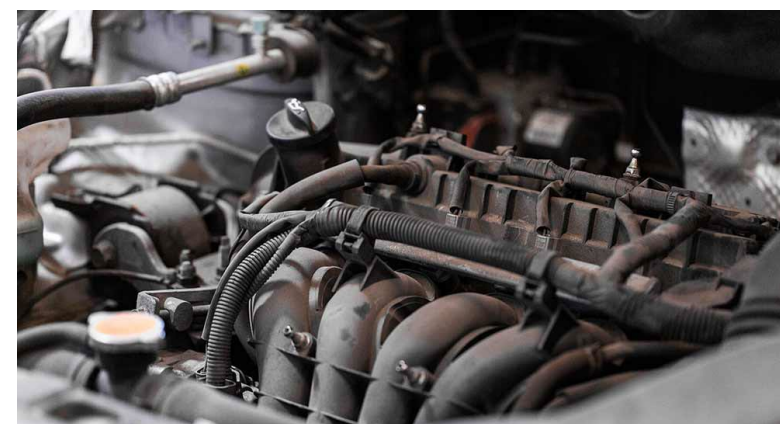
Item #90

# MOTOR VEHICLE RELATED

2025  
IDO  
Update

## Limiting car washes and car repair near neighborhoods

- Car wash / light vehicle repair [Items #12, #13, #14]
- Light vehicle fueling [Items #24, #25]



# CAR WASH + LIGHT VEHICLE REPAIR

## Use Table

Staff

Part  
4

CHANGE / IDO TEXT

### Explanation

- Makes car washes a Conditional Use in MX-L and MX-H.
- Makes light vehicle repair a Conditional Use in MX-L, consistent with other motor vehicle-related uses.

**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 <sup>1</sup>	NR-PO			
																A		B	C
Land Uses																			
Motor Vehicle-related																			
Car wash <sup>14, 15</sup>								C-P	P	C-P	P	P	P	P					4-3(D)(16)
Heavy vehicle and equipment sales, rental, fueling, and repair											P	C	P	P					4-3(D)(17)
Light vehicle fueling station								C	P	P	P	P	P	P					4-3(D)(18)
Light vehicle repair <sup>16</sup>								C-P	P	P	P	P	P	P					4-3(D)(19)
Light vehicle sales and rental								C	P	P	P	P	P	P					4-3(D)(20)

Item #12

Item #13

Item #14

# LIGHT VEHICLE FUELING STATION

## Use-Specific Standard

Part  
4

Staff

### Explanation

- Prohibits gas stations within 330 feet in any direction of a residential use in any Residential or Mixed-use zone district.
- Makes the existing requirement to screen all street frontages in UC-MS-PT areas citywide.

### CHANGE / IDO TEXT

#### 4-3(D)(19) Light Vehicle Fueling Station<sup>117</sup>

- 4-3(D)(19)(a) No inoperable vehicles shall be stored outside a building at any time.
- 4-3(D)(19)(b) This use must comply with stormwater quality requirements found in the DPM.
- 4-3(D)(19)(c) When this use is located on a corner lot with access from both streets, it shall have no more than 1 access point per frontage. When this use is located mid-block or with access from only one street, it shall have no more than 2 access points from that street.
- 4-3(D)(19)(d) Access points shall be located no closer than 20 feet from any adjacent property that is not under common ownership.
- 4-3(D)(19)(e) Site access from a paved alley connecting to a public street is allowed provided that the access points from the site to the alley shall be a minimum of 25 feet from the intersection of the alley and the street.
- ~~4-3(D)(19)(g) If located adjacent to any Residential zone district, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).~~
- ~~4-3(D)(19)(h) If located abutting or across an alley from any Residential zone district or lot containing a residential use in any Mixed-use zone district, an opaque wall, fence, or vegetative screen at least 6 feet high is required.~~
- ~~4-3(D)(19)(i) In the MX-L zone district, this use shall be located where vehicular access is only from a street designated as a collector, arterial, or interstate highway.~~
- 4-3(D)(19)(j) ~~This~~ In the MX-M and higher zone districts, if located on a local street, this use is prohibited within 330 feet in any direction of a lot containing a residential use in any Residential or Mixed-use zone district.
- 4-3(D)(19)(m) ~~An~~ In UC-MS-PT areas, an<sup>118</sup> opaque wall or vegetative screen at least 3 feet high shall be provided along all street frontages.

Item #24  
Item #25



## Other changes to uses and definitions

- Family Home Daycare [Item #16]
- Veterinary Hospital [Items #22]
- Campground/RV [Item #23]
- Nicotine Retail [Item #26]
- Outdoor Dining [Item #98]
- Development Definitions [Item #76]
- Golf Course Definition [Item #80]
- Light Manufacturing Definition [Item #84]
- Zoning Conversion – Police & Fire Stations [Item #ZC-5]

### 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	PO			
																A		B	C
Land Uses																			
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
Household Living																			
Group Living																			
CIVIC AND INSTITUTIONAL USES																			
COMMERCIAL USES																			
Agriculture and Animal-related																			
Food, Beverage, and Indoor Entertainment																			
Lodging																			
Motor Vehicle-related																			
Offices and Services																			
Outdoor Recreation and Entertainment																			
Retail Sales																			
Transportation																			
INDUSTRIAL USES																			
Manufacturing, Fabrication, and Assembly																			
Telecommunications, Towers, and Utilities																			
Waste and Recycling																			
Wholesaling and Storage																			
ACCESSORY AND TEMPORARY USES																			
ACCESSORY USES																			
TEMPORARY USES																			

# FAMILY HOME DAY CARE

## Use Table

Staff

CHANGE / IDO TEXT

Explanation

Makes family home day cares permissive as an accessory use in the R-A, R-1, R-MC, and R-T zone districts.

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 <sup>1</sup>	A		B
Land Uses																			
ACCESSORY AND TEMPORARY USES																			
ACCESSORY USES																		4-3(F)(1)	
Family home day care <sup>25</sup>		A CA	A CA	A CA	A CA	A	A	A											4-3(F)(8)

# VETERINARY HOSPITAL

## Use-Specific Standard – Outdoor Animal Run

### CHANGE / IDO TEXT

#### Explanation

Revised for consistency between "Outdoor Animal Run" accessory use and use-specific standards for Veterinary Hospital, which address outdoor animal runs.

#### 4-3(D)(6)

#### Veterinary Hospital<sup>114</sup>

- 4-3(D)(6)(a) In the MX-T, MX-L, and MX-M zone districts, treatment of large animals, including but not limited to cattle, horses, sheep, goats, or pigs weighing over 100 pounds, is prohibited. Only treatment of dogs, cats, other domestic pets, and small animals is allowed.
- 4-3(D)(6)(b) In the MX-M and NR-C zone districts, outdoor animal ~~outside exercise~~ runs are allowed, provided that both of the following requirements are met.
1. Animal runs shall be ~~they are enclosed~~ screened from any adjacent property in a Residential zone district or lot containing a residential use in any Mixed-use zone district by ~~with~~ an opaque wall or fence at least 6 feet high similar in color and materials to those used on the primary building on the same or lot.
  2. No animals shall be allowed to occupy the outdoor animal run between 10:00 P.M. and 7:00 A.M. ~~Outside areas for occupancy by animals overnight are prohibited.~~

# CAMPGROUND OR RECREATIONAL VEHICLE PARK

## Use-Specific Standard – Water Service

Part  
4

Staff

### Explanation

- Revised to require water service to ensure that sanitary conditions are met.
- Removes the specific mention of urinals to avoid being overly prescriptive about restroom fixture types.

### CHANGE / IDO TEXT

#### 4-3(D)(15) Campground or Recreational Vehicle Park

- 4-3(D)(15)(a) Minimum project size for a campground or recreational vehicle park is 1 acre.
- 4-3(D)(15)(b) The maximum gross density within a campground shall be 25 camp sites per acre. Land that is not accessible to campers shall not be included in the calculation of gross density.
- 4-3(D)(15)(c) All recreational vehicles or tents parked or attached to the ground for use as an overnight accommodation shall be on a camp site.
- 4-3(D)(15)(d) Each camp site shall provide parking spaces of adequate size to accommodate the vehicles allowed at the site. Each parking space shall be constructed so that no portion of the vehicle it is designed for shall extend onto any drive aisle within the campground.
- 4-3(D)(15)(e) Camp sites shall be set back a minimum of 20 feet from each property line.
- 4-3(D)(15)(f) Camp sites shall be screened on all sides by an opaque wall or vegetative screen at least 6 feet high unless they are set back at least 100 feet from any property line abutting a street.
- 4-3(D)(15)(g) This use shall be serviced by a private street system providing safe and convenient access to all camp sites or RV spaces, which shall be paved as required for off-street parking standards regulations<sup>115</sup> in the DPM.
- 4-3(D)(15)(h) Water service and wWater-flush toilets and urinals<sup>116</sup> shall be provided and shall not be more than 300 feet in any direction of any camp site without an individual sewer connection.

