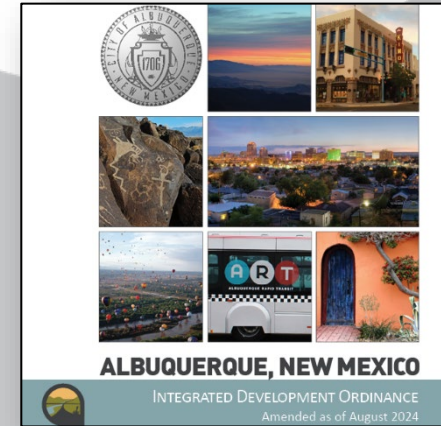


INTEGRATED DEVELOPMENT ORDINANCE



IDO Project Webpage:

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

O-24-69 Update

February 2025

Mikaela Renz-Whitmore

Division Manager

mrenz@cabq.gov

Michael Vos

Principal Planner

mvos@cabq.gov

Kate Clark

Senior Planner

kclark@cabq.gov

**ONE
ALBUQUE
ROQUE**

OUR COMMITMENTS

We expect this conversation to get spicy, so here are our commitments so that we can answer as many questions as possible.

We will focus on the effects.

City Council adopted the bill, so we'll talk about what the effect of the changes may be going forward, not how or why we got here.

We will speak to what we know.

Planners know planning and development. We are not lawyers or future tellers.

ONE
ALB
UQU
ER
ONE

CITY CHARTER

City Council is the City's land use, planning, and zoning authority.

ARTICLE XVII. [PLANNING]



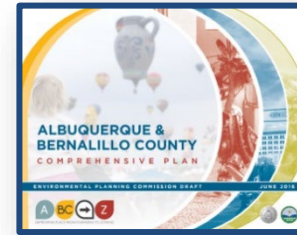
Section 1.



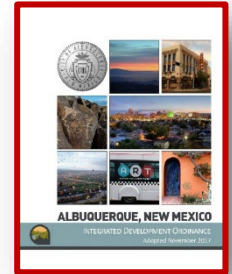
The Council is the city's ultimate planning and zoning authority, including the adoption and interpretation of the Comprehensive Plan and the Capital Improvement Plan. The Council is also the city's ultimate authority with respect to interpretation of adopted plans, ordinances, and individual cases.

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”

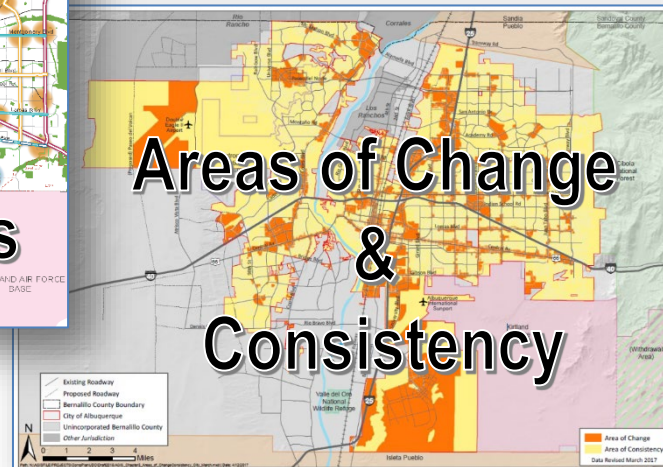
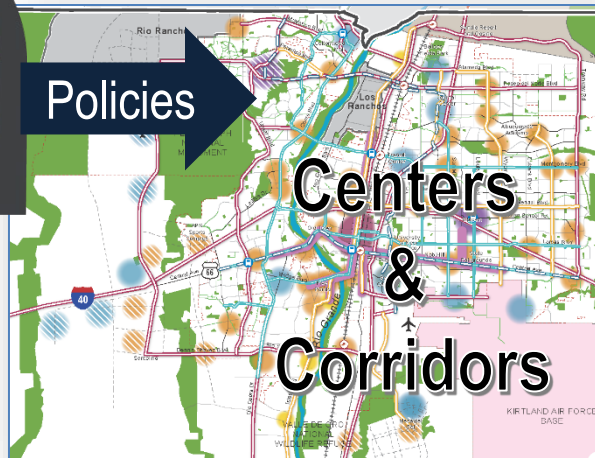
PLANNING + ZONING

