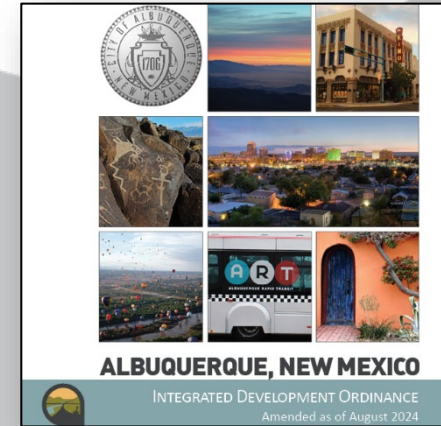


INTEGRATED DEVELOPMENT ORDINANCE

Upcoming Updates

July 2025



IDO Project Webpage:

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

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THANKS FOR PARTICIPATING!

2025 IDO Update

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

Suggestions/comments

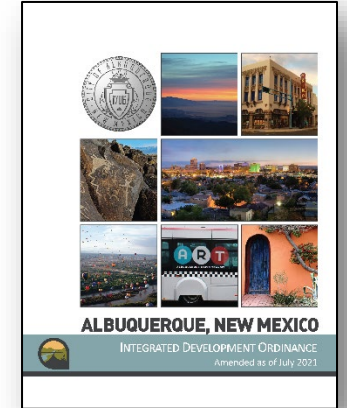
abcto@cabq.gov

Get to Know Your IDO

[Handout](#) (PDF)

[Presentation](#) (PDF)

[Video](#)



IDO Online

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

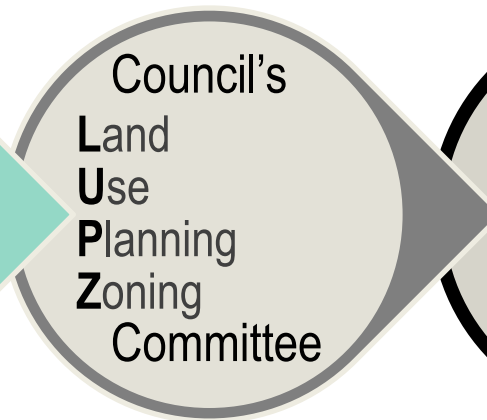
Public Meetings

Date	Time	Topic
Wed, July 23	12:00 – 1:30 pm	All Updates
Tues, July 29	12:00 – 1:00 pm	Compost
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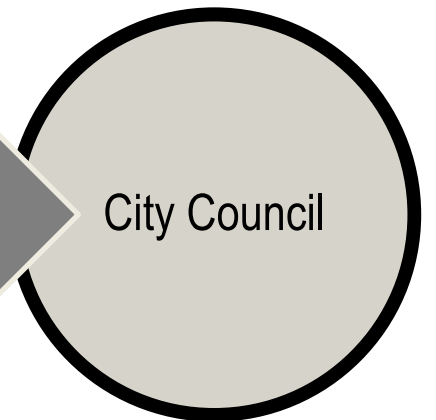
October 2025



January 2026



February 2026



2017

PLANNING + ZONING

ABC COMPREHENSIVE PLAN

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

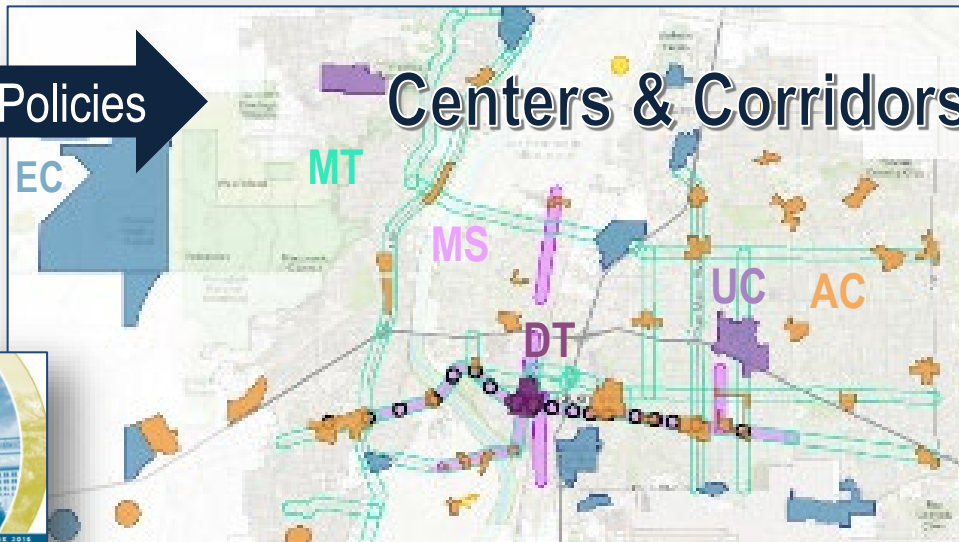


Vision

Policies

EC

Centers & Corridors

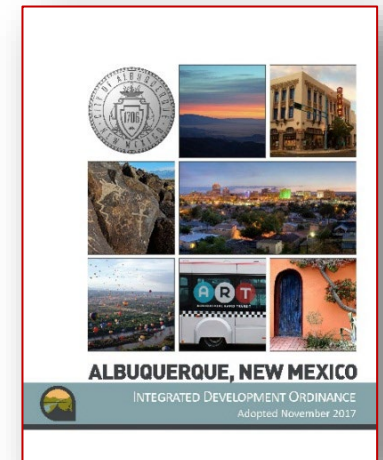


compplan.abq-zone.com

INTEGRATED DEVELOPMENT ORDINANCE

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

Regulations



<https://abq-zone.com>

2017

FINDING THE BALANCE

Protecting

Neighborhoods,
special places,
& City open space

Incentivizing

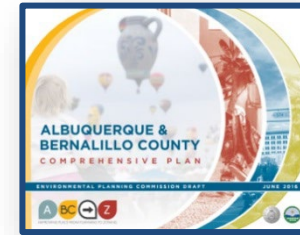
High-quality
development
in Centers + Corridors



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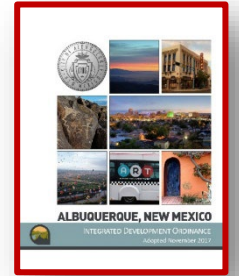
WHAT IS ZONING?

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”

LEVERS & CONSTRAINTS

WHAT ZONING DOES WELL

- Prohibit uses / allow uses
- Set minimum standards

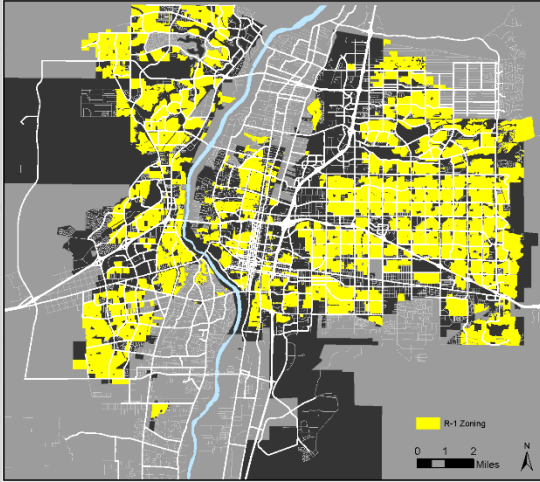
WHAT ZONING DOESN'T DO WELL

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

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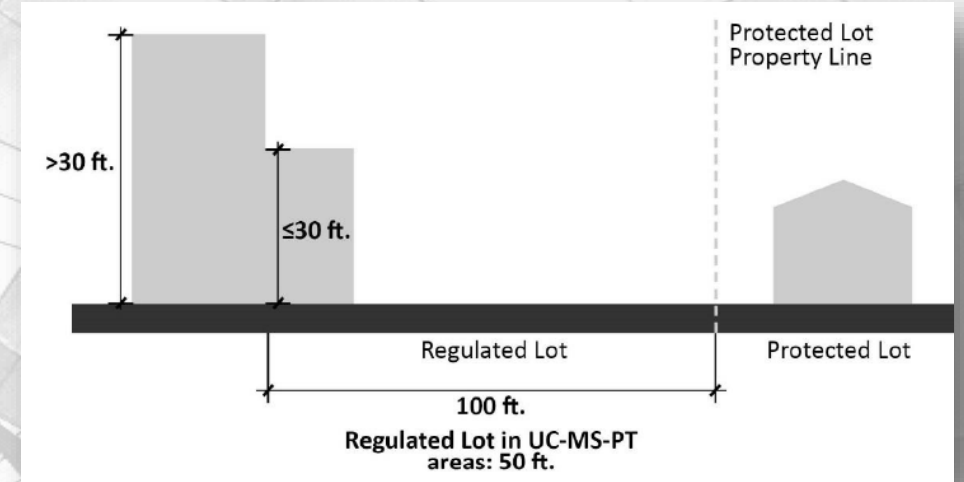
2017

