

INTEGRATED DEVELOPMENT ORDINANCE



IDO Online

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

City Leaders Academy

April 2026

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Division Manager

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**ONE
ALBUQUE
RQUE**

PLANNING + ZONING

ABC COMPREHENSIVE PLAN

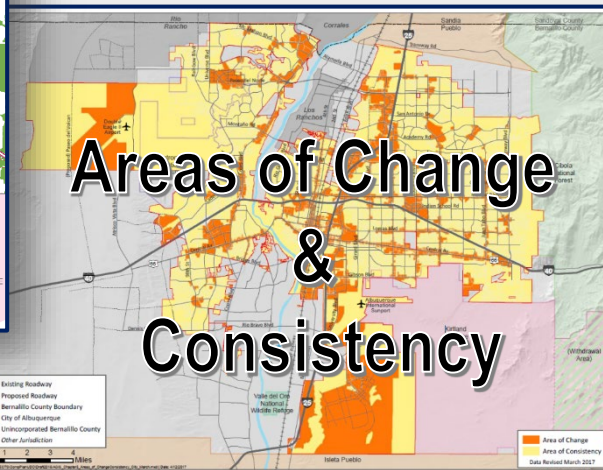
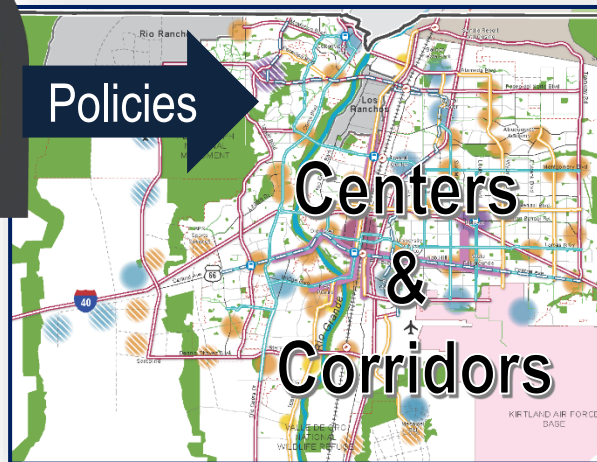
- What we want + why:
 - Where to direct growth
 - What to protect
 - What actions to take
 - How to measure progress

INTEGRATED DEVELOPMENT ORDINANCE

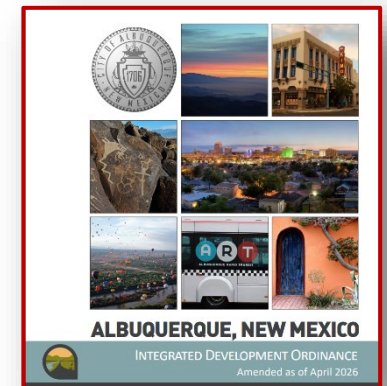
- How to get there:
 - Tailored rules
 - Overlay Zones
 - Centers + Corridors
 - Special places
 - Transitions / Edge Protections
 - Between Areas of Change + Consistency
 - Next to neighborhoods
 - Next to Major Public Open Space



Policies

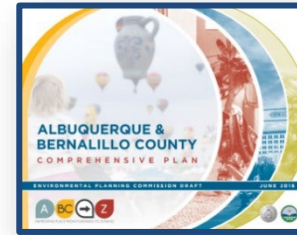


Regulations

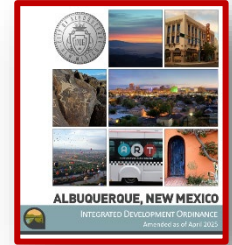


WHAT IS ZONING?

a system of laws that establishes rights and limits on property



Albuquerque
Bernalillo
County
Comprehensive Plan



U.S Constitution

5th Amendment: Property Rights

14th Amendment: Due Process

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

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



FINDING THE BALANCE

Protecting

Neighborhoods,
special places,
& City open space

Incentivizing

High-quality
development
in appropriate areas



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FINDING THE BALANCE

Tailored

Rules for small areas

- Additional complexity
- Harder to enforce

Citywide

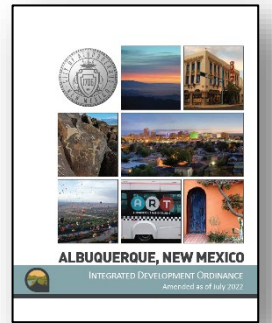
Standardized rules

- Less complexity
- Easier to enforce



ZONING CODE

Integrated
Development
Ordinance



<https://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>

HIERARCHY OF RULES

In the order applied

Overlay Zones

- Character, Historic, View Protections

Context

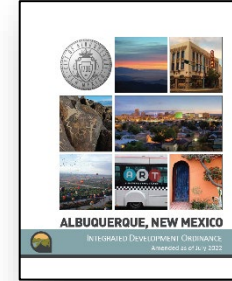
- Edge buffers
- Small-area & Area of Consistency rules
- Distance separations
- Proximity to residential
- Uses
- Development types