ABC COMPREHENSIVE PLAN

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



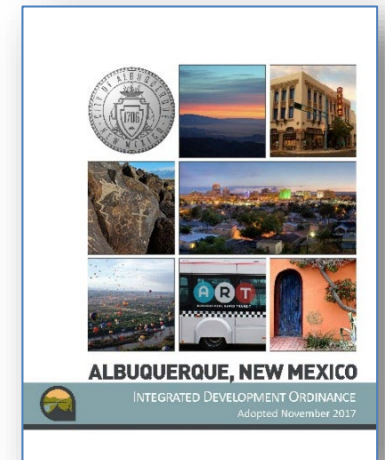
Policies



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



IMPLEMENTING 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)	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

<https://abq-zone.com>








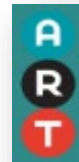
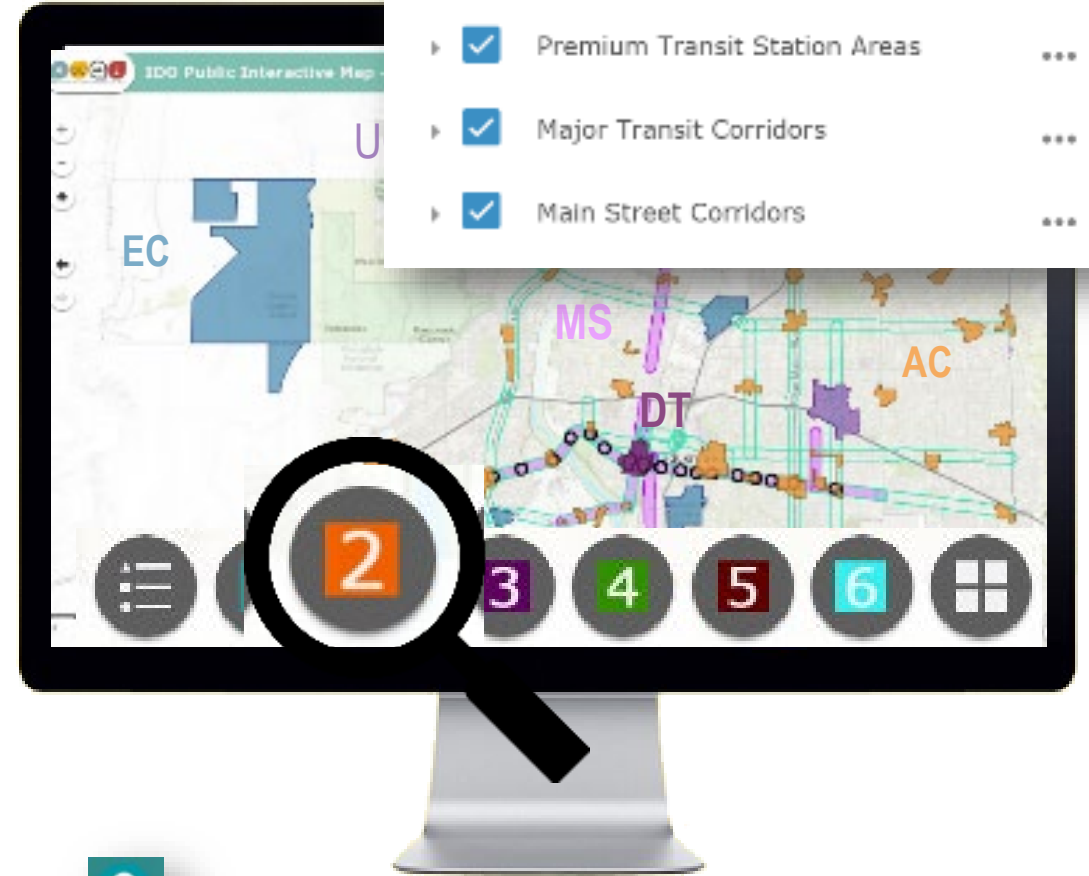
-  **DT = Downtown**
-  **UC = Urban Center**
-  **AC = Activity Center**
-  **EC = Employment Center**
-  **MS = 660 feet from Main Street**
-  **PT = 660 feet from Premium Transit station**
-  **MT = 660 feet from Major Transit**

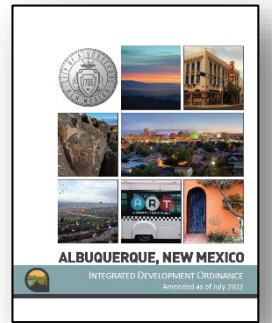
Table III



<https://tinyurl.com/IDOzoningmap>

EFFECTIVE DOCUMENT

Integrated
Development
Ordinance



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

1. General Provisions **Legalese**

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

Overlay Zones

- Character, Historic, View Protections

Context

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

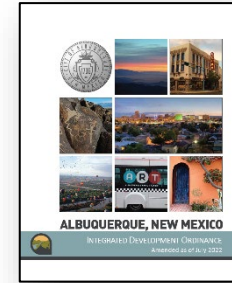
Centers & Corridors

- Incentives
- Building design standards
- Edge buffers

Zoning

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

Hierarchy of Rules



1-8

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

IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

UPDATES

1 change:
Applicability

General Provisions

Part
1

3 changes:
Dwelling, two-family detached (duplex); Dwelling, townhouse;
Dwelling, multi-family