LIMITS ON DENSITY



CITYWIDE

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



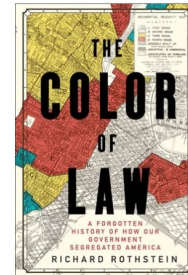
CONTEXTUAL

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

RESIDENTIAL ZONING

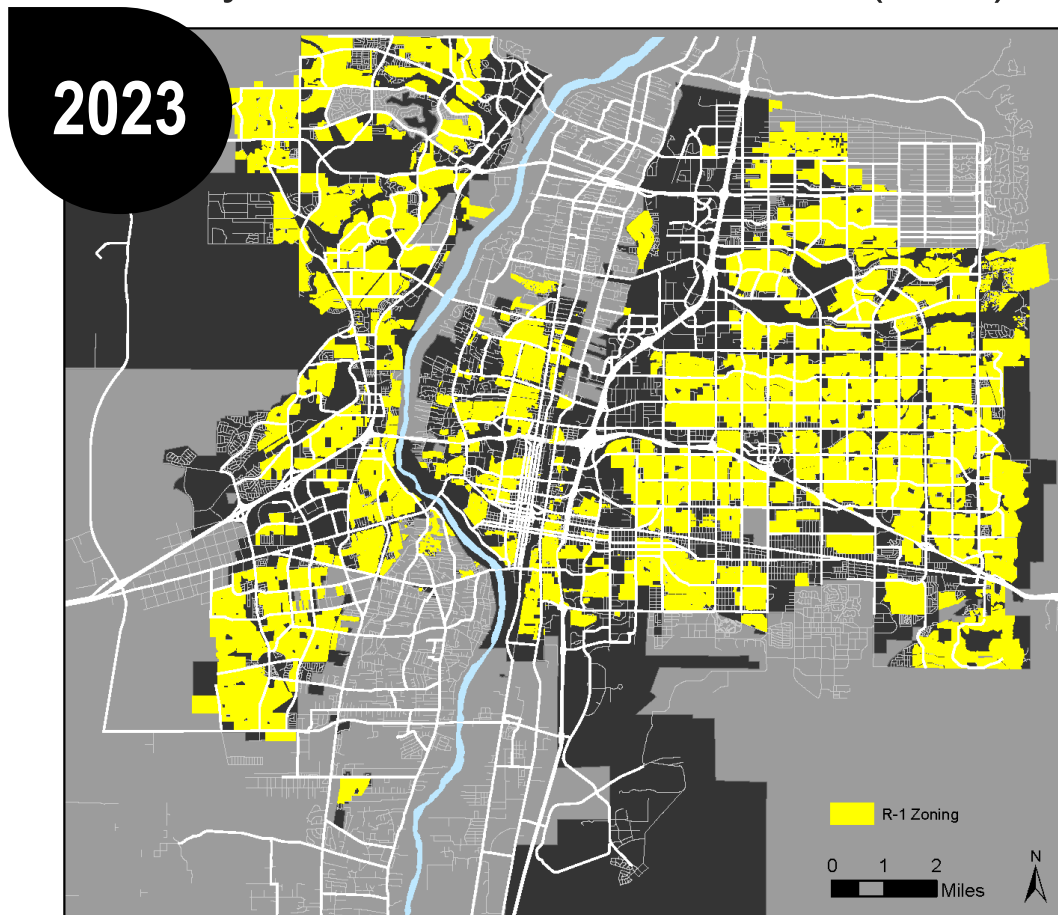
Zoning History

- 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 zoning
- 1975: CABQ replaced zoning code
- 2017: CABQ adopted IDO

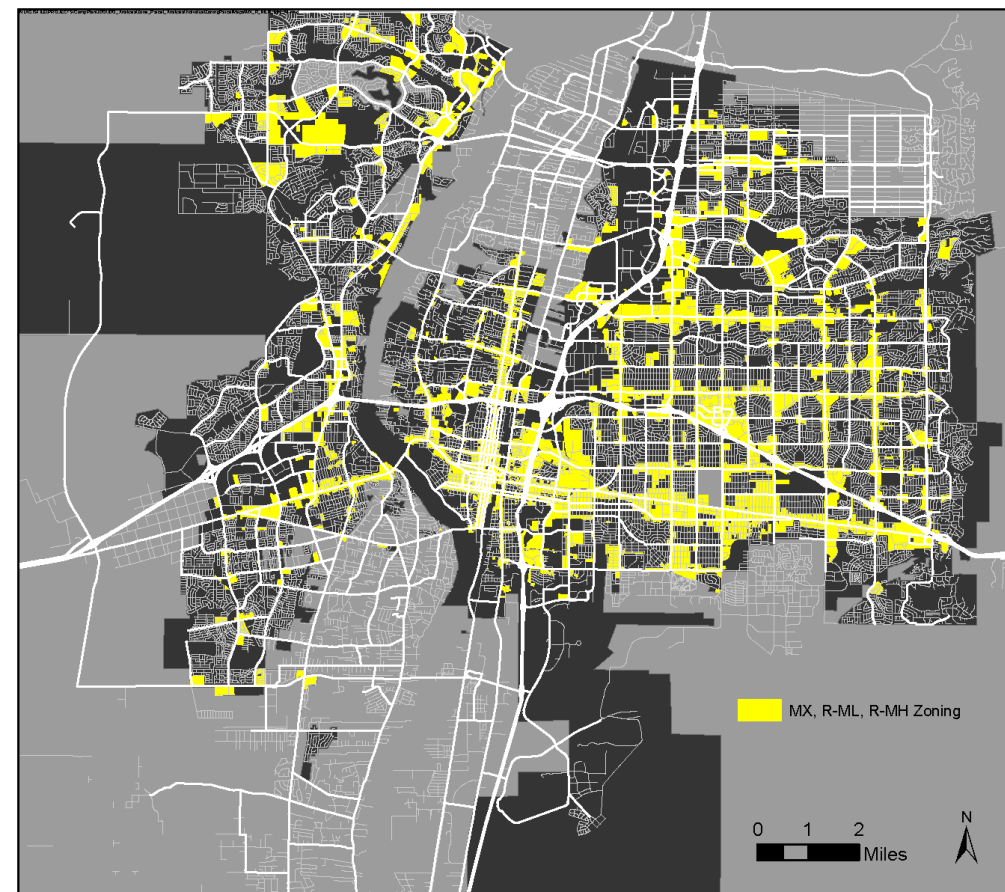


[Segregated by Design](#)

Only houses / Casitas allowed (64%)



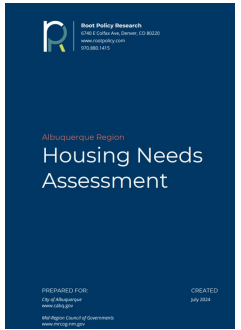
Apartments Allowed (22%)



