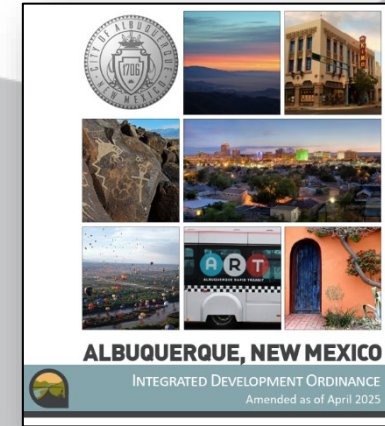


INTEGRATED DEVELOPMENT ORDINANCE

Upcoming Updates

July 2025



IDO Project Webpage:

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

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Senior Planner

kclark@cabq.gov

**ONE
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RQUE**

THANKS FOR PARTICIPATING!

2025 IDO Update

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

Suggestions/comments

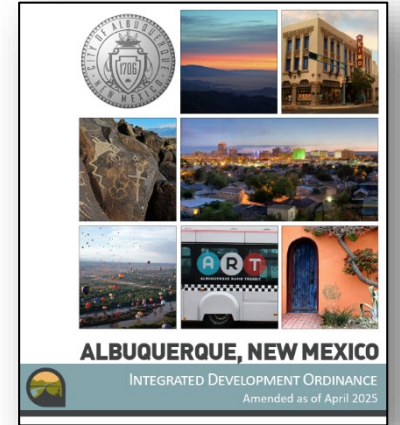
abcto@cabq.gov

Get to Know Your IDO

[Handout](#) (PDF)

[Presentation](#) (PDF)

[Video](#)



IDO Online

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

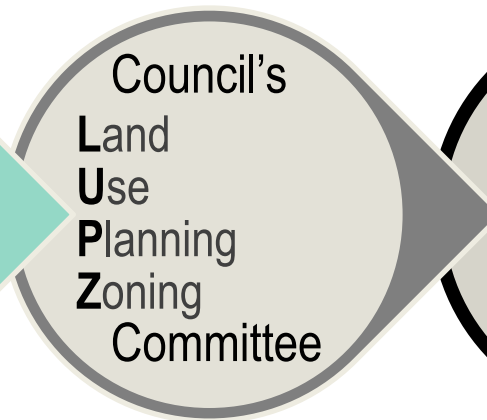
Public Meetings

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

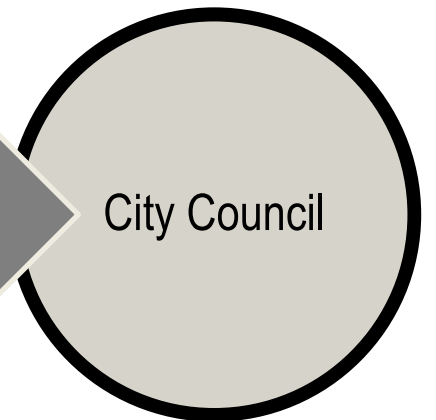
October 2025



January 2026



February 2026



2017

PLANNING + ZONING

ABC COMPREHENSIVE PLAN

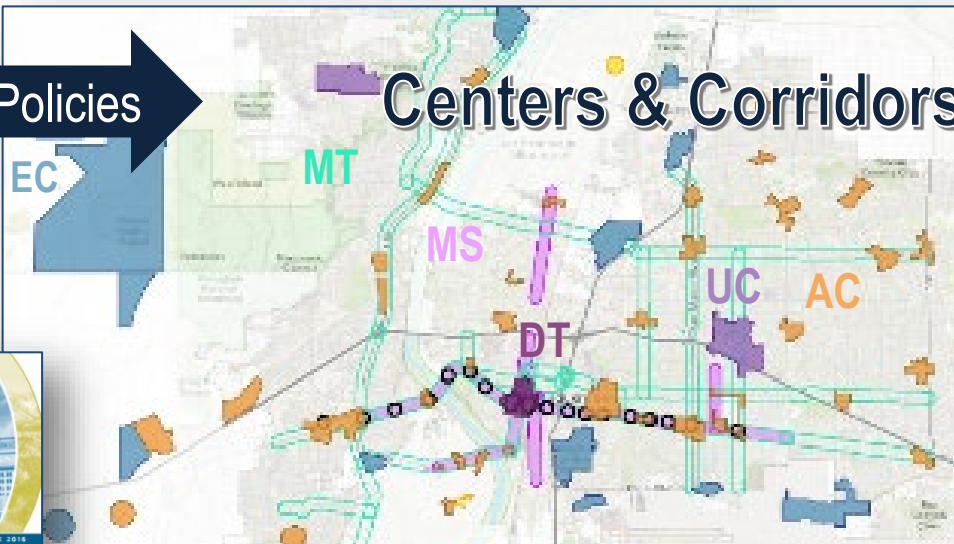
- **What we want + why:**
 - Where to direct growth
 - What to protect
 - What actions to take
 - How to measure progress



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

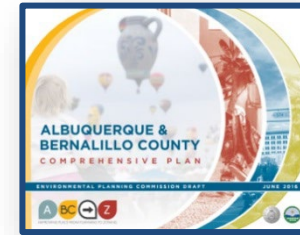
High-quality
development
in Centers + Corridors



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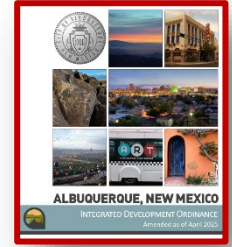
WHAT IS ZONING?