Uses

Part
4

3 changes:
Exceptions and Encroachments, Neighborhood Edges,
Parking

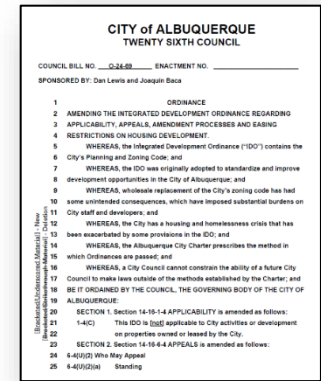
Standards

Part
5

3 changes:
Appeals, Amendment to the IDO Text – Citywide,
Amendment to IDO Text – Small Area

Processes

Part
6



<https://tinyurl.com/CABQ-O-24-69>

IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

APPLICABILITY

City Project Applicability

Council

CHANGE

Explanation

City projects are still subject to the IDO, but decisions are considered final and are not subject to appeal to City Council (any appeals will be directly to District Court).

IDO TEXT

1-4(C): This IDO is applicable to City activities or development on properties owned or leased by the City **except that Section 14-16-6-4(U) shall not apply and approvals of City activities or development on properties owned or leased by the City are deemed final for appeal purposes.**

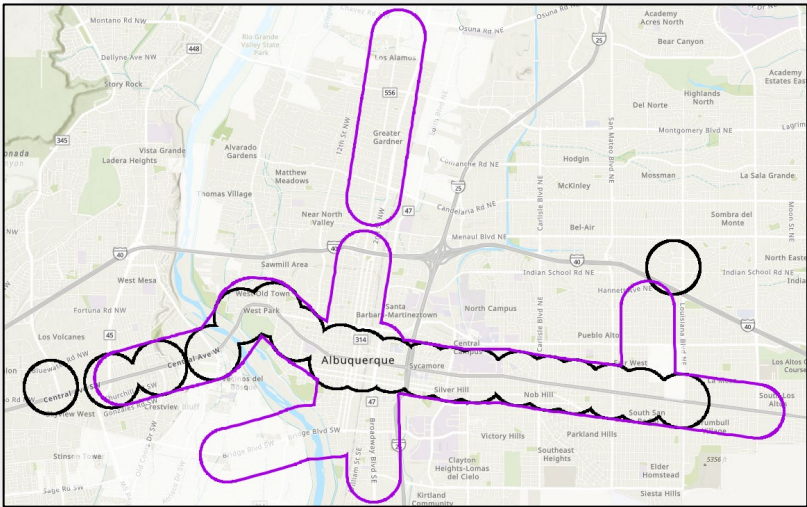
BUILDING HEIGHT EXCEPTIONS AND ENCROACHMENTS

CHANGE

IDO TEXT

Change
Removes maximum building heights on multi-family dwellings within ¼ mile of MS-PT areas.

Table 5-1-2: Allowed Exceptions and Encroachments	
Structure or Feature	Conditions or Limits
Exceptions to Building Height Limits	
Within 1,320 feet of MS-PT Areas	There shall be no building height limit for any dwelling, multi-family structure or premises.



