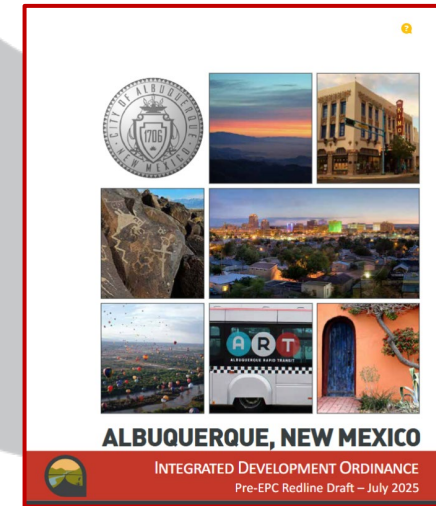


INTEGRATED DEVELOPMENT ORDINANCE

Biennial Update 2025

Pre-EPC Submittal

Public Review – All Spreadsheet Items



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

Mikaela Renz-Whitmore

Division Manager

mrenz@cabq.gov

Michael Vos

Regulatory Planning Team Lead

mvos@cabq.gov

Kate Clark

Senior Planner

kclark@cabq.gov

**ONE
ALBUQUE
RQUE**

THANKS FOR PARTICIPATING!

2025 IDO Update

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

Suggestions/comments

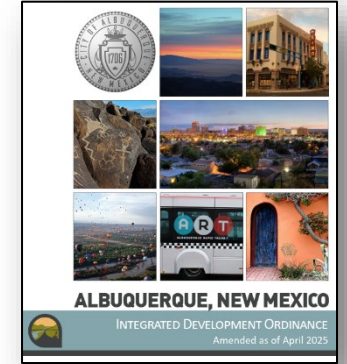
abcto@cabq.gov

Get to Know Your IDO

[Handout](#) (PDF)

[Presentation](#) (PDF)

[Video](#)



IDO Online

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

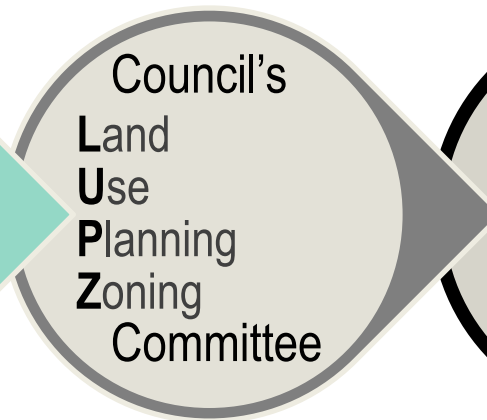
Public Meetings

Date	Time	Topic
Wed, July 23	12:00 – 1:30 pm	All Updates
Tues, July 29	12:00 – 1:00 pm	Compost
Thurs, July 31	11:30 am – 1:00 pm	Housing
Wed, August 6	6:00 – 7:30 pm	All Updates
Tues, August 12	12:00 – 1:30 pm	All Updates
Mon, August 25	6:00 – 7:30 pm	All Updates

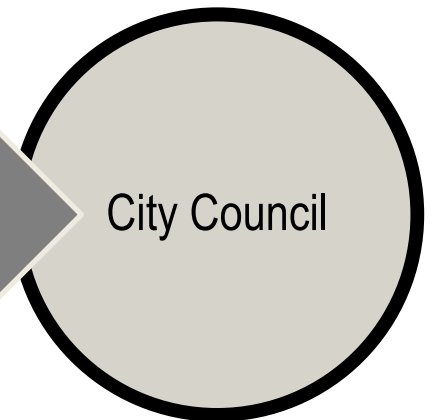
October 2025



January 2026



February 2026





PROPOSED CHANGES

SPREADSHEET OF CHANGES

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

ONE
ALB
UQU
ER
QUE

REDLINE EXHIBIT

Part 14-16-5: Development Standards

5-4: Subdivision of Land

5-4(I): Electrical and Communication Lines

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

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

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

CHANGES

IDO
Biennial
Update

~ 100
changes

Housing

~ 15
changes

Composting

~ 7
changes

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

~ 9
changes

Zoning
Conversions
(PT/MS, AC, MT,
Police / Fire)

~ 5
changes

Legislative

PLANNING + ZONING

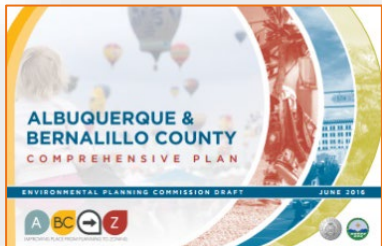
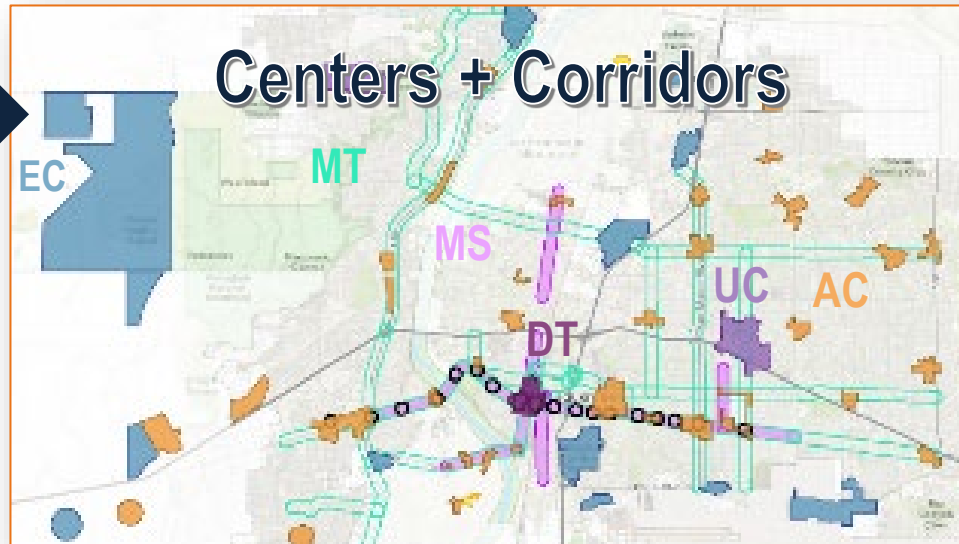
ABC COMPREHENSIVE PLAN

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



Vision

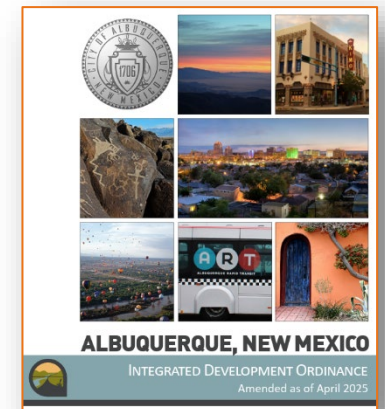
Policies



INTEGRATED DEVELOPMENT ORDINANCE

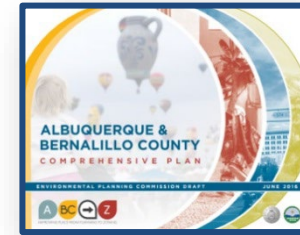
- **How to get there:**
 - Tailored rules
 - Centers + Corridors
 - Areas of Consistency
 - Overlay Zones
 - Special places
 - Transitions / Edge Protections
 - Between Areas of Change + Consistency
 - Next to neighborhoods

Regulations



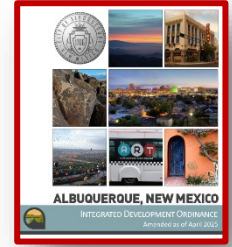
WHAT IS ZONING?

a system of laws that establishes rights and limits on property



Albuquerque
Bernalillo
County

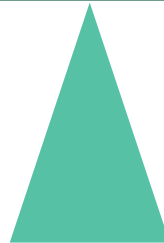
Comprehensive Plan



U.S Constitution

5th Amendment: Property Rights

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



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

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

FINDING THE BALANCE

Protecting

Neighborhoods,
special places,
& City open space

Incentivizing

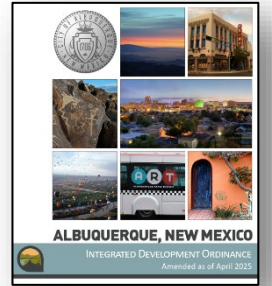
High-quality
development
in appropriate areas



ONE
ALB
UQU
ER
QUE

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>

LEVERS FOR REGULATIONS

Hierarchy of Rules

Overlay Zones

- Character, Historic, View Protections

Context

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

Centers & Corridors

- Incentives
- Building design standards
- Edge buffers

Zoning

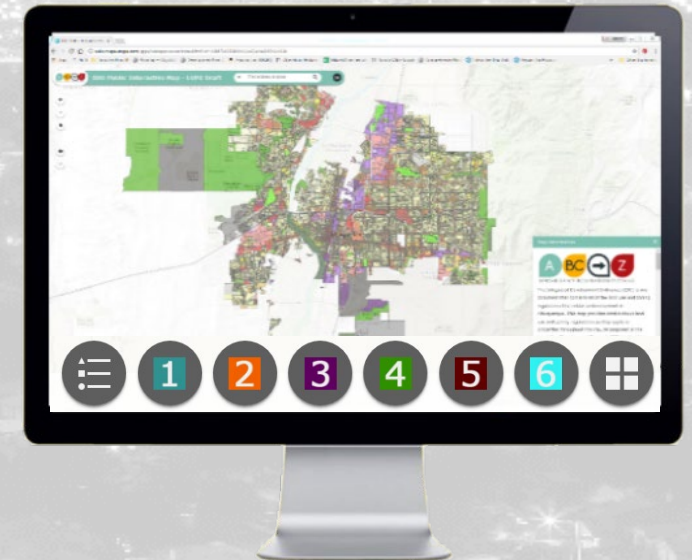
- Residential
- Mixed-use
- Non-residential
- Planned Development



1-8

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

IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

TAILORED PROTECTIONS

Historic
Protection
Character

View

IDO Part 3
Overlay Zones

Use-specific
Standards

IDO Part 4
Allowable Uses

Small Area
Standards

IDO Part 5
Development Standards

Review
Procedures

IDO Part 6
Admin & Enforcement



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

Table I
Small Area
Indexes

Table II

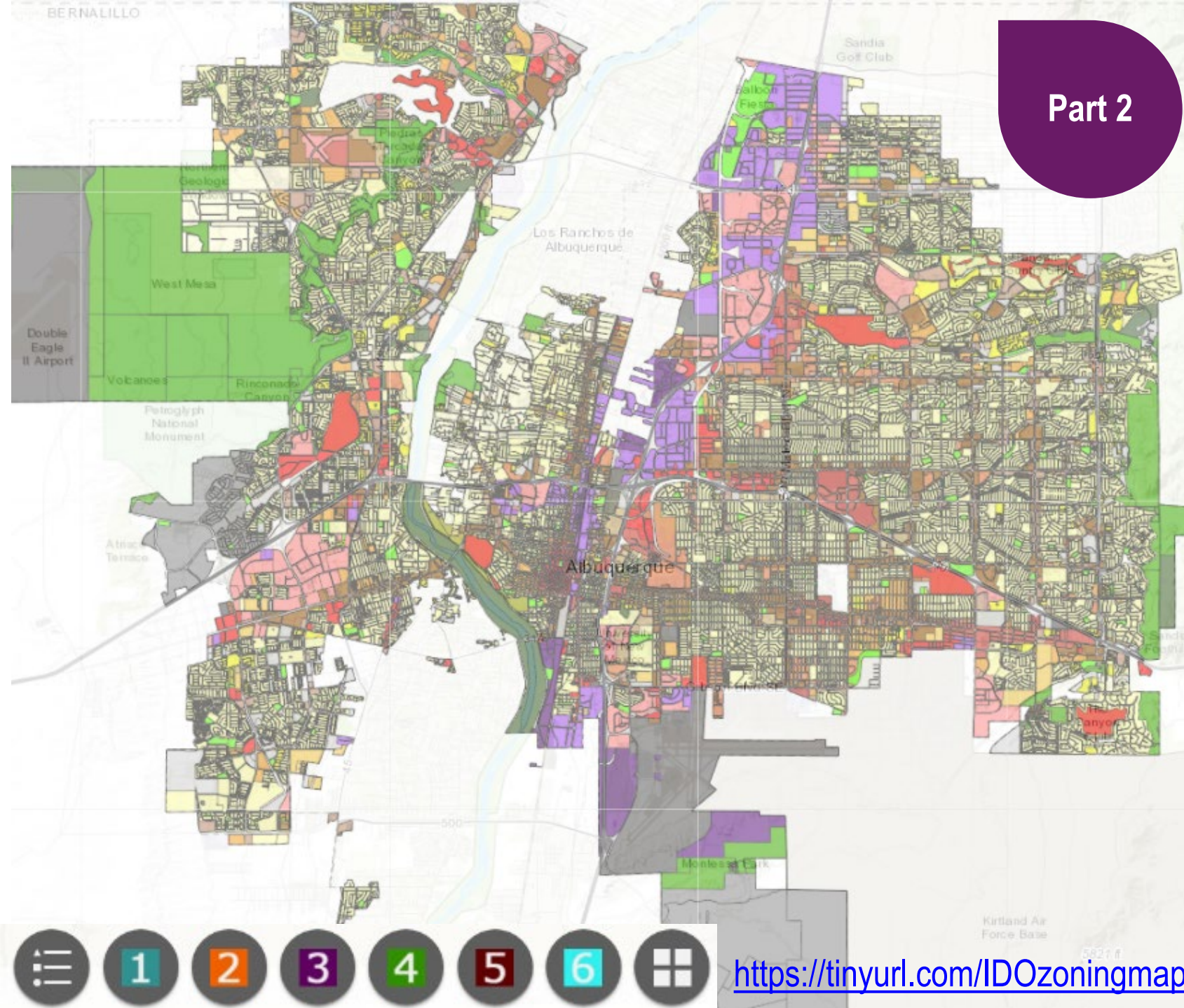
	Page
University Neighborhood	152
Uptown Area	153
Volcano Mesa Area	153
Volcano Heights UC / Volcano Mesa CPO-11	153
Barrio - CPO-1	153
Downtown Neighborhood Area - CPO-3	153
High Desert Area	153
Hunting Highland Area	153
South Broadway Area	153
University Neighborhoods Area	153
Volcano Mesa - CPO-11	153