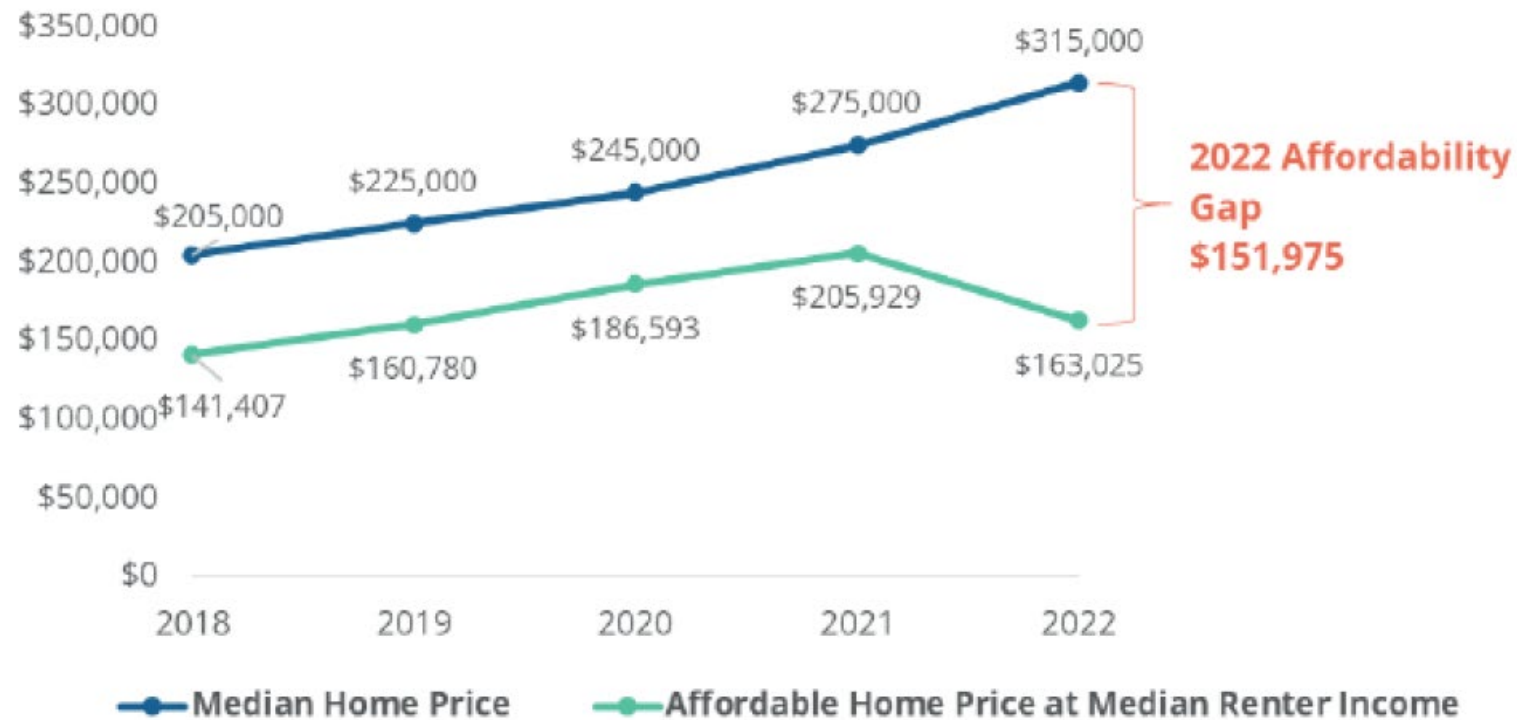
THE PROBLEM

ABQ Region Housing Needs Assessment (2024)

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



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



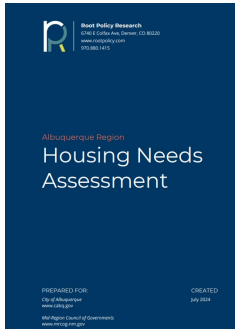
Note: Affordability estimates assume a household spends 30% of their income on housing and assume a 30-year mortgage with a 10% downpayment, 30% of monthly payment is used for property taxes, utilities, insurance. Interest rates used are the historical 30-year fixed rate average from Freddie Mac from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

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

THE PROBLEM

ABQ Region Housing Needs Assessment (2024)

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



Who is priced out of the market?



Healthcare workers



Food preparation & servers



Maintenance workers



Personal care and service workers



Sales and general office workers

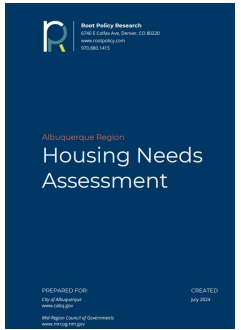


Transportation and materials movers

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

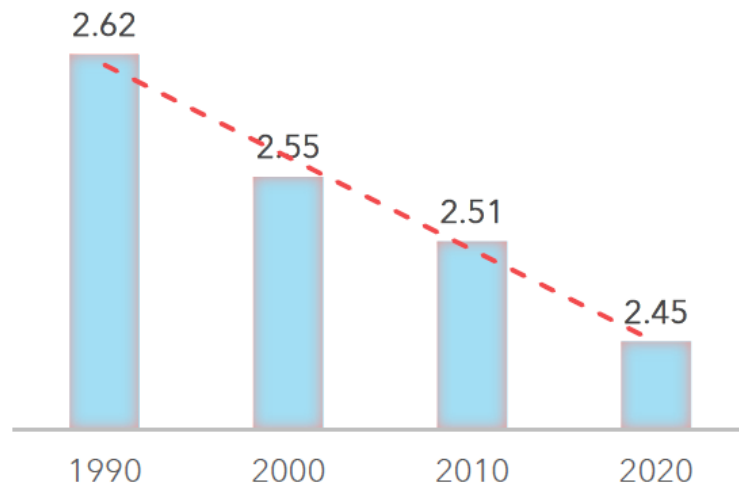
ABQ Region Housing Needs Assessment (2024)

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



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

AVERAGE HOUSEHOLD
SIZE: MRCOG REGION



Source: US Census Bureau Decennial Census

PERCENT 1-PERSON HOUSEHOLDS by AGE

Householder 15 - 54 years = 24%

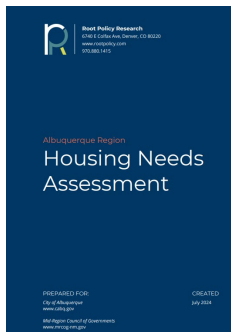
Householder 55 - 64 years = 37%

Householder 65 - 74 years = 42%

Householder 75+ years = 50%



Source: 2022 ACS 5-year estimates



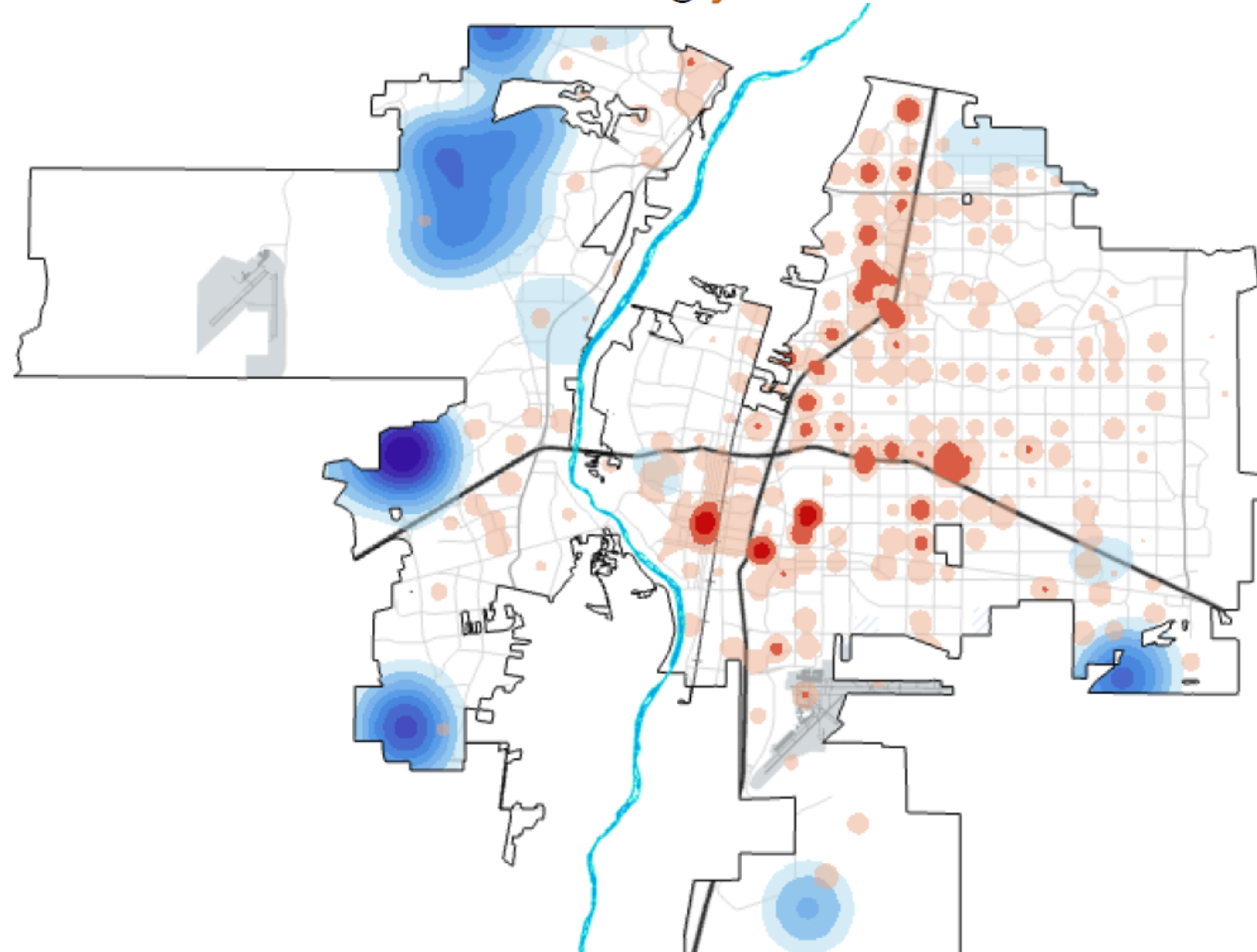
ABQ Region Housing Needs Assessment (2024)