# NICOTINE RETAIL

## Use-Specific Standard – Separation Measurement

Staff

CHANGE / IDO TEXT

### Explanation

Clarifies that the separation is to be measured lot to lot, consistent with other distance separations.

### 4-3(D)(41) Nicotine Retail

- 4-3(D)(41)(a) Nicotine sales are allowed provided that the establishment complies with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities.
- 4-3(D)(41)(b) If allowed as a conditional primary use in Table 4-2-1 (i.e., specified as “C” in the table), this use is considered a primary use for the purposes of this IDO, regardless of the use, area, or purpose of any other primary uses on the same premises and shall meet all of the following requirements, except where it is allowed as a permissive accessory use pursuant to IDO Subsection (c) below.
1. This use is prohibited on a lot <sup>122</sup> within 1,000 feet in any direction of a lot containing any other primary nicotine retail use.



# OUTDOOR DINING AREA

## Use-Specific Standard

Part  
4

Staff

CHANGE / IDO TEXT

### Explanation

Allow fire pits and other similar features allowed under the Fire Code, which are currently prohibited by the IDO for outdoor dining areas.

### 4-3(F)(15) Outdoor Dining Area

- 4-3(F)(15)(a) The outdoor dining area shall be accessory to the immediately abutting primary use, and the items sold for consumption in the outdoor dining area shall be sold in the immediately abutting primary use.
- 4-3(F)(15)(b) The use shall not include ~~any open flames or other~~ safety or health hazards, ~~with the exception of tabletop candles.~~<sup>147</sup>

# DEFINITIONS

## Development Definitions

### PROPOSED CHANGE

#### Explanation

- Clarifies that development definitions are based on primary uses, not accessory uses.
- Revises text for consistency across definitions and IDO terms.

### CHANGE / IDO TEXT

#### Industrial Development

Properties with any allowable primary use ~~uses~~ in the Industrial use category in Table 4-2-1 unless specified otherwise in this IDO, including but not limited to provisions related to Edge Buffer Landscaping

#### Low-density Residential Development

Properties with residential development of any allowable primary land ~~land~~ use in the Household Living category in Table 4-2-1 other than multi-family dwellings...

#### Residential Development

Development of any allowable primary land ~~land~~ use from the Residential category in Table 4-2-1...

# DEFINITIONS

## Golf Course

Staff

### PROPOSED CHANGE

#### Explanation

Specifies that golf courses are regulated as other types of outdoor entertainment.

### CHANGE / IDO TEXT

#### Golf Course

A tract of land laid out with a course for playing the game of golf, including any accessory clubhouse, driving range, office, restaurant, concession stand, picnic tables, pro shop, maintenance building, shelters, restroom facility, or similar accessory use or structure. The facility may also include public trails, private trails, and golf cart paths. A golf course is regulated as Other Outdoor Entertainment for the purposes of this IDO. See also *Outdoor Entertainment*.

# DEFINITIONS

## Light Manufacturing

### PROPOSED CHANGE

#### Explanation

Clarifies that development definitions are based on primary uses, not accessory uses. Revises text for consistency across definitions and IDO terms.

### CHANGE / IDO TEXT

#### Light Manufacturing

The assembly, fabrication, or processing of goods and materials;<sup>1</sup> including but not limited to, machine shop, filming, and growing food or plants ~~in fully enclosed portions of a building;~~ using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot ~~where such assembly, fabrication, or processing takes place~~, where ~~such processes are housed~~ the use takes place primarily within ~~the~~ fully enclosed portions of a building. Loading and unloading from rail spurs and wholesaling of products manufactured at the facility are incidental to this use. This use does not include any use that meets the definition of *Heavy Manufacturing* or *Special Manufacturing*. See also *Clean Room* and *Cannabis Definitions for Cannabis-derived Products Manufacturing and Cannabis Cultivation*.

# ZONING CONVERSION

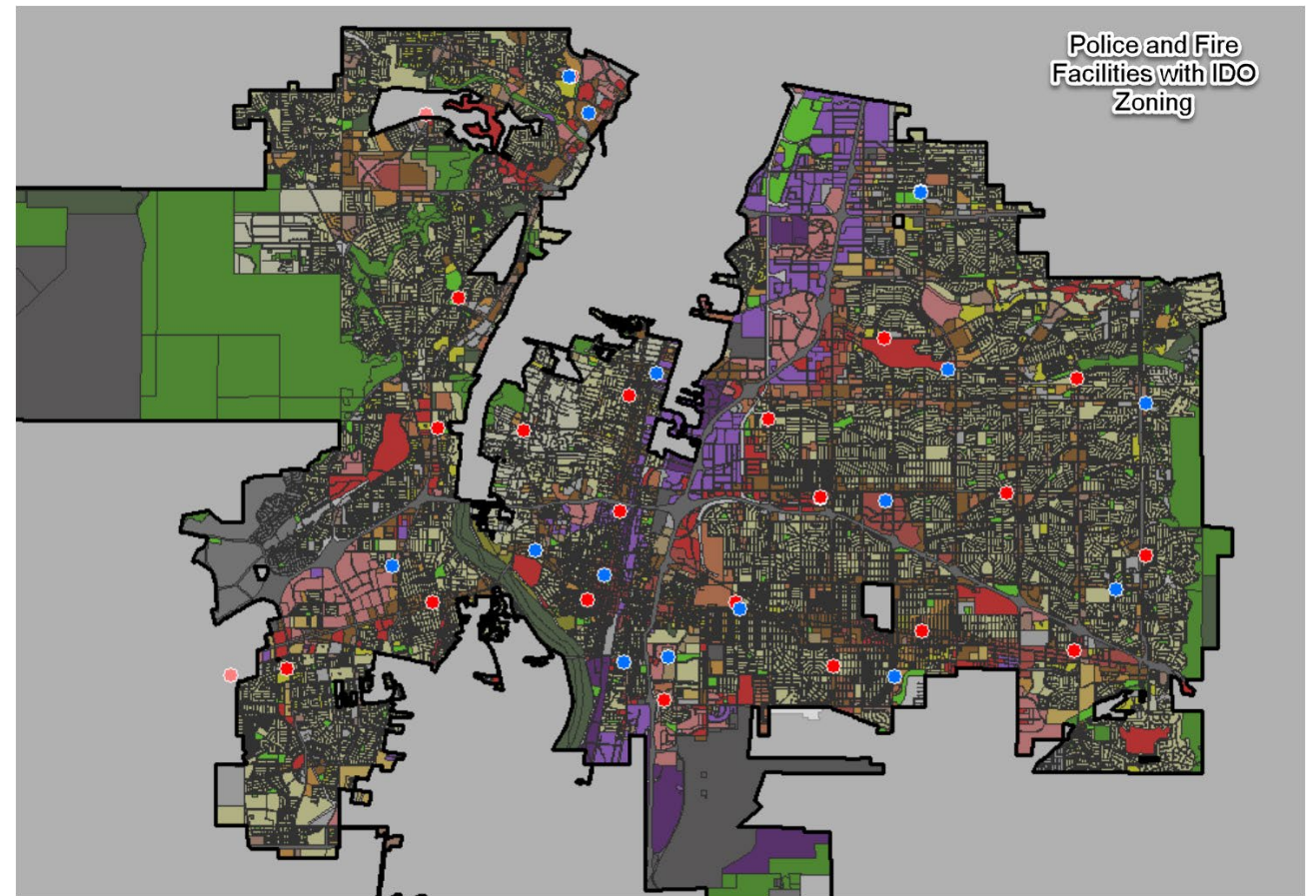
## for Police and Fire Stations

### CHANGE

#### Explanation

Legislative conversion for fire and police stations from NR-SU to MX-M east of the Rio Grande or NR-C west of the Rio Grande.

Matches the zoning map to IDO changes made in 2023 moving fire and police stations from the NR-SU zone district.





# NEGOTIABLE ZONE DISTRICTS

Part 2  
Zone  
Districts

Part 4  
Uses

Definitions  
7-1

2025  
IDO  
Update

## Changes to zone districts with discretionary decisions

- Planned Development (PD) *[Item #5]*
- Planned Community (PC) *[Items #6, #61]*
- Non-residential Sensitive Use (NR-SU) *[Items #8, #91]*
- Unlisted Uses *[Item #9]*
- Minor Amendments *[Items #59, #60]*
- Master Plan Definition *[Item #86]*



# ZONE DISTRICTS

## Planned Development (PD)

2025  
IDO  
Update

Staff

CHANGE

Part  
2

2-6(A)(3)

District Standards<sup>23</sup>

2-6(A)(3)(a) Eligibility for Rezoning to PD

CHANGE / IDO TEXT

### Explanation

- Requires changes to allowable uses to go through a Zoning Map Amendment.
- Specifies that Conditional Use approvals are not required for PD zone districts because all uses are approved through the required Site Plan that is approved by the EPC, which can establish conditions of approval to mitigate potential impacts.