IDO Zoning Map

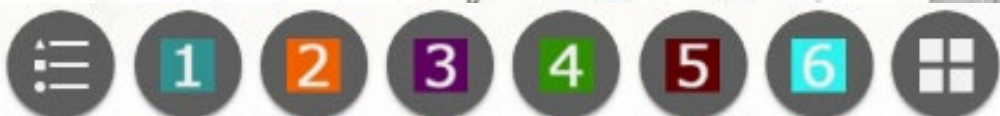


<https://tinyurl.com/IDOzoningmap>

ZONE DISTRICTS



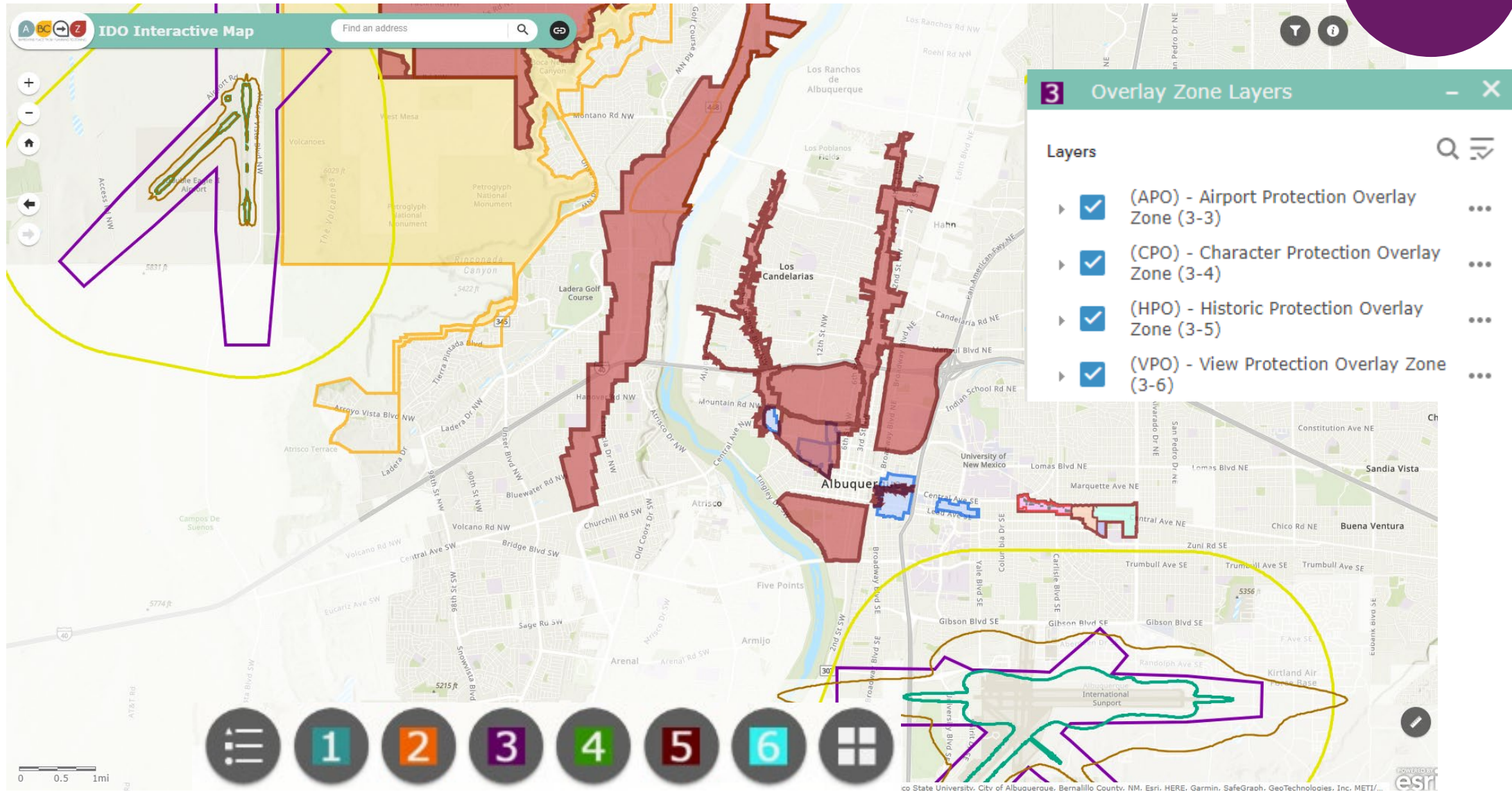
IDO Zoning	
	R-A
	R-1A
	R-1B
	R-1C
	R-1D
	R-T
	R-MC
	R-ML
	R-MH
Residential Zone Districts	
	MX-T
	MX-L
	MX-M
	MX-H
	MX-FB-ID
	MX-FB-FX
	MX-FB-UD
Mixed-use Zone Districts	
	NR-C
	NR-BP
	NR-LM
	NR-GM
	NR-SU
	NR-PO-A
	NR-PO-B
	NR-PO-C
	NR-PO-D
Non-residential Zone Districts	
	PD Planned Development Zone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



<https://tinyurl.com/IDOzoningmap>

OVERLAY ZONES

Part 3



<https://tinyurl.com/IDOzoningmap>

CENTERS + CORRIDORS

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

Subsection	Page	Header (Topic)	Center or Corridor Area						
			DT	UC	AC	EC	MS	PT	MT
Part 14-16-2: Zone Districts									
14-16-2-4(E)(3)(b)	34	Form-based Sub-zones	DT	UC	AC				
14-16-2-4(E)(3)(d)	36	Dimensional Standards	DT	UC	AC		MS	PT	
Part 14-16-4: Use Regulations									
14-16-4-3(B)(6)(a)4	150	Dwelling, Townhouse (Usable Open Space)		UC			MS	PT	
14-16-4-3(B)(6)(d)	150	Dwelling, Townhouse (Second Floor)						PT	MT
14-16-4-3(B)(8)(a)	151	Dwelling, Multi-family (Large Units)	DT				MS	PT	
14-16-4-3(B)(8)(b)	151	Dwelling, Multi-family (Ground Floor Commercial Use)						PT	MT
14-16-4-3(B)(8)(d)	152	Dwelling, Multi-family (Commercial Use)	DT	UC					
14-16-4-3(D)(17)(l)	162	Light Vehicle Fueling Station		UC	AC		MS	PT	MT
14-16-4-3(D)(17)(m)	162	Light Vehicle Fueling Station		UC			MS	PT	
14-16-4-3(D)(28)	169	Self-storage		UC	AC		MS	PT	
14-16-4-3(E)(17)	186	Wholesaling and Distribution Center		UC			MS	PT	
14-16-4-3(F)(4)	187	Drive-through or Drive-up Facility		UC					

<https://abq-zone.com>








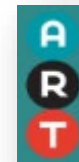
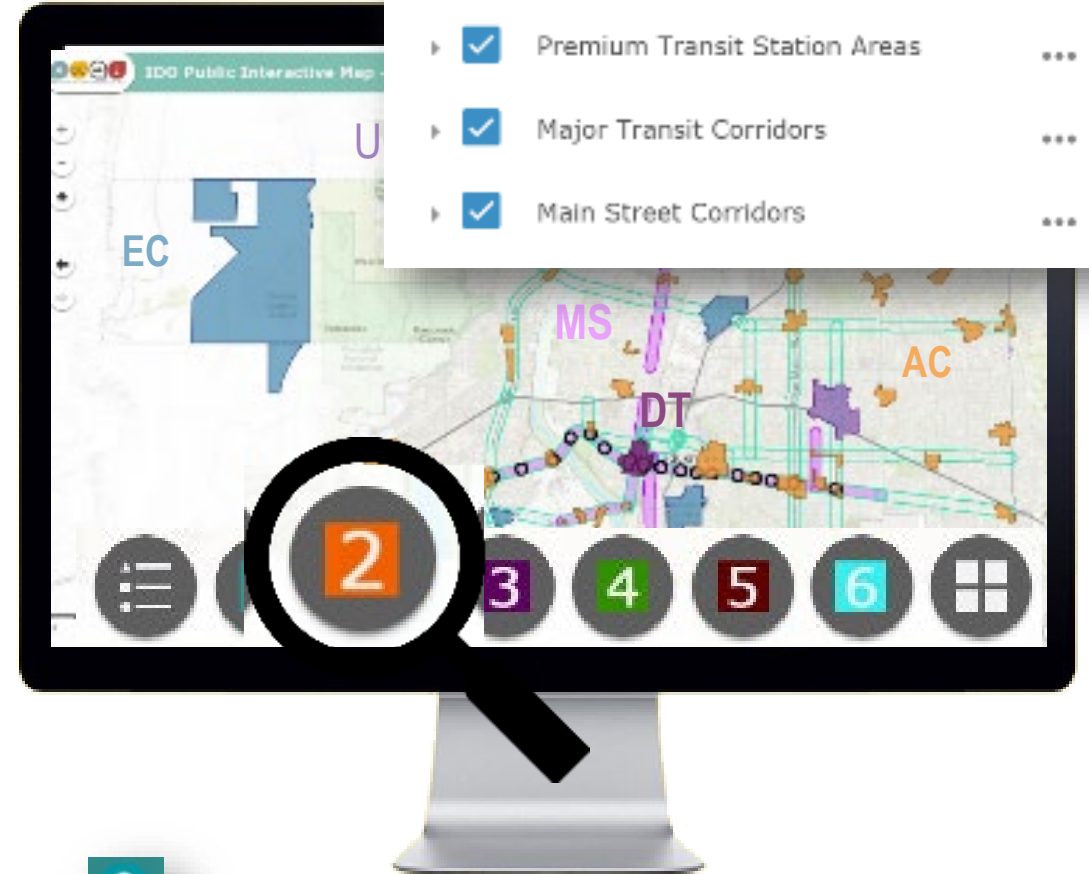
-  **DT = Downtown**
-  **UC = Urban Center**
-  **AC = Activity Center**
-  **EC = Employment Center**
-  **MS = 660 feet from Main Street**
-  **PT = 660 feet from Premium Transit station**
-  **MT = 660 feet from Major Transit**

Table III



<https://tinyurl.com/IDOzoningmap>

RESIDENTIAL ZONING

Zoning History

1917: Supreme Court struck down racial zoning ordinances

1924: Standard State Zoning Enabling Act

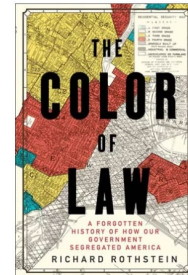
1928: Albuquerque proposes the first zoning code

1959: City of Albuquerque established first zoning code

1975: CABQ replaced zoning code

2017: CABQ adopted IDO

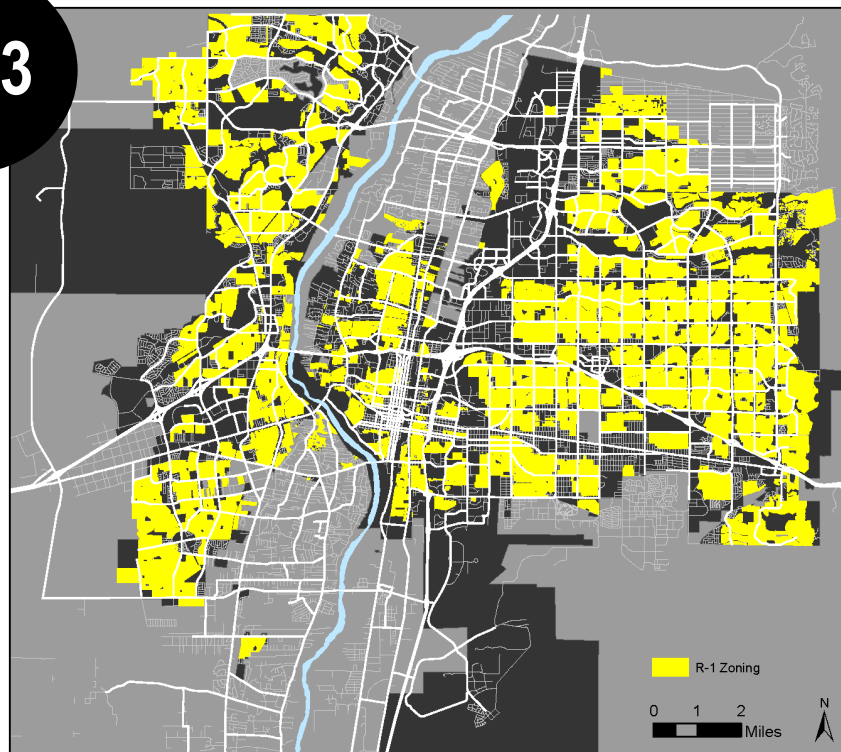
2023: Housing Forward Allowed Casitas and Non-residential Conversions



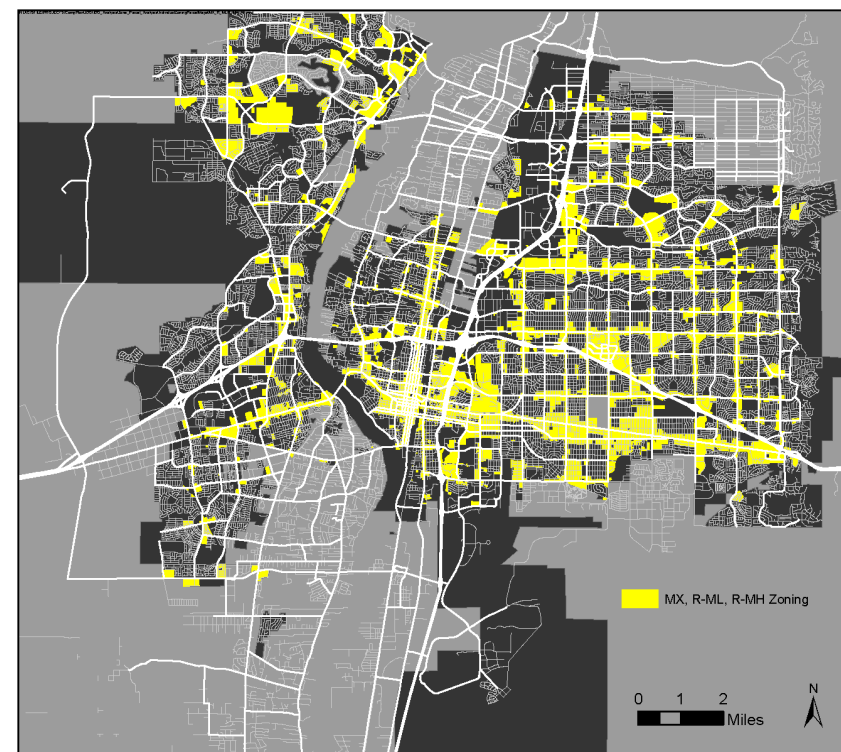
[Segregated by Design](#)