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

REGIONAL GROWTH TRENDS: AN IMBALANCE

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

New housing construction since 2010 and existing job concentrations

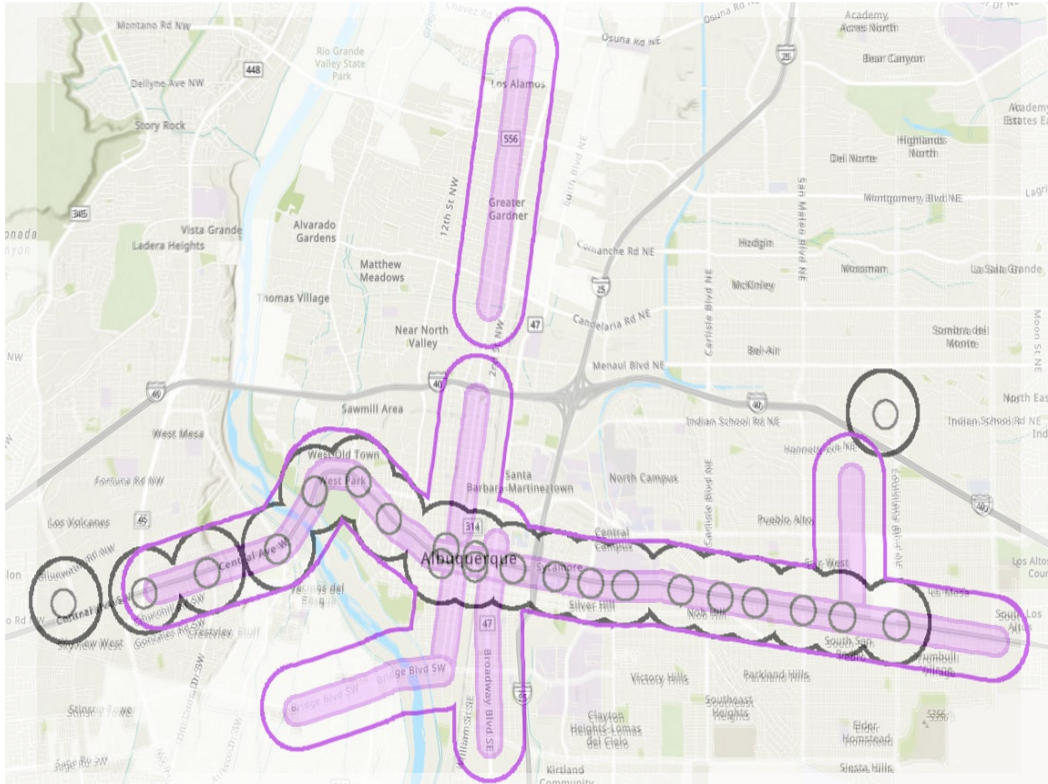


- **Sponsored by Councilor Fiebelkorn**
- **Council's Land Use, Planning, & Zoning Committee: August 13, 5 p.m.**

Original Zoning	Building Height Max.	Location	Zoning Conversion	Post-conversion Building Height Max. ¹
R-1	26 feet	Corner Lot	R-ML	38 feet
		Collector or Arterial	MX-T	30 feet
		Other	R-T	26 feet
R-T	26 feet	Corner Lot	R-MH	48 feet ²
		Collector or Arterial	MX-L	38 feet ²
		Other	R-ML	38 feet
R-ML	38 feet	Corner Lot	R-MH	48 feet ²
		Collector or Arterial	MX-M	48 feet ²
NR-C	38 feet ²	Metropolitan Redevelopment Areas	MX-H	75 feet ²
NR-BP	65 feet			
NR-LM				
NR-GM				
¹	Subject to Neighborhood Edge IDO §14-16-5-9(C), limiting heights to 30 feet near low-density residential development.			
²	Eligible for height bonuses for UC-MS-PT areas, workforce housing, and structured parking.			

O-24-69

MISSING MIDDLE HOUSING OPTIONS



Within $\frac{1}{4}$ mile of Main Street and Premium Transit:

- Additional housing options
(i.e., duplexes, townhouses, apartments)
in Residential zone districts
- No building height limits for multi-family

<https://tinyurl.com/IDOzoningmap>

MS = 660 feet from **Main Street**

PT = 660 feet from **Premium Transit** station

PROPOSED LEGISLATIVE UPZONES



Reflect additional housing options with a matching zone district on the zoning map

- R-A/R-1/R-T → R-ML*

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

- *R-A/R-1 → R-T*

R-A = Rural – Agricultural

R-1 = Single-family

R-T = Townhouse

R-ML = Multi-family Low-density

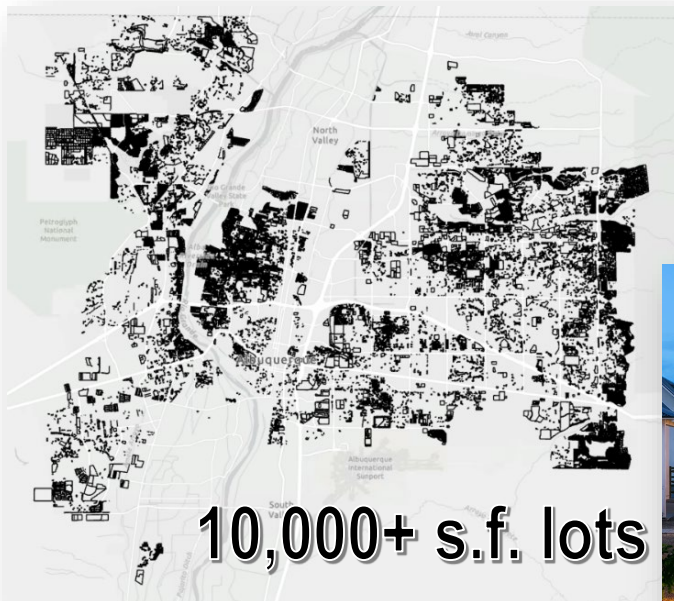
HOUSING REFORM

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
- Allowing a duplex on corner lots 5,000+ s.f.
- Allowing cottage development on Residential lots 10,000+ s.f.