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

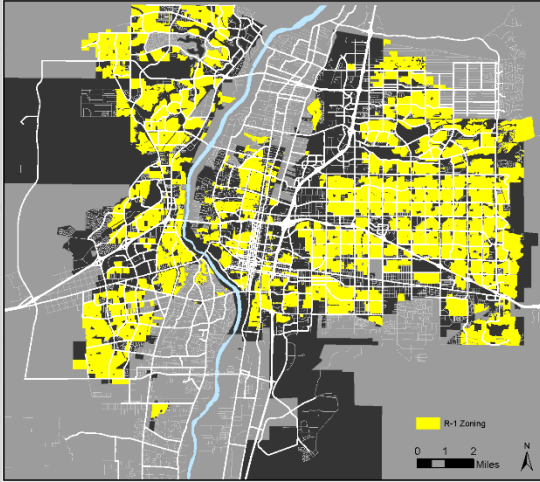
WHAT ZONING DOESN'T DO WELL

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

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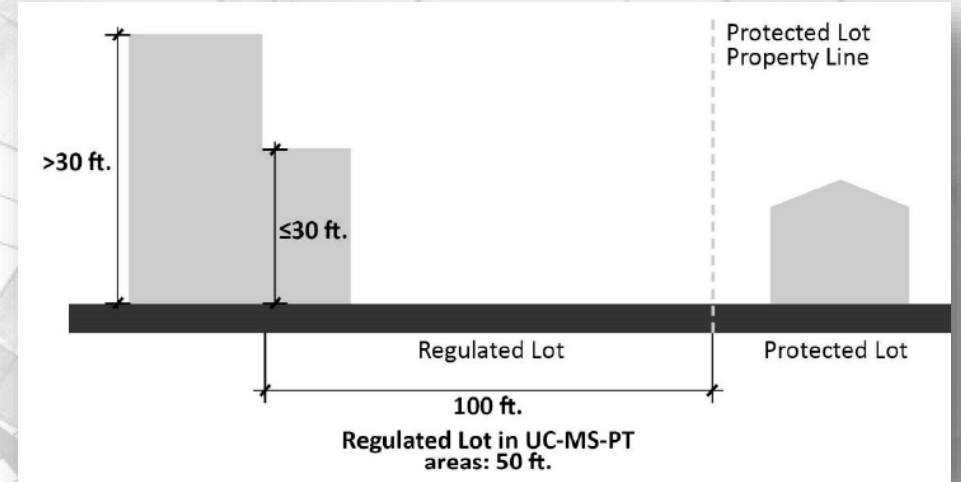
2017

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

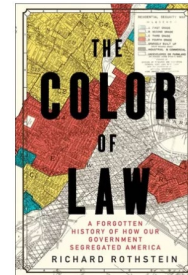
1928: Albuquerque proposes the first zoning code

1959: City of Albuquerque established first zoning code

1975: CABQ replaced zoning code

2017: CABQ adopted IDO

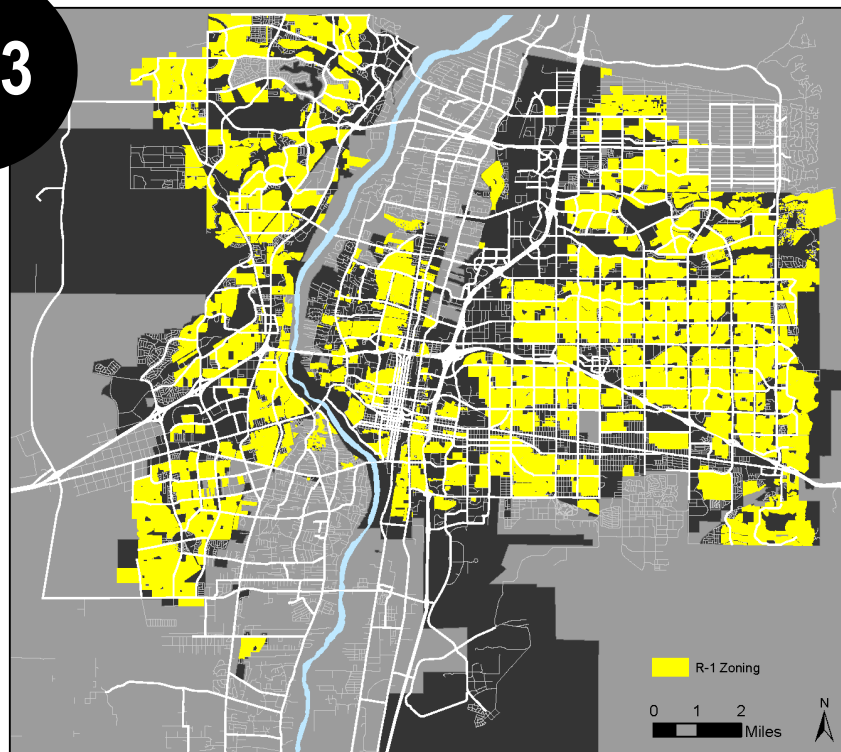
2023: Housing Forward Allowed Casitas and Non-residential Conversions



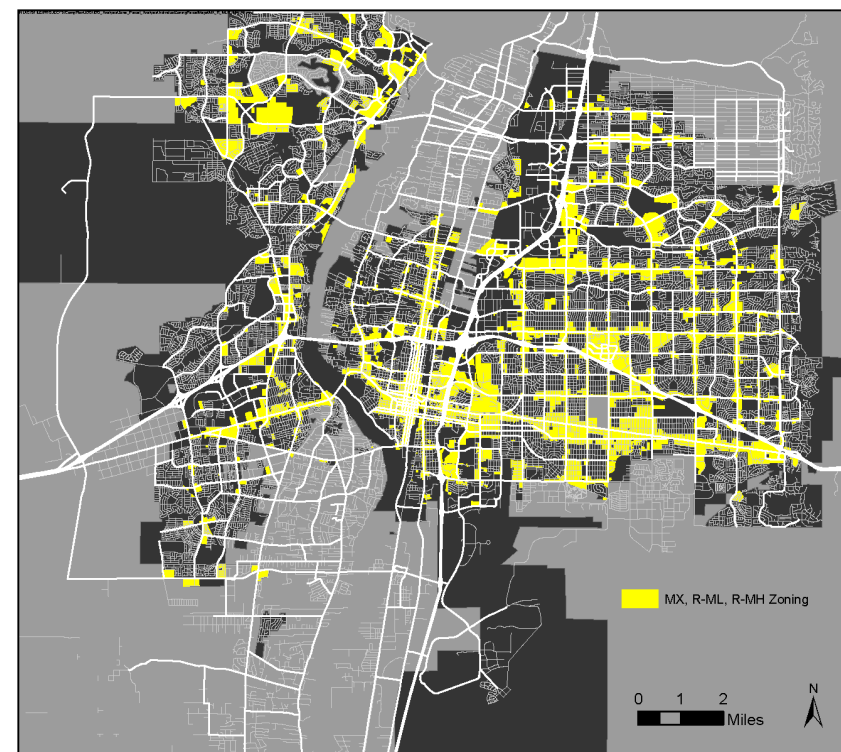
[Segregated by Design](#)

Only houses / Casitas allowed (67%)

2023



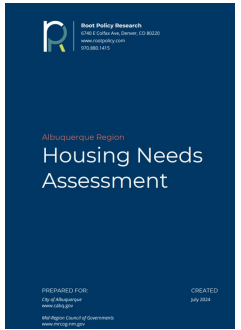
Apartments Allowed (14%)