Only houses / Casitas allowed (67%)

2023

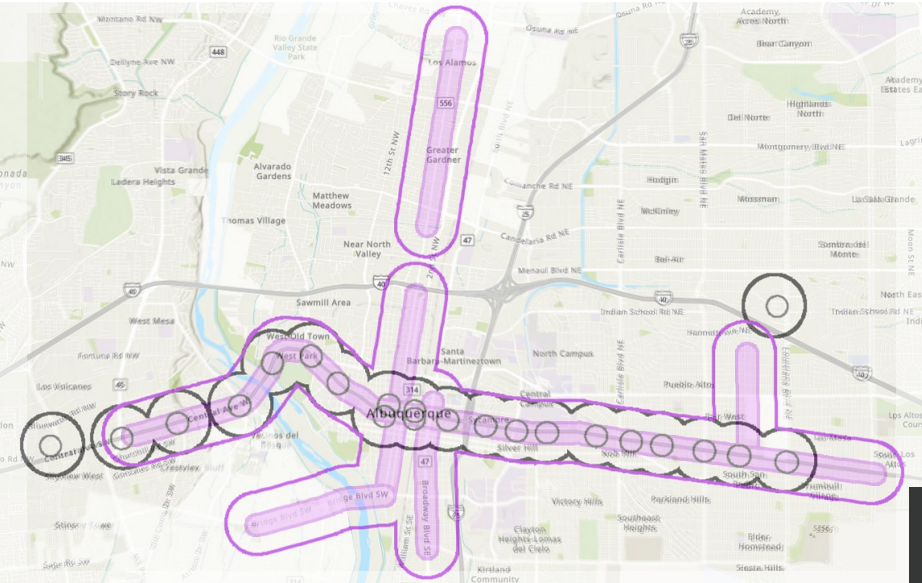


Apartments Allowed (14%)



ZONING CONVERSIONS

MS-PT AREAS + 1/4 MILE



MS = 660 feet from **Main Street**
PT = 660 feet from **Premium Transit station**
<https://tinyurl.com/IDOzoningmap>

Item #C-1
Item #C-2

Where* additional housing options are
allowed
(i.e., duplexes, townhouses, apartments)
in Residential zone districts
with no height limits for multi-family.

O-24-69

2025
IDO
Update



- R-A/R-1/R-T → R-ML*

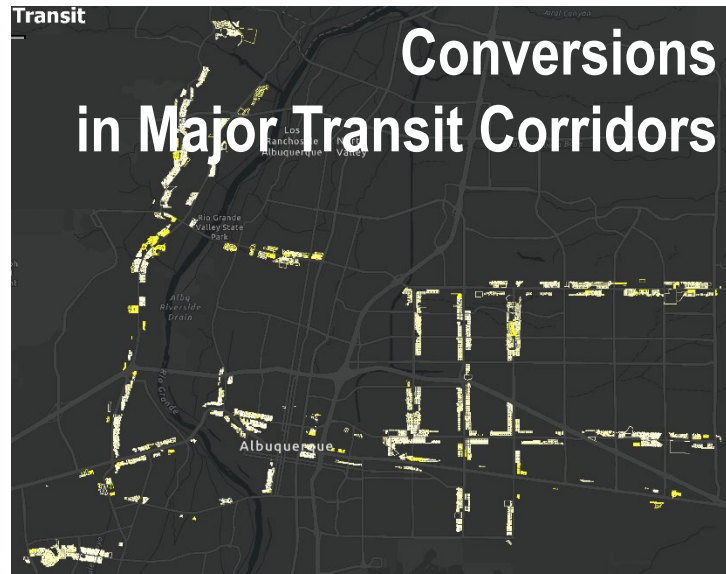
* *South of Central /
west of the Rio Grande:*

- *R-A/R-1 → R-T*

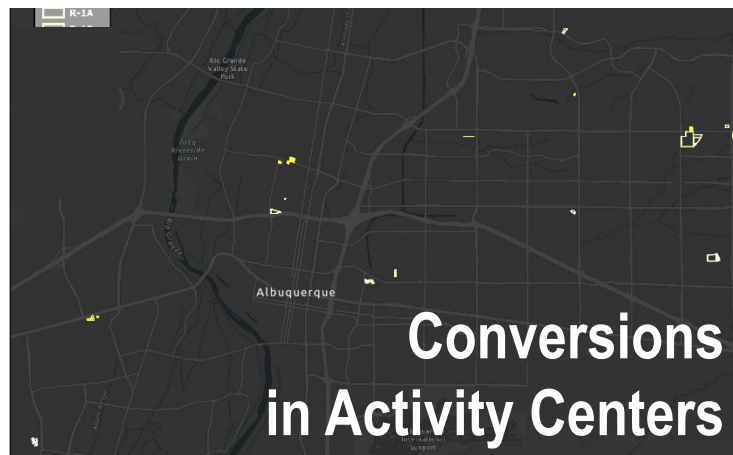
<https://abq-zone.com/2025-update-proposed-legislative-zoning-conversions>

HOUSING CHANGES

PROPOSED LEGISLATIVE UPZONES



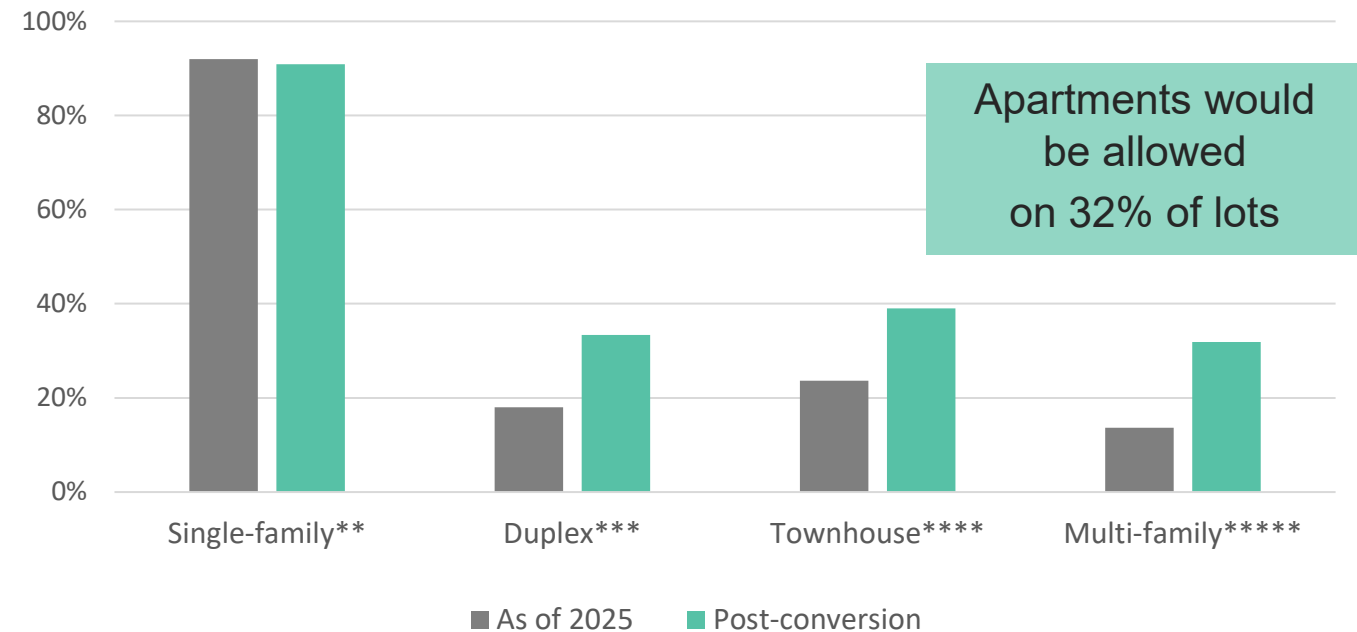
Item #C-3



Item #C-4

Allowing Missing Middle / Gentle Density

Ownership Lots Zoned for Residential Uses*



* Includes R-A, R-1, R-MC, R-T, R-ML, R-MH, MX-T, MX-M, MX-H

** 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

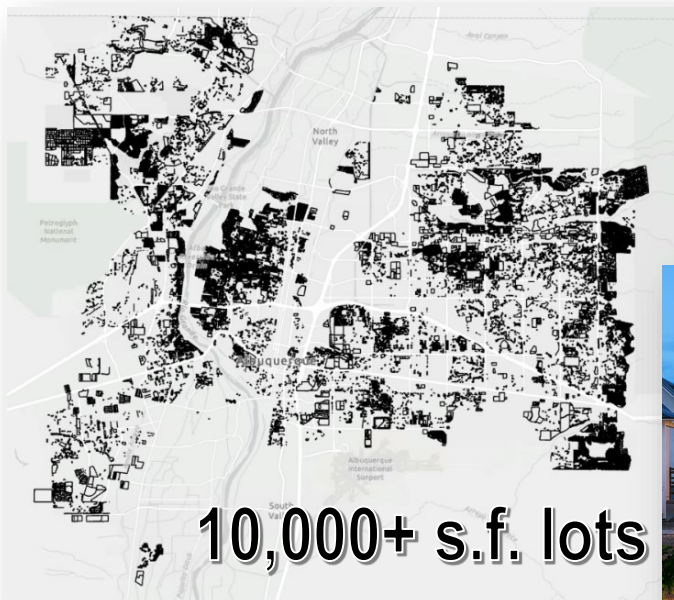
HOUSING REFORM

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

2025
IDO
Update

Allowing Missing Middle / Gentle Density

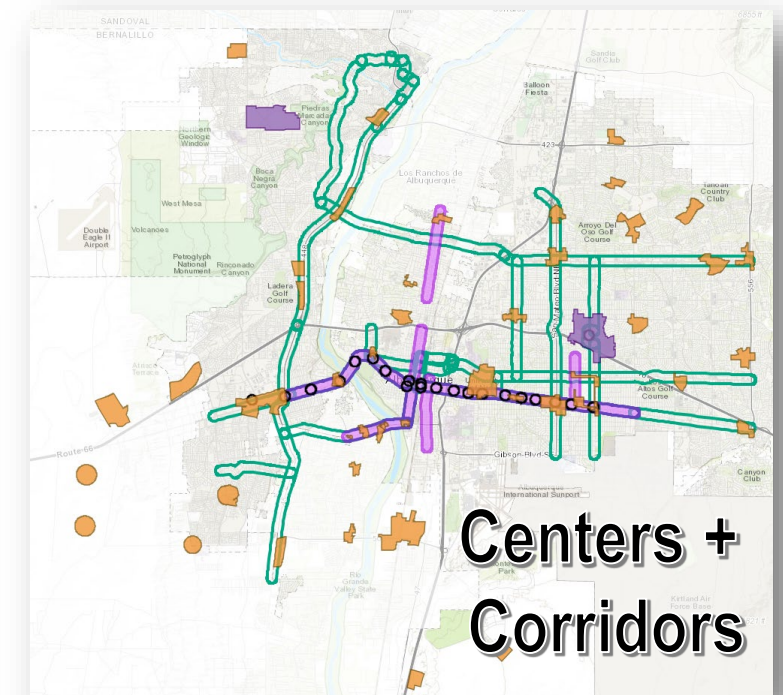
- Disallowing single-family in MX-T (Transition)
- Allowing a duplex on corner lots 5,000+ s.f.
- Allowing cottage development on Residential lots 10,000+ s.f.



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

Decreasing costs per unit

- Reduced minimum lot size and setbacks in R-1
- Higher building heights in Centers + Corridors
- Reduced parking requirements



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.

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.



ZONE DISTRICTS

Planned Development (PD)

2025
IDO
Update

CHANGE / IDO TEXT

Staff

CHANGE

Part
2

2-6(A)(3)

District Standards²³

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

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.

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.

ZONE DISTRICTS

Multiple

Planned Community (PC) – Framework Plans

Staff

CHANGE

Explanation

- Specifies that Framework Plans follow the amendment procedures for pre-IDO Site Development Plans.
- Clarifies the review process for amending Framework Plans adopted prior to the IDO.

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.²⁸⁵

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).²⁶

ZONE DISTRICTS

Non-residential Sensitive Use (NR-SU)

CHANGE

Explanation

- Removes Sensitive Uses from Table 4-2-1.
- Requires changes in allowable uses to be reviewed/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

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

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 Standards¹⁹

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.