Centers & Corridors

- Incentives
- Building design standards
- Edge buffers

Zoning

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



<https://abq-zone.com>

IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

Table
4-2-1

Use-specific
Standards

IDO Part 4
Allowable Uses

Distance Separations

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

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

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

Table 4-2-1: Allowable Uses

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

Zone District >>	Residential						Mixed-use				Non-residential						Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	A	B NR-PO	
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																	
ACCESSORY AND TEMPORARY USES																	
ACCESSORY USES																4-3(F)(1)	
TEMPORARY USES																	
Temporary Uses That Require A Permit																	
Temporary Uses That Do Not Require A Permit																	

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

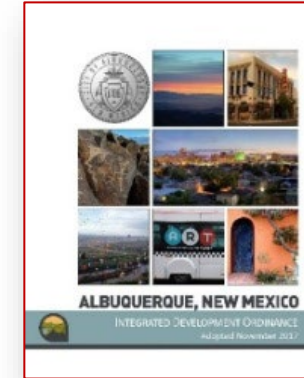
5-9 NEIGHBORHOOD EDGES

5-10 SOLAR ACCESS

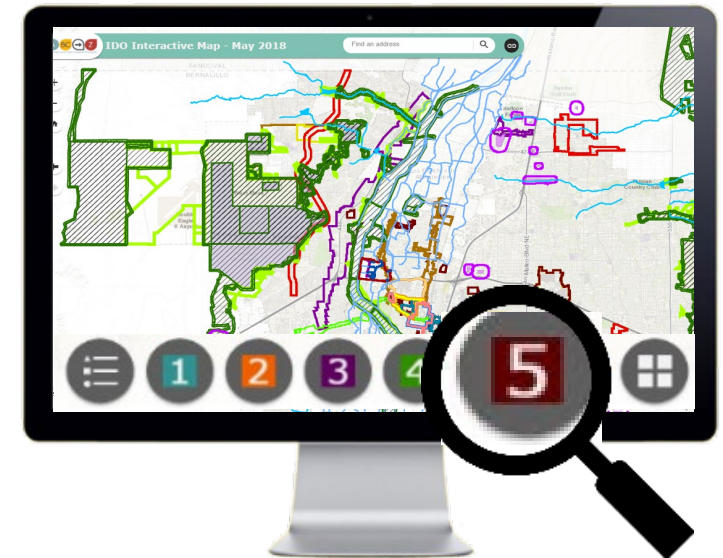
5-11 BUILDING DESIGN

5-12 SIGNS

5-13 OPERATION AND MAINTENANCE



<https://abq-zone.com>



<https://tinyurl.com/IDOzoningmap>

FINDING THE BALANCE

Community Input

Early tribal consultation
& more public notice

Streamlined Approval Process

More administrative review



Intent

- If we get the rules right – and we need to 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.

REVIEW/DECISION

Predictable

Flexible

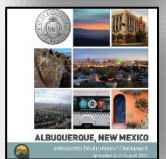
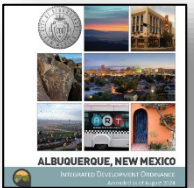
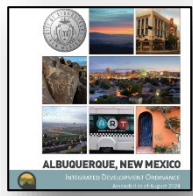
Table 6-1-1: Summary of Development Review Procedures																
DHO = Development Hearing Officer EPC = Environmental Planning Commission LC = Landmarks Commission																
ZHE = Zoning Hearing Examiner LUHO = Land Use Hearing Officer																
X = Required [] = Public Hearing < > = Quasi-judicial Hearing																
R = Review/Recommend D = Review and Decide AR = Appeal Review / Recommend AD = Appeal Review and Decide																
Subsection	Mtgs			Public Notice				Review and Decision-making Bodies						Specific Procedures		
	6-4(B)	6-4(C)	6-4(K)	6-4(J)(2)	6-4(J)(3)	6-4(J)(4)	6-4(J)(5)	6-4(J)(6)	6-2(B)	6-2(D)	6-2(E)	6-2(H)	6-2(J)		6-2(I)	6-2(A)
Application Type	Tribal	City Staff	Facilitated	Email	Mailed	Posted Sign	Published	Web Posting	City Staff	DHO	EPC	LC	ZHE	LUHO	City Council	
Administrative Decisions																
Archaeological Certificate	X			X	X				D					<AR>	<AD>	6-5(A)
Historic Certificate of Appropriateness – Minor		X		X		X			D			<AD>		<AR>	<AD>	6-5(B)
Permit – Sign				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)
Historic Certificate of Appropriateness – Major		X		X	X	X	X	X	R			<D>		<AR>	<AD>	6-6(D)
Master Development Plan	X		X	X	X	X	X	X	R		<D>			<AR>	<AD>	6-6(F)
Permit – Wall or Fence – Major				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 – Major	X	X		X	X	X	X	X	R	<D>				<AR>	<AD>	6-6(L)
Variance – EPC			X	X	X	X	X	X	R		<D>			<AR>	<AD>	6-6(N)
Variance – ZHE			X	X	X	X	X	X	R			<D>	<AR>	<AD>	6-6(O)	
Waiver – Wireless Telecommunications Facility				X	X	X	X	X	R		<D>			<AR>	<AD>	6-6(Q)
Policy Decisions																
Adoption or Amendment of Comprehensive Plan				X	X		X	X	R		[R]				[D]	6-7(A)
Amendment to IDO Text – Citywide				X	X		X	X	R		[R]				[D]	6-7(D)
Amendment to IDO Text – Small Area				X	X		X	X	R		<R>				<D>	6-7(E)
Annexation of Land				X	X	X	X	X	R		<R>				<D>	6-7(F)
Zoning Map Amendment – EPC	X		X	X	X	X	X	X	R		<D>			<AR>	<AD>	6-7(G)
Zoning Map Amendment – Council	X			X	X	X	X	X	R		<R>				<D>	6-7(H)