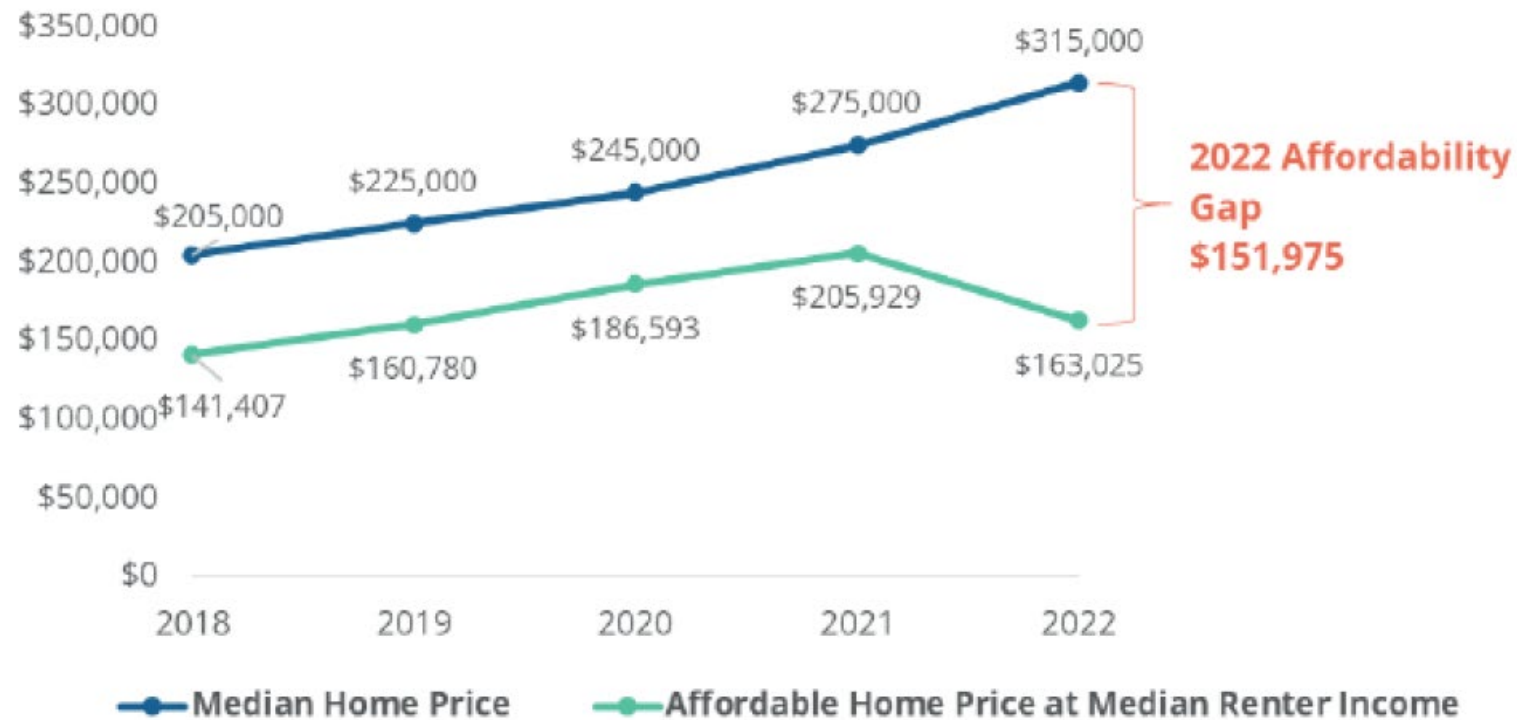
THE PROBLEM

ABQ Region Housing Needs Assessment (2024)

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



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



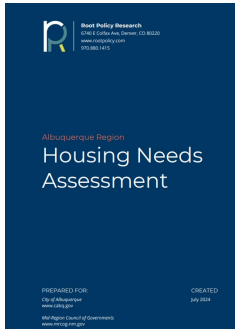
Note: Affordability estimates assume a household spends 30% of their income on housing and assume a 30-year mortgage with a 10% downpayment, 30% of monthly payment is used for property taxes, utilities, insurance. Interest rates used are the historical 30-year fixed rate average from Freddie Mac from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

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

THE PROBLEM

ABQ Region Housing Needs Assessment (2024)

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



Who is priced out of the market?



Healthcare workers



Food preparation & servers



Maintenance workers



Personal care and service workers



Sales and general office workers



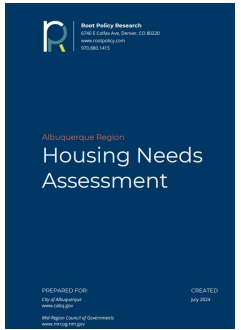
Transportation and materials movers

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

THE NEED

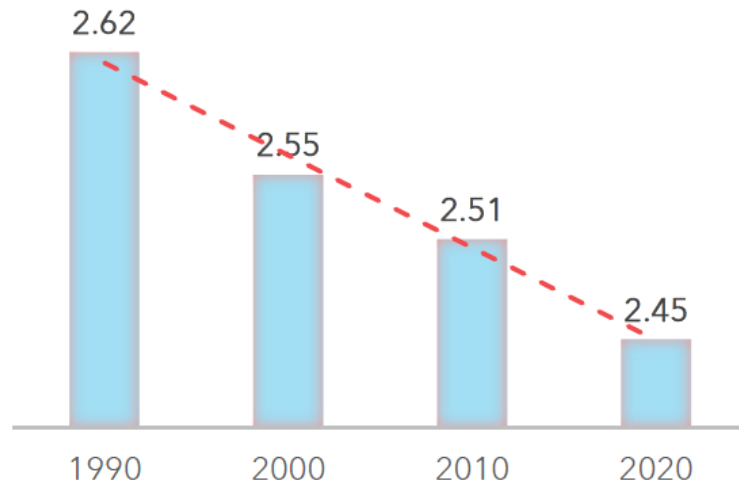
ABQ Region Housing Needs Assessment (2024)