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 ¹⁹
Waste and/or recycling transfer station	No requirement

(1) 30 in. bench space = 1 seat. If the minimum off-street parking requirements in a main assembly area, but the proposed main assembly area is less than 10,000 sq. ft., 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 ¹
		A	B	C													

HISTORIC PROTECTION OVERLAY (HPO) ZONE

Frontage Regulations

Staff

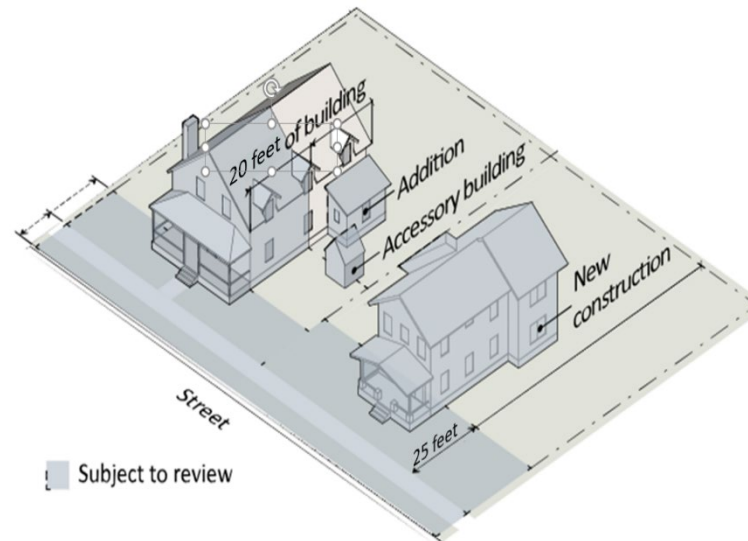
CHANGE

IDO TEXT

Part
3

Explanation

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



3-5(G) **HISTORIC FRONTAGES⁵⁵**

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

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

USE TABLE

DEFINITIONS

Table 4-2-1

7-1

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-A		NR-B
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																		

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 USES⁶⁰

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.

DORMITORY Use Table

Staff

CHANGE / IDO TEXT

Explanation

Makes dormitories permissive in the MX-T zone district to provide another housing option that can provide affordable units.

Table 4-2-1: Allowable Uses																	
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory CV = Conditional if Structure Vacant for 5+ years T = Temporary CT = Conditional Temporary Blank Cell = Not Allowed																	
Zone District >>	Residential						Mixed-use				Non-residential						Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU ¹	A	CA
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																	
RESIDENTIAL USES																	
Group Living																	
Dormitory ²						P	PE	P	P	P							

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.

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

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	AP-SU ¹	NR-PO	
Land Uses																	
COMMERCIAL USES																	
Agriculture and Animal-related																	
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	C	C		A	4-3(D)(1)
Composting facility, small ¹¹	P	A	A	A	A	A	A	A	P	A	P	P	P	P		A	4-3(D)(2)
Composting facility, medium ¹²	P	A	A	A	A	A	P	P	P		C	C	P	P			4-3(D)(2)

CHANGE / IDO TEXT

- 4-3(D)(2) Composting Facility, Small or Medium¹¹³**
- 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) This use must comply with air quality permitting requirements pursuant to Part 9-5 of ROA 1994 (Air Quality and Environmental Health Control).
- 4-3(D)(2)(c) Any outdoor compost pile shall be limited to 6 feet in height and 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.
- 4-3(D)(2)(d) Compost bins 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.
- 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.

COMPOSTING FACILITIES

Use Table + Use-Specific Standard

CHANGE / IDO TEXT

Explanation

Adds a new use to regulate commercial/ industrial 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.

- 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.

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
Land Uses																
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																
INDUSTRIAL USES																
Waste and Recycling																
Composting facility, large											C	C	P	P		4-3(E)(14)

- 4-3(E)(14) **Composting Facility, Large**¹²⁷
- 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) This use must comply with air quality permitting requirements pursuant to Part 9-5 of ROA 1994 (Air Quality and Environmental Health Control).
- 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.

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 ¹	NR-PO			
																A		B	C
Land Uses																			
Motor Vehicle-related																			
Car wash ^{14, 15}								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 ¹⁶								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

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 ¹	A		B	NR-PO
Land Uses																				
ACCESSORY AND TEMPORARY USES																				
ACCESSORY USES																		4-3(F)(1)		
Family home day care ²⁵		A CA	A CA	A CA	A CA	A	A	A												4-3(F)(8)

COTTAGE DEVELOPMENT

Part
4

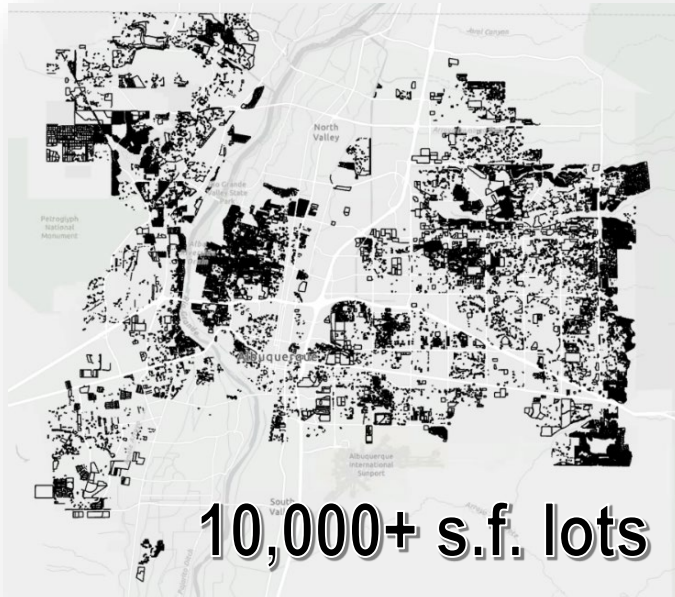
Staff

Use-Specific Standard - Minimum Project Size

CHANGE / IDO TEXT

Explanation

Makes the UC-MS-PT allowance citywide to allow small-scale, infill, and missing middle housing options on large lots throughout the City.



4-3(B)(4)

Dwelling, Cottage Development

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

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

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



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

TWO-FAMILY DETACHED (DUPLEX)

Use-Specific Standard

Part
4

Staff

CHANGE / IDO TEXT

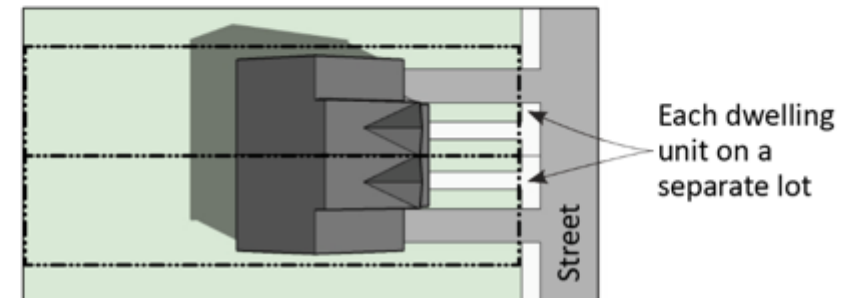
Explanation

Allows two-family dwellings (duplexes) in R-A and R-1 on corner lots that are at least 5,000 s.f.

4-3(B)(5)

Dwelling, Two-family ~~Detached~~¹⁰⁴ (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 ~~and~~, R-1, ~~and R-MC~~ zone districts, except in any either of the following circumstances:¹⁰⁵
1. Within 1,320 feet (1/4 mile) of MS-PT areas.
 2. Where 1 two-family ~~detached~~¹⁰⁶ dwelling is on 2 lots and the building straddles the lot line, with each dwelling unit on a separate lot. (See figure below.)
 3. On corner lots that are a minimum of 5,000 square feet.¹⁰⁷



LIVE-WORK DWELLING

Use-Specific Standard – Prohibited Uses

CHANGE / IDO TEXT

Explanation

Prohibits cannabis retail and nicotine retail uses as live-work, which is consistent with regulations for home occupations.

4-3(B)(7) Dwelling, Live-work¹⁰⁹

- 4-3(B)(7)(a) The business operator must obtain and maintain in effect at all times any City or State permit or license required for the operation of this use, including a business registration permit from the City.
- 4-3(B)(7)(b) The building and lot may be used for both a residence and a business that does not qualify as a home occupation being conducted by a resident of the building.
- 4-3(B)(7)(c) The building and lot shall not be used for any of the following uses identified in Table 4-2-1:
1. Any use in the Agricultural or Animal-related category.
 2. Any use in the Food, Beverage, and Indoor Entertainment category.
 3. Any use in the Motor Vehicle-related category.
 4. Any use in the Industrial Uses category except artisan manufacturing or outdoor storage.
 5. Adult retail.
 6. Cannabis retail.
 7. Commercial services.
 8. Construction contractor facility and yard.
 9. Crematorium.
 10. Liquor retail.
 11. Mortuary.
 12. Nicotine retail.

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 Hospital¹¹⁴

- 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 regulations¹¹⁵ in the DPM.
- 4-3(D)(15)(h) Water service and wWater-flush toilets and urinals¹¹⁶ shall be provided and shall not be more than 300 feet in any direction of any camp site without an individual sewer connection.

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 Station¹¹⁷

- 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, an¹¹⁸ opaque wall or vegetative screen at least 3 feet high shall be provided along all street frontages.

Item #24
Item #25

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 lot¹²² within 1,000 feet in any direction of a lot containing any other primary nicotine retail use.

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

ACCESSORY DWELLING UNITS

Part
4

Staff

Use-Specific Standard – Height Limit

CHANGE / IDO TEXT

Explanation

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

4-3(F)(6)

Dwelling Unit, Accessory

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

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

R-MC ZONE DISTRICT

Use Table

Staff

CHANGE / IDO TEXT

Explanation

Removes 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.

Table 4-2-1: Allowable Uses

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

Zone District >>	Residential						Mixed-use				Non-residential						Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU ¹	NR-PO	
Land Uses	A	B	C														
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																	
RESIDENTIAL USES																	
Household Living																	
Dwelling, townhouse ²	P	P	P	P	P	P	P	P	P	P							4-3(B)(6)
Dwelling, multi-family ³	P	P	P	P	P	P	P	P	P	P		CV					4-3(B)(8)

Context Rules

IDO Part 5 Development Standards

Rules that set quality standards for development

5-1 DIMENSIONAL STANDARDS

5-2 SITE DESIGN + SENSITIVE LANDS

5-3 ACCESS + CONNECTIVITY

5-4 SUBDIVISION OF LAND

5-5 PARKING + LOADING

5-6 LANDSCAPING, BUFFERING, + SCREENING

5-7 WALLS + FENCES

5-8 OUTDOOR + SITE LIGHTING

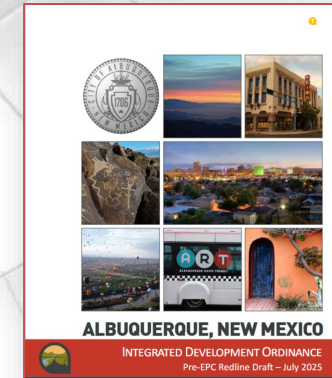
5-9 NEIGHBORHOOD EDGES

5-10 SOLAR ACCESS

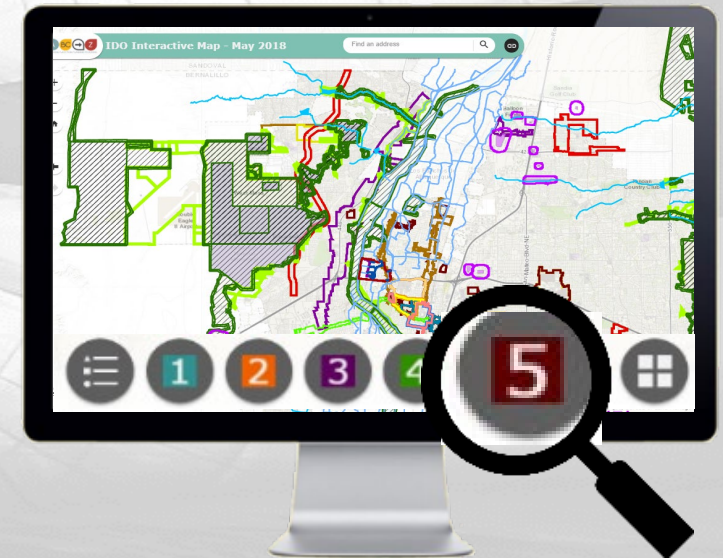
5-11 BUILDING DESIGN

5-12 SIGNS

5-13 OPERATION AND MAINTENANCE



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



<https://tinyurl.com/IDOzoningmap>

IMPLEMENTING THE COMP PLAN

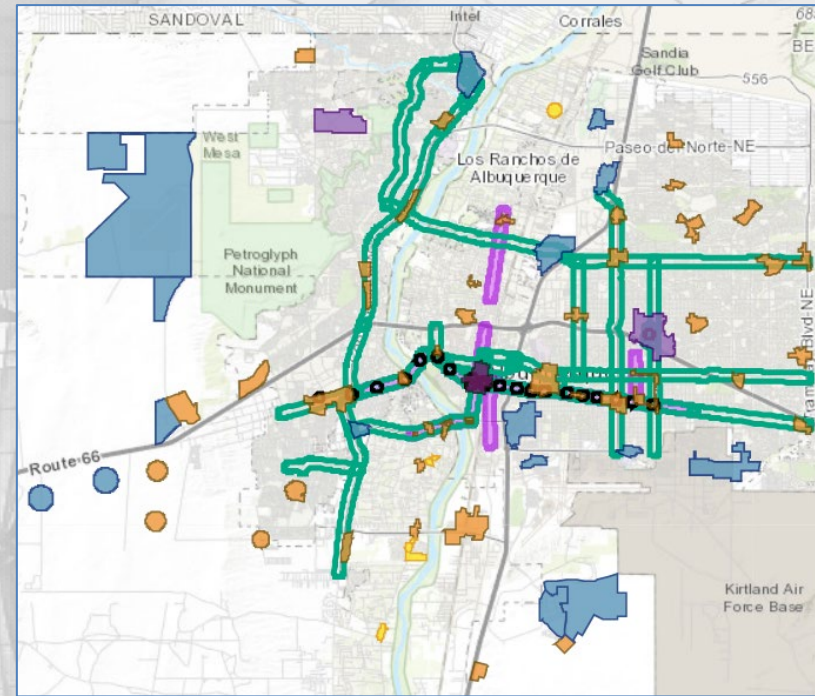
<https://tinyurl.com/IDOzoningmap>

Incentives:

- Higher building heights
- Lower parking requirements

Development Standards:

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



CENTERS
+
CORRIDORS

Table
III

Table III: IDO Provisions for ABC Comp Plan Centers & Corridor Areas			
DT = Downtown UC = Urban Center AC = Activity Center EC = Employment Center			
MS = Main Street Area PT = Premium Transit Area MT = Major Transit Area			
This table is for reference purposes only to index provisions for Centers & Corridors in the IDO.			
Subsection	Page	Header (Topic)	Center or Corridor Area
			DT UC AC EC MS PT MT
Part 14-16-2: Zone Districts			
14-16-2-4(E)(3)(b)	34	Form-based Sub-zones	DT UC AC MS PT
14-16-2-4(E)(3)(d)	36	Dimensional Standards	DT UC AC MS PT
Part 14-16-4: Use Regulations			
14-16-4-3(B)(a)(4)	150	Dwelling, Townhome, Open Space	UC MS PT
14-16-4-3(B)(a)(5)	150	Dwelling, Townhome, Ground Floor Commercial	UC MS PT
14-16-4-3(B)(b)	151	Dwelling, Multi-family, Ground Floor Commercial	PT MT
14-16-4-3(B)(d)	152	Dwelling, Multi-family, Ground Floor Commercial	DT UC
14-16-4-3(D)(17)(l)	162	Light Vehicle Fueling Station	UC AC MS PT MT
14-16-4-3(D)(17)(m)	162	Self-storage	UC AC MS PT
14-16-4-3(D)(28)	169	Wholesaling and Distribution Center	UC MS PT
14-16-4-3(E)(17)	186	Drive-through or Drive-up Facility	UC
14-16-4-3(F)(4)	187		

- DT = Downtown
- UC = Urban Center
- AC = Activity Center
- EC = Employment Center
- MS = 660 feet from Main Street
- PT = 660 feet from Premium Transit station
- MT = 660 feet from Major Transit

IMPLEMENTING CENTERS & CORRIDORS

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

Table
III

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

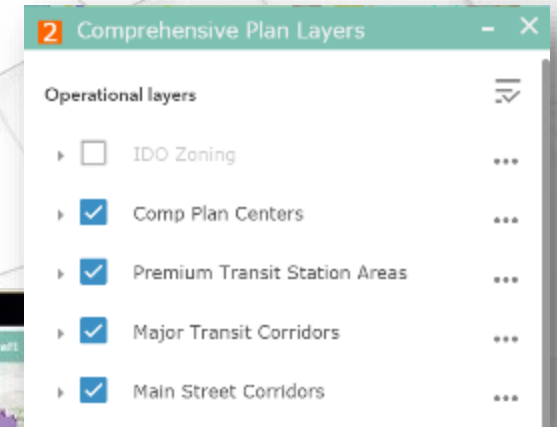
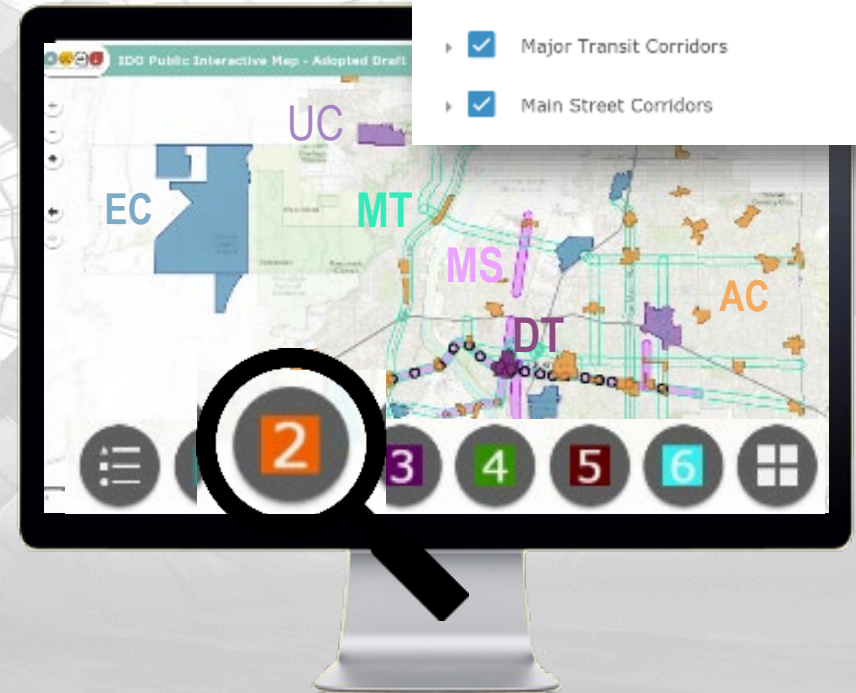
Subsection	Page	Header (Topic)	Center or Corridor Area						
			DT	UC	AC	EC	MS	PT	MT
Part 14-16-2: Zone Districts									
14-16-2-4(E)(3)(b)	34	Form-based Sub-zones	DT	UC	AC				
14-16-2-4(E)(3)(d)	36	Dimensional Standards	DT	UC	AC		MS	PT	
Part 14-16-4: Use Regulations									
14-16-4-3(B)(6)(a)4	150	Dwelling, Townhouse (Usable Open Space)		UC			MS	PT	
14-16-4-3(B)(6)(d)	150	Dwelling, Townhouse (Second Floor)		UC				PT	MT
14-16-4-3(B)(8)(a)	151	Dwelling, Multi-family (Large Units)	DT				MS	PT	
14-16-4-3(B)(8)(b)	151	Dwelling, Multi-family (Ground Floor Commercial Use)						PT	MT
14-16-4-3(B)(8)(d)	152	Dwelling, Multi-family (Commercial Use)	DT	UC					
14-16-4-3(D)(17)(l)	162	Light Vehicle Fueling Station		UC	AC		MS	PT	MT
14-16-4-3(D)(17)(m)	162	Light Vehicle Fueling Station		UC			MS	PT	
14-16-4-3(D)(28)	169	Self-storage		UC	AC		MS	PT	
14-16-4-3(E)(17)	186	Wholesaling and Distribution Center		UC			MS	PT	
14-16-4-3(F)(4)	187	Drive-through or Drive-up Facility		UC					

Center/Corridor Index

-  **DT** = Downtown
-  **UC** = Urban Center
-  **AC** = Activity Center
-  **EC** = Employment Center
-  **MS** = 660 feet from Main Street
-  **PT** = 660 feet from Premium Transit station
-  **MT** = 660 feet from Major Transit



IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

LIMITS ON DENSITY

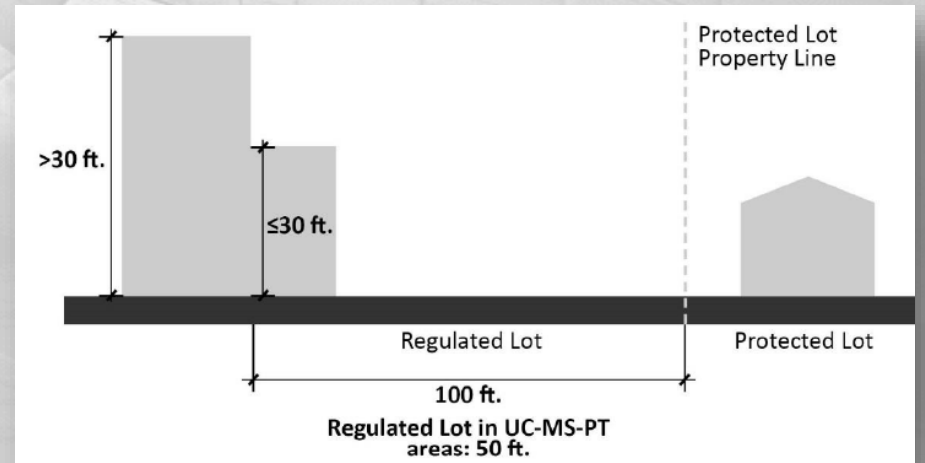
Part 5

CITYWIDE

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

CONTEXTUAL

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



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.

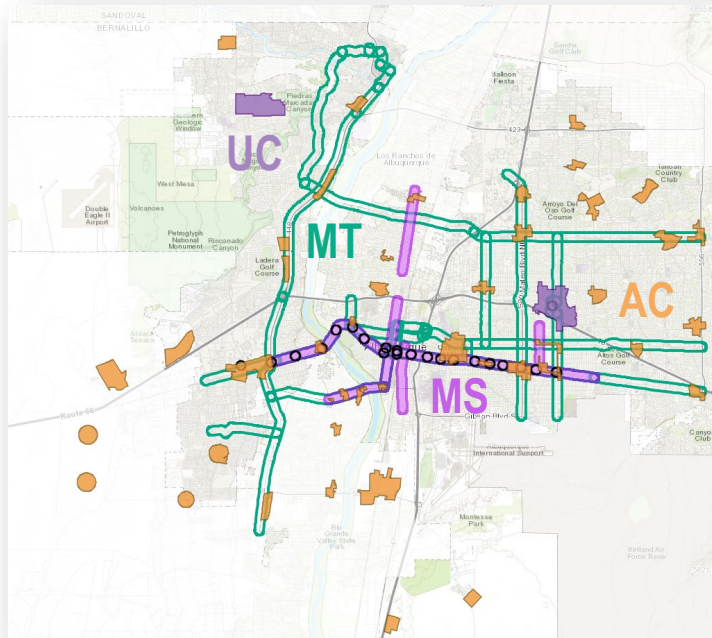


Table 5-1-1: Residential Zone District Dimensional Standards¹⁴¹

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

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

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

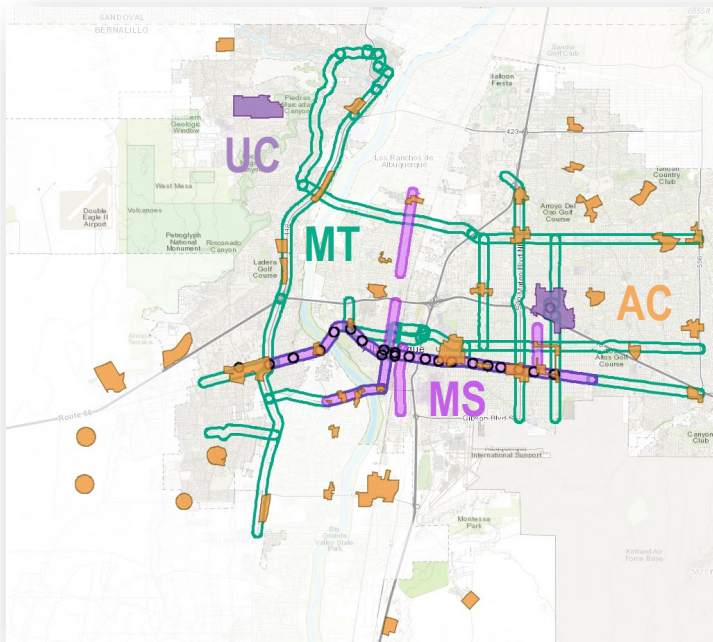
MAXIMUM BUILDING HEIGHTS

Mixed-Use Zone Districts

Staff

Explanation

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



CHANGE / IDO TEXT

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

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

BR = bedroom DU = dwelling units

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

Zone District	MX-T ^[1]	MX-L	MX-M	MX-H
Site Standards				
Usable open space, minimum ^[2]	Efficiency or 1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit UC-MS-PT: 50% reduction			
Setbacks ^{[3][4][5][6]}				
Front, minimum	5 ft. UC-MS-PT: 0 ft. ^[7]			
Front, maximum	N/A UC-MS-PT: 15 ft.			
Side, minimum	Interior: 0 ft.; Street side of corner lots: 5 ft. UC-MS-PT: 0 ft.			
Side, maximum	N/A UC-MS-PT: Interior: N/A; Street side of corner lots: 15 ft. ^[7]			
Rear, minimum	15 ft. UC-MS-PT: 0 ft. where rear lot line abuts a street or alley			
Rear, maximum	N/A			
Building Height ^{[8] 151}				
Maximum				
Citywide	30 ft.	38 ft.	48 ft.	68 ft.
<u>AC-MT</u>	<u>N/A</u>	<u>50 ft.</u>	<u>60 ft.</u>	<u>80 ft.</u>
UC-MS-PT	<u>N/A</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) ¹⁵²			
	<u>N/A</u>		For portions of building >100 ft. from all lot lines	
Bonuses				
Workforce Housing	<u>AC-MT: 12 ft.</u> UC-MS-PT: <u>24 12 ft.</u>			
Structured Parking	<u>N/A</u>	UC- <u>AC</u> -MS-PT-MT: 12 ft.		UC- <u>AC</u> -MS-PT-MT: 24 ft.

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,~~⁴⁵⁶ which the EPC may use as the basis to require mitigation of the traffic generated by the use through conditions of approval.

STORMWATER MANAGEMENT

Staff

Green Stormwater Infrastructure

CHANGE / IDO TEXT

Explanation
Requires development to meet County standards for green stormwater infrastructure.

5-4(H) STORMWATER MANAGEMENT

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

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.

Table 5-5-1: Minimum Off-street Parking Requirements ¹⁷⁰	
UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area Design Capacity = Maximum occupancy per building or fire codes, whichever is greater	
Use	IDO Parking Requirement
PERMISSIVE PRIMARY USES	
RESIDENTIAL	
Household Living	
Dwelling, multi-family ¹⁷¹	<u>1 space / DU with 2 or fewer BR</u> <u>1 space / studio</u> <u>1.2 spaces / DU with 1 BR</u> <u>1.6 spaces / DU with 2 BR</u> <u>1.5 spaces / DU with 3 or more BR</u> <u>1.8 spaces / DU with 3 or more BR</u> <u>1 space / DU for Workforce Housing</u> <u>UC MS PT: 1 space / DU</u>

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 ¹⁷⁰	
UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area	
DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area	
Design Capacity = Maximum occupancy per building or fire codes, whichever is greater	
Use	IDO Parking Requirement
Offices and Services	
Self-storage ¹⁷⁶	1 space / 5,000 3,000-sq. ft. GFA

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.~~¹⁹²

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)

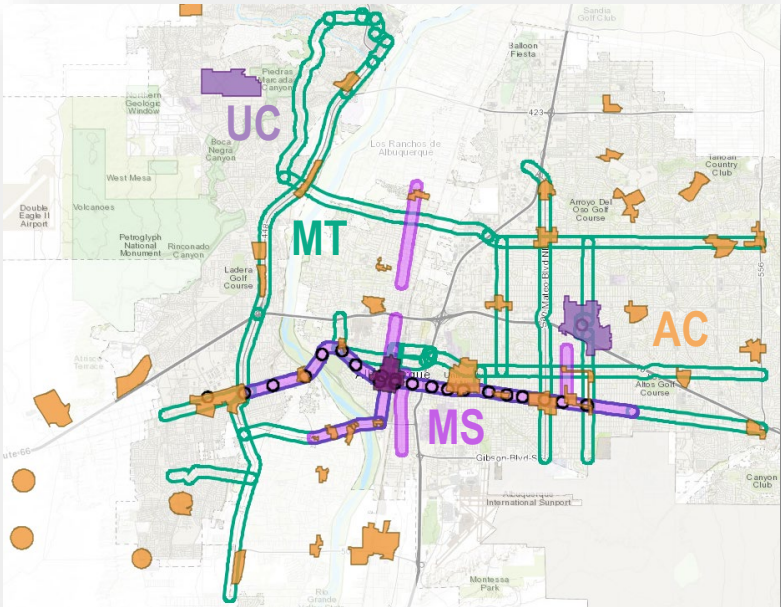
Electric Vehicle Parking

- 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.~~¹⁹²
- 5-5(C)(9)(c) All new multi-family residential developments containing more than 100 dwelling units shall meet both of the following requirements.¹⁹³
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.

