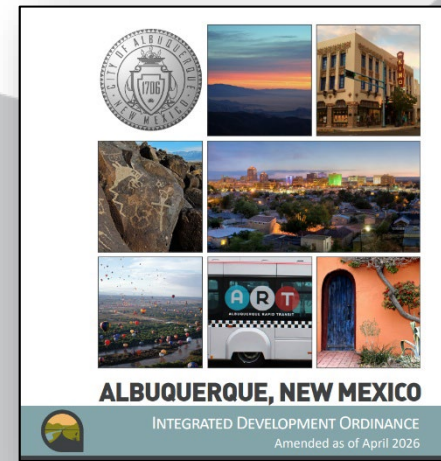


# INTEGRATED DEVELOPMENT ORDINANCE



**IDO Project Webpage:**  
<https://abq-zone.com/ido-updates-2025>

## Biennial Update 2025

April 2026

Public Review Meeting

**Mikaela Renz-Whitmore**

Division Manager  
[mrenz@cabq.gov](mailto:mrenz@cabq.gov)

**Kate Clark**

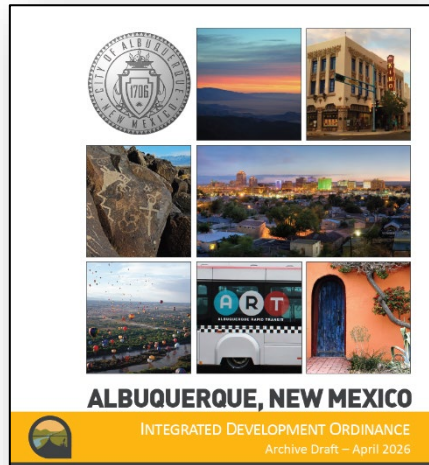
Principal Planner  
[kclark@cabq.gov](mailto:kclark@cabq.gov)

**ONE  
ALBUQUE  
RQUE**

# 2025 BIENNIAL UPDATE

Applies to applications submitted on and after April 20, 2026

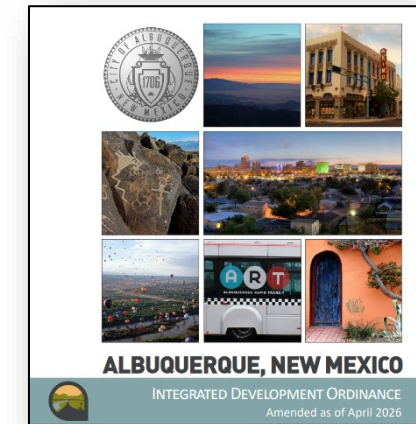
## ARCHIVE DRAFT



Shows changes in red and green text with footnotes

<https://abq-zone.com/2025-update-archive-draft-april-2026>

## EFFECTIVE DOCUMENT



Includes all changes in final form

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

ONE  
ALB  
UQU  
ER  
QUE

# MORE INFO

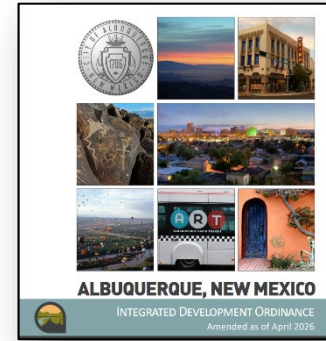
## Get to Know Your IDO Training

[Handout](#) (PDF)

[Presentation](#) (PDF)

[Video](#)

Yes, we will post  
the video and  
presentation  
online!



### IDO Online

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

### 2025 Update Webpage

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

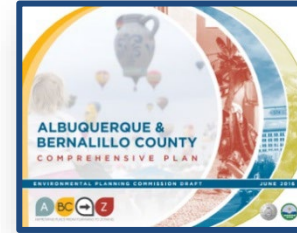


### IDO Zoning Map

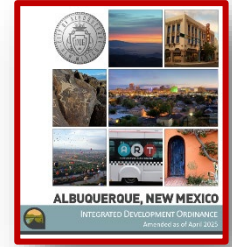
<https://tinyurl.com/idozoningmap>

# WHAT IS ZONING?

a system of laws that establishes rights and limits on property



Albuquerque  
Bernalillo  
County  
Comprehensive Plan



## U.S Constitution

5<sup>th</sup> Amendment: Property Rights

14<sup>th</sup> Amendment: Due Process

10<sup>th</sup> 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”

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



### What is a taking?

A regulatory taking is when a zoning regulation limits the use of private property to the extent that it effectively deprives the owner of *all* economic value.