<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

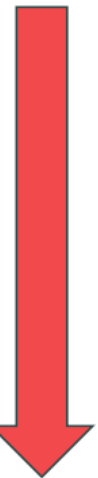
PERCENT 1-PERSON HOUSEHOLDS by AGE

Householder 15 - 54 years = 24%

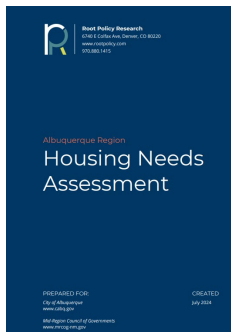
Householder 55 - 64 years = 37%

Householder 65 - 74 years = 42%

Householder 75+ years = 50%



Source: 2022 ACS 5-year estimates



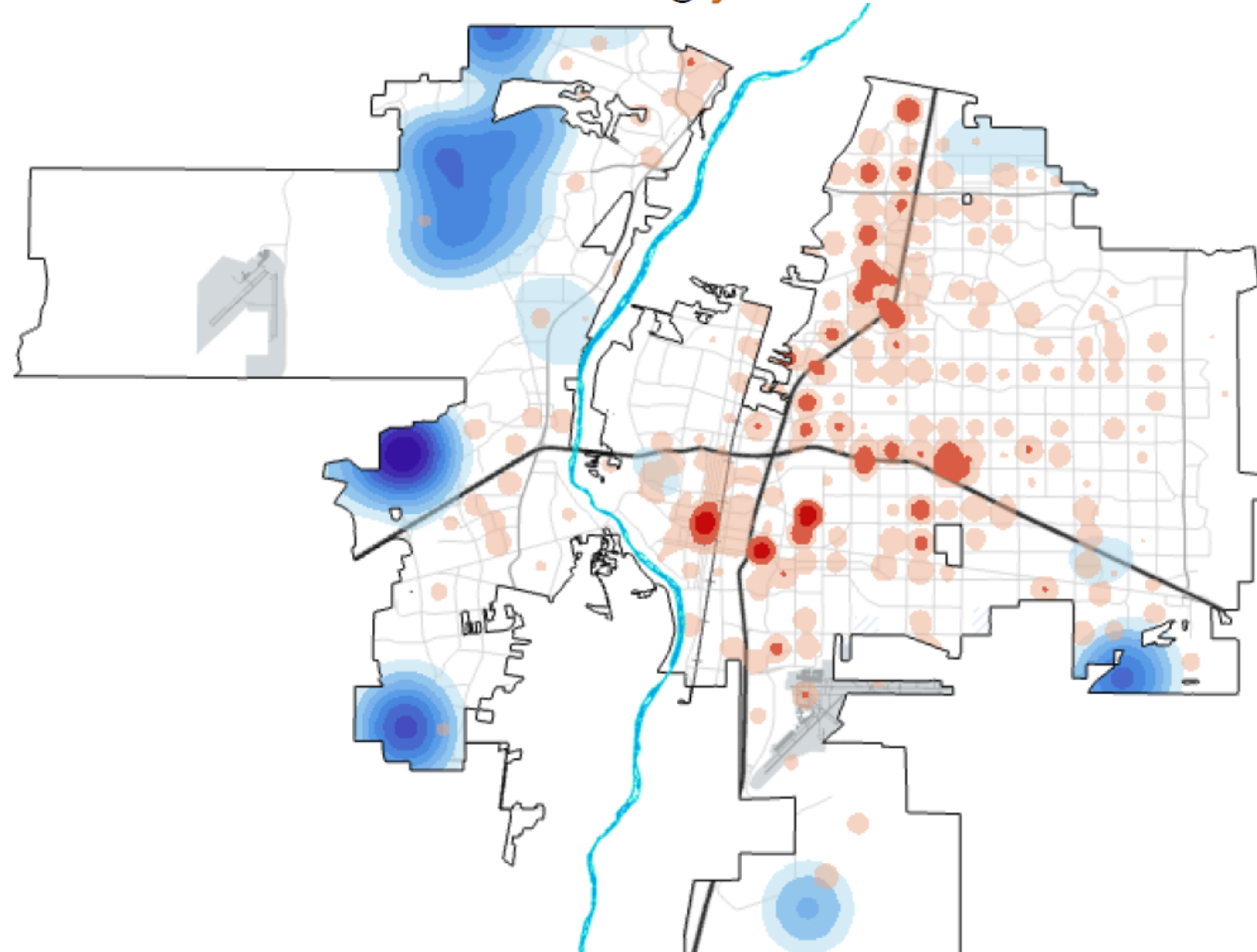
ABQ Region Housing Needs Assessment (2024)

<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



OPT-IN ZONING

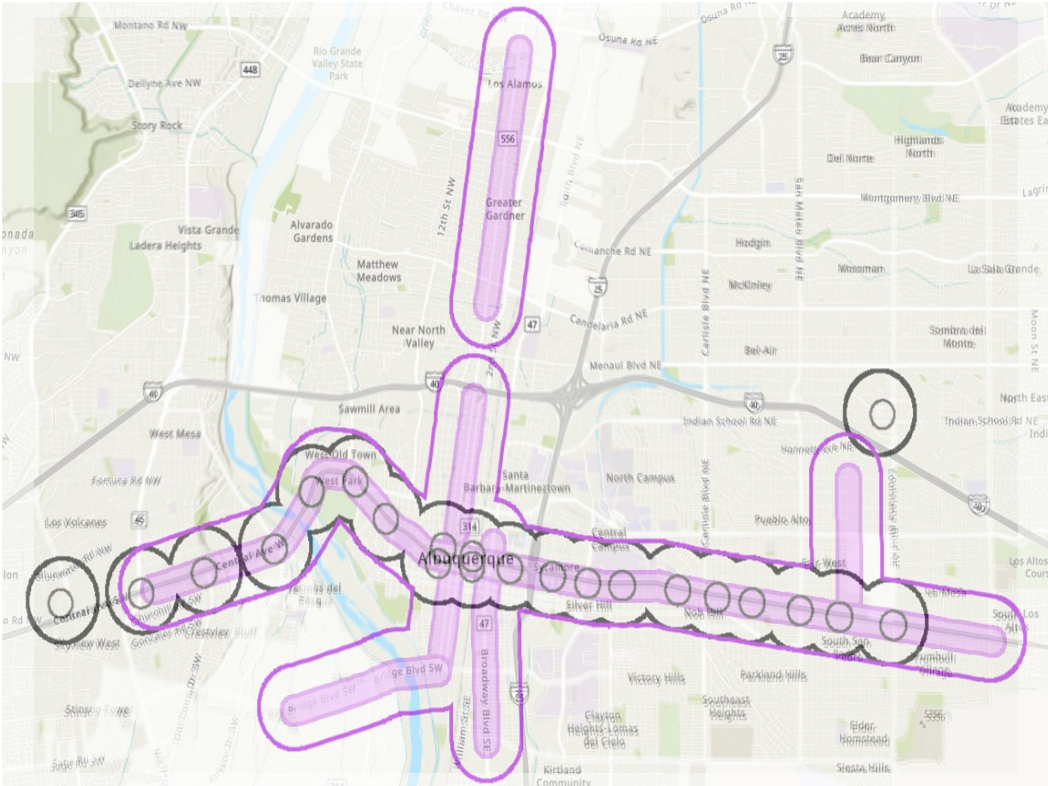
R-25-167

- **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



<https://tinyurl.com/IDOzoningmap>

MS = 660 feet from **Main Street**

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

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

MS examples:

- Central
- 4th Street
- Broadway
- San Pedro
- Bridge

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

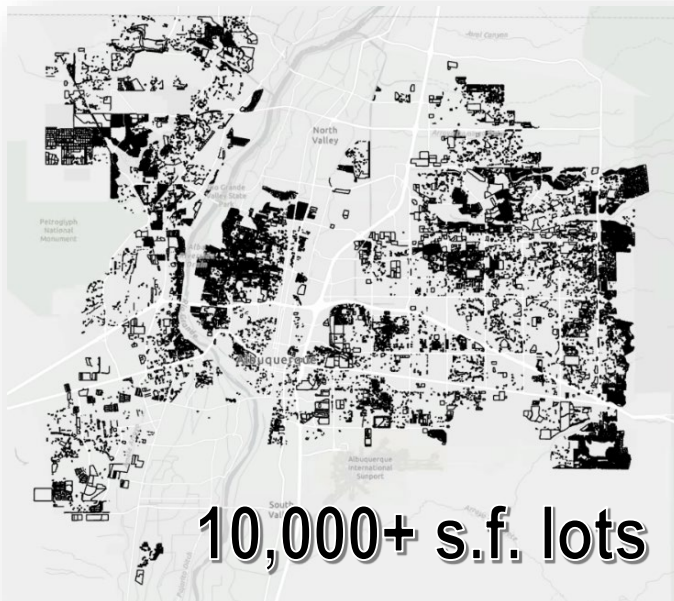
HOUSING REFORM

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



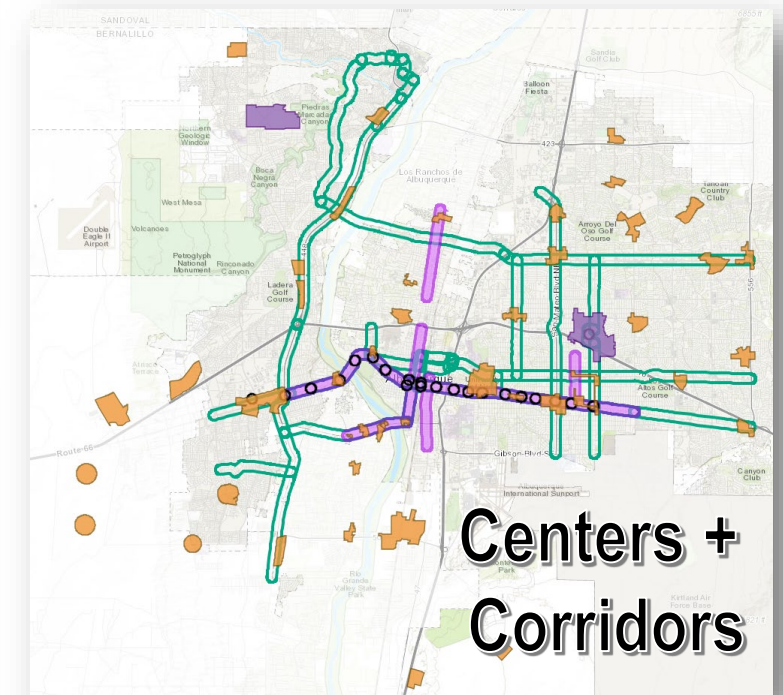
1700 Old Town Rd.



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

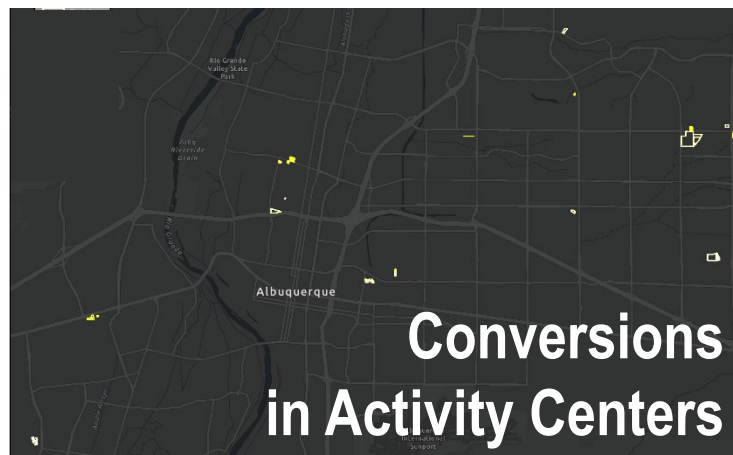
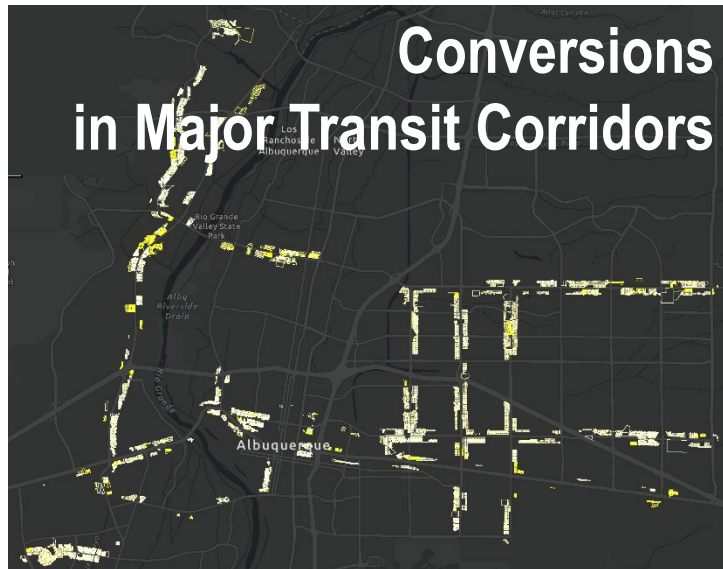
Decreasing costs per unit