1. A PD zone district must contain at least 2 but less than 20 contiguous acres of land.
2. A Zoning Map Amendment is required to establish or change allowable uses (i.e., specify permissive, conditional, accessory, or temporary uses) pursuant to Subsection 14-16-6-7(G) (Zoning Map Amendment – EPC) or Subsection 14-16-6-7(H) (Zoning Map Amendment – Council), as applicable.
3. A Site Plan – EPC is required to modify that specifies uses, site standards, and IDO development standards and document allowed uses shall be reviewed and decided pursuant to Subsection 14-16-~~6-6(I)~~ in conjunction with the review and decision of the zone change request pursuant to Subsection 14-16-6-7(G) (Zoning Map Amendment – EPC) or Subsection 14-16-6-7(H) (Zoning Map Amendment – Council), as applicable.
4. A Zoning Map Amendment shall be voided if a related Site Plan – EPC is not approved and signed-off pursuant to Subsection 14-16-6-4(O)(4) (Conditions on Approvals).
5. A PD zone district will not be ~~accepted or~~ approved for any proposed development that could be achieved in substantially the same form through the use of one or more zone districts and/or Overlay zones.

# ZONE DISTRICTS

Multiple

## Planned Community (PC) – Framework Plans

Staff

### CHANGE

#### Explanation

- Specifies that amendments to Framework Plans follow the procedures for pre-IDO Site Development Plans.

Part  
2

See redline  
document for  
full details

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

6-4(Y)(3)(b) Master Plans for private property, including but not limited to Master Development Plans and Framework Plans adopted as Master Plans, must be amended as-site-development plans pursuant to Subsection 14-16-6-4(Y)(1) (Site Development Plans) above.<sup>285</sup>

### IDO TEXT

2-6(B)(3)(b) Rezoning to a PC zone district requires the preparation of a Framework Plan that furthers and implements applicable goals and policies of the ABC Comp Plan and complies with all applicable requirements of the DPM.

1. The Framework Plan shall specify proposed zoning on platted lots or lots proposed to be platted or general proposed land uses and development densities/intensities for subsequent phases where platting is yet to be decided.
2. The Framework Plan shall specify general circulation and mobility routes for various travel modes and general locations of open space.
3. The Framework Plan shall be submitted, reviewed, and decided at the same time and via the same process as the rezoning to the PC zone district, as described in Subsection 14-16-6-7(H)(1) (Zoning Map Amendment – Council).
  - a. All later permits and approvals for the property under this IDO shall be consistent with the approved Framework Plan, as amended.
  - b. Framework Plans adopted prior to the IDO may be amended pursuant to Subsection 14-16-6-4(Y) (Amendments of Pre-IDO Approvals).<sup>26</sup>

# ZONE DISTRICTS

## Non-residential Sensitive Use (NR-SU)

### CHANGE

#### Explanation

- Moves Sensitive Uses from Table 4-2-1 to Part 2 NR-SU summary.
- Requires changes in allowable uses to be decided as a Zoning Map Amendment, as opposed to Site Plan – EPC.
- Clarifies that any use can be allowed if found to be compatible with or complementary to the NR-SU use.

See redline document for full details

### IDO TEXT

2-5(E)(2)

#### Use and Development Standards

The allowable uses and development standards of this zone district are applied on a case-by-case basis for primary uses that require the NR-SU zone district. Other allowable uses may be negotiated but shall not include any use that is not listed in Table 4-2-1. New development standards may be established or IDO standards may be modified by a Site Plan – EPC. Where the Site Plan is silent on any standard, IDO standards apply.

The following uses require an NR-SU zone district:

- 2-5(E)(2)(a) — Airport
- 2-5(E)(2)(b) — Cemetery
- 2-5(E)(2)(c) — Correctional facility
- 2-5(E)(2)(d) — Crematorium
- 2-5(E)(2)(e) — Fairgrounds
- 2-5(E)(2)(f) — Natural resource extraction
- 2-5(E)(2)(g) — Solid waste convenience center
- 2-5(E)(2)(h) — Stadium or racetrack
- 2-5(E)(2)(i) — Waste and/or recycling transfer station

#### 2-5(E)(3)(c) Development Standards<sup>19</sup>

##### 1. General

A Site Plan – EPC is required pursuant to Subsection 14-16-6-6(i) (Site Plan – EPC) to establish development standards and/or modify IDO development standards. Where the Site Plan is silent on any standard, IDO standards apply.

##### 2. Parking

- a. The minimum off-street parking requirements for uses that require an NR-SU zone district are specified in Table 2-5-10, unless modified in the NR-SU approval process.

Table 2-5-10: Minimum Off-street Parking Requirements	
GFA = Gross Floor Area Design Capacity = Maximum occupancy per building or fire codes, whichever is greater	
NR-SU Primary Uses	IDO Parking Requirement
Airport	Determined by airport management
Cemetery	No requirement
Correctional facility	3 spaces / 1,000 sq. ft. GFA
Crematorium	1 space / 1,000 sq. ft. GFA
Fairgrounds	4 spaces / 1,000 sq. ft. of site area where attendees circulate, participate, or view
Natural resource extraction	No requirement
Solid waste convenience center	No requirement
Stadium or racetrack	1 space / 4 seats assembly area <sup>19</sup>
Waste and/or recycling transfer station	No requirement

(1) 30 in. bench space = 1 seat. If the minimum off-street parking requirement is based on seating in a main assembly area, but the proposed main assembly area is not, then the measurement shall be 1 space / 3 persons design capacity.

- b. Parking for other uses listed in Table 4-2-1, provided pursuant to Subsection 14-16-5-5 (Loading), unless modified in the NR-SU approval process.

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

Land Uses	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 <sup>1</sup>
		A	B	C													

# ALLOWABLE USES

## Unlisted Uses

Staff

Part  
4

Part  
4

CHANGE / IDO TEXT

### Explanation

- Specifies that Sensitive Uses are not in Table 4-2-1 but in NR-SU section.
- Requires a Declaratory Ruling for unlisted uses, which is an appealable decision.

#### 4-1(B) UNLISTED USES<sup>60</sup>

When a proposed land use is not explicitly listed in Table 4-2-1 as defined in Section 14-16-7-1, or not a Sensitive Use listed in Subsection 14-16-2-5(E)(3)(b), the Zoning Enforcement Officer (ZEO) shall determine whether or not it is included in the definition of a listed use or is so consistent with the size, scale, operating characteristics, and external impacts of a listed use that it should be treated as the same use through a Declaratory Ruling, pursuant to Subsection 14-16-6-4(R)(1).

- 4-1(B)(1) In making this determination, the ZEO shall consider the scale, character, traffic impacts, storm drainage impacts, utility demands, and potential impacts of the proposed use on surrounding properties.
- 4-1(B)(2) The Declaratory Ruling ~~ZEO's interpretation~~ shall be made available to the public on the City Planning Department website and shall be binding on future decisions of ~~the~~ City staff until the ZEO makes a different determination ~~interpretation~~ or this IDO is amended to treat the use differently.



# AMENDMENTS OF APPROVALS

Staff

## Minor/Major Amendments

### PROPOSED CHANGE

#### Explanation

Requires amendments that would change allowable uses to be reviewed/decided as Major Amendments.

### CHANGE / IDO TEXT

#### 6-4(Y) AMENDMENTS OF PRE-IDO APPROVALS

Approvals granted prior to the effective date of this IDO may be amended as described in this Subsection 14-16-6-4(Y).

#### 6-4(Y)(1)

##### Site Development Plans

This Subsection 14-16-6-4(Y) addresses applications for amendments to site development plans approved prior to the effective date of this IDO.

##### 6-4(Y)(1)(a) Minor Amendments

1. The Planning Director may grant minor amendments that meet all of the following requirements.
  - a. The proposed amendment does not change allowable uses in the original approval.<sup>282</sup>

# DEFINITIONS

## Master Plan

Staff

### PROPOSED CHANGE

#### Explanation

Differentiates between pre-IDO master plan types and clarifies their amendment process, specifically mentioning that PC Framework Plans were adopted as “master plans.”

### CHANGE / IDO TEXT

#### Master Plan

1. A Rank 3 Plan developed and approved by an implementing City department to guide the development, maintenance, and operation of individual public resources or facilities.
2. For the purposes of the State Constitution, the Master Plan is a duly adopted plan or any of its parts for the development of an area within the planning and platting jurisdiction of a municipality for the general purpose of guiding and accomplishing coordinated, adjusted, and harmonious development. In the case of the City and Bernalillo County, this Master Plan is the ABC Comprehensive Plan.
3. A term used prior to the effective date of the IDO for Framework Plans associated with the Planned Community zone district. Formerly, Planned Communities required a Level A and a Level B Plan. The former Comprehensive Zoning Code considered Level A Plans as Rank 2 Area Plans, which were policy documents that established the vision and goals for the entire community as well as planned areas with different land use categories. Level B Plans were considered Rank 3 Sector Development Plans that established allowable uses and development standards in each land use category.