# PLANNING + ZONING

## ABC COMPREHENSIVE PLAN

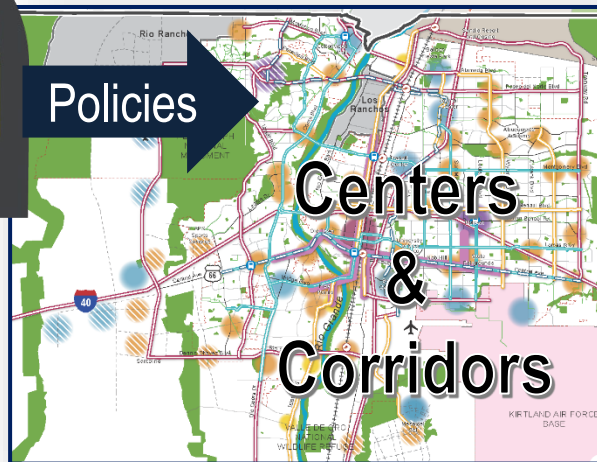
- What we want + why:
  - Where to direct growth
  - What to protect
  - What actions to take
  - How to measure progress

## INTEGRATED DEVELOPMENT ORDINANCE

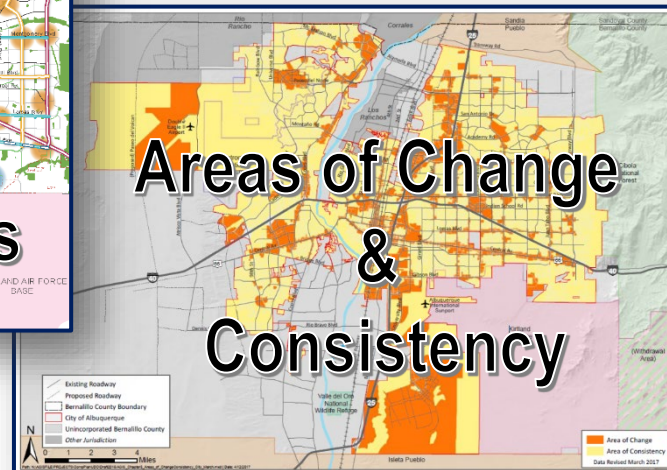
- How to get there:
  - Tailored rules
    - Centers + Corridors
    - Areas of Consistency
    - Overlay Zones
    - Special places
  - Transitions / Edge Protections
    - Between Areas of Change + Consistency
    - Next to neighborhoods



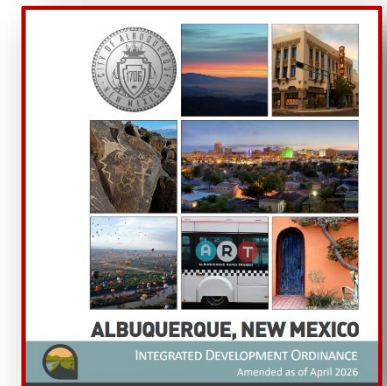
Policies



Areas of Change & Consistency



Regulations



# CONTENTS

1. General Provisions

2. Zone Districts

3. Overlay Zones

Zones

4. Use Regulations  
Allowable Use Table  
Use-specific Standards

Uses

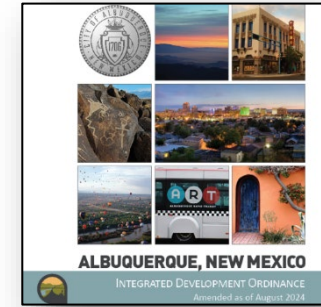
5. Development Standards  
Dimensional Standards Tables  
General Regulations

Standards

6. Administration & Enforcement

Processes

7. Definitions & Acronyms



<https://abq-zone.com>

## IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

# HIERARCHY OF RULES

In the order applied

## Overlay Zones

- Character, Historic, View Protections

## Context

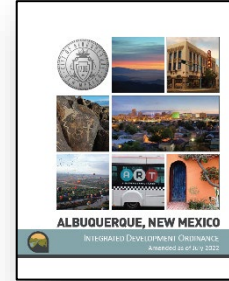
- Edge buffers
- Small-area & Area of Consistency rules
- Distance separations
- Proximity to residential
- Uses
- Development types