PARKING REQUIREMENTS

Parking Maximums – Centers + Corridors

Staff



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

Explanation

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

CHANGE / IDO TEXT

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

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) General²⁰⁵

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.

WALLS AND FENCES

Barbed Wire

Staff

Explanation

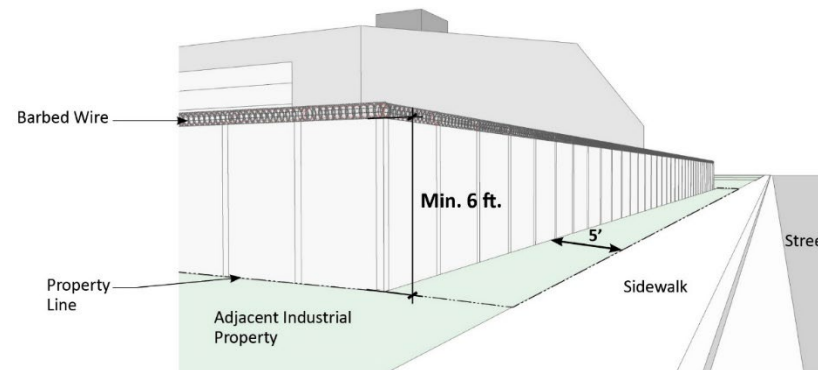
Allows barbed wire on all non-residential walls, but street-facing walls are subject to additional regulation.

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.) ²⁰⁸
 - 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.



NEIGHBORHOOD EDGES

MT Corridors

Staff

CHANGE / IDO TEXT

Explanation

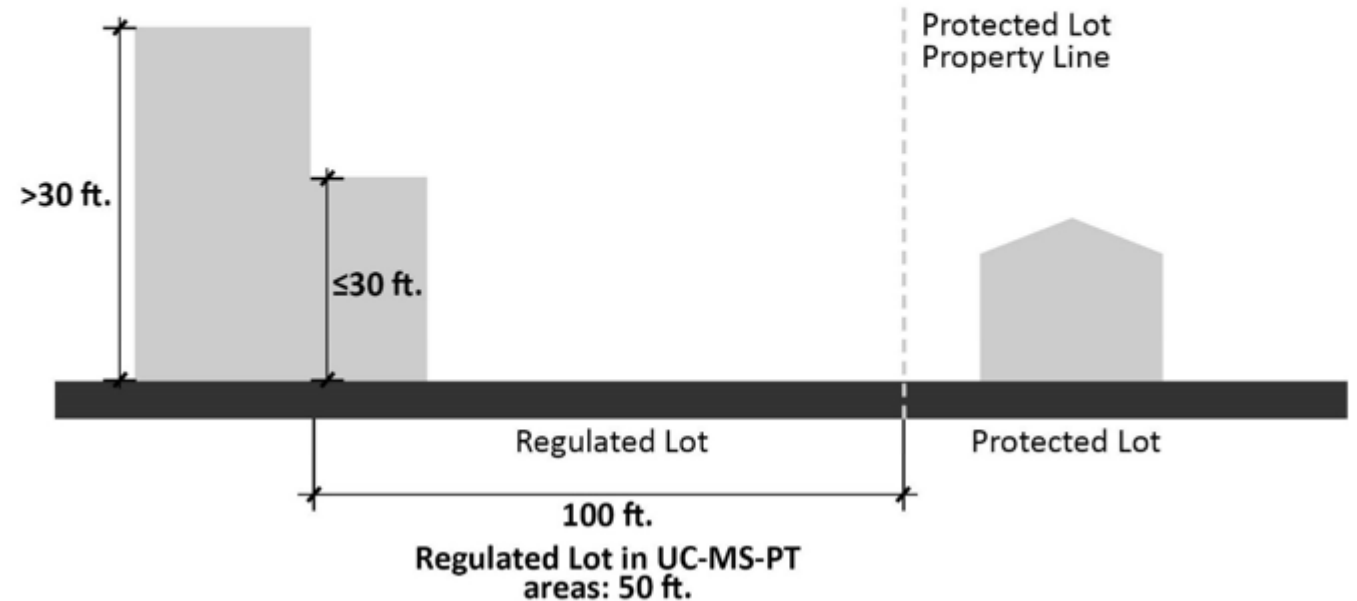
Adds Major Transit (MT) corridors to UC-MS-PT reduced stepdown for neighborhood edges.

Reduces the distance where a building height stepdown would be required for development in a MT corridor that happens next to low-density residential development, consistent with Urban Centers, Main Street, and Premium Transit areas.

This change is intended to increase development potential in MT areas, where growth is appropriate.

5-9(C)(2) Urban Centers, ~~and Main Street, and Premium Transit Areas, and Major Transit Corridors~~²¹³

On Regulated Lots in UC-MS-PT-~~MT~~ areas, any portion of a primary or accessory building within 50 feet in any direction of any lot line of a Protected Lot shall step down to a maximum height of 30 feet. (See figure below.)



BUILDING DESIGN

Multi-family Outside of UC-MS-PT Areas – Façade Design

Staff

CHANGE / IDO TEXT

Explanation

Requires articulation on street-facing façades rather than side façades.

5-11(D)(2)(b) Articulation²¹⁹

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.

SIGNS

Neon Signs

CHANGE / IDO TEXT

5-12(F)(4)

Standards for Specific Types of Signs

5-12(F)(4)(a) Neon Signs along ~~Main Street Areas~~ ~~Central Avenue~~²³²

The ~~standards provisions~~²³³ 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~~²³⁴ 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~~²³⁵ 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:~~

~~xvi.—98th Street north of Central Avenue:~~

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.

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 Plan²³⁶**
- 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

FINDING THE BALANCE

Part
6

Community Input

Early consultation
& more public notice

Streamlined Approval Process

More administrative review



Intent

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

ONE
ALB
UQU
ER
QUE

Table
6-1-1

Table 6-1-1: Summary of Development Review Procedures																
DHO = Development Hearing Officer EPC = Environmental Planning Commission LC = Landmarks Commission ZHE = Zoning Hearing Examiner LUHO = Land Use Hearing Officer X = Required [] = Public Hearing < > = Quasi-judicial Hearing																
R = Review/Recommend D = Review and Decide AR = Appeal Review / Recommend AD = Appeal Review and Decide																
Subsection	Mtgs			Public Notice					Review and Decision-making Bodies							Specific Procedures
	6-4(B)	6-4(C)	6-4(K)	6-4(J)(2)	6-4(J)(3)	6-4(J)(4)	6-4(J)(5)	6-4(J)(6)	6-2(B)	6-2(D)	6-2(E)	6-2(H)	6-2(I)	6-2(J)	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																
Historic Certificate of Appropriateness – Minor		X		X		X			D			<AD>		<AR>	<AD>	6-5(B)
Permit – Sign				X				X	D					<AR>	<AD>	6-5(C)
Permit – Wall or Fence – Minor				X				X	D					<AR>	<AD>	6-5(F)
Site Plan – Administrative			X	X		X		X	D					<AR>	<AD>	6-5(G)
Wireless Telecommunications Facility Approval				X	X				D					<AR>	<AD>	6-5(H)
Decisions Requiring a Public Hearing																
Conditional Use Approval			X	X	X	X	X	X	R				<D>	<AR>	<AD>	6-6(A)
Demolition Outside of an HPO			X	X	X	X	X	X	R			<D>		<AR>	<AD>	6-6(B)
Expansion of Nonconforming Use or Structure			X	X	X	X		X	R			<D>		<AR>	<AD>	6-6(C)
Historic Certificate of Appropriateness – Major		X		X	X	X	X	X	R			<D>		<AR>	<AD>	6-6(D)
Historic Design Standards and Guidelines			X	X	X	X	X	X	R			<D>		<AR>	<AD>	6-6(E)
Permit – Carport				X	X	X		X					<D>	<AR>	<AD>	6-6(G)
Permit – Wall or Fence – Major				X	X	X		X					<D>	<AR>	<AD>	6-6(H)
Site Plan – EPC	X		X	X	X	X	X	X	R		<D>			<AR>	<AD>	6-6(I)
Subdivision of Land – Minor	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)
Variance – EPC			X	X	X	X	X	X	R		<D>			<AR>	<AD>	6-6(N)
Variance – ZHE			X	X	X	X	X	X	R				<D>	<AR>	<AD>	6-6(O)
Policy Decisions																
Adoption or Amendment of Comprehensive Plan				X	X		X	X	R		[R]				[D]	6-7(A)
Amendment to IDO Text – Citywide				X	X		X	X	R		[R]				[D]	6-7(D)
Amendment to IDO Text – Small Area				X	X		X	X	R		<R>				<D>	6-7(E)
Zoning Map Amendment – EPC	X		X	X	X	X	X	X	R		<D>			<AR>	<AD>	6-7(G)
Zoning Map Amendment – Council	X			X	X	X	X	X	R		<R>				<D>	6-7(H)

ido.abc-zone.com

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



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

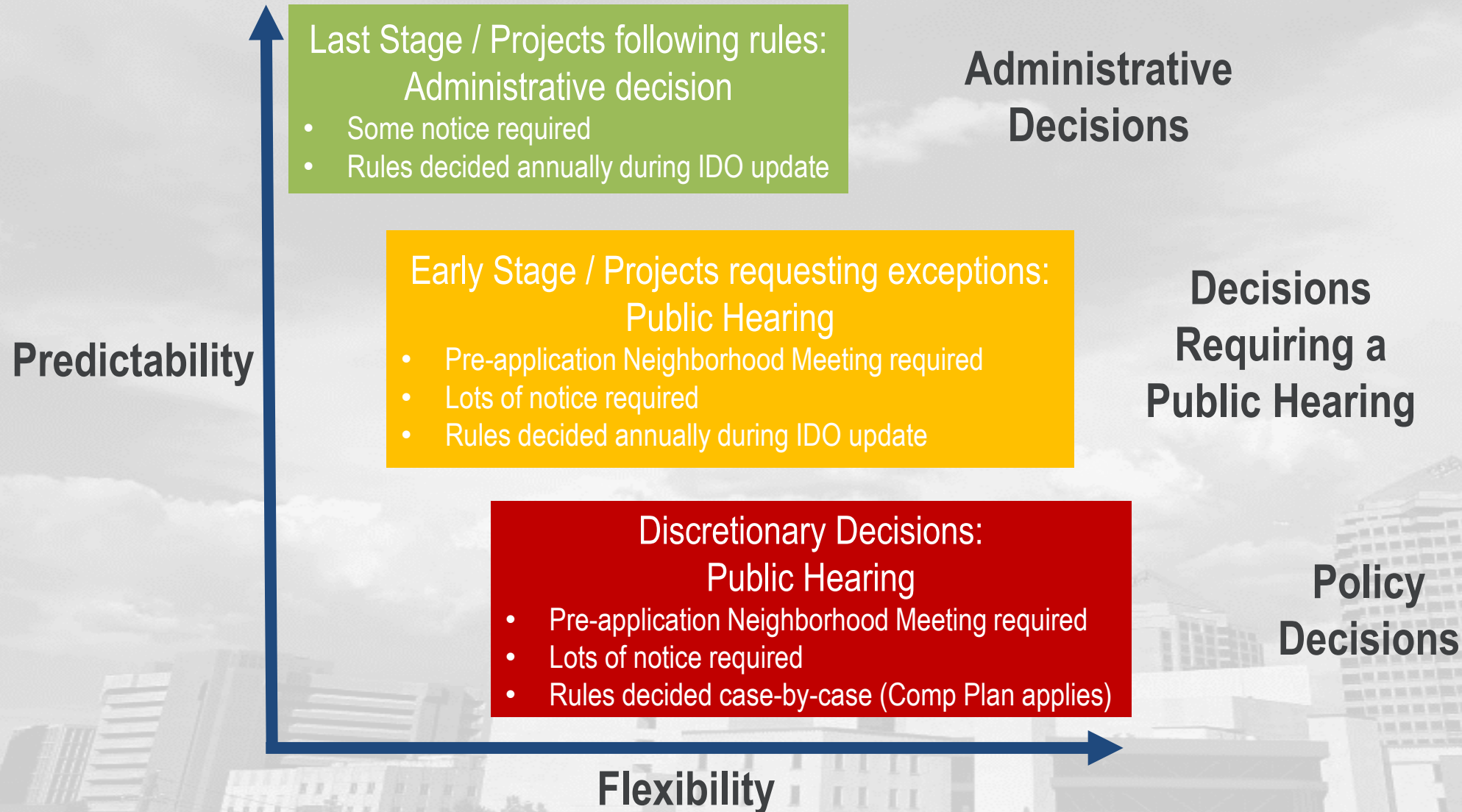


Neighborhood Meeting.
Lots of notice.
Public hearing.
Rules decided case-by-case.
Comp Plan policies AND IDO regulations apply.