# 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

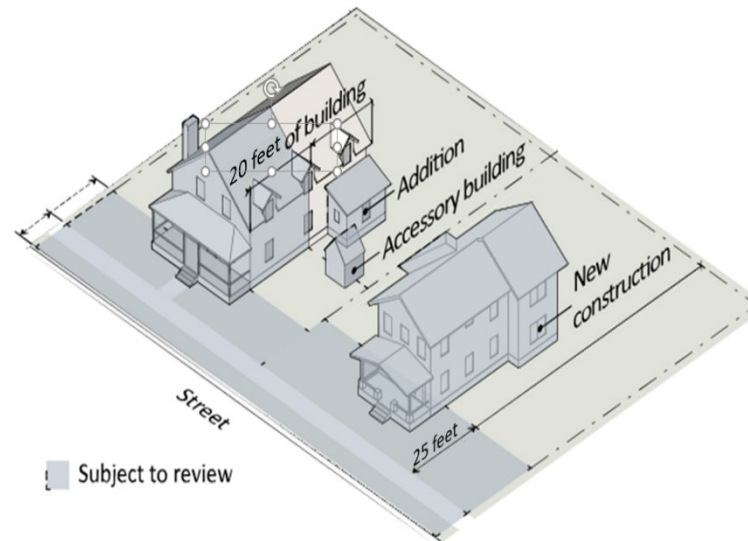
CHANGE

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 FRONTAGES<sup>55</sup>**

### 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.~~<sup>290</sup>

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~~



[a] Indicates Quasi-judicial Hearing



# OTHER PARKING CHANGES

## Part 5 Parking

2025  
IDO  
Update

Changes to parking requirements for bicycles, self-storage, and cumulative impact traffic studies

- Self Storage *[Item #37]*
- Bicycle Parking *[Items #95, #96]*
- Cumulative Impacts *[Item #34]*



# PARKING AND LOADING

## Minimum Parking – Self-storage

Staff

CHANGE / IDO TEXT

Explanation

Reduces the number of required parking spaces for self-storage uses, which have low trip generation from employees and customers.

Table 5-5-1: Minimum Off-street Parking Requirements <sup>170</sup>	
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
Offices and Services	
Self-storage <sup>176</sup>	1 space / <del>5,000</del> 3,000-sq. ft. GFA

# PARKING REQUIREMENTS

## Bicycle Parking

Staff

### Explanation

- Removes parking requirements from MX-FB District Standards, since these areas are now subject to parking maximums.
- Includes bicycle parking minimums for projects where no off-street vehicle parking is provided.

### CHANGE / IDO TEXT

#### 5-5(E) BICYCLE PARKING

5-5(E)(1) Unless specified otherwise in this IDO, all development shall provide on-site parking spaces for bicycles in accordance with Table 5-5-6.<sup>208</sup>

5-5(E)(1)(a) Where the minimum bicycle parking requirement in Table 5-5-6 is based on the number of off-street parking spaces, it shall be calculated based on the total number of off-street parking spaces provided on the site, regardless of the minimum requirement for off-street parking spaces.

5-5(E)(1)(b) Where no off-street parking spaces are provided, the minimum bicycle parking requirement shall be as follows and as applicable:

- 1 space / 5 dwelling units or 4 total spaces, whichever is greater.
- 1 space / 2,500 square feet GFA or 4 total spaces, whichever is greater.

Table 2-4-13: Off-street and Bicycle Parking in the MX-FB Sub-zones				
Sub-zone	MX-FB-ID	MX-FB-FX	MX-FB-AC	MX-FB-UD
Off-street parking, minimum <sup>16</sup>	<del>1 space / 1,000 sq. ft. GFA</del>		<del>1 space / 1,500 sq. ft. GFA</del>	N/A
	<u>No requirement</u>			
Bicycle parking, minimum <sup>17</sup>	<del>5 spaces or</del> <u>1 space / 2,500 2,000 sq. ft. GFA or 5 total spaces,</u> whichever is greater			

# SITE DESIGN AND SENSITIVE LANDS

## Cumulative Impacts

Staff

### Explanation

Requires all developments to provide a traffic scoping form. If the development meets the thresholds, a traffic impact study will be required.

### CHANGE / IDO TEXT

#### 5-2(E)(2)

#### Requirements

Development or redevelopment meeting all of the criteria of Subsection 14-16-5-2(E)(1) shall do all of the following:

- 5-2(E)(2)(a) Mitigate any material negative cumulative impacts on surrounding residential development through adequate and effective measures, including but not limited to all of the following:
1. Locating and designing vehicle access, circulation, parking, and loading to minimize impacts on residential uses within 660 feet in any direction of the subject property.
  2. Locating, designing, and orienting site lighting to be compatible with residential uses within 660 feet in any direction of the subject property.
  3. Locating the storage of hazardous materials, as defined by federal regulation, to minimize impact on surrounding residential uses.
  4. Locating outdoor storage of materials or equipment to minimize impact on surrounding residential uses.
  5. Locating activities on the site that generate noise to minimize impacts on residential uses within 660 feet in any direction of the subject property.
- 5-2(E)(2)(b) Provide a cumulative impact analysis to the EPC that addresses, at a minimum, the items required in Subsection 14-16-6-4(H), which the EPC may use as the basis to require mitigation of identified impacts through conditions of approval.
- 5-2(E)(2)(c) Provide a traffic impact study pursuant to Article 7-5(D) of the DPM, ~~notwithstanding the thresholds or mitigation requirements in the DPM,~~<sup>456</sup> which the EPC may use as the basis to require mitigation of the traffic generated by the use through conditions of approval.

## Part 5 Landscaping

2025  
IDO  
Update

### 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) PURPOSE<sup>214</sup>

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

## Applicability/General Standards

Staff

### CHANGE / IDO TEXT

#### Explanation

Specifies that landscaping, buffering, and screening standards apply to all new primary buildings and accessory parking structures, which includes low-density residential and multi-family residential development.

#### 5-6(B) APPLICABILITY

5-6(B)(1) The provisions of this Section 14-16-5-6 shall apply to any of the following, unless specified otherwise this IDO:

5-6(B)(1)(a) Construction of a new primary building ~~containing multi-family, mixed-use, or non-residential development~~ or an accessory parking structure.<sup>215</sup>

#### 5-6(C) GENERAL LANDSCAPING STANDARDS

The following standards apply to all landscaping, screening, or buffering required by this Section 14-16-5-6 for any new buildings containing multi-family residential, mixed-use, or non-residential development or an accessory parking structure, except as specified in Subsection 14-16-5-6(D) (Street Frontage Landscaping) below.<sup>217</sup>

# 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.<sup>219</sup>
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

## Required Plant Materials and Site Amenities

### Staff

### Explanation

- Plant hardiness must be appropriate to the Albuquerque climate, rather than the broader and more variable climate conditions across New Mexico.
- Allows flexibility in landscape design by expanding the types of materials that can be used as a buffer between grass and hard surfaces.
- Clarifies that if alternative plant species are approved in place of those listed on the Official Albuquerque Plant Palette, they must still comply with all applicable City and Water Authority regulations.
- Specifies the type and minimum quantity of street furniture required in landscaped areas within DT-UC-MS areas.

### CHANGE / IDO TEXT

#### 5-6(C)(4) Required Plant Materials and Site Amenities<sup>220</sup>

- 5-6(C)(4)(a) A minimum of 10 species must be used in the landscaped area.
- 5-6(C)(4)(b) Only trees and shrubs selected from the Official Albuquerque Plant Palette of low water use, drought tolerant, or xeric species and shown on a landscape plan can count toward the requirements of this Subsection 14-16-5-6(C) (General Landscaping Standards), except that, upon presentation of evidence, the relevant decision-making body may authorize alternative species or cultivars that meet all of the following requirements:
1. Meet the intended purpose of that type of landscaping.
  2. Are not hazardous.
  3. Are not identified as invasive on a City or State plant list.
  4. Are not listed in the City's Weed Identification Handbook.
  5. Are equally hardy to the Albuquerque New Mexico climate.
  6. Comply with Article 9-12 and Parts 6-1-1 and 6-6-2 of ROA 1994 (Pollen Control, Water Conservation Landscaping and Water Waste, and Street Trees) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance), as applicable.
- 5-6(C)(4)(c) Installation of any trees, shrubs, or other vegetation included in a State list of prohibited or invasive species or listed as noxious weeds in the City's Weed Identification Handbook is prohibited.
- 5-6(C)(4)(d) No more than 10 percent of required landscape areas shall be cool season grass species.
- 5-6(C)(4)(e) Irrigated grass shall not be planted on slopes exceeding 1:4 rise:run or planted in narrow or irregularly shaped areas 10 feet or less in any dimension in order to avoid water waste.
- 5-6(C)(4)(f) Any new grass irrigated with sprinklers shall be installed at least 3 feet in any direction from any impermeable hard surface. A buffer using organic mulch, permeable pavers, gravel, or compacted crusher fines shall ~~can~~ be used when planting grass adjacent to impermeable surface.
- 5-6(C)(4)(g) Landscaping abutting arroyos shall consist of native plants that are included on the Official Albuquerque Plant Palette.
- 5-6(C)(4)(h) Artificial turf/grass shall not be counted as living vegetative material or to meet the requirements of this Subsection 14-16-5-6(C) (General Landscaping Standards).