## Centers & Corridors

- Incentives
- Building design standards
- Edge buffers

## Zoning

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



<https://abq-zone.com>

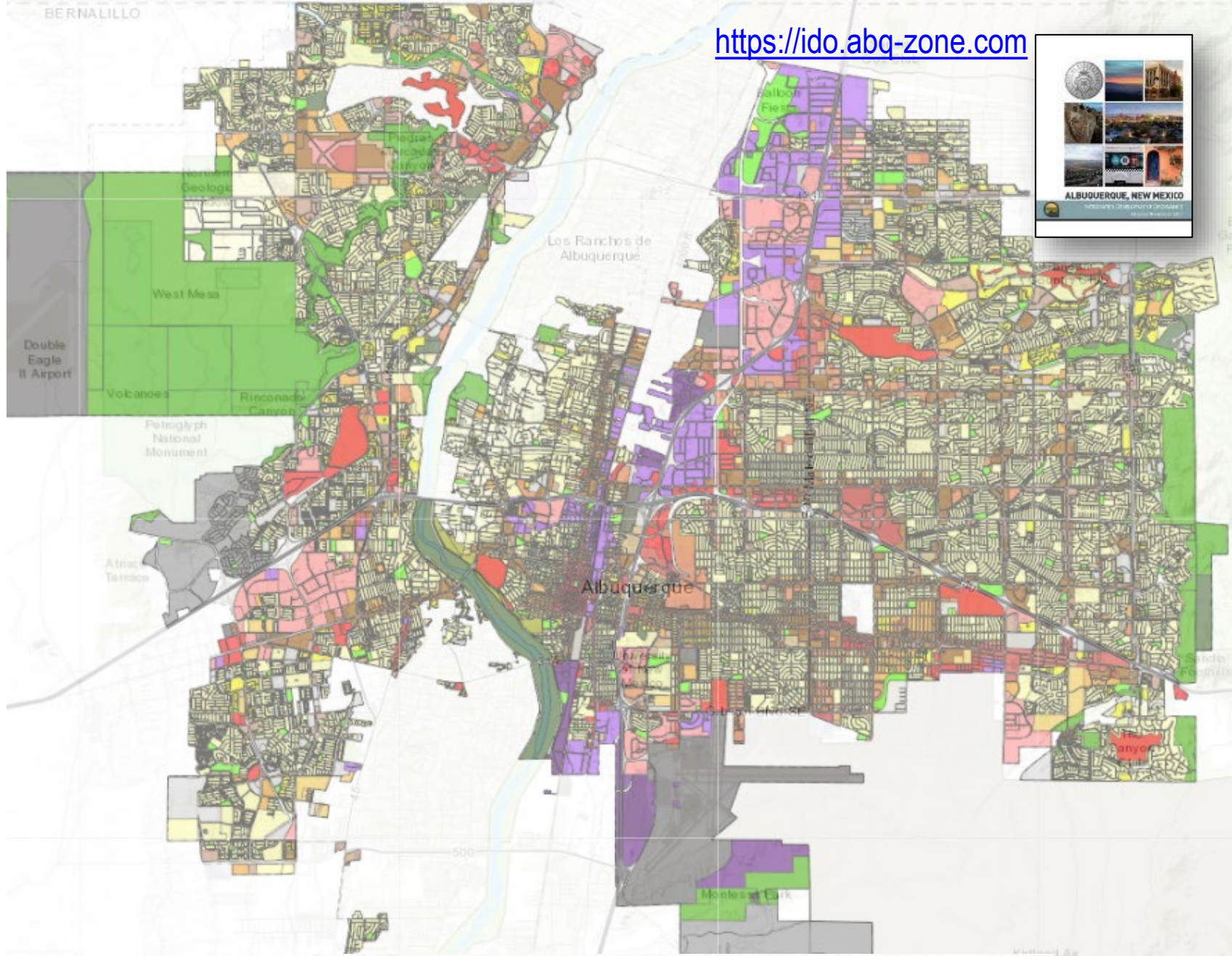
## IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

# ZONING

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



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



<https://tinyurl.com/IDOzoningmap>

# ZONE DISTRICTS

## Non-residential Sensitive Use (NR-SU)

### CHANGE

### IDO TEXT

#### Explanation

- Moved Sensitive Uses from Table 4-2-1 to Part 2.
- Requires changes in allowable uses to be decided as a Zoning Map Amendment, as opposed to Site Plan – EPC.
- Any use in Table 4-2-1 can be accessory if found to be compatible with or complementary to the NR-SU use.