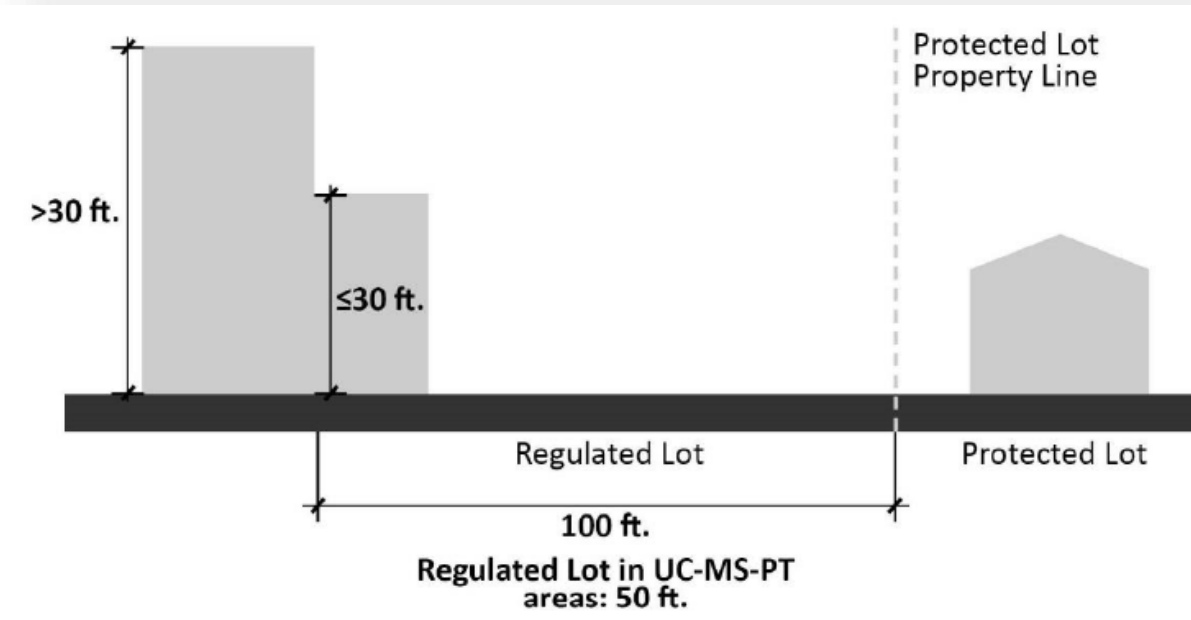
BUILDING HEIGHT NEIGHBORHOOD EDGES

Council

5-9(B)(2)

IDO TEXT

Lots regulated by this Section 14-16-5-9 include all those in any ~~R-ML, R-MH~~ Residential, Mixed-use, or Non-residential zone district that are adjacent to a Protected Lot.



Explanation

- Neighborhood edges provisions apply to all Residential zone districts.
- Height limit will be 30 feet within 50 feet of low-density residential development in MS-PT areas.
- Height limit will be 30 feet within 100 feet of low-density residential development outside of MS-PT areas.

BUILDING HEIGHT SOLAR ACCESS

5-10)

IDO TEXT

R-A, R-1, R-MC, R-T, and R-ML zone districts

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
23	22	49	38
24	23	50	39
25	23		

PARKING REDUCTION

CENTERS AND CORRIDOR AREAS

Council

5-5(C)(5)(a)

CHANGE

IDO TEXT

Explanation

Increases the parking reduction in UC-AC-EC-MS and MT in Areas of Change from 20% to 50%

In UC-AC-EC-MS areas or in MT areas in Areas of Change, where Table 5-5-1 and Table 5-5-2 do not specify a different parking requirement for the relevant Center or Corridor area, a ~~20~~ 50 percent reduction in required off-street parking spaces shall apply to properties in those areas.

PARKING REDUCTION PROXIMITY TO TRANSIT

Council

5-5(C)(5)(d)(3)