- ~~5-6(C)(4)(i) All vegetation shall comply with Article 9-12 and Parts 6-1-1 and 6-6-2 of ROA 1994 (Pollen Control, Water Conservation Landscaping and Water Waste, and Street Trees) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance) as applicable.~~
- 5-6(C)(4)(j) All required plant materials shall be free of disease and insects and shall conform to the American Standard for Nursery Stock (ASNA) of the American Nursery and Landscape Association.
- 5-6(C)(4)(k) Shade trees planted approximately 25 feet on-center are required along all required pedestrian walkways. If the walkway is less than 25 feet long, at least one tree is required, or, where there is insufficient space for a tree, a trellis of at least 8 feet high for at least 5 feet along the walkway shall be provided.
- 5-6(C)(4)(l) In DT-UC-MS areas, landscaped areas other than street frontage shall include ~~street pedestrian~~ furniture to include at a minimum 1 seating feature, 1 planter, and 1 trash receptacle, pedestrian amenities, or trash receptacles to encourage pedestrian use.
- 5-6(C)(4)(m) See also Subsection 14-16-5-6(D) (Street Frontage Landscaping) for additional landscaping requirements.

# 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 Beds<sup>221</sup>

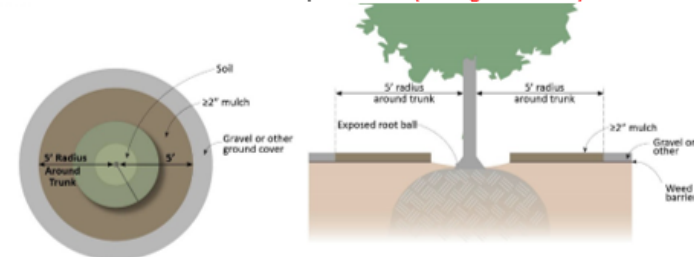
5-6(C)(5)(a) All vegetated material required by this Section 14-16-5-6 shall be planted in soil that is uncompacted soil to a minimum depth of 24 inches.

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.)

1. Decorative bark mulches, bark nuggets, and pecan shells are prohibited. |
2. ~~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

## Plant Material Spacing

Staff

### CHANGE / IDO TEXT

#### Explanation

Excludes the width of driveways and drive aisles from tree planting requirements that are based on street frontage. The requirement today is satisfied by any other trees planted in the front yard, since overlapping requirements can be double-counted. Since the effect is the same, eliminating this requirement helps simplify the calculation.

Other landscape requirements, such as 15% of net lot area and 75% vegetative coverage, would still need to be met.

#### 5-6(C)(7)

#### Plant Material Spacing

5-6(C)(7)(a) Vegetation required by this Section 14-16-5-6 shall be located the following distances in any direction from any fire hydrants, valve vaults, hose bibs, manholes, hydrants, and fire department connections:

1. Shrubs: 3 feet
2. Trees: 15 feet

5-6(C)(7)(b) Where tree planting requirements are based on the length of the street frontage, areas occupied by driveways and drive aisles may ~~shall~~ be excluded ~~included~~ when calculating the number of trees required to be planted, ~~and all trees that would otherwise be required in driveways or drive aisles shall be planted in other landscaped front yard areas.~~<sup>222</sup>

# LANDSCAPING, BUFFERING, AND SCREENING

## Planting near Utilities

Staff

### Explanation

Clarifies the minimum distance required between trees or shrubs and sewer or water lines to prevent conflicts with utility infrastructure.

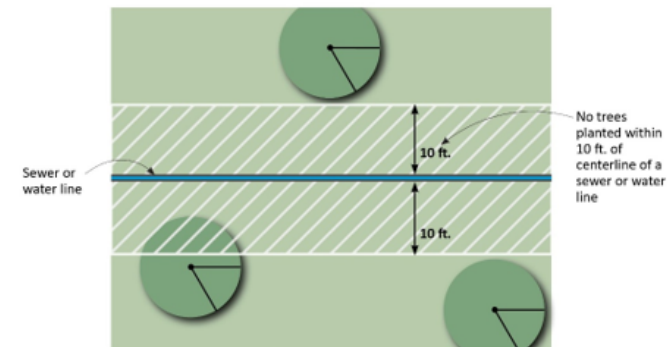
### CHANGE / IDO TEXT

#### 5-6(C)(10) Planting near Utilities<sup>223</sup>

5-6(C)(10)(a) Trees and shrubs shall not be planted in utility easements or within 10 feet in any direction of the centerline of a sewer or water line, whichever is greater, unless there is no other practicable location on the lot where the landscaping would achieve its intended purpose. (See figure below.)

1. The Planning Director may adjust the location of required landscaping to avoid utility easements, provided that the total amount of landscaping and buffering required is not reduced.
2. Trees or shrubs planted within utility easements shall comply with the standards of the utility provider to minimize impacts on facilities maintenance and repair.

~~5-6(C)(10)(b) Trees shall not be planted within 10 feet in any direction of the centerline of a sewer or water line. (See figure below.)~~



~~5-6(C)(10)(c) Trees or shrubs planted within utility easements shall comply with the standards of the utility provider to minimize effects on facilities maintenance and repair.~~



# 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 Trees<sup>226</sup>

- 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.~~

## Part 5

2025  
IDO  
Update

### Changes to walls and fences

- Barbed Wire *[Item #43]*
- Screening for Industrial *[Item #42]*



# WALLS AND FENCES

## Barbed Wire

Staff

### Explanation

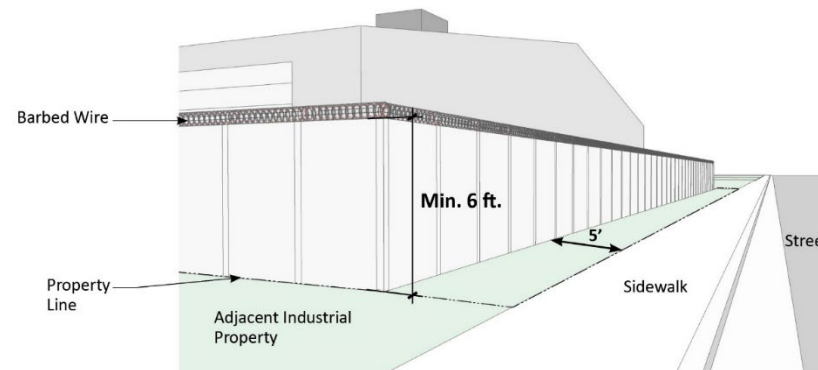
Allows barbed wire on all non-residential walls, but street-facing walls are subject to additional regulation.

### CHANGE / IDO TEXT

#### 5-7(E) MATERIALS AND DESIGN

##### 5-7(E)(1) Materials and Texture

- 5-7(E)(1)(a) Unless specified otherwise in this IDO, walls may be opaque.
- 5-7(E)(1)(b) Acceptable wall materials include, but are not limited to, concrete masonry unit (CMU) blocks or other structural materials; stabilized adobe; split face blocks; slump blocks; bricks; stone; glass blocks; curved interlock blocks; wood; tubular steel; wrought iron bars; chain link fencing; other grill work; or a combination of these materials, with the following exceptions.
- 5-7(E)(1)(c) Barbed tape, razor wire, barbed wire, or similar materials are regulated as follows.
- 1. In or adjacent to any Residential zone district, such materials are prohibited, except that critical infrastructure facilities are exempt from this regulation.
  - 2. In or adjacent to any Mixed-use zone district, such materials are prohibited, except that critical infrastructure facilities are exempt from this regulation.
  3. In Non-residential zone districts, such materials are allowed on all walls. ~~Street-facing walls with barbed wire that shall~~ meet all of the following criteria. (See figure below.) <sup>208</sup>
    - a. The wall is at least 6 feet in height.
    - b. The wall is set back at least 5 feet. If any portion of the sidewalk is within the lot line, the setback shall be measured from the edge of the sidewalk closest to the wall.
    - c. The wall is not adjacent to any Residential or Mixed-use zone district, where Subsections 1 and 2 above apply.
    - d. The wall is not visible from a City park or trail.
    - e. The wall is not visible from Major Public Open Space.