#### Sensitive Uses:

- Airport
- Cemetery
- Correctional facility
- Crematorium
- Fairgrounds
- Natural resource extraction
- Solid waste convenience center
- Stadium or racetrack
- Waste and or/ recycling transfer station

#### 2-5(E) NON-RESIDENTIAL – SENSITIVE USE ZONE DISTRICT (NR-SU)

##### 2-5(E)(1) Purpose

The purpose of the NR-SU zone district is to accommodate highly specialized public, civic, institutional, or natural resource-related uses that require additional review of location, site design, and impact mitigation to protect the safety and character of surrounding properties. Uses that require NR-SU zoning are not allowed in other zone districts.

##### 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.

##### 2-5(E)(3) District Standards

###### 2-5(E)(3)(a) Eligibility for Rezoning to NR-SU

1. A Zoning Map Amendment is required to establish or change allowable uses (i.e., specify permissive, conditional, accessory, or temporary uses) pursuant to § 14-16-6-7(G) (Zoning Map Amendment – EPC) or § 14-16-6-7(H) (Zoning Map Amendment – Council), as applicable.
2. A Site Plan – EPC is required to establish development standards and/or modify IDO development standards and document allowed uses pursuant to § 14-16-6-6(I).

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	
<b>PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS</b>																	
<b>RESIDENTIAL USES</b>																	
Household Living																	
Group Living																	
<b>CIVIC AND INSTITUTIONAL USES</b>																	
<b>COMMERCIAL USES</b>																	
Agriculture and Animal-related																	
Food, Beverage, and Indoor Entertainment																	
Lodging																	
Motor Vehicle-related																	
Offices and Services																	
Outdoor Recreation and Entertainment																	
Retail Sales																	
Transportation																	
<b>INDUSTRIAL USES</b>																	
Manufacturing, Fabrication, and Assembly																	
Telecommunications, Towers, and Utilities																	
<b>ACCESSORY AND TEMPORARY USES</b>																	
<b>ACCESSORY USES</b>																4-3(F)(1)	
<b>TEMPORARY USES</b>																	
Temporary Uses That Require A Permit																	
Temporary Uses That Do Not Require A Permit																	

# COTTAGE DEVELOPMENT

## Use-Specific Standard – Minimum Project Size

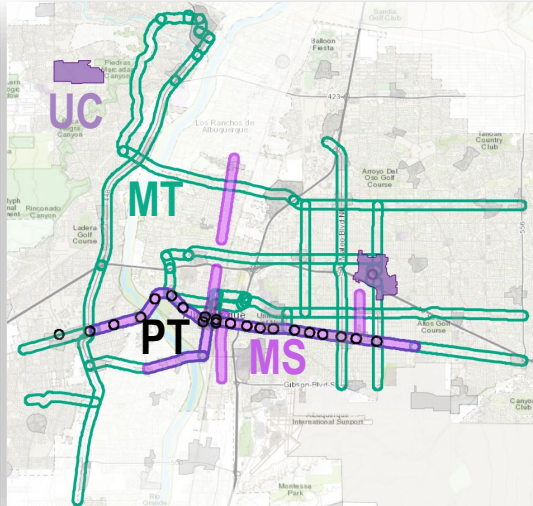
Staff

- Explanation**
- Allows small-scale, infill, and missing middle housing options on large lots throughout the city without subdividing properties.
    - Examples:**
      - Multigenerational family compounds / senior living / intentional communities
      - Build-to-Rent
      - Affordable housing

### CHANGE / IDO TEXT

**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	C
<b>PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS</b>																			
<b>RESIDENTIAL USES</b>																			
<b>Household Living</b>																			
Dwelling, single-family	P	P	P	P	P		P												4-3(B)(1)
Dwelling, mobile home			P																4-3(B)(2)
Dwelling, cluster development	P	P		P	P		P												4-3(B)(3)
Dwelling, cottage development	P	P	P	P	P		P												4-3(B)(4)



**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.
- 4-3(B)(4)(j) Where accessed from a local street, this use is prohibited within 330 feet of any other cottage development except for the following:
  - Up to 2 cottage development projects may be adjacent.
  - There is no distance separation required if the subject property is within 1,320 feet (¼ mile) of UC-MS-PT-MT areas.