FINDING THE BALANCE

Part
6



ONE
ALB
UQU
ER
QUE

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)	Specific Procedures
Application Type	Tribal	City Staff	Facilitated	Email	Mailed	Posted Sign	Published	Web Posting	City Staff ⁴¹¹	DHO	EPC	LC	ZHE	LUHO	City Council ⁴²¹	
Site Plan – EPC ²⁴⁷	X ⁴⁸¹		X	X	X	X	X	X	R		<D>			<AR>	<AD>	
Subdivision of Land – Bulk Land ²⁴⁸	X	X		X	X	X	X	X	R	<D>				<AR>	<AD>	
Subdivision of Land – Minor ²⁴⁹	X	X		X				X	R	<D>				<AR>	<AD>	
Subdivision of Land – Major	X	X		X	X	X	X	X	R	<D>				<AR>	<AD>	

Item #49

Item #50

DEVELOPMENT REVIEW PROCEDURES

Part
6

Staff

Minor Subdivision / Waiver - DHO

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			
	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)	
Subsection												
Application Type	Tribal	City Staff	Facilitated	Email	Mailed	Posted Sign	Published	Web Posting	City Staff ¹¹	DHO	EPC	
Subdivision of Land – Minor ²⁴⁷	X	X		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) Applicability³⁰⁵

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

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

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

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

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

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

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

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

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

6-4(l)(9)	Development within 660 feet of Major Public Open Space
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

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. ²⁶⁷

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 ²⁷⁶	Expires if the with associated development approval <u>expires</u>

AMENDMENTS OF APPROVALS

Staff

Minor Amendments

PROPOSED CHANGE

Explanation

Allows projects that increase/decrease the number of residential dwelling units to be reviewed/decided as minor amendments. Receiving a major amendment for change in housing units is a barrier to constructing housing in the City.

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.~~ ²⁸¹

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.²⁸²

DECISIONS REQUIRING A PUBLIC HEARING

Demolition Outside of an HPO

Part
6

Staff

PROPOSED CHANGE

Explanation

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

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

CHANGE / IDO TEXT

6-6(B) DEMOLITION OUTSIDE OF AN HPO

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

6-6(B)(1)

Applicability

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

~~6-6(B)(1)(a) Demolition of any structure that was constructed in or prior to 1945.~~²⁹⁰

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

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

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

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

~~2. Downtown Small Area~~



[a] Indicates Quasi-judicial Hearing

DECISIONS REQUIRING A PUBLIC HEARING

Site Plan – EPC

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.²⁹²

DECISIONS REQUIRING A PUBLIC HEARING

Subdivision of Land – Bulk Land

Part
6

Staff

PROPOSED CHANGE

Explanation

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

CHANGE / IDO TEXT

6-6(J)(2)

Procedure

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

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.³¹²

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 ^[9]		X					
Vacation of Public Right-of-way – Council ²⁵¹		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 ²⁵²	X	X	X ²⁵³ [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.~~ ³¹²

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

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:

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

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

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

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

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~~ use in the Household Living category in Table 4-2-1 other than multi-family dwellings...

Residential Development

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

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*.

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

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

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."

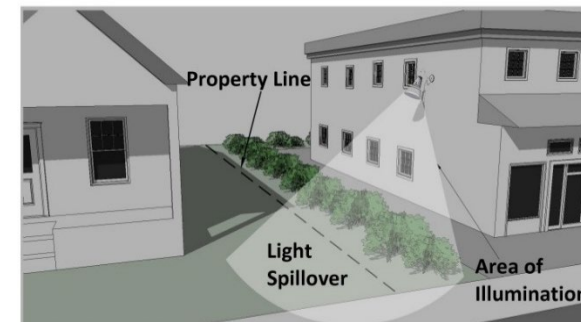
CHANGE / IDO TEXT

~~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").



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

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;~~;~~ 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*.

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.

DEFINITIONS

Master Plan

Staff

PROPOSED CHANGE

Explanation

Differentiates between pre-IDO master plan types and clarifies their amendment process.

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.

DEFINITIONS

Stories – New Definition

Staff

PROPOSED CHANGE

Explanation

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

CHANGE / IDO TEXT

Stories

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.

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*.

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.

Contextual standards would still limit changes to lot sizes and setbacks to require new development and redevelopment to match the character of the built environment.

See redline document for full details

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

See Table 5-1-1 for complete Dimensional Standards

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

CONTEXTUAL STANDARDS

5-
1(C)(2)

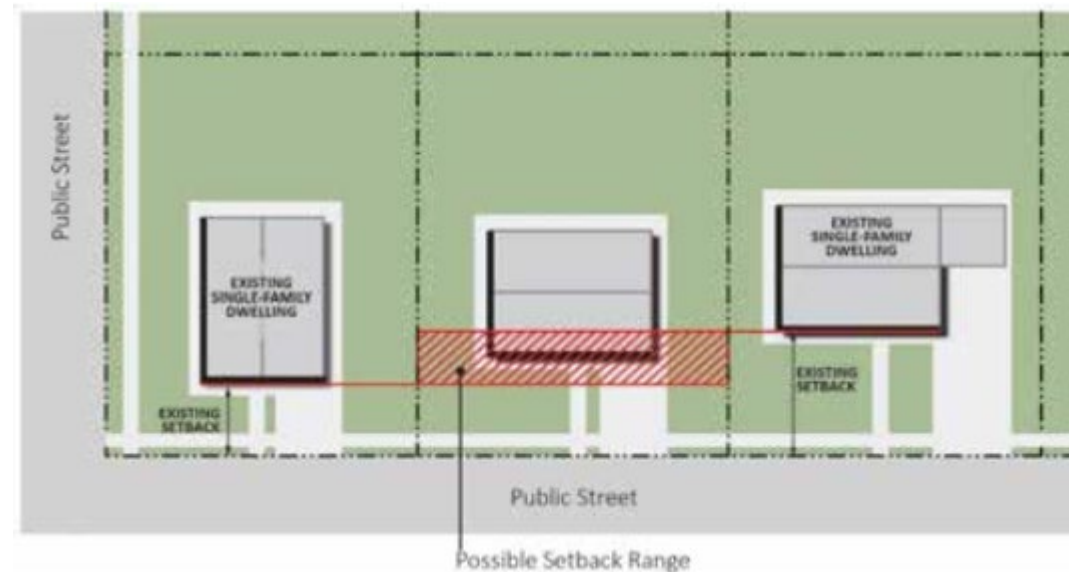
LOT SIZE

- 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.

No change proposed to contextual standards.

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.



ONE
ALB
UQU
ER
QUE

INFRASTRUCTURE IMPROVEMENTS AGREEMENT

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^{259, 260}

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

SUBDIVISION - MAJOR

Preliminary Plat / Final Plat

CHANGE

Explanation

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

See redline
document for
full details

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

IDO TEXT

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

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

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

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

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

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

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

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

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

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

ZONING CONVERSION

in and within 1/4 mile of MS-PT north of Central and east of the Rio Grande

CHANGE

Explanation

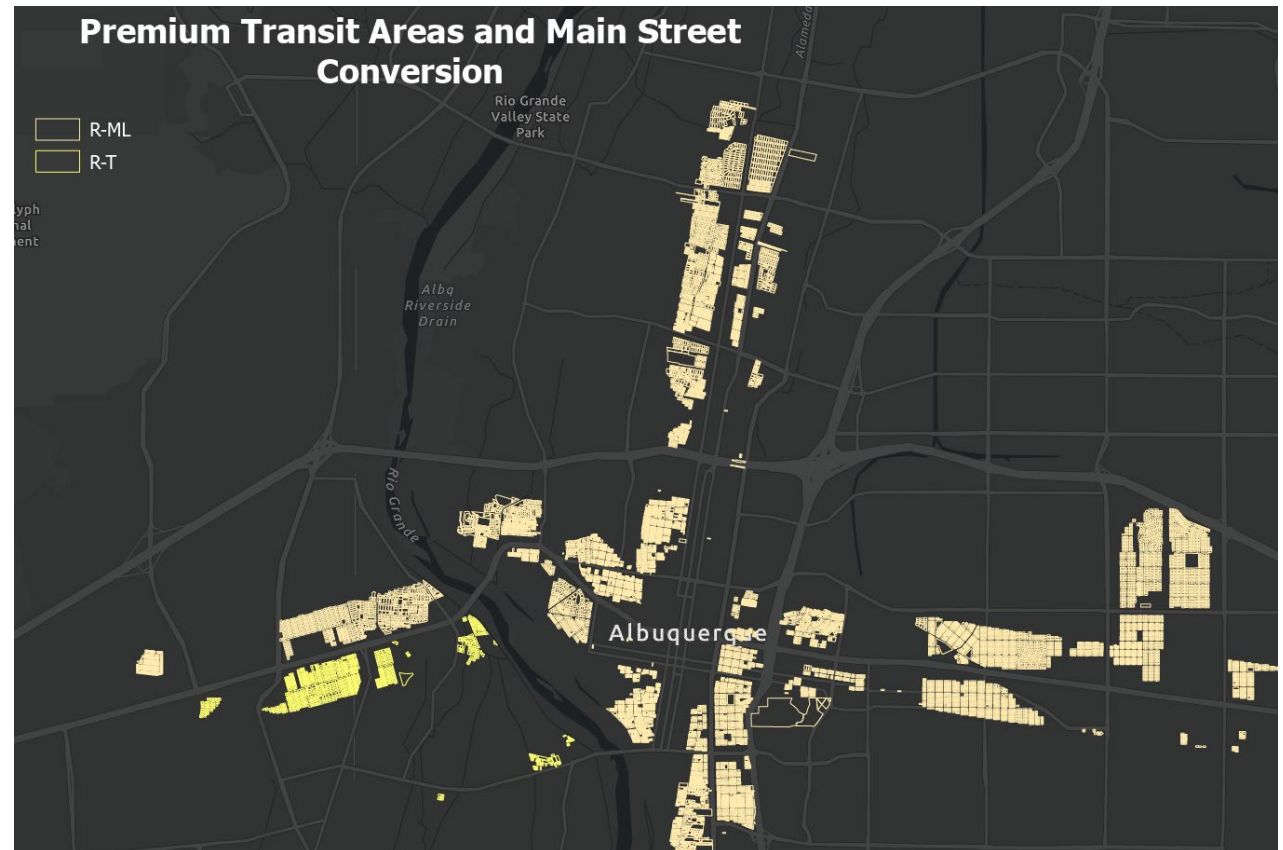
Convert R-A/R-1/R-T to R-ML.

Matches the zoning map to IDO changes made by O-24-69 allowing housing options up to apartments for any R-A, R-1, or R-T property within 1/4 mile from Main Street or Premium Transit areas.

R-ML allows housing options from single-family through multi-family, which tracks with uses that O-24-69 made allowable.*

* O-24-69 exempted properties south of Central and west of the Rio Grande from multi-family.

IDO TEXT



ZONING CONVERSION

in and within 1/4 mile of MS-PT south of Central and west of the Rio Grande

CHANGE

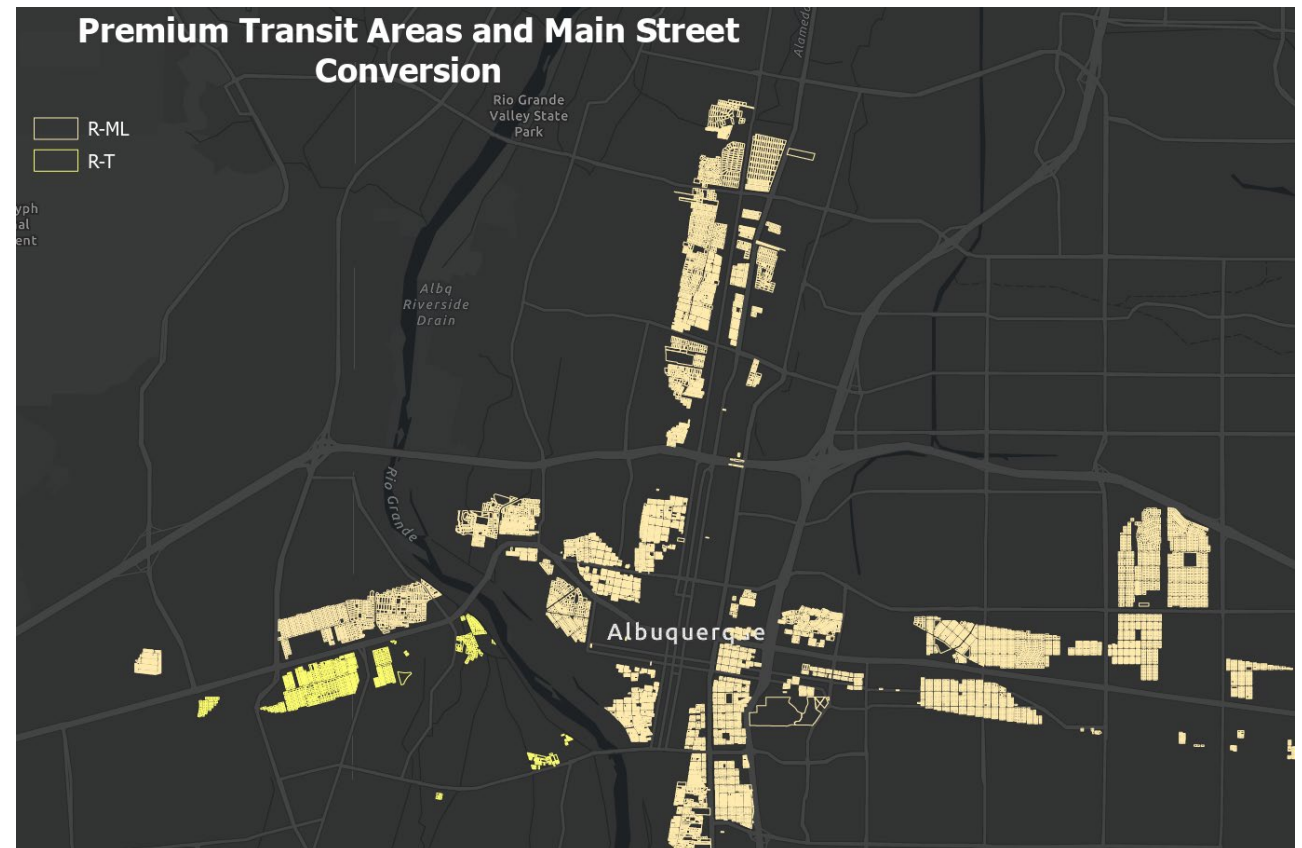
Explanation

Convert R-A/R-1 to R-T.