Table 6-1-1

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

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

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



PUBLIC NOTICE

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

BEFORE APPLICATION

6-4(J)2

Emailed notice to Neigh.
Assoc/Coalitions

6-4(J)3

Mailed notice to Property Owners

AFTER APPLICATION

6-4(J)4

Posted Sign (Applicant)

6-4(J)5

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

6-4(J)6

Web Posting (CABQ)

Table
6-1-1

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

ABQ-PLAN Online Case Tracking
<https://cabq.gov/abq-plan>



We have transitioned to a new application system aligned with the City's new Business License Ordinance, which took effect on January 1, 2025. To ensure accuracy of data, you will be required to submit a new application. (This DOES NOT pertain to any Environmental Health Permits you may have). In the future, a simple renewal process for Business Licenses will be available. For additional information and a list of requirements for the new Business License application, please see our [FAQ](#). We apologize for the inconvenience and thank you for your patience.

Welcome to ABQ-PLAN

Albuquerque's Planning Logistics and Networking



Apply

This tool can be used to apply for a permit, plan or license.



Apply for Business License

Apply for your business license with the Planning Department.



Apply for a Building Safety Express Permit

Apply for a Building Safety Express Permit.



Login or Register

Login to an existing or create a new account. You can also find help if you forgot your login information.



Pay Invoice

Use this tool to pay for individual invoices.



Map

Explore the map to see the activity occurring in your neighborhood.



Apply for an Environmental Health Permit

Apply for a food or pool permit



Apply for a Noise Permit

Apply for a construction or temporary amplified sound permit



ABQ-PLAN

March 2026

Month Week Day

< Today >

Hearing Details

Hearing Type

DHO Hearing

Subject

Minor Preliminary Final Plat

Status

Deferred

Case Number

[MINOR_PLT-2026-00005](#)

Case Type

Minor Plat Application

Location

Zoom

Start Time

09:12 am MDT

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	11 ⁹ DHO Hearing DHO Hearing Landmarks Co... DHO Hearing Show more..	12	13	14
15	16 ² City Council ... City Council ...	17 ²⁰ ZHE Hearing	18	19 ³ EPC Hearing EPC Hearing	20	21



ABQ-PLAN

CITY of ALBUQUERQUE Info Connect Share Tyler Policy Sign In

FILTERS [X]

PIN OPTIONS [^]

Date Range v
Past Month

Pins

- Select All
- [Icon] Plans >
- ✓ [Icon] Permits >
- ✓ [Icon] Inspections >
- ✓ [Icon] Professional Lic... >
- ✓ [Icon] Business Licenses >
- ✓ [Icon] Operational Per... >
- ✓ [Icon] Health Inspections >

Enter an address here to get started... Advanced Search Draw Create Alert Re-center



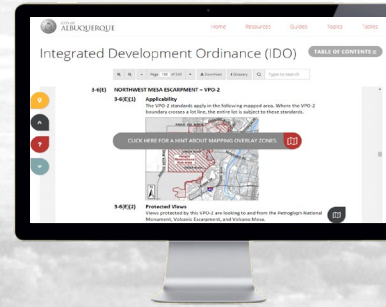
RESOURCES

Mikaela Renz-Whitmore
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Need Help?
abcto@cabq.gov

devhelp@cabq.gov

Interactive IDO



abq-zone.com

IDO Zoning Map



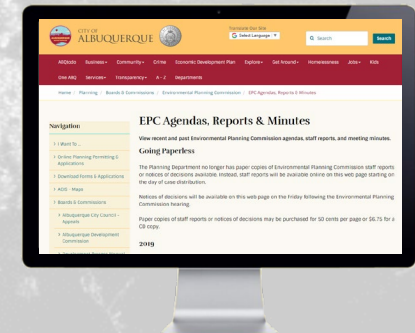
tinyurl.com/idozoningmap

ABC Comp Plan



compplan.abq-zone.com

Planning Webpage



cabq.gov/planning