# COTTAGE DEVELOPMENT

Staff

## Use-Specific Standard – Minimum Project Size

### Explanation

- Allows small-scale, infill, and missing middle housing options on large lots throughout the city without subdividing properties.
  - **Examples:**
    - Multigenerational family compounds / senior living / intentional communities
    - Build-to-Rent
    - Affordable housing



1700 Old Town Rd.



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

## SAMPLE CALCULATION

### Additional requirements:

- 10-foot landscape buffer
- Parking: 1 space/unit + 2 guest spaces per project
- R-A/R-1: 30% usable open space

	Square Feet (s.f.)	Calculation Result	
Start with an example lot size total	10,000		
Divide by minimum lot size in the zone district			
	R-1 3,500	2.86	units
Multiply by an assumed s.f. per unit in a typical house	2,000	5,714	total s.f.
Divide by size limits in the zone district			
	Minimum size 650	8	cottage units
	Maximum size 1,200	4	cottage units

# DORMITORY

## Use Table + Definition

Staff

**Explanation**

Allowed in R-ML, R-MH, and MX zone districts to provide another housing option that can provide affordable units.

- Examples:
  - Supportive / transitional housing
  - Non-residential conversions
  - Vertical mixed-use



IDO TEXT

**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
<b>PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS</b>																		
<b>RESIDENTIAL USES</b>																		
<b>Household Living</b>																		
Dwelling, multi-family	P	P	P	P	P	P	P	P	P	P		CV						4-3(B)(8)
<b>Group Living</b>																		
Dormitory					P	P	P	P	P									

**Dormitory**<sup>604</sup>  
 A residence hall providing rooms for individuals or groups, with common spaces for living and cooking. Individual bedrooms may have a dedicated bathroom or shared bathrooms. Dormitories are often established with a university or college, vocational school, or sorority or fraternity. Dormitories are sometimes referred to as "co-living" buildings. See also *Club or Event Facility, University or College, and Vocational School.*

# COMPOSTING FACILITIES

## Use Table + Use-Specific Standard

### Explanation

Regulates community / commercial composting.

### Definition

#### Composting Facility

A facility operated by more than one person or household that receives organic material to generate compost.

Size of the premises:

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

Where accessory to a primary use, this use may be on a premises of any size.

### CHANGE / IDO TEXT

#### 4-3(D)(2) Compost Facility, Small or Medium

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) Where accessory to another primary use, this use is limited to 10 percent of the area of the premises.

4-3(D)(2)(c) Any outdoor compost pile, including but not limited to any feedstock pile, shall be located a minimum of 15 feet in any direction of any Residential zone district or any lot containing a residential use in any Mixed-use zone district and shall be limited in maximum height as follows:

- R-A: 8 feet.
- Other Residential zone districts: 6 feet.
- Mixed-use zone districts: 6 feet.
- Non-residential zone districts: 8 feet.

4-3(D)(2)(d) Compost bins shall be located a minimum of 15 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.

**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	C
<b>COMMERCIAL USES</b>																		
<b>Agriculture and Animal-related</b>																		
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	4-3(D)(1)
Compost facility, small	P	A	A	A	A	A	A	A	P	A	P	P	P	P	A			4-3(D)(2)
Compost facility, medium	P	A	A	A	A	A	A	A	P		C	C	P	P				4-3(D)(2)

# COMPOSTING FACILITIES

## Use Table + Use-Specific Standard

### Explanation

Adds a new use to regulate commercial/ industrial composting. Defined to exclude backyard composting by one household.

CHANGE / IDO TEXT

Part 4

7-1

### Definition

#### Composting Facility

A facility operated by more than one person or household that receives organic material to generate compost.

Size of the premises:

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

#### 4-3(E)(13) Composting Facility, Large

- 4-3(E)(13)(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)(13)(b) Where accessory to another primary use, this use is limited to 10 percent of the area of the premises.
- 4-3(E)(13)(c) Outdoor storage shall comply with standards in Subsection 14-16-4-3(E)(16).
- 4-3(E)(13)(d) This use is prohibited within 330 feet of Major Public Open Space.
- 4-3(E)(13)(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.