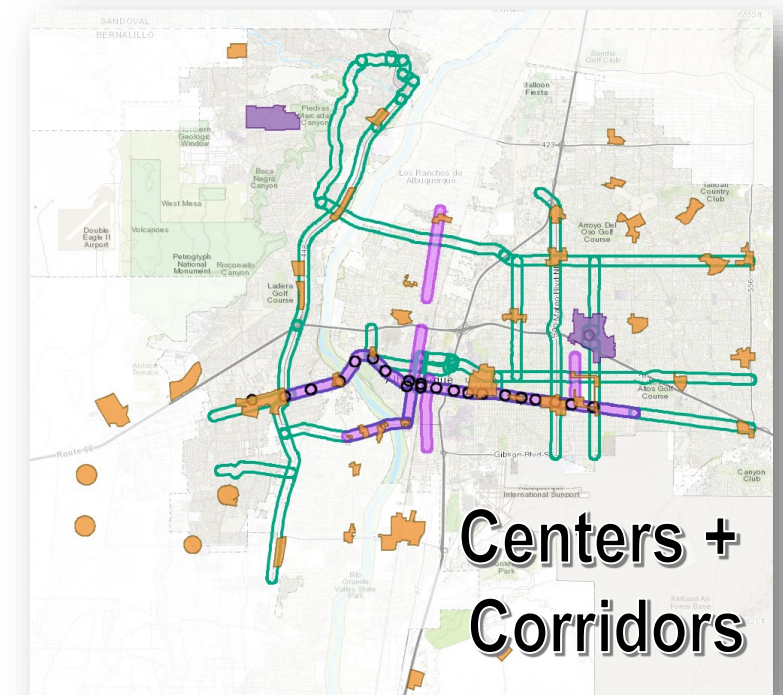
MX-T = Mixed-use Transition



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

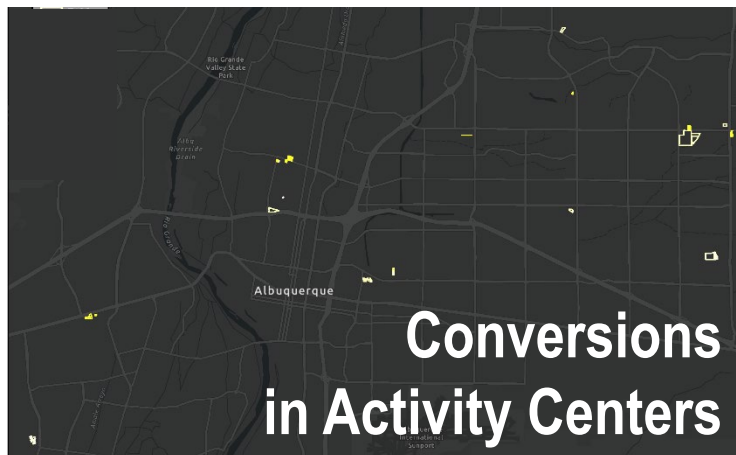
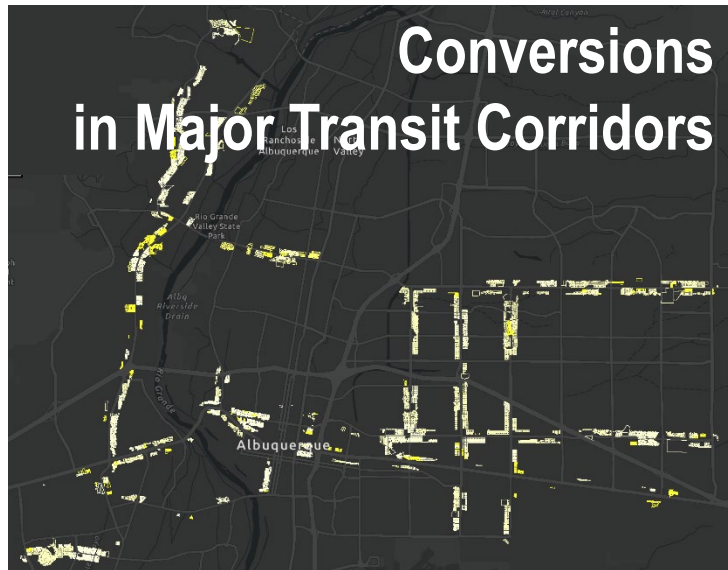
Decreasing costs per unit

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

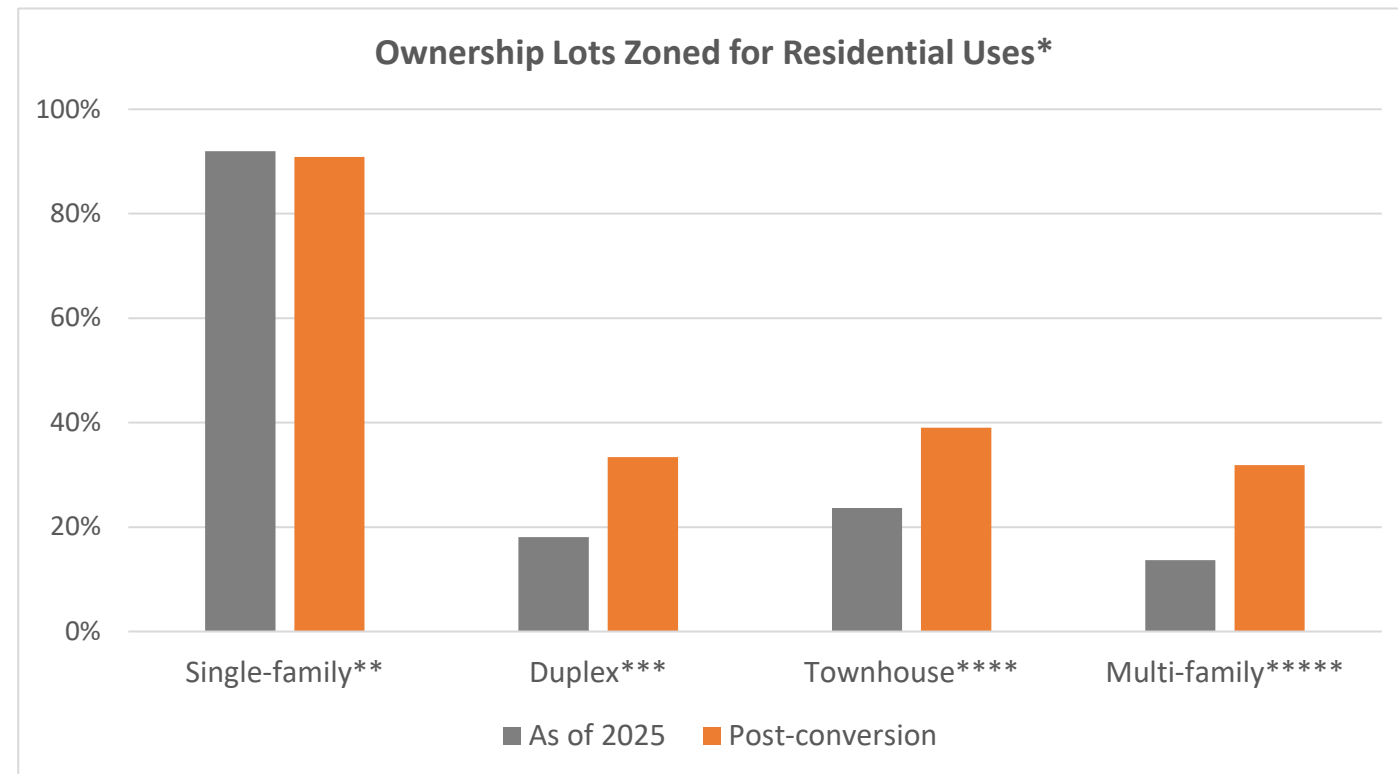


HOUSING CHANGES

PROPOSED LEGISLATIVE UPZONES



Allowing Missing Middle / Gentle Density



* 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

COTTAGE DEVELOPMENT

4-
3(B)(4)

EXISTING REGULATIONS

Can be single-family or duplex

Minimum project size:

1. General: 1 acre.
2. In or within 1,320 feet (¼ mile) of UC-MS-PT areas: 10,000 square feet.
3. Other areas, if granted a Conditional Use approval: 10,000 square feet.

Assumed square footage for calculation:

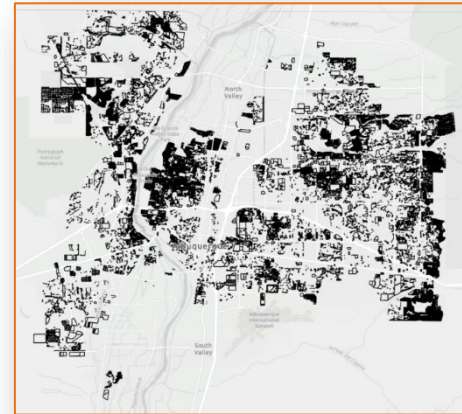
- R-1D: 2,600 s.f.
- Other: 2,000 s.f.