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



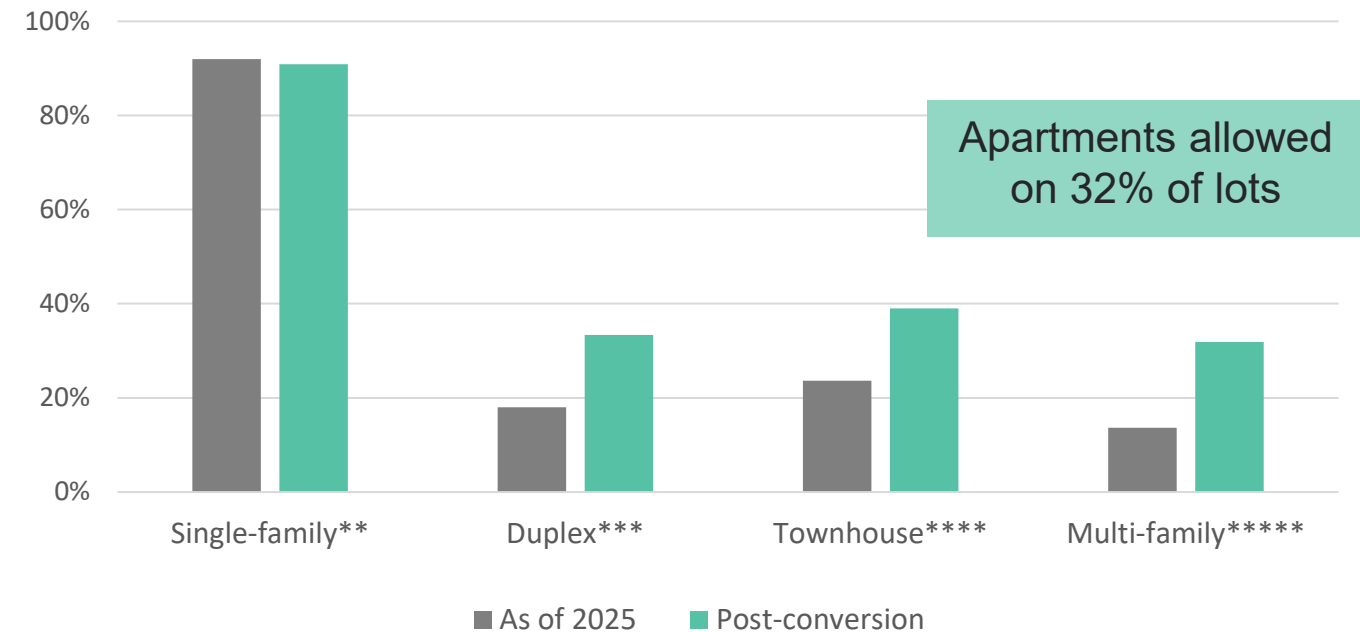
HOUSING CHANGES

PROPOSED LEGISLATIVE UPZONES



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

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)

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:

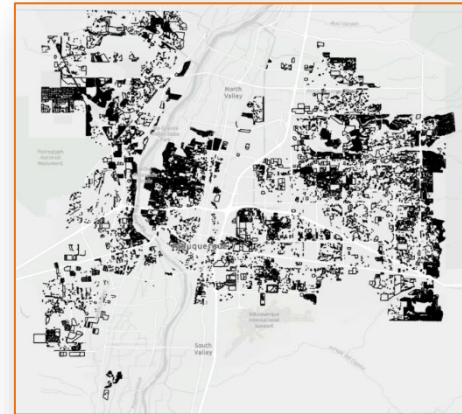
- R-1D: 2,600 s.f.
- Other: 2,000 s.f.

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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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)

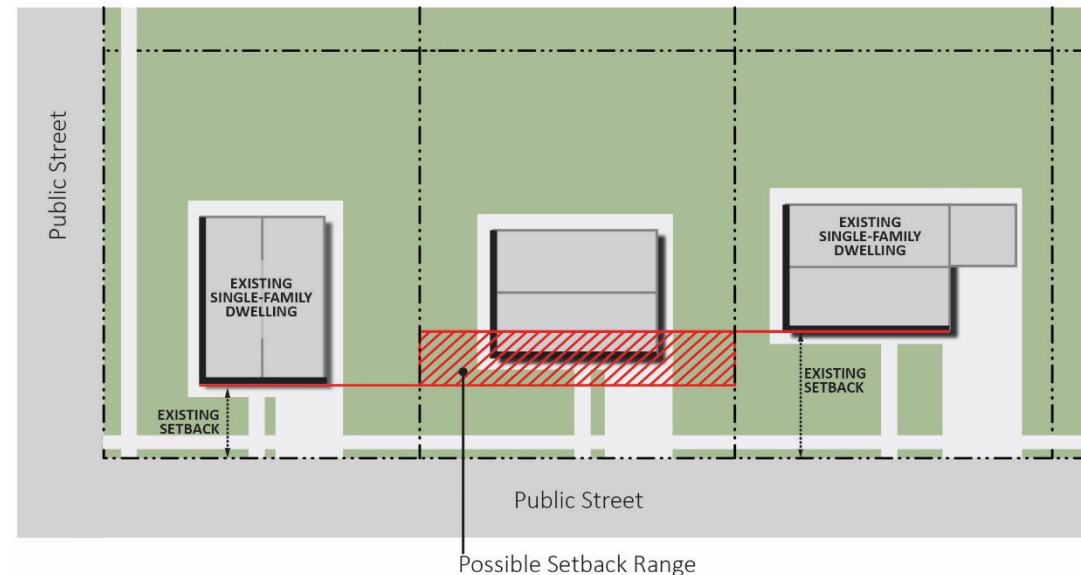
LOT SIZE

- 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.