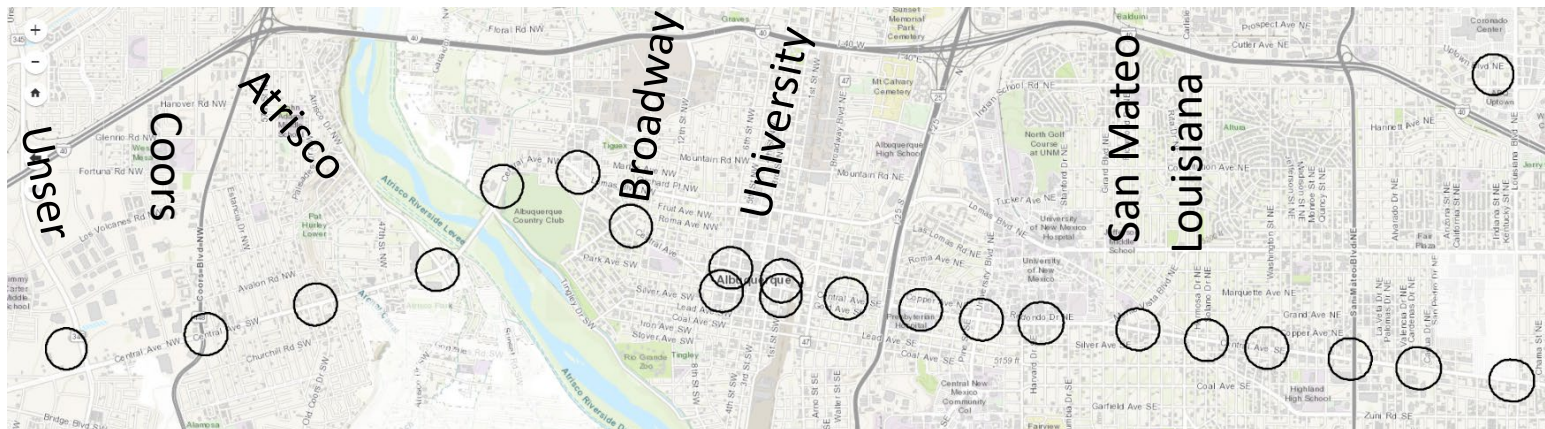
CHANGE

IDO TEXT

Explanation

Increases the parking reduction in PT areas from 50% to 60%

Where Table 5-5-1 and Table 5-5-2 do not specify a different parking requirement for PT areas, the minimum number of off-street parking spaces required may be reduced by ~~50~~ 60 percent if the proposed development is located within a PT area.



APPEALS

WHO MAY APPEAL

Council

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

IDO TEXT

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

4. Any other person or organization that can demonstrate that his/her/its property rights or other legal rights have been specially and adversely affected by the decision **but in no circumstances shall a person's use of public lands constitute standing. Nothing in this section shall be construed to change any rights or obligations related to Indian Nations, Tribes, or Pueblos as established in this IDO, or to otherwise limit Tribal standing.**

Explanation

- Use of public land does not constitute standing for appeals.
- Tribal standing for Indian Nations, Tribes, or Pueblos is not limited.

APPEALS

WHO MAY APPEAL

Council

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

Explanation

To file an appeal based on proximity, Neighborhood Associations need a petition of support signed by a majority of property owners/tenants within 660 feet of the subject property.

IDO TEXT

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 located within 660 feet of the application site, inclusive of all rights-of-way.**

APPEALS

PROCEDURE – LAND USE HEARING OFFICER (LUHO)

Council

6-
4(U)(3)(d)(1)

CHANGE

IDO TEXT

Explanation

- Planning must transmit the appeal record to LUHO within 30 days.
- A recording of a hearing and unofficial transcript is sufficient for the record.

Once an appeal has been accepted by the Planning Director, **as soon as possible but within 30 calendar days**, the Planning Director shall prepare and transmit a record of the appeal together with all appeal material received from the appellant to impacted parties and to the LUHO through the Clerk of the City Council. **The official record shall be a recording of the underlying hearing(s), but the Planning Director shall also include an unofficial transcript with the appeal record transmission.** The LUHO shall schedule a hearing on the matter within 30 calendar days of receipt and notify the parties. Appellants and parties to the appeal may submit written arguments to the LUHO through the Clerk of the City Council so long as the written argument is received by the Clerk of the City Council at least 10 calendar days prior to the hearing.

APPEALS

WHO MAY APPEAL

Council

6-4(U)(4)

Explanation

- Failure to notify property owners is grounds to grant an appeal or remand the case.
- Failure to notify a neighborhood association is not sufficient grounds to grant an appeal.

IDO TEXT

The criteria for review of an appeal shall be whether the decision-making body or the prior appeal body made 1 of the following mistakes.

- a. The decision-making body or the prior appeal body acted fraudulently, arbitrarily, or capriciously.
- b. The decision being appealed is not supported by substantial evidence.
- c. The decision-making body or the prior appeal body erred in applying the requirements of this IDO (or a plan, policy, or regulation referenced in the review and decision-making criteria for the type of decision being appealed).
- d. The applicant failed to comply with notice requirements for neighboring property owners, except that failure to notify a neighborhood association is not sufficient grounds to uphold an appeal or remand a decision for further consideration.

APPEALS

APPEAL COSTS

Council

6-4(U)(5)

CHANGE

IDO TEXT

Explanation

- **Appealing a denial:** All parties responsible for their own costs.
- **Appealing an approval:** Appellant is responsible for paying attorneys' fees of applicant if appeal is unsuccessful.

- a. For an appeal to the LUHO related to an application that was denied, all parties shall be responsible for their own costs.
- b. For an appeal to the LUHO related to an application that was approved, if the appellant loses their appeal, they shall be responsible for paying responsible costs, including attorneys' fees of the appellee. A finding on the reasonableness of proposed costs shall be made by the LUHO.

ONE
ALB
QU
ER
QUE

AMENDMENT TO THE IDO

CITYWIDE

Council

6-7(D)(1)

CHANGE

IDO TEXT

This Subsection 14-16-6-7(D) applies to all applications to amend the text of this IDO, except for the following:

Explanation

- City Council can amend the IDO at any time.
- City Council amendments do not need to go to EPC for recommendation.
- IDO decision criteria do not apply.