PROPOSED CHANGE

2025
IDO
Update

Minimum project size:

- 10,000 square feet



Assumed square footage for calculation:

- 2,000 s.f.

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BUILDING HEIGHT EXCEPTIONS AND ENCROACHMENTS

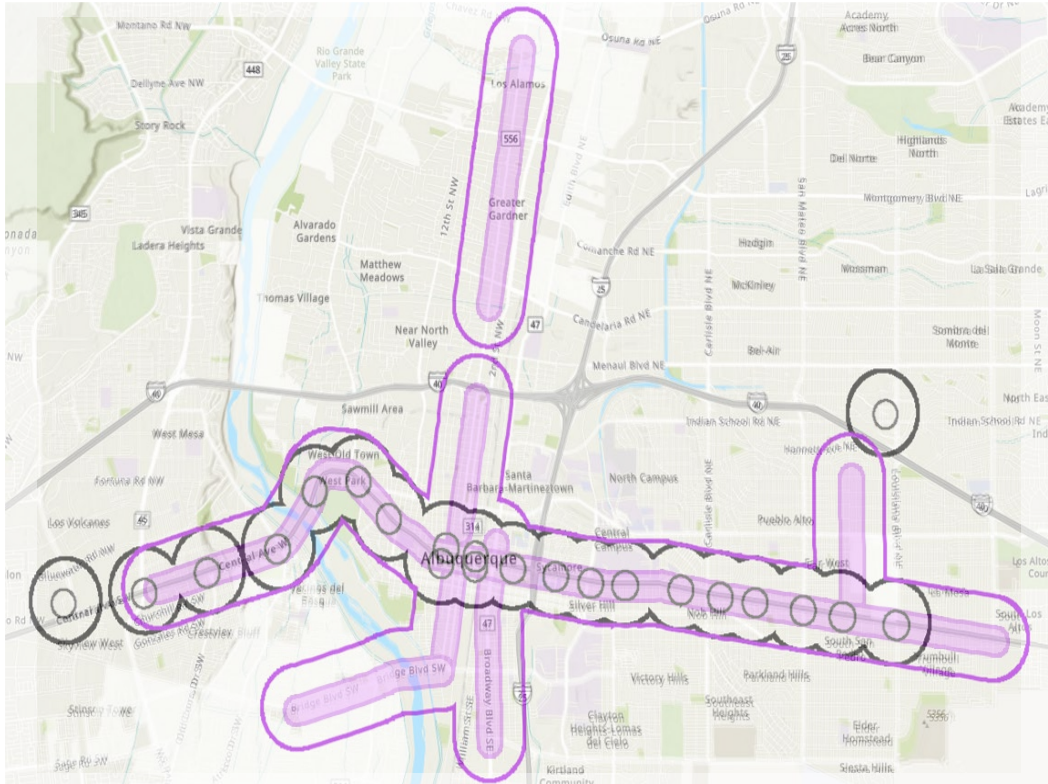


Table 5-1-2: Allowed Exceptions and Encroachments

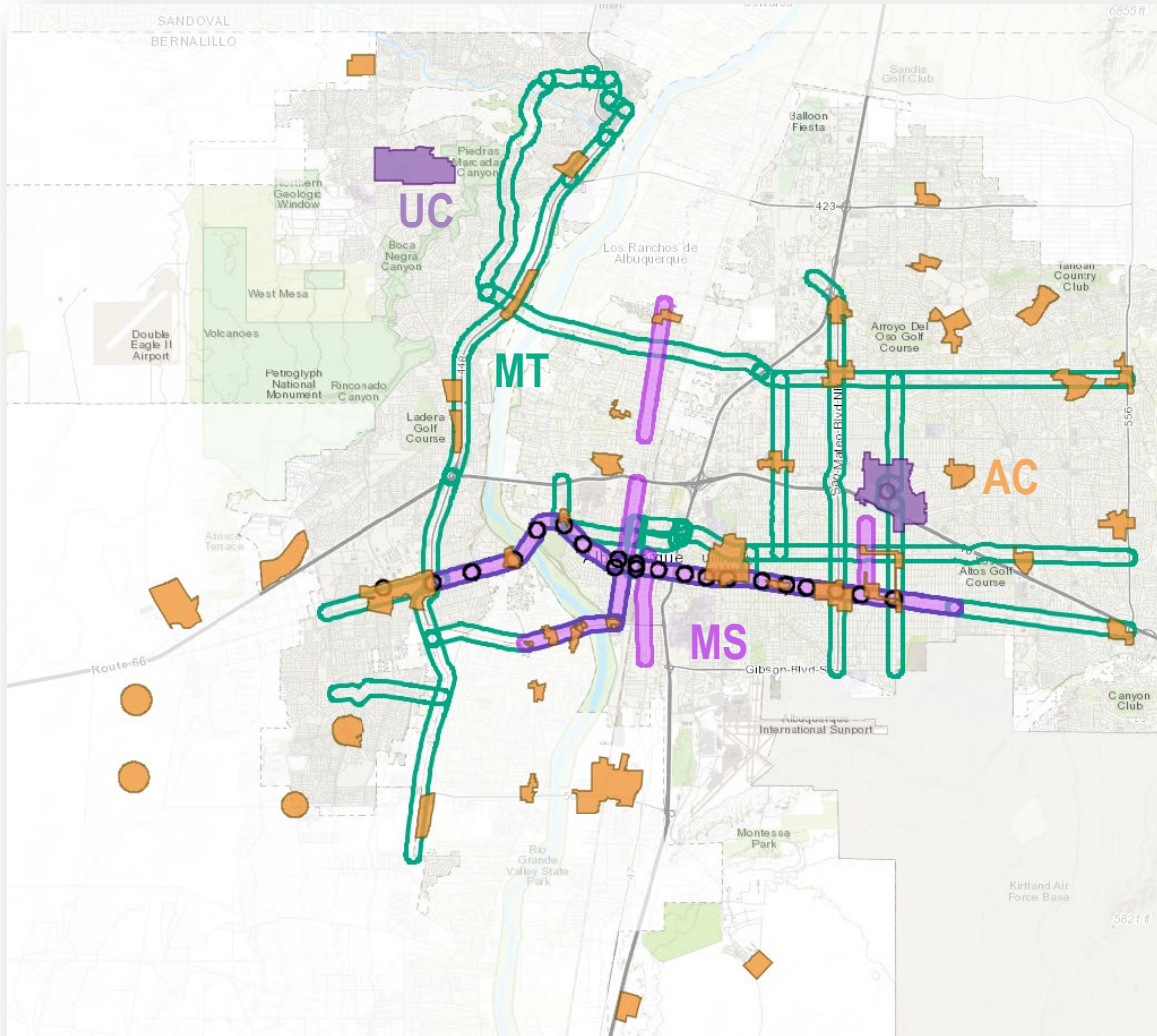
Structure or Feature	Conditions or Limits
Exceptions to Building Height Limits	
Dwelling, Multi-family	Exempt from building height maximums on lots in and within 1,320 feet (1/4 mile) of MS-PT areas

<https://tinyurl.com/IDOzoningmap>

MS = 660 feet from **Main Street**

PT = 660 feet from **Premium Transit** station

BUILDING HEIGHT



- Higher building heights by right in Centers/Corridors in multi-family Residential zones
 - Urban Centers (UC)
 - Main Street (MT)
 - Premium Transit (PT)
 - **PROPOSING:** Adding
 - Activity Centers (AC)
 - Major Transit (MT)
- Height bonuses
 - Workforce Housing
 - Structured Parking
 - **PROPOSING:** Adding AC