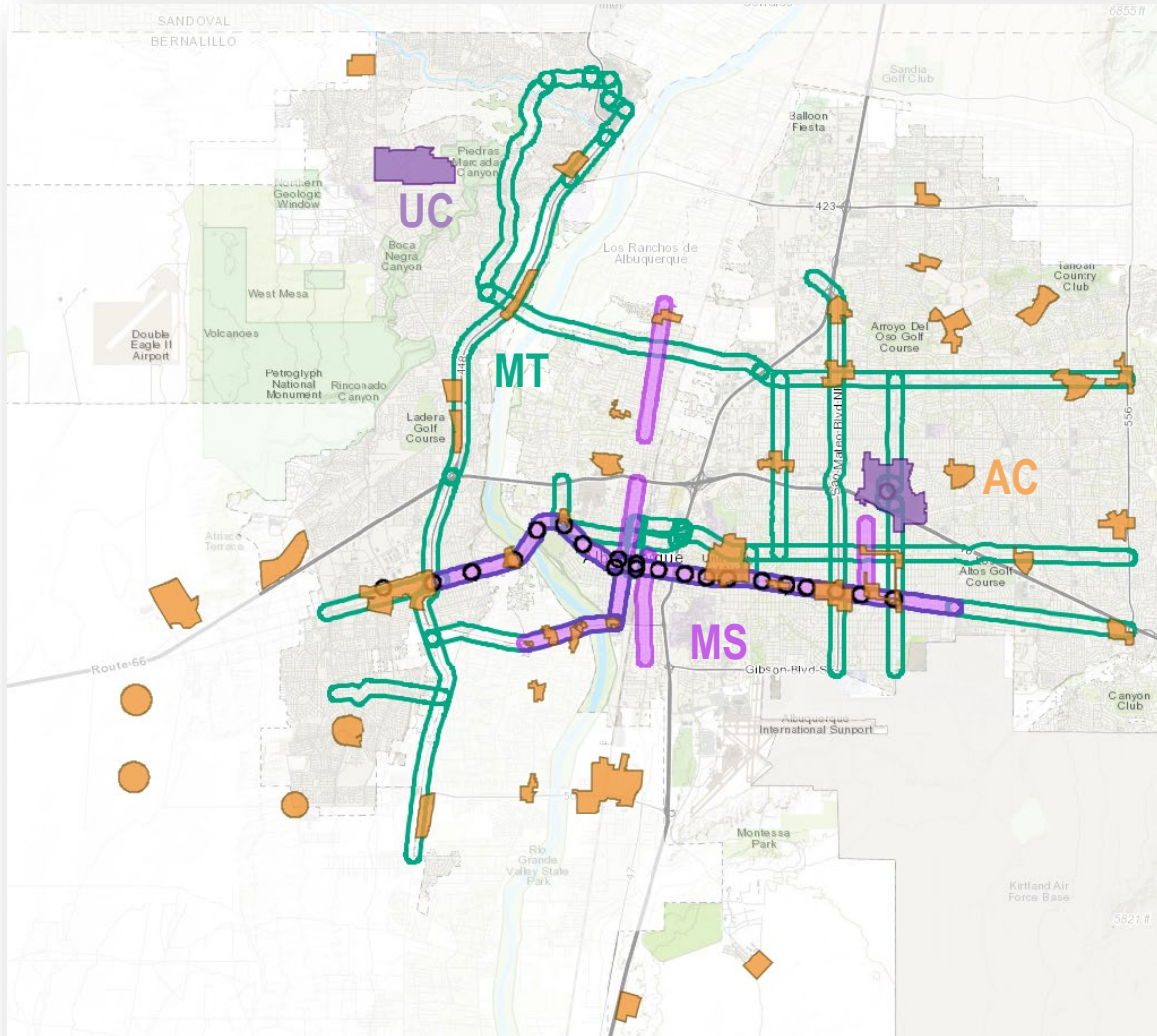
FRONT / SIDE SETBACKS

- **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.



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BUILDING HEIGHT



- Higher building heights by right in Centers/Corridors in multi-family Residential zones + MX 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

MAXIMUM BUILDING HEIGHTS

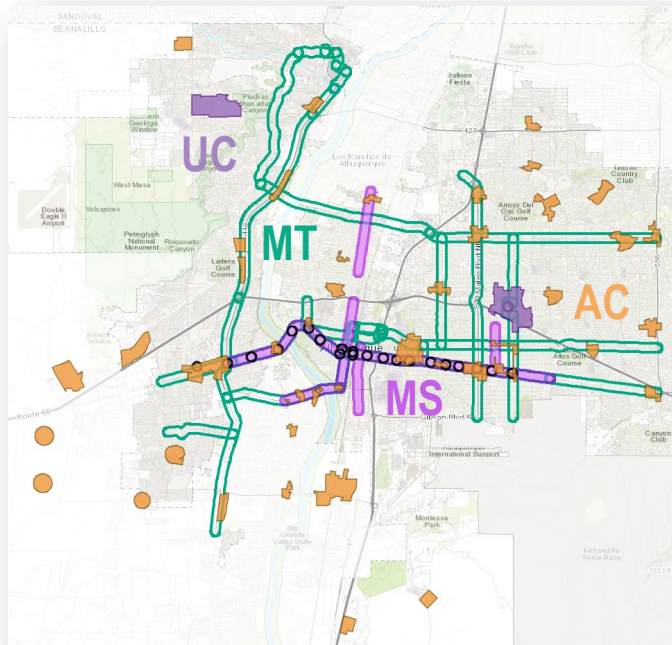
R-ML + R-MH Zone Districts

CHANGE / IDO TEXT

Staff

Explanation

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



AC examples:

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

MT examples:

- Coors
- San Mateo
- Louisiana
- Lomas
- Montgomery

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.	

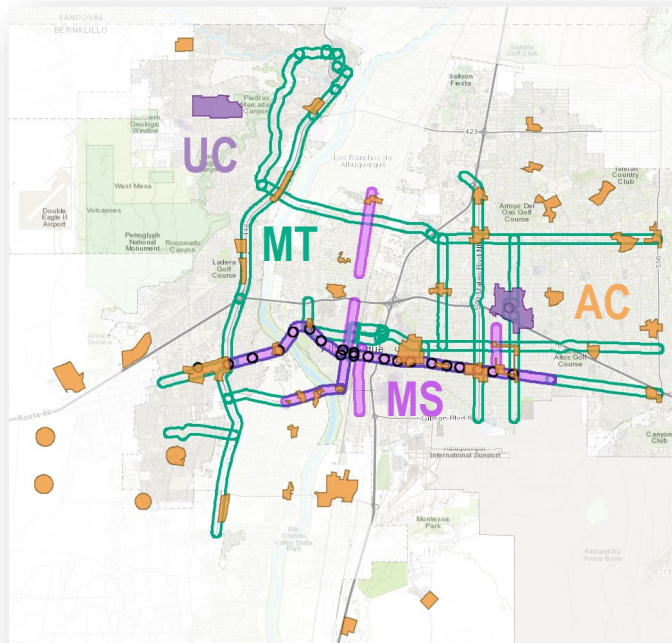
MAXIMUM BUILDING HEIGHTS

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.



AC examples:

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

MT examples:

- Coors
- San Mateo
- Louisiana
- Lomas
- Montgomery

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

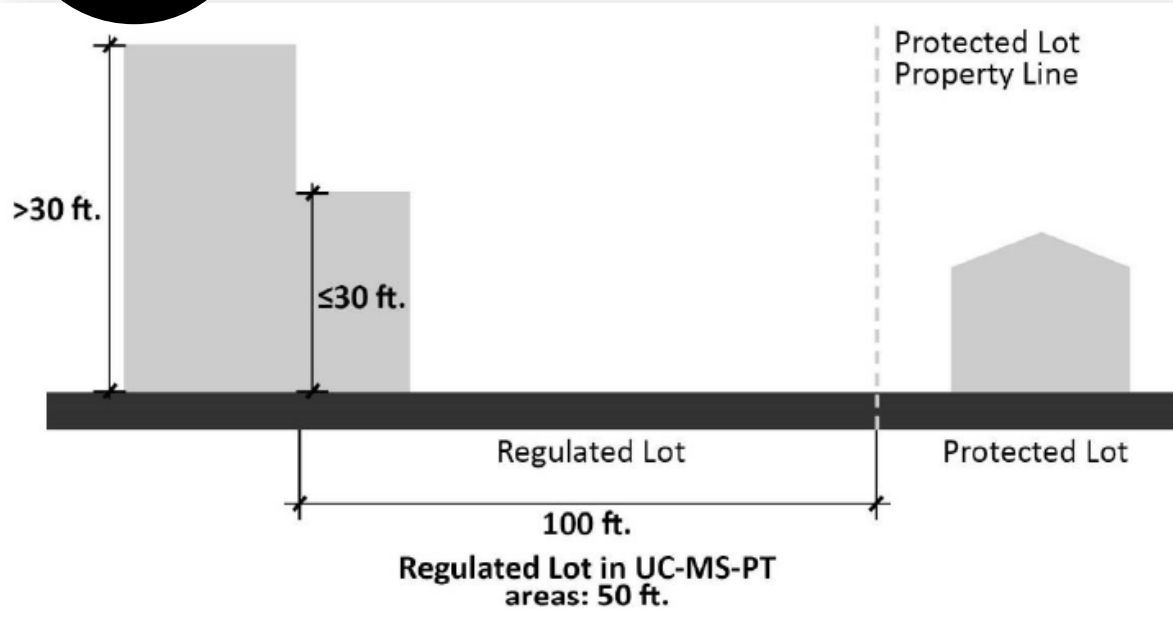
BR = bedroom DU = dwelling units

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. ^[8]			
Rear, minimum	15 ft. UC-MS-PT: 0 ft. where rear lot line abuts a street or alley			
Rear, maximum	N/A			
Building Height ^{[6] 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</u> : 12 ft. UC-MS-PT: <u>24 12 ft.</u>			
Structured Parking	<u>N/A</u>	<u>UC-AC-MS-PT-MT</u> : 12 ft.		UC- <u>AC</u> -MS-PT-MT: 24 ft.