- d. Amendments adopted at any time by the City Council. Such applications do not need to be presented to the EPC but may at the request of the sponsoring City Councilor. These amendments do not require consideration beyond what is required for the City Council to adopt any ordinance.

AMENDMENTS TO THE IDO

SMALL AREA

Council

6-7(E)(1)

IDO TEXT

This Subsection 14-16-6-7(E) applies to all applications to amend the text of this IDO to adopt or amend the boundaries of a small area, including any Overlay zone established in Part 14-16-3 or any small area established in Section 14-16-4-3, Part 14-16-5, or Part 14-16-6, and/or to adopt or amend specific regulations that will apply in a small area, except for any of the following:

Explanation

- City Council amendments for a small area do not need to go to EPC for recommendation.
- Sponsoring Councilor can vote on the change they sponsor.

- d. Applications presented by request or by request of a City Councilor. Such applications do not need to be presented to the EPC but may at the request of the sponsoring City Councilor. Otherwise, such applications will be heard directly by the City Council. A sponsoring City Councilor is not required to automatically recuse themselves from applications they sponsor or sponsor by request.



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

Michael Vos
Regulatory Planning Team Lead
mvos@cabq.gov

Kate Clark
Senior Planner
kclark@cabq.gov

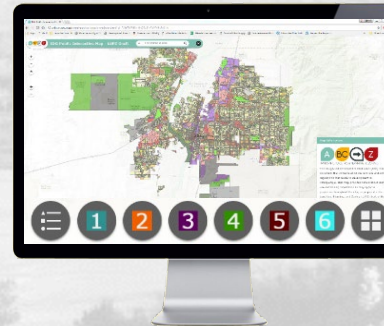
ABC-Z Project
abcto@cabq.gov

Interactive IDO



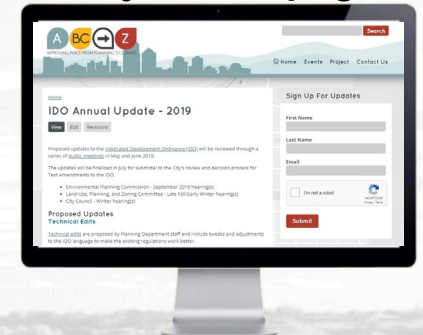
ido.abq-zone.com

IDO Zoning Map



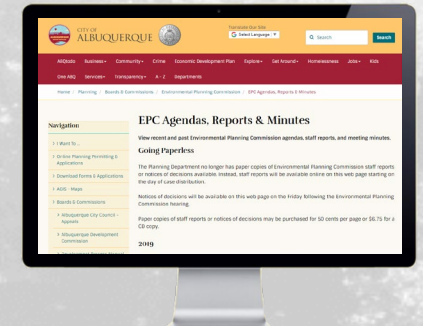
tinyurl.com/idozoningmap

Project Webpage



abq-zone.com

Planning Webpage



cabq.gov/planning

ABC Comp Plan



compplan.abq-zone.com

SITE PLAN REVIEWS

SITE PLAN – ADMIN

SITE PLAN – DFT

Site Plans to be reviewed/decided by Planning Department – Development Facilitation Team staff for any of the following:

- Development on lots over 5-acres in size
- Multi-family projects with over 50 dwelling units
- Commercial projects over 50,000 square feet,
- Any project with major public infrastructure improvements.

SITE PLAN – ZONING

Site plans to be reviewed/decided by Planning Department - Zoning Permit Counter staff to establish the building location and design, landscape layout, traffic access and circulation, parking layout, and/or other relevant design for use of the property.

- Residential dwellings, additions, and accessory units (including ADUs).
- Multi-family dwelling projects up to 50 units.
- Commercial projects up to 50,000 square feet and/or on lots under 5 acres that do not require significant infrastructure improvement.
- Projects with no primary buildings (e.g., community gardens, parking lots, mobile food truck courts) that require Site Plan review for design elements.

SITE PLAN – EPC

Site plans to be reviewed by the EPC for any of the following:

- If the site is 5+ Acres next to major public open space
- If the site is zoned NR-PO, NR-SU, or PD
- If the site has sensitive lands that can't be avoided
- If the site is in the Railroad and spur area requiring a cumulative impact analysis
- If the applicant wants an EPC review
- If the application includes an electric or other major utility that requires EPC review

REVIEW/DECISION

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)(2)	6-4(K)(3)	6-4(K)(4)	6-4(K)(5)	6-4(K)(6)	6-2(B)	6-2(D)	6-2(E)	6-2(H)	6-2(I)		6-2(I)	6-2(A)	
Application Type	Neighborhood	Pre-application	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				D			<AD>		<AR>	<AD>	6-5(B)	
Permit – Sign														<AR>	<AD>	6-5(C)
Permit			X				X	D						<AR>	<AD>	6-5(C)
Alternative Signage Plan			X		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)
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	R		<D>				<AR>	<AD>	6-6(I)
Subdivision of Land – Minor			X				X	R	<D>					<AR>	<AD>	6-6(K)
Subdivision of Land – Major		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	X	R		<R>				<D>	6-7(E)	
Zoning Map Amendment – EPC	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

ido.abq-zone.com

Part 6

compplan.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.