Part 4

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	C
Land Uses																		
<b>INDUSTRIAL USES</b>																		
<b>Waste and Recycling</b>																		
Compost facility, large	P										C	C	P	P				4-3(E)(13)

# CAR WASH + LIGHT VEHICLE REPAIR

## Use Table



CHANGE / IDO TEXT

- ### Explanation
- Car washes: Conditional Use in MX-L and MX-H.
  - Light vehicle repair: Conditional Use in MX-L, consistent with other motor vehicle-related uses.

**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(I)	6-2(A)	
Application Type	Tribal	City Staff	Facilitated	Email	Mailed	Posted Sign	Published	Web Posting	City Staff <sup>1</sup>	DHO	EPC	LC	ZHE	LUHO	City Council <sup>2</sup>	
<b>Decisions Requiring a Public Hearing</b>																
Conditional Use Approval			X	X	X	X	X	X	R				<D>	<AR>	<AD>	

**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-PO		
<b>COMMERCIAL USES</b>																	
Car wash								C	P	C	P	P	P	P			4-3(D)(17)
Heavy vehicle and equipment sales, rental, fueling, and repair											P	C	P	P			4-3(D)(18)
Light vehicle fueling station								C	P	P	P	P	P	P			4-3(D)(19)
Light vehicle repair								C	P	P	P	P	P	P			4-3(D)(20)
Light vehicle sales and rental								C	P	P	P	P	P	P			4-3(D)(21)

# ALLOWABLE USES

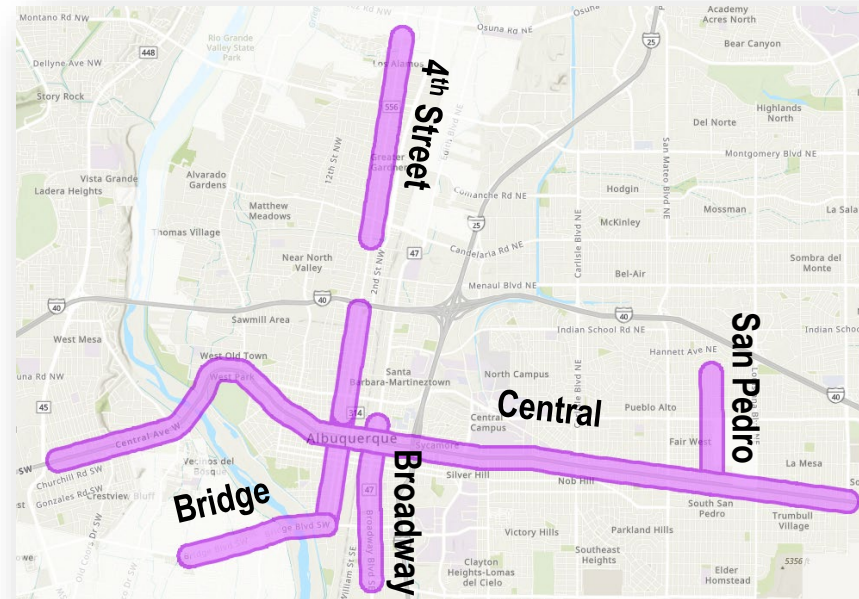
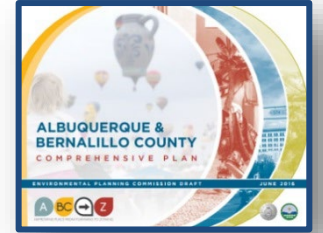
## Uses Prohibited in Main Street Areas

### Uses Prohibited in Main Street Areas

- Equestrian Facility
- Campground or Recreational Vehicle Park
- Car Wash
- Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair
- Light Vehicle Sales and Rental
- Outdoor Vehicle Storage
- Paid Parking Lot or Parking Structure
- Self-storage
- Cannabis Retail
- Pawn Shop
- Freight Terminal or Dispatch Center
- Cannabis Cultivation / Cannabis-derived Products Manufacturing
- Salvage Yard
- Warehousing

### POLICY 5.1.9

Main Streets: Promote Main Streets that are lively, highly walkable streets lined with neighborhood-oriented businesses. [ABC]