BUILDING HEIGHT LIMITS

5-9(B)(2)



Neighborhood Edge Building Height Step-down

UC = Urban Centers

MS = 660 feet from Main Street

PT = 660 feet from Premium Transit station

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

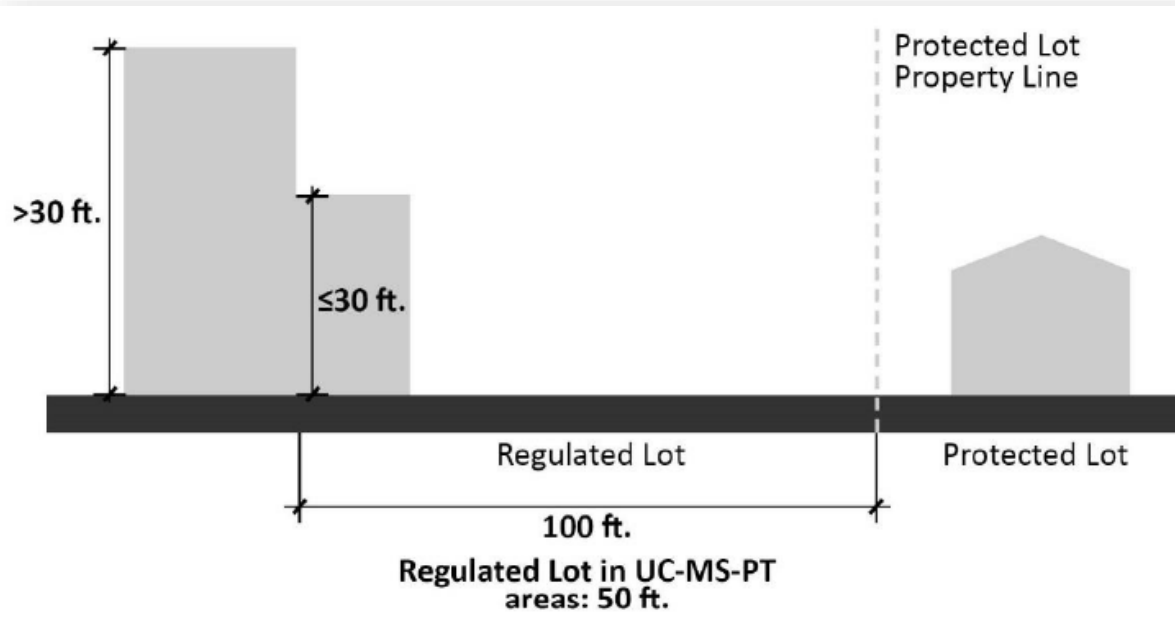
5-10)

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

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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)

MT examples:

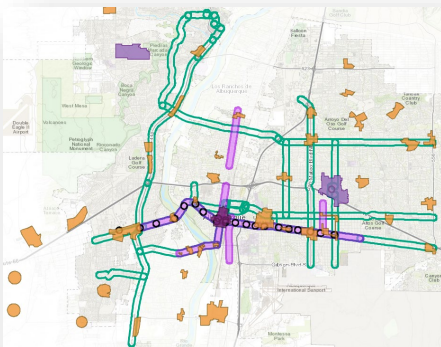
- Coors
- San Mateo
- Louisiana
- Lomas
- Montgomery

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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 Center
AC = Activity Center
MS = 660 feet from Main Street
PT = 660 feet from Premium Transit station
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

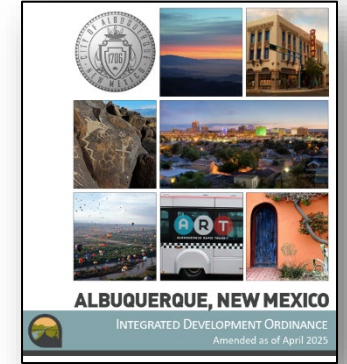
abcto@cabq.gov

Get to Know Your IDO

[Handout](#) (PDF)

[Presentation](#) (PDF)

[Video](#)



IDO Online

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

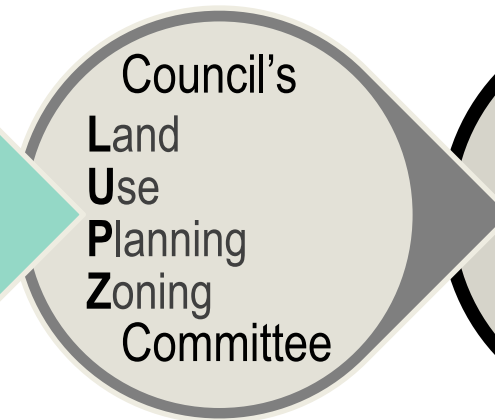
Public Meetings

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

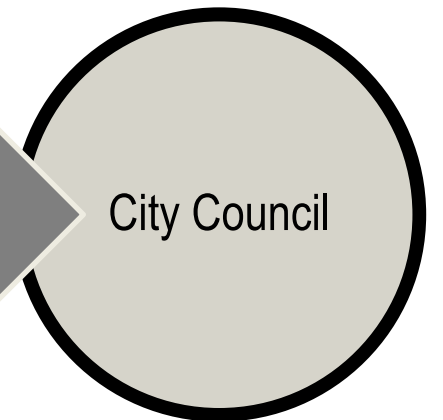
October 2025



January 2026



February 2026





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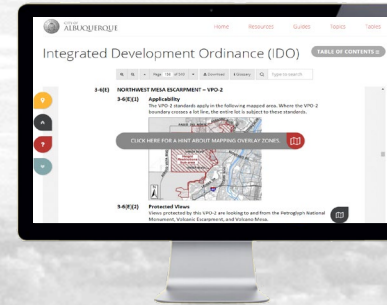
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Interactive IDO



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IDO Zoning Map



tinyurl.com/idozoningmap

ABC Comp Plan



compplan.abq-zone.com

Planning Webpage



cabq.gov/planning