PUBLIC NOTICE – SITE PLAN – ADMIN

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

Table
6-1-1

BEFORE APPLICATION

6-4(J)2

Emailed notice to
Neighborhood Associations

AFTER APPLICATION

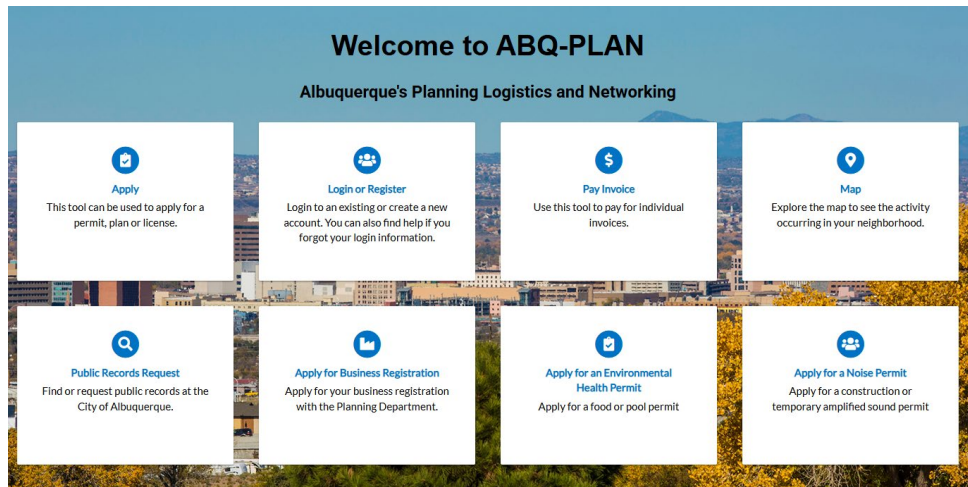
6-4(J)4

Posted Sign (Applicant)

6-4(J)6

Web Posting (CABQ)

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 – Now Live!

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

ONE
ALBUQUERQUE

PUBLIC NOTICE

SITE PLAN – EPC

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

Table
6-1-1

BEFORE APPLICATION

6-4(J)2

Emailed notice to
Neighborhood Associations

6-4(J)3

Mailed notice to Property Owners

AFTER APPLICATION

6-4(J)4

Posted Sign (Applicant)

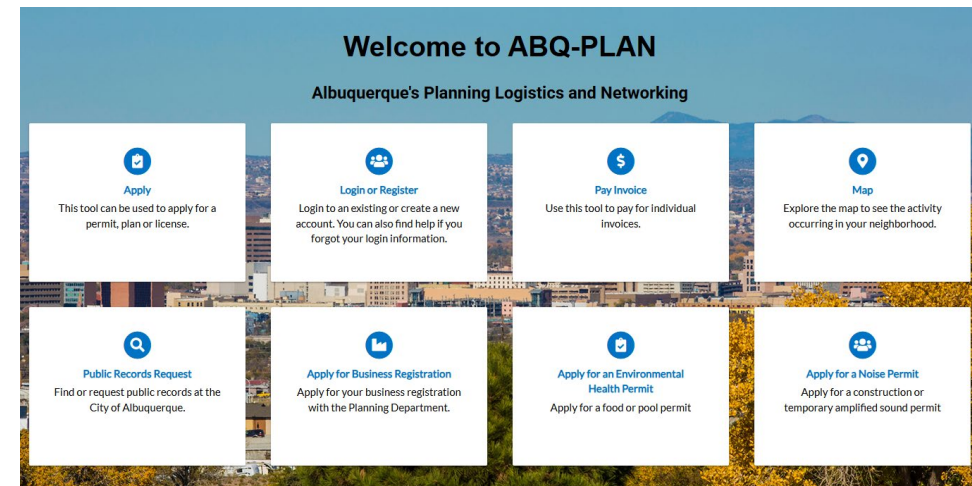
6-4(J)5

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

6-4(J)6

Web Posting (CABQ)

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 – Now Live!