MS = 660 feet from Main Street

<https://tinyurl.com/IDOzoningmap>

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**

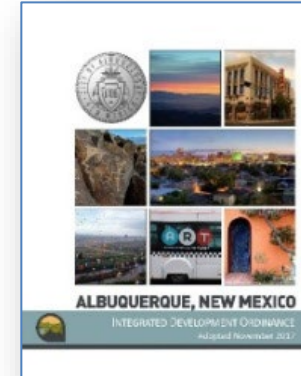
**5-9 NEIGHBORHOOD EDGES**

**5-10 SOLAR ACCESS**

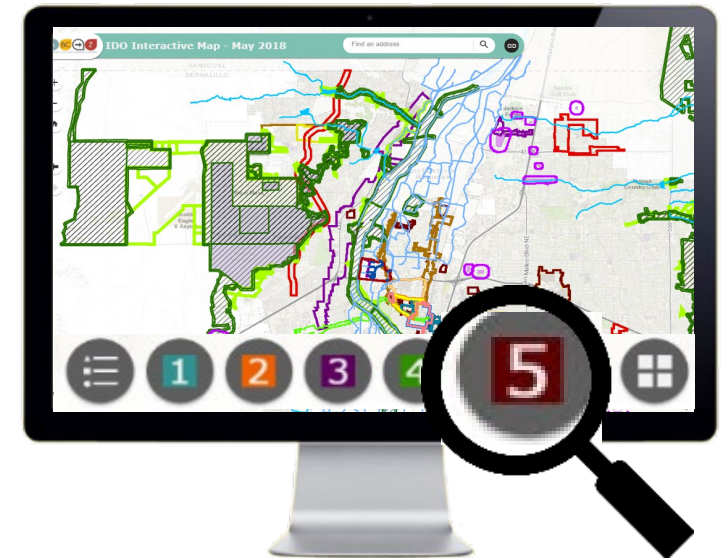
**5-11 BUILDING DESIGN**

**5-12 SIGNS**

**5-13 OPERATION AND MAINTENANCE**



<https://abq-zone.com>



<https://tinyurl.com/IDOzoningmap>

# R-1 ZONE DISTRICT Dimensional Standards

## CHANGE

### Explanation

- Removed larger minimum lot sizes and setbacks that raise the cost of housing and exclude lower-income households.
- See contextual standards for limits on lot sizes and setbacks on existing blocks in Areas of Consistency.

## IDO TEXT

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

*See Table 5-1-1 for complete Dimensional Standards*

Site Standards		
A	Lot size, minimum	3,500 sq. ft.
B	Lot width, minimum	25 ft.
C	Usable open space, minimum	N/A
Setback Standards		
D	Front, minimum	10 ft.
E	Side, minimum	Interior: 5 ft. Street side of corner lots: 10 ft.
F	Rear, minimum	10 ft.
Building Height		
G	Building height, maximum	26 ft.

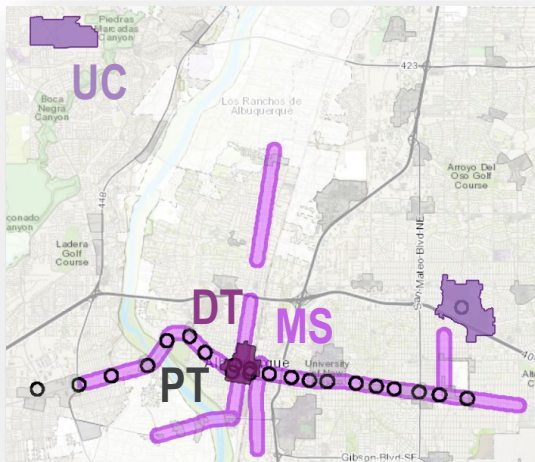
See archive document for full details

# CONTEXTUAL STANDARDS

5-  
1(C)(2)