PROPOSED BUILDING HEIGHT

RESIDENTIAL ZONE DISTRICTS

MIXED-USE ZONE DISTRICTS

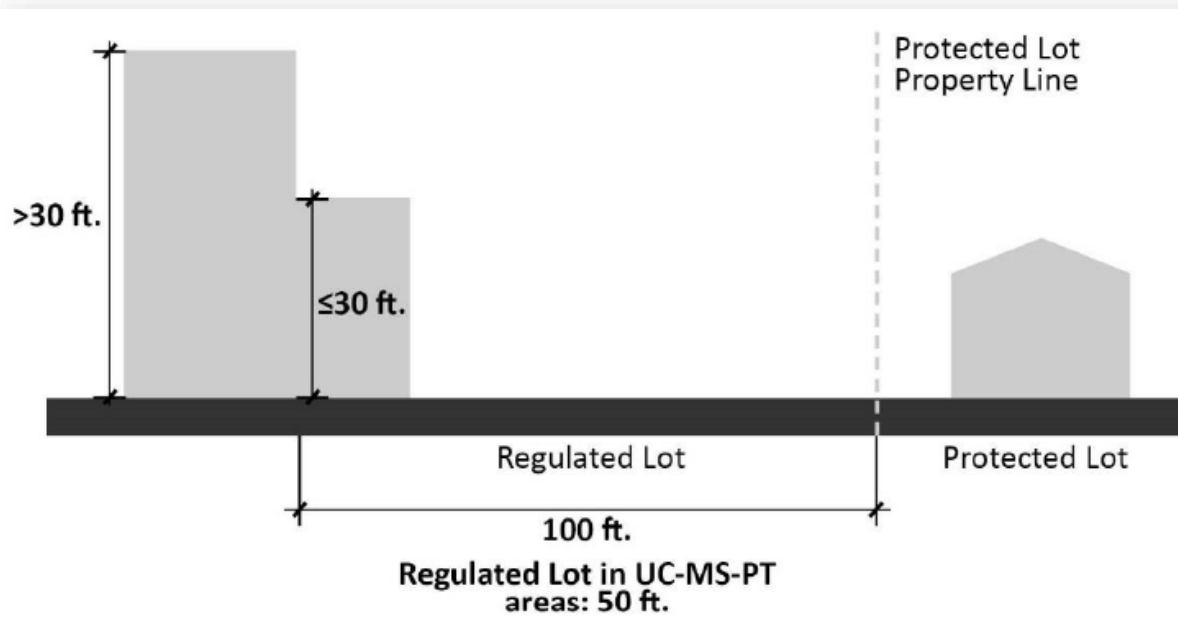
Table 5-1-1: Residential Zone District Dimensional Standards						
AC = Activity Center; MS = Main Street area; MT = Major Transit area; PT = Premium Transit area; UC = Urban Center						
Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Neighborhood Edges) 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
Building Height ^[9]						
Maximum						
Citywide	26 ft.			38 ft.	48 ft.	
AC-MT	N/A			50 ft.	60 ft.	
UC-MS-PT	N/A			62 ft.	72 ft.	
No maximum	For multi-family residential dwellings in or within ¼ mile (1,320 ft. of MS-PT)					
	N/A					For portions of a building >100 ft. from all lot lines
Bonuses						
Workforce Housing	N/A			12 ft.	24 ft.	
Structured Parking	N/A			UC-MS-PT-MT-AC: 12 ft.	UC-MS-PT-MT-AC: 24 ft.	

Table 5-1-1: Mixed-use Zone District Dimensional Standards				
AC = Activity Center; MS = Main Street area; MT = Major Transit area; PT = Premium Transit area; UC = Urban Center				
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
Building Height ^[6]				
Maximum				
Citywide	30 ft.	38 ft.	48 ft.	68 ft.
AC-MT	N/A	50 ft.	60 ft.	80 ft.
UC-MS-PT	N/A	62 ft.	72 65 ft.	92 ft.
No maximum	For multi-family residential dwellings in or within ¼ mile (1,320 ft. of MS-PT)			
	N/A		For portions of building >100 ft. from all lot lines	
Bonuses				
Workforce Housing	AC-MT: 12 ft. UC-MS-PT: 24 ft.			
Structured Parking	N/A	UC-MS-PT-MT-AC: 12 ft.		UC-MS-PT-MT-AC: 24 ft.

NEIGHBORHOOD PROTECTIONS

Part
5

Neighborhood Edge Building Height Step-down



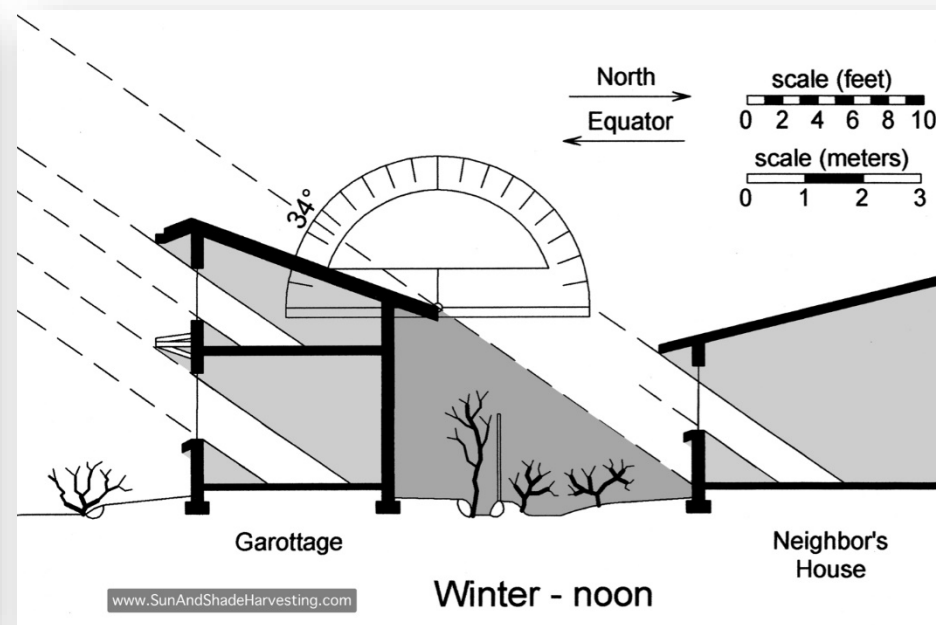
Applies to all Residential, Mixed-use and Non-residential zone districts.

UC = Urban Centers

MS = 660 feet from Main Street

PT = 660 feet from Premium Transit station

Solar Access

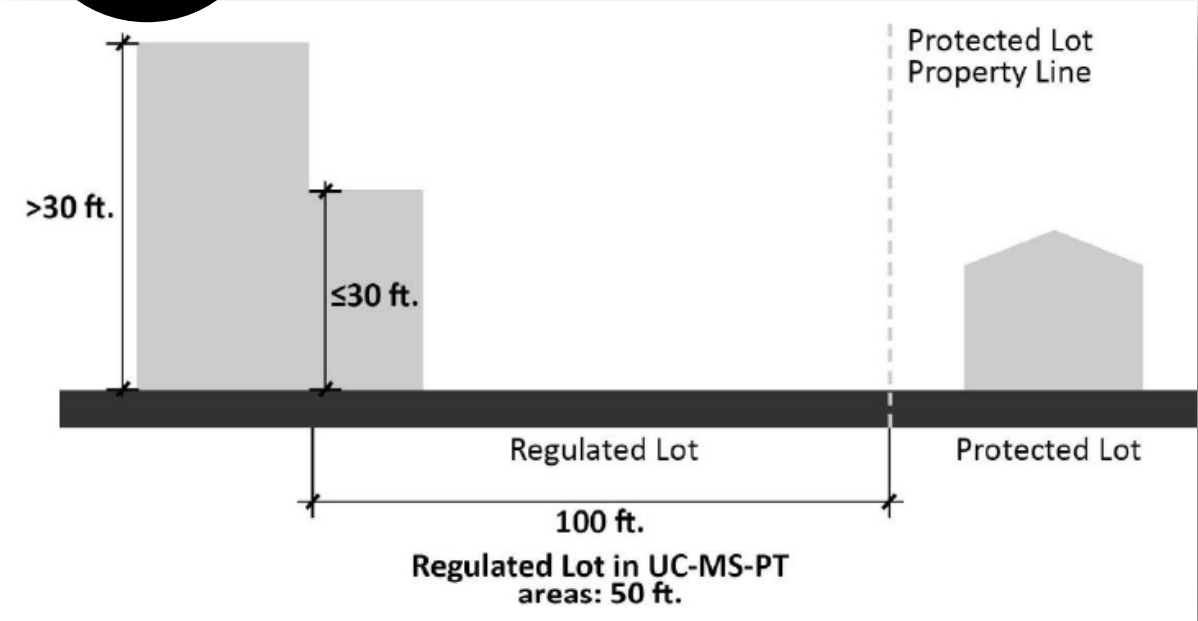


Limits building height on the northern lot line in Residential zone districts.