# LANDSCAPING, BUFFERING, AND SCREENING

## Industrial Development Adjacent to Non-Industrial Development

Staff

### Explanation

Requires that use of existing walls for screening must be opaque for at least 3 feet of height to prevent non-opaque walls from being used for screening purposes.

### CHANGE / IDO TEXT

#### 5-6(E)(4) Industrial Development Adjacent to Non-industrial Development

##### ► 5-6(E)(4)(a) Applicability

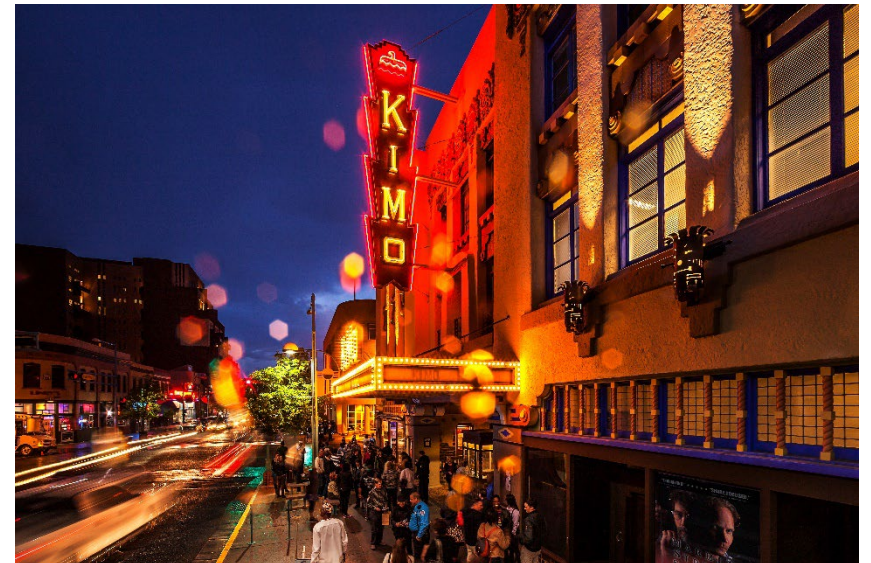
##### 5-6(E)(4)(b) General<sup>205</sup>

A landscaped edge buffer area shall be provided on the subject property along the property line between the two adjacent properties. For drainage facilities, a landscaped edge buffer area at least 15 feet wide shall be provided on the subject property along the property line between the two adjacent properties, unless a smaller edge buffer area is approved by the City Engineer as necessary on a particular lot.

1. If a wall at least 3 feet in height that is opaque for at least 3 feet of height is provided or exists along the landscaped edge buffer area, 1 of the following requirements shall be met.
  - a. If the wall is located on the property line, 1 tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.
  - b. Where the edge buffer area is across the street from the lot with non-industrial zoning or development, the wall may be set back from the property line if both of the following requirements are met.
    - i. Landscaping that meets the requirements in Subsection 2. below shall be provided between the wall and the street.
    - ii. The landscaping shall be maintained by the owner of the subject property.

### 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

The following changes were made based on feedback received from Code Enforcement:

- Allow multiple canopy signs if the building has a long enough frontage
- Slightly increases the permitted height of canopy signs
- Allow both marquee signs and wall signs, (with the maximum size of permitted signage inclusive of both types of signs)

Sign Type	Zone District	
	Mixed-use Zone Districts, NR-C, NR-LM, NR-GM	NR-BP, NR-SU, NR- PO, PD, PC
Canopy Sign <sup>1</sup>		
Number, maximum	1 / <del>50 ft. of frontage</del> establishment frontage	Per approved plan <sup>[1]</sup>
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 <del>24</del> 18 in. height.	
Marquee Sign <sup>2</sup>		
Number, maximum	<del>A marquee sign is allowed in lieu of — not in addition to — an allowable wall sign.</del> 1 / <del>façade theater or performance venue frontage.</del>	Per approved plan <sup>[1]</sup>
Area, maximum	Same as allowable maximum area of wall sign, <del>inclusive of any wall signs on the same façade.</del>	
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.	



# SIGNS

## Rooftop Signs

CHANGE / IDO TEXT

### Explanation

Allows rooftop signs in UC-MS-PT areas.

### 5-12(F)(4)(c) Rooftop Signs<sup>265</sup>

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.

# 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 Avenue~~<sup>261</sup>

The ~~standards provisions~~<sup>262</sup> 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 regulations~~<sup>263</sup> 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 regulations~~<sup>264</sup> 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.~~

# 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.

### CHANGE / IDO TEXT

#### 6-6(D) HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR<sup>329</sup>

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.

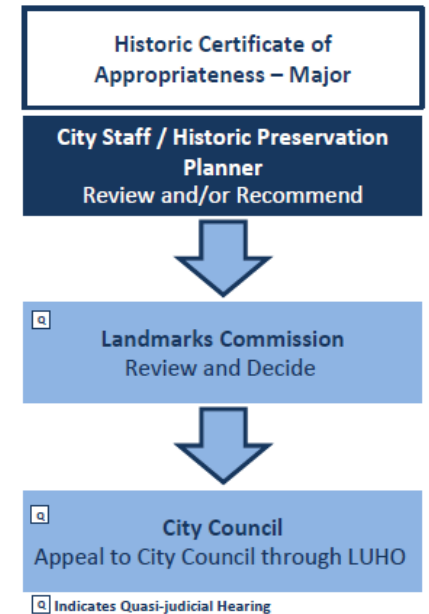
##### 6-6(D)(1)

##### 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 14-16-6-5(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.



# ALTERNATIVE SIGNAGE PLANS

## CHANGE

Explanation
Revises alternative signage plans to be consistent with current practice for Alternative Landscape Plans.
Consolidates Alternative Signage Plan requirements to the On-Premises Signs section.

## IDO TEXT

- 5-12(F)(5) Alternative Signage Plan<sup>236</sup>**
- The Planning Director may approve an Alternative Signage Plan in conjunction with a Site Plan if the Planning Director determines that the Alternative Signage Plan meets all of the following requirements. If approved, the Alternative Signage Plan shall be binding on the subject property until amended through the Site Plan, pursuant to Subsection 14-16-6-4(X). ~~An Alternative Signage Plan is allowed pursuant to all of the provisions in this Subsection 14-16-5-12(F)(5) and shall be reviewed and decided pursuant to Subsection 14-16-6-5(C)(2)(c) (Alternative Signage Plan).~~
- 5-12(F)(5)(a) The subject property must be a minimum of 5 acres and located in an Urban Center and in an MX-M, MX-H, MX-FB, NR-C, or NR-BP zone district.
- 5-12(F)(5)(b) The alternative signage plan shall be consistent with the purposes of this Section 14-16-5-12.

See redline document for full details

- Item #47
- Item #48
- Item #55
- Item #57
- Item #62

## 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.<sup>164</sup>
- 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.

# DEFINITIONS

## Floodplain + Special Flood Hazard Area

Staff

### PROPOSED CHANGE

#### Explanation

Revised to distinguish the terms Floodplain and Special Flood Hazard Area.

### CHANGE / IDO TEXT

#### Flood Fringe

The area between the floodway and the boundary of the base flood (i.e., 100-year flood).

#### Floodplain

Any land area that is subject to a one percent or greater change of flooding in any given year (i.e., a base flood), as defined by the Federal Emergency Management Agency and shown on National Flood Insurance Program maps, from any source. The floodplain includes both the floodway, ~~and~~ flood fringe, and Special Flood Hazard Area. See also *Sensitive Lands Definitions*.

#### Special Flood Hazard Area

The land area covered by high-risk ~~the~~ floodwaters of the base flood, as defined by the Federal Emergency Management Agency and shown on National Flood Insurance Program maps. See also *Sensitive Lands Definitions*.

Staff

# INFRASTRUCTURE IMPROVEMENTS AGREEMENT

Multiple

## CHANGE

### Explanation

Revised to indicate that Infrastructure Improvement Agreements can be made during Site Plans or Subdivisions.

## IDO TEXT

6-4(P)(2)

**Infrastructure Improvements Agreement**<sup>259, 260</sup>

Before a ~~final Plat or Site Plan plat~~ may be signed off as final approved, the applicant shall provide an Infrastructure Improvements Agreement (IIA) based on the required infrastructure that complies with the following standards and all applicable standards in the DPM.