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

ONE
ALBUQUERQUE

POST-SUBMITTAL FACILITATED MEETING

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/facilitated-meetings-for-proposed-development>

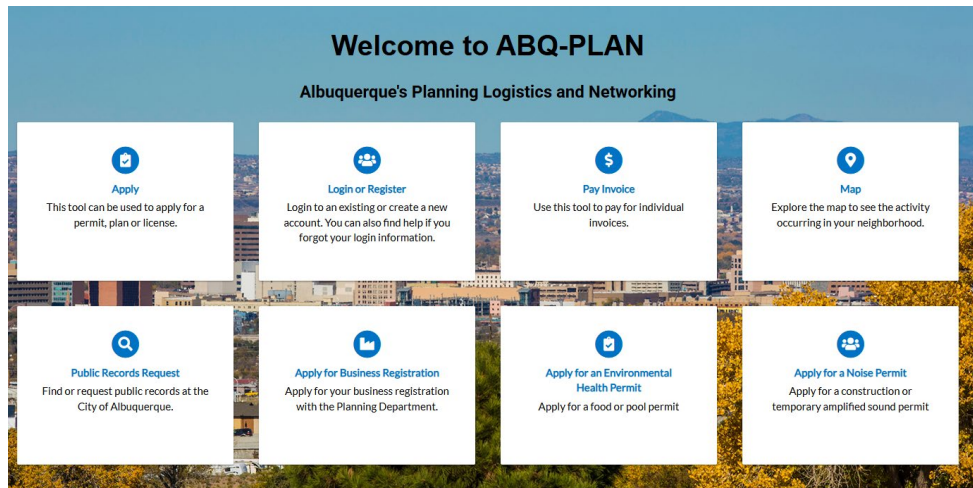
AFTER APPLICATION

6-4(K)

- Site Plan – Admin
 - > 100 multi-family units
 - > 50,000 s.f. non-residential
 - Must be requested within 10 days of emailed notice
-
- Site Plan – EPC
 - Any size
 - Must be requested at least 15 days before EPC hearing to delay decision
 - If requested < 15 days before hearing, applicant can agree and request deferral

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	

Table 6-1-1

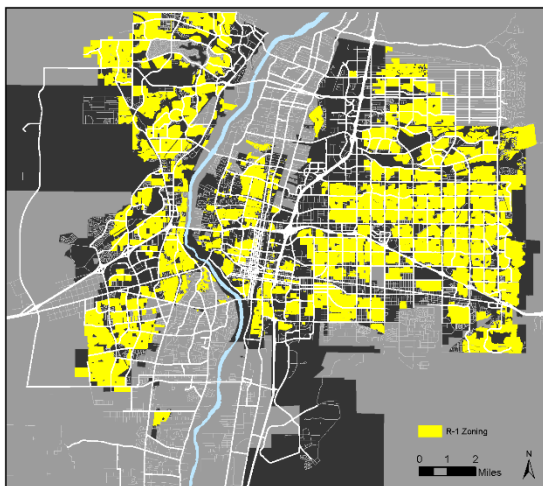


ABQ-PLAN Online Case Tracking – Now Live!

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

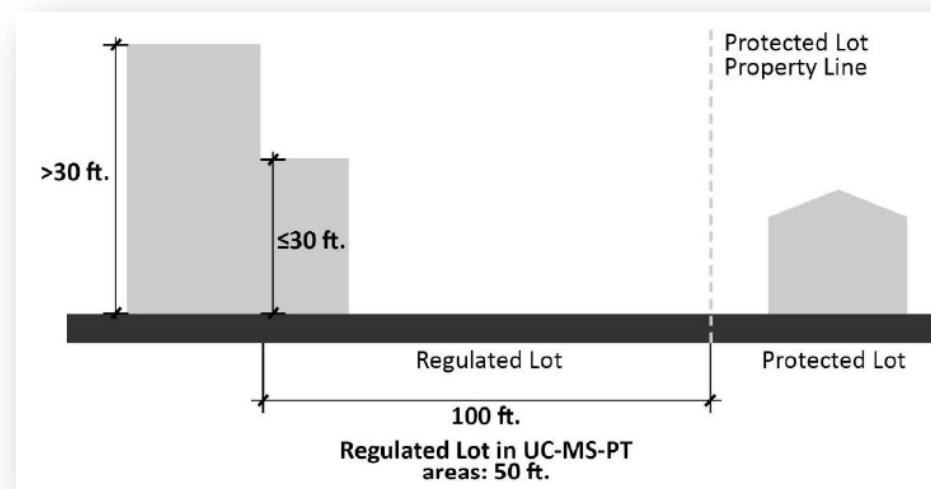
ONE ALBUQUERQUE

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