Matches the zoning map to IDO changes made by O-24-69 allowing housing options up to townhouses for any R-A or R-T property within 1/4 mile from Main Street or Premium Transit areas south of Central and west of the Rio Grande.

R-T allows housing options from single-family through townhouse, which tracks with uses that O-24-69 made allowable.

IDO TEXT



ZONING CONVERSION

in MT Areas

CHANGE

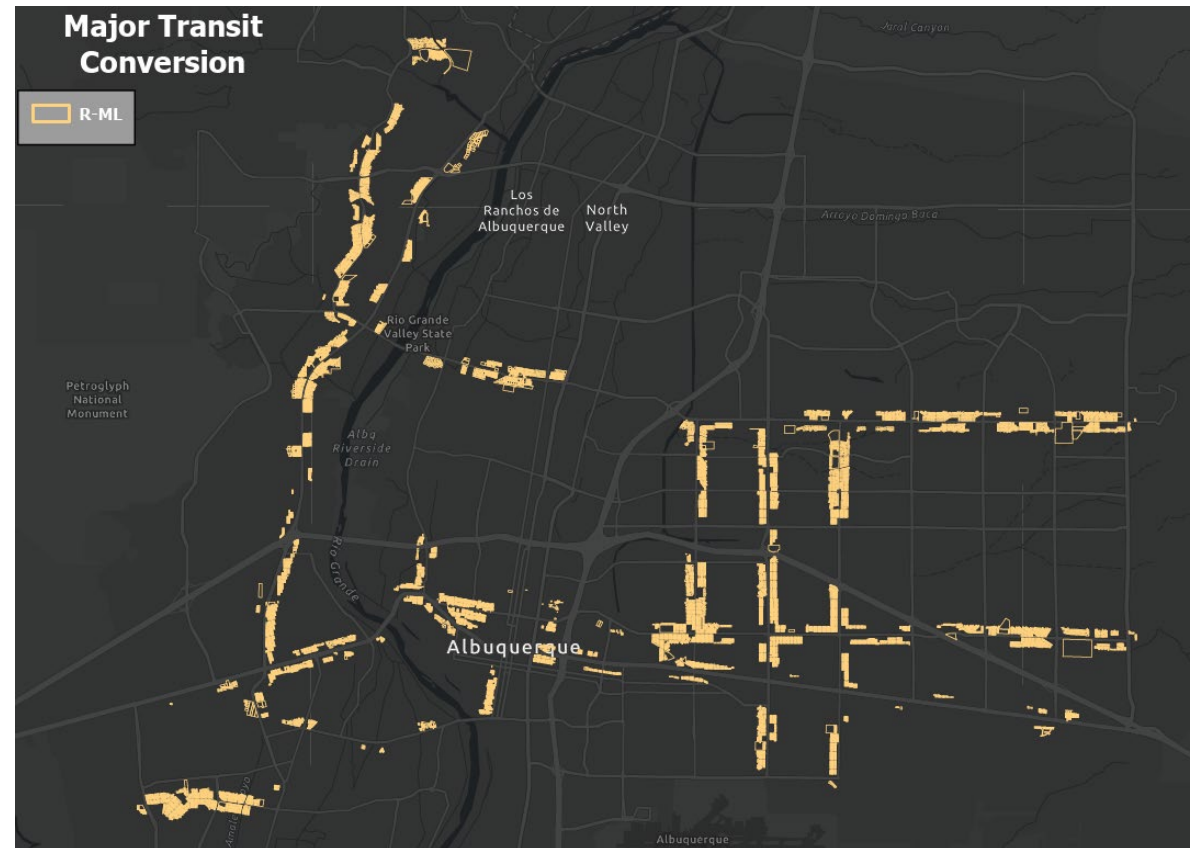
Explanation

Convert R-A/R-1/R-T in MT areas to R-ML.

Similar to O-24-69, this conversion would allow the full range of housing options from single-family to apartments within Major Transit corridors, where additional growth and development is appropriate.

Additional density would help support transit service, and additional housing along MT corridors would benefit more households with good transit service.

IDO TEXT



ZONING CONVERSION

in AC Areas

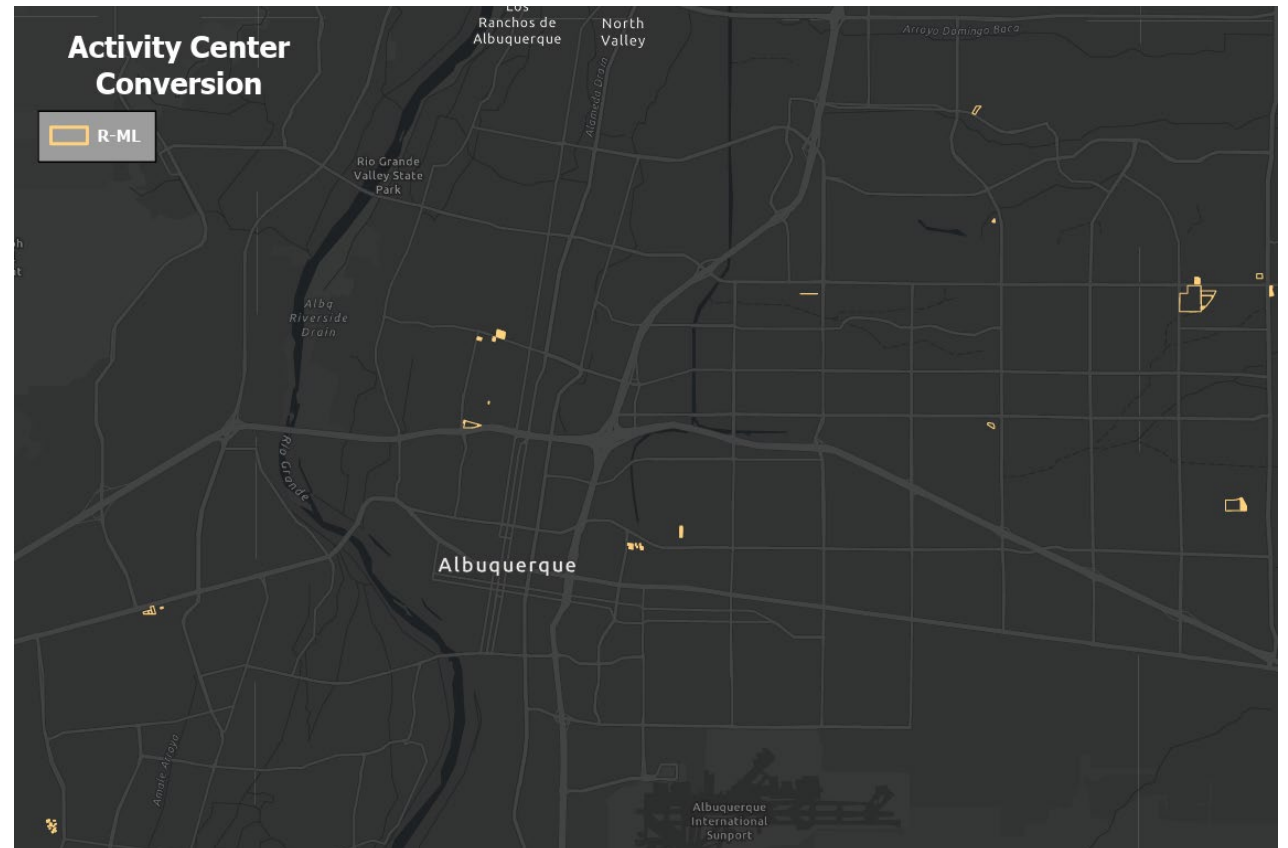
CHANGE

Explanation

Convert R-A/R-1/R-T in AC to R-ML.

Similar to O-24-69, this conversion would allow the full range of housing options from single-family to apartments within Activity Centers, where additional growth and development is appropriate.

IDO TEXT



ZONING CONVERSION

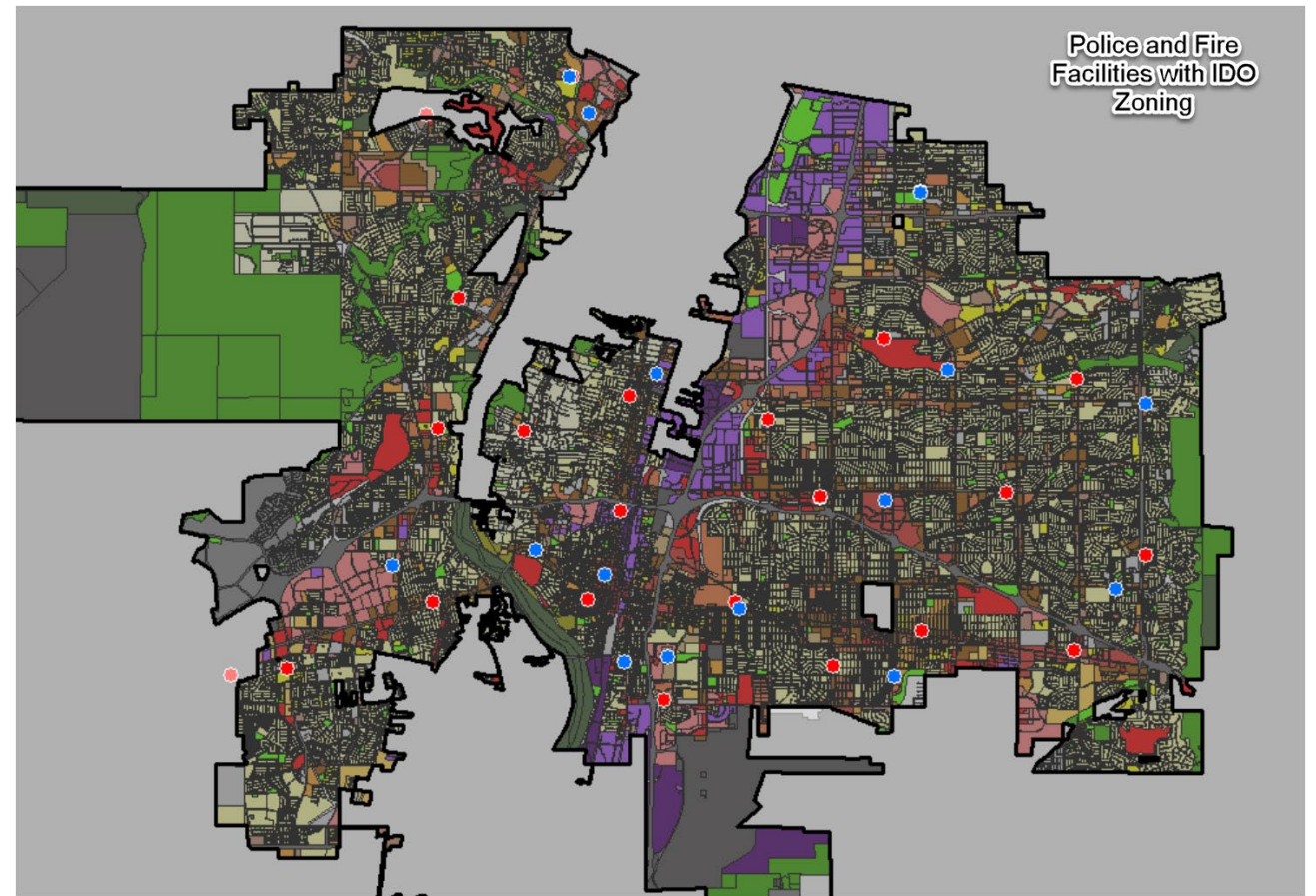
for Police and Fire Stations

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.





ABC-Z Project
abcto@cabq.gov

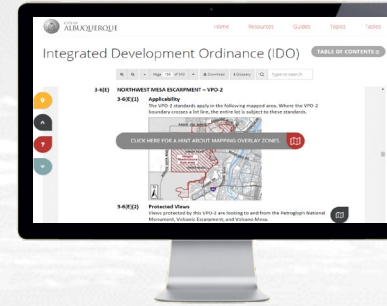
RESOURCES

Mikaela Renz-Whitmore
Urban Design + Dev. Division Manager
mrenz@cabq.gov

Michael Vos
IDO/Zoning Team Lead
mvos@cabq.gov

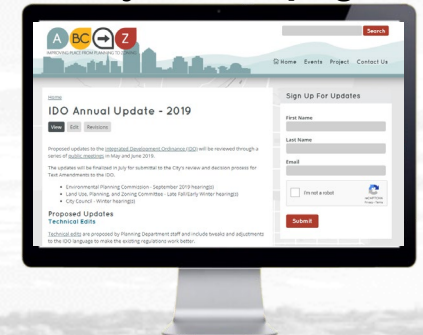
Kate Clark
Senior Planner
kclark@cabq.gov

Interactive IDO



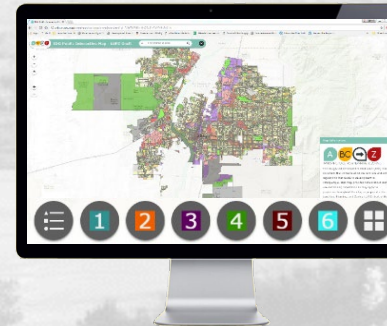
ido.abc-zone.com

Project Webpage



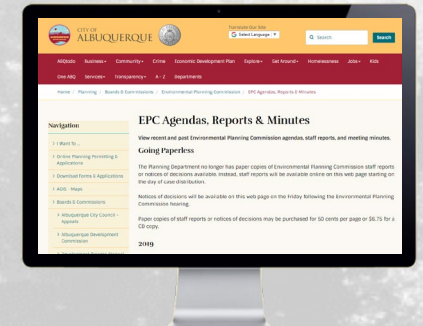
abc-zone.com

IDO Zoning Map



tinyurl.com/idozoningmap

Planning Webpage



cabq.gov/planning

ABC Comp Plan



compplan.abc-zone.com