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BUILDING HEIGHT LIMITS

5-9(B)(2)



Neighborhood Edge Building Height Step-down

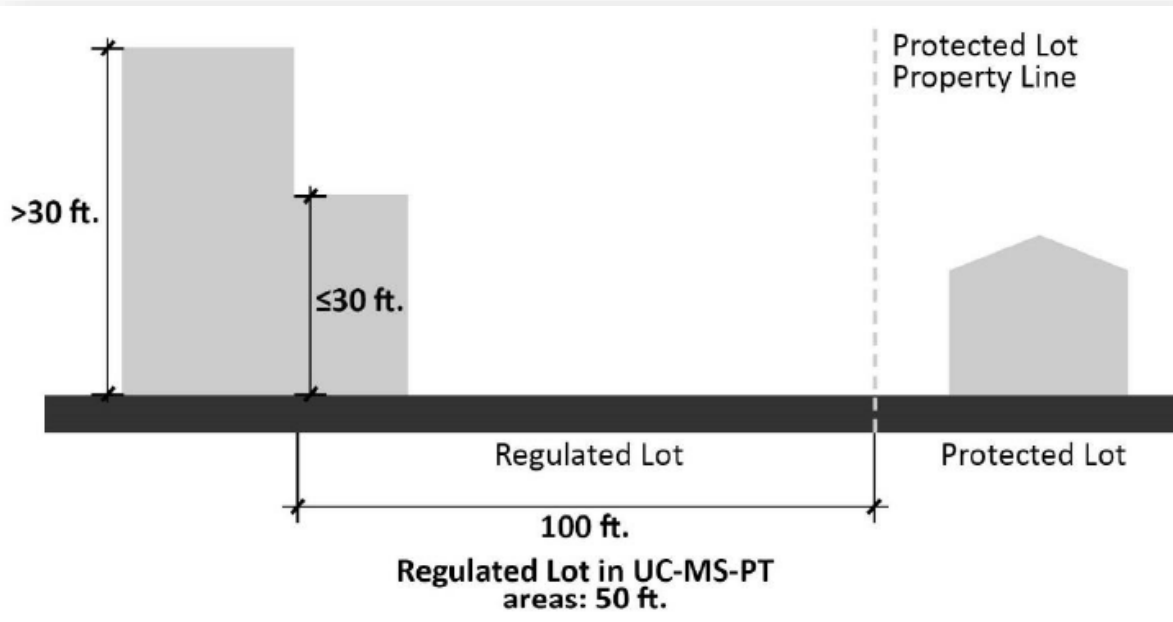
- **Neighborhood Edges** apply to all Residential, Mixed-use and Non-residential zone districts.
- **Solar Access** limits building height on the northern lot line in Residential zone districts.

5-10)

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

REDUCING LIMIT BUILDING HEIGHTS

Neighborhood Edge Building Height Step-down



Applies to all Residential, Mixed-use and Non-residential zone districts.

UC = Urban Centers

MS = 660 feet from Main Street

PT = 660 feet from Premium Transit station

2025
IDO
Update

PROPOSED CHANGE

Adding Major Transit (MT) to UC-MS-PT
(i.e. 50 ft. for Neighborhood Edge)

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REDUCING PARKING REQUIREMENTS

CITYWIDE

Table 5-5-1: Minimum Off-street Parking Requirements	
DU = Dwelling Unit BR = Bedroom	
Use	Proposed IDO Parking Requirement
PERMISSIVE PRIMARY USES	
RESIDENTIAL	
Household Living	
Dwelling, single-family	1 space / DU <u>with 2 or fewer</u> BR
Dwelling, cottage development	1 space / DU R-A and R-1: 2 additional spaces / project for visitors
Dwelling, two-family (duplex)	1 space / DU <u>with 2 or fewer</u> BR
Dwelling, townhouse	
Dwelling, live-work	2 spaces / DU
Dwelling, multi-family	<u>1 space / DU with 2 or fewer BR</u> <u>1.5 spaces / DU with 3 or more BR</u> <u>1 space / DU for Workforce Housing</u>

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

CENTERS + CORRIDORS

- No minimums!
- Maximums only for non-residential development

Table 5-5-1: Maximum Off-street Parking Requirements for Non-residential Development	
DT = Downtown; UC = Urban Center; MS = Main Street area; PT = Premium Transit area AC = Activity Center; MT = Major Transit area	
Area	Parking Maximum for Non-residential Development ^[1]
Centers + Corridors	
DT-UC-MS-PT areas	<u>100%</u>
<u>AC-MT areas</u>	<u>125%</u>
Small Areas	
McClellan Park Small Area ^[2]	175%
Old Town – HPO-6	175%
Other	
Within 330 feet of a transit facility ^[3]	100%
^[1] Percent of the off-street parking spaces required by Table 2-4-13 or Table 5-5-1, as applicable. ^[2] See Subsection 14-16-5-5(B)(2)(a)2. ^[3] As of 2025, transit facilities include Alvarado Transportation Center, Central/Unser Transit Center, Montaño Transit Center, Montgomery & Tramway, Northwest Transit Center, Uptown Transit Center.	

THANKS FOR PARTICIPATING!

2025 IDO Update

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

Suggestions/comments

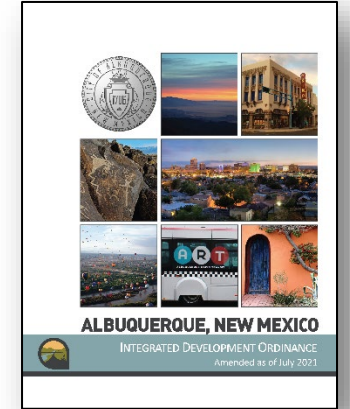
abcto@cabq.gov

Get to Know Your IDO

[Handout](#) (PDF)

[Presentation](#) (PDF)

[Video](#)



IDO Online

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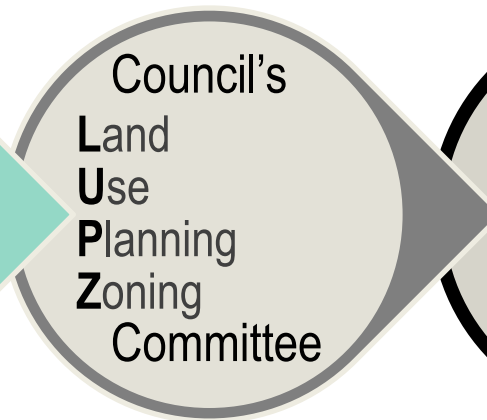
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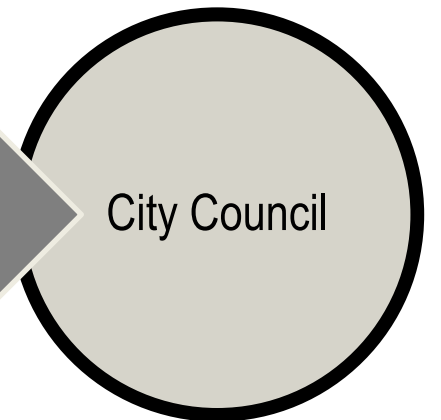
October 2025



January 2026



February 2026





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Kate Clark

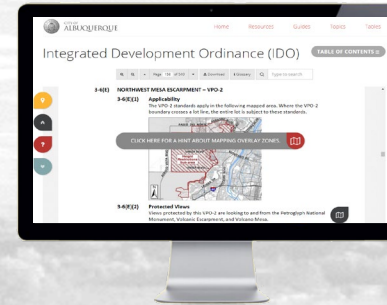
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ABC-Z Project

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Interactive IDO



abq-zone.com

IDO Zoning Map



tinyurl.com/idozoningmap

ABC Comp Plan



compplan.abq-zone.com

Planning Webpage



cabq.gov/planning