See redline document for full details

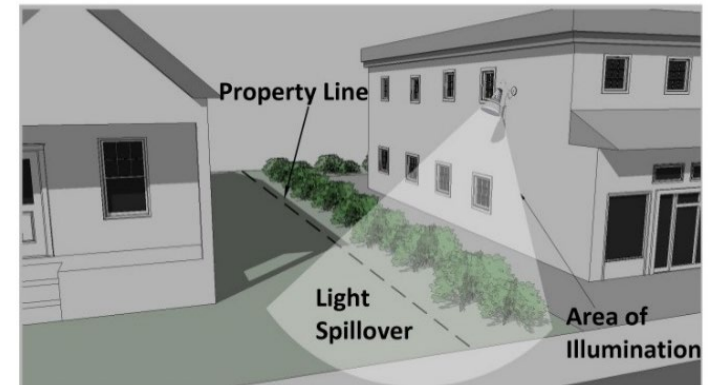
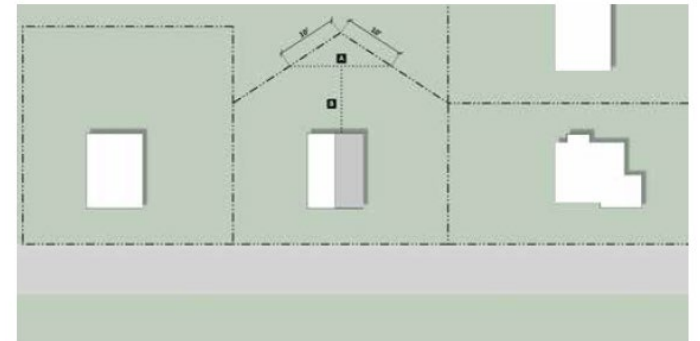
# STREETS, LOTS, + LIGHTING

## Definitions 7-1

### Changes to streets, lots, & lighting definitions

- Abut [Item #72]
- Interior lot [Item #83]
- Setback [Item #88]
- Light spillover + trespass [Item #82]

2025  
IDO  
Update



# DEFINITIONS

## Abut

Staff

### PROPOSED CHANGE

#### Explanation

Revises the definition to be consistent with "adjacent," so that a single touch (such as properties that are diagonal properties and only touch at their corners) does not make properties abutting.

### CHANGE / IDO TEXT

#### Abut

To ~~touch or~~ share a property line for more than one point. Property lines that touch only on a corner are not considered abutting.



# DEFINITIONS

## Interior Lot

Staff

### PROPOSED CHANGE

#### Explanation

Add a new term for a lot that does not abut a street that is a public right-of-way.

The result of this language would be to require interior lots with frontage on a private way to follow side setbacks.

### CHANGE / IDO TEXT

#### Interior Lot

A lot that does not abut a street that is public right-of-way.

See also *Setback*.

# DEFINITIONS

## Setback

Staff

### PROPOSED CHANGE

#### Explanation

See related change for a new defined term for Interior Lot. Removes unnecessary language.

### CHANGE / IDO TEXT

#### Setback

1. A required distance between a structure and a lot line.
2. On an interior lot ~~not abutting a street~~, side setbacks shall be followed for all lot lines.

See also *Lot Definitions* for *Front Lot Line*, *Rear Lot Line*, and *Side Lot Line (Interior or Street Side)* and *Measurement Definitions* for *Setback*.

# DEFINITIONS

## Light Spillover + Light Trespass

Staff

### PROPOSED CHANGE

#### Explanation

Consistency edit to use the term "light trespass" as the defined IDO term instead of "light spillover."

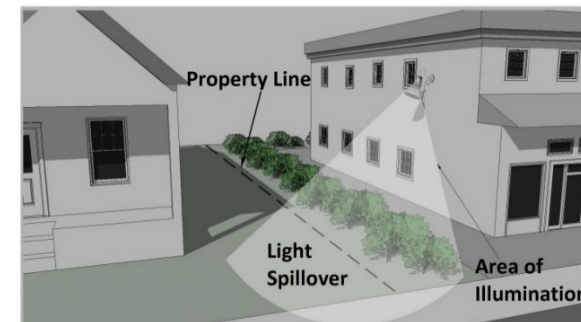
### CHANGE / IDO TEXT

#### ~~Light Spillover~~

~~The shining of light produced by a light fixture beyond the boundaries of the property on which it is located.~~

#### Light Trespass

Light traveling past property lines and illuminating properties without approval (i.e., "light spillover").



## 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)	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				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			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	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	R		<D>			<AR>	<AD>	6-6(I)
Subdivision of Land – Minor	X				X				X	<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	X	R		<D>		<AR>	<AD>	6-7(G)

# DEVELOPMENT REVIEW PROCEDURES

Part  
6

## Tribal Meetings

Staff

### PROPOSED CHANGE

#### Explanation

Require tribal meetings for development that requires a Site Plan approval prior to subdivision  
→ Fixes an oversight when tribal meeting requirement was added to the IDO.

Removes tribal meeting requirement from Bulk Land Subdivision → Bulk land subdivisions are used primarily to transfer ownership of large parcels. Because Tribal Meetings are only required for 1 step in the development process, it is more appropriate to require the Tribal Meeting for Subdivision - Major, when a development proposal will have more detail.

### CHANGE / 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 <sup>11</sup>	DHO	EPC	LC	ZHE	LUHO	City Council <sup>12</sup>	Specific Procedures
Site Plan – EPC <sup>247</sup>	X <sup>8</sup>		X	X	X	X	X	X	R		<D>			<AR>	<AD>	6-6(I)
Subdivision of Land – Bulk Land <sup>248</sup>	X	X		X	X	X	X	X	R	<D>				<AR>	<AD>	6-6(J)
Subdivision of Land – Minor <sup>249</sup>	X	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)

Item #49

Item #50

# DEVELOPMENT REVIEW PROCEDURES

## Minor Subdivision

Part  
6

Staff

### PROPOSED CHANGE

### CHANGE / IDO TEXT

#### Explanation

Add a City Staff meeting requirement to make applications consistent with other DHO applications.

**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 Decide			
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)	
Application Type	Tribal	City Staff	Facilitated	Email	Mailed	Posted Sign	Published	Web Posting	City Staff <sup>11</sup>	DHO	EPC	
Subdivision of Land – Minor <sup>247</sup>	X	<del>X</del>		X				X	R	<D>		



# DEVELOPMENT REVIEW PROCEDURES

Staff

## Vacation of Public Right of Way – Council

### 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) Applicability<sup>305</sup>

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.~~

# GENERAL PROCEDURES

Referrals to Commenting Agencies – within 660 Feet of Major Public Open Space

Staff

## PROPOSED CHANGE

Explanation
Adds the Open Space Division of the City Parks and Recreation Department to ensure they are informed of development within 660 feet of Major Public Open Space.

## CHANGE / IDO TEXT

<b>6-4(l)(9)</b>	<b>Development within 660 feet of Major Public Open Space</b>
6-4(l)(9)(a)	Indian Nations, Tribes, or Pueblos.
6-4(l)(9)(b)	Tribal Representatives.
6-4(l)(9)(c)	<u>Open Space Division of the City Parks and Recreation Department.</u>
	257

# GENERAL PROCEDURES

Part  
6

Staff

## Who May Appeal - Standing

### PROPOSED CHANGE

#### Explanation

Changes the threshold for who can appeal an application to be the majority of Assessors' lots (not property owner/tenants) to be measurable since the City does not have data for all tenants.

### CHANGE / IDO TEXT

6-4(U)(2)

#### Who May Appeal

##### 6-4(U)(2)(a) Standing

Standing to appeal a final decision may be granted to any of the following parties:

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.
  - 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. Additionally, for standing to appeal, a Neighborhood Association must submit a petition in support of the appeal, signed by a majority of all property owners or tenants of a majority of Bernalillo County Assessors' lots located within 660 feet of the subject property application site, inclusive of all rights-of-way. <sup>267</sup>

# PERMIT AND APPROVAL EXPIRATIONS

## Archaeological Certificate

Staff

### PROPOSED CHANGE

**Explanation**

Clarifies that Archaeological Certificates are tied to an associated Site Plan or Subdivision of Land application and remain valid for the duration of those associated approvals.

### CHANGE / IDO TEXT

Table 6-4-3: Permit and Approval Expirations	
Type of Approval	Period of Validity
Administrative Decisions	
Archaeological Certificate <sup>276</sup>	Expires <del>if the</del> <del>with</del> associated development approval <u>expires</u>

# DEFINITIONS

## Master Development Plan

Staff

### PROPOSED CHANGE

#### Explanation

Clarifies that master development plans can be for more than one lot and one owner.

### CHANGE / IDO TEXT

#### Master Development Plan

A plan created by an applicant and approved by the City to achieve a coordinated private development, such as a business or industrial park, on larger sites that often comprise more than one lot and building. A Master Development Plan may include standards that implement a cohesive design on the site.

# DECISIONS REQUIRING A PUBLIC HEARING

## Site Plan – EPC

Part  
6

Staff

### PROPOSED CHANGE

#### Explanation

Revises for consistency with Subdivision of Land – Major and Subdivision – Bulk Land. Bulk land subdivisions are used primarily to transfer ownership of large parcels.