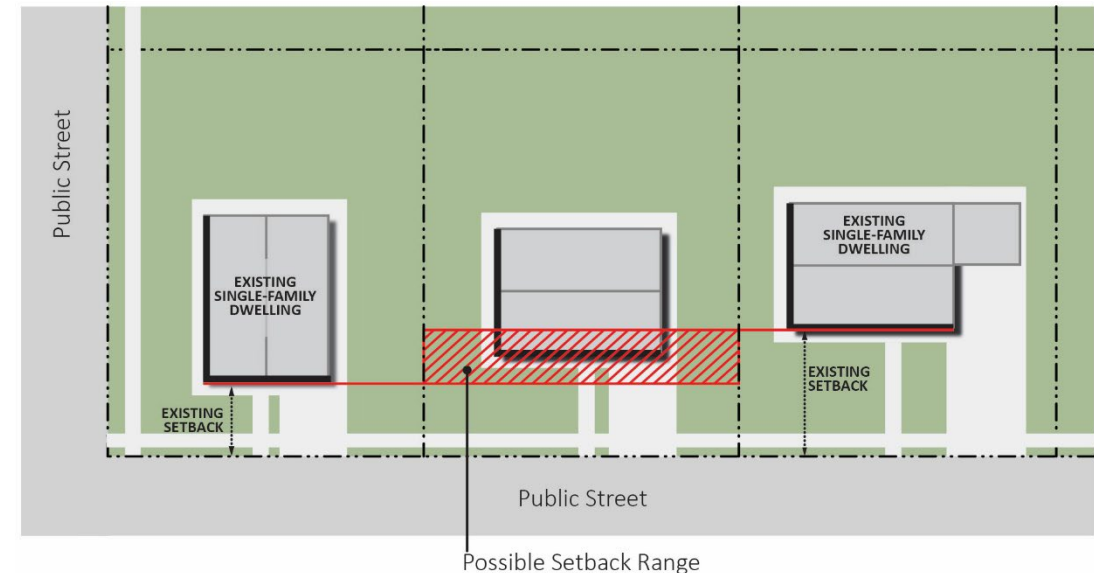
## LOT SIZE

- 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.



## 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.



Staff

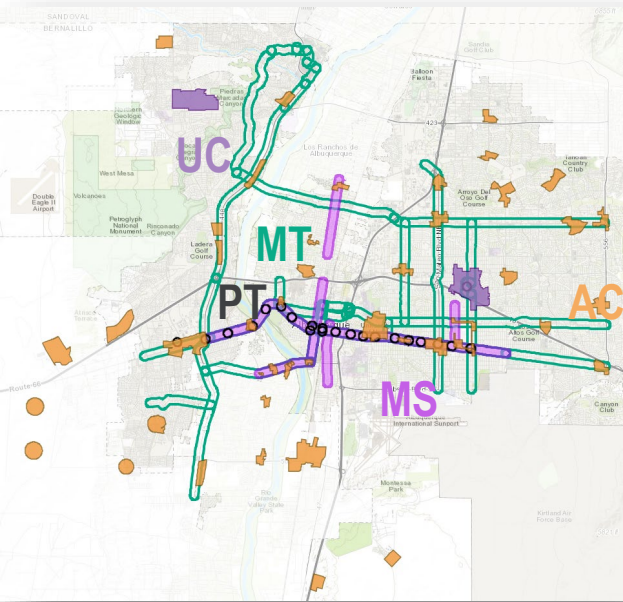
# MAXIMUM BUILDING HEIGHTS

## R-ML + R-MH Zone Districts

CHANGE / IDO TEXT

### Explanation

- Higher buildings allowed in Activity Centers and Major Transit corridors, where additional density is appropriate.
- Building height increased in Urban Center, Premium Transit, and Main Street areas, where the highest density is appropriate.



- AC** examples:
- Coors & Montano
  - Coors & I-40
  - Four Hills Village
  - Hoffmantown
  - Hiland
  - San Mateo & Montgomery

- MT** examples:
- Coors
  - Louisiana
  - Lomas
  - Menaul
  - Montgomery
  - San Mateo

**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  
 BR = bedroom DU = dwelling units  
 Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and § 14-16-5-9 (Neighborhood Edges) applicable to the property shall prevail over the standards in this table.

Zone District	R-A <sup>[1]</sup>	R-1 <sup>[1]</sup>	R-MC <sup>[2]</sup>	R-T <sup>[1]</sup>	R-ML	R-MH
<b>Building Height<sup>[9]</sup></b>						
<b>Maximum</b>						
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
<b>Bonuses</b>						
Workforce Housing	N/A			12 ft.	24 ft.	
Structured Parking	N/A			12 ft.	24 ft.	

See archive document for full details

<https://tinyurl.com/IDOzoningmap>

<https://abq-zone.com/2025-update-archive-draft-april-2026>

# MAXIMUM BUILDING HEIGHTS

## Mixed-Use Zone Districts