Site Plan – EPC would be required when a development proposal will have more detail.

### CHANGE / IDO TEXT

6-6(I)

#### SITE PLAN – EPC

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(I) or the DPM.

**6-6(I)(1)**

#### Applicability

6-6(I)(1)(a) A Site Plan – EPC may only be approved for legally platted or nonconforming lots, and may not be approved on unsubdivided property, except for development in the PD or NR-SU zone districts and any development on a project site 5 acres or greater adjacent to Major Public Open Space, in which case a Site Plan approval is required prior to a Subdivision of Land – Major any platting action.<sup>292</sup>



# 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 standards<sup>306</sup>.~~

# DECISIONS REQUIRING A PUBLIC HEARING

## Subdivision of Land – Bulk Land

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.<sup>297, 298</sup>

# WAIVER – DHO

Staff

## PROPOSED CHANGE

### Explanation

Follows current practice and clarifies that a Waiver – DHO may be used to request a deviation from DPM standards.

Makes IDO sidewalk waiver criteria consistent with the DPM.

Requires mailed notice to abutting property owners for requested Waivers involving underground utilities.

## CHANGE / IDO TEXT

### 6-6(P)(3) Review and Decision Criteria

#### 6-6(P)(3)(a) General

An application for a Waiver – DHO shall be approved if it complies with all of the following criteria.

10. ~~If the~~Any request ~~is a~~ for a Waiver to IDO sidewalk requirements shall comply with all of the following requirements;
  - a. The area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.
  - b. The City's right-of-way is insufficient in width to allow the construction of a sidewalk of standard dimension and placement, but there is sufficient right-of-way to meet minimum ADA or PROWAG guidance.
  - c. The adjoining sidewalks are non-standard as to width and/or location, and the Waiver would enable the new and existing sidewalks to match in width and/or location, or could create a smooth transition between areas of different width and/or character.<sup>312</sup>

DHO = Development Hearing Officer   EPC = Environmental Planning Commission   LC = Landmark 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							
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)
Application Type	Tribal	City Staff	Facilitated	Email	Mailed	Posted Sign	Published
Vacation of Public or Private Easement or Private Way <sup>[9]</sup>		X					
<del>Vacation of Public Right-of-way – Council</del> <sup>251</sup>		X	X	X	X	X	X
Vacation of Public Right-of-way – DHO		X	X	X	X	X	X
Variance – EPC			X	X	X	X	X
Variance – ZHE			X	X	X	X	X
Waiver – DHO		X <sup>252</sup>	X	X	X <sup>253</sup> [10]		X

[10] Required for requests involving underground utilities to mail notice to abutting property owners only but otherwise shall be provided pursuant to Subsection 14-16-6-4(J).

Item #67  
Item #68  
Item #71

# POLICY DECISIONS

## Annexation of Land

Part  
6

Staff

### PROPOSED CHANGE

#### Explanation

Removes reference to Council's legislative discretion for annexations, since these are a quasi-judicial decision.

### CHANGE / IDO TEXT

6-7(F)(3)

#### Review and Decision Criteria

The City Council shall consider the following criteria and may approve an application to annex land into the City ~~at its legislative discretion.~~ <sup>312</sup>

# VIOLATIONS, ENFORCEMENT, AND PENALTIES

## Administrative Civil Enforcement Procedures

Staff

### PROPOSED CHANGE

#### Explanation

Clarifies procedures to match current practice and to address steps if a property owner fails to attend a hearing for an appeal of a Notice of Administrative Civil Enforcement.

See redline document for full details

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

### CHANGE / IDO TEXT

#### 6-9(C)(2) Notice and Timing of Enforcement

- 6-9(C)(2)(a) The City shall attempt to give the property owner, agent, or occupant of a lot or a building that contains a violation of this IDO written notice of the violation and a reasonable amount of time, no sooner than 15 days, to cure the violation(s).
- 6-9(C)(2)(b) The property owner, agent, or occupant may request additional time (beyond that allowed by this IDO or the Notice of Violation) to cure a violation, and the ZEO may approve additional time to cure for good cause shown.
- 6-9(C)(2)(c) If the ZEO determines that a violation of the IDO has not been adequately cured within a reasonable time after an initial Notice of Violation has been issued, the ZEO may issue a Notice of Administrative Civil Enforcement.
- The penalty stated in the Notice of Violation shall be assessed. A separate civil penalty may be assessed for each uncured violation of the IDO.
  - The civil penalty assessed shall be \$500 for each failure to cure IDO violations.
  - Failure to pay the civil penalty, appeal the civil penalty, or prevail at an administrative hearing challenging the civil penalty shall allow the ZEO to place a lien in the amount of the civil penalty upon the subject property. The ZEO may collect on the civil penalty through any method allowed by law.
  - Administrative civil enforcement under this section does not preclude any other enforcement action authorized by law.

#### Appeals of Administrative Civil Enforcement

The property owner, agent, or occupant of a lot or a building who has been issued a Notice pursuant to Subsection 14-16-6-9(C)(2) may appeal the Notice to the Office of Administrative Hearings. The request for appeal and the hearing shall comply with the procedures outlined in the Independent Hearing Office Ordinance (ROA 1994 Part 2-7-8). If the ZEO determines that a violation of the IDO has not been adequately cured within a reasonable time after an initial notice has been issued pursuant to Subsection 14-16-6-9(C)(2), the ZEO may pursue administrative civil enforcement pursuant to this Subsection 14-16-6-9(C)(5). Such administrative civil enforcement does not preclude any other enforcement action authorized by law.

#### 6-9(C)(5)(a) Notice of Administrative Civil Enforcement

If the ZEO chooses to pursue administrative civil enforcement, the ZEO shall prepare and serve a written notice that includes all of the following information:

# 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 &lt; &gt; = 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 <sup>11</sup>	DHO	EPC	LC	ZHE	LUHO	City Council <sup>12</sup>	Specific Procedures
Adoption or Amendment of Facility Plan				X	X		X	X	R		[R]				[D]	6-7(B)
Adoption or Amendment of Historic Designation <sup>284</sup>		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 <sup>285</sup>				X	X		X	X	R		<D> ⌘			<AR>	<AD> ⌘	6-7(E)



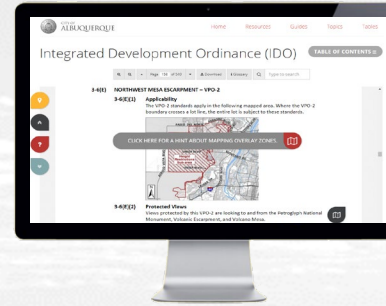
**ABC-Z Project**  
[abcto@cabq.gov](mailto:abcto@cabq.gov)

## RESOURCES

**Mikaela Renz-Whitmore**  
Urban Design + Dev. Division Manager  
[mrenz@cabq.gov](mailto:mrenz@cabq.gov)

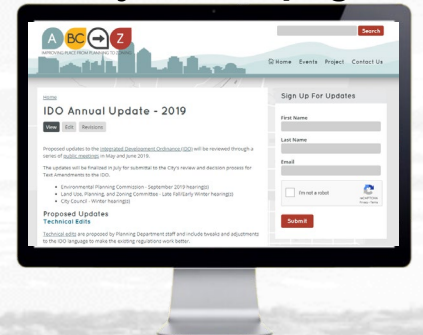
**Kate Clark**  
Senior Planner  
[kclark@cabq.gov](mailto:kclark@cabq.gov)

### Interactive IDO



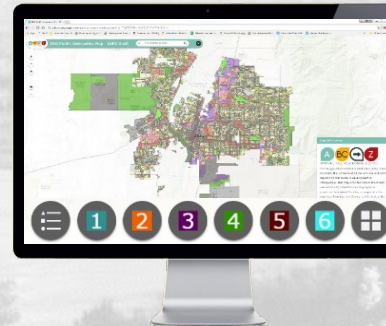
[ido.abc-zone.com](http://ido.abc-zone.com)

### Project Webpage



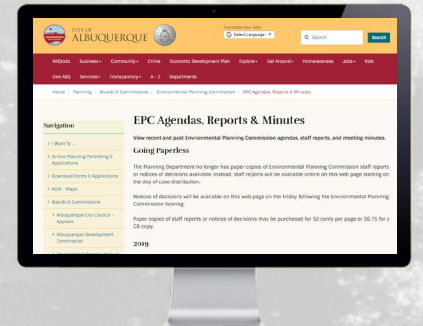
[abc-zone.com](http://abc-zone.com)

### IDO Zoning Map



[tinyurl.com/idozoningmap](http://tinyurl.com/idozoningmap)

### Planning Webpage



[cabq.gov/planning](http://cabq.gov/planning)

### ABC Comp Plan



[compplan.abc-zone.com](http://compplan.abc-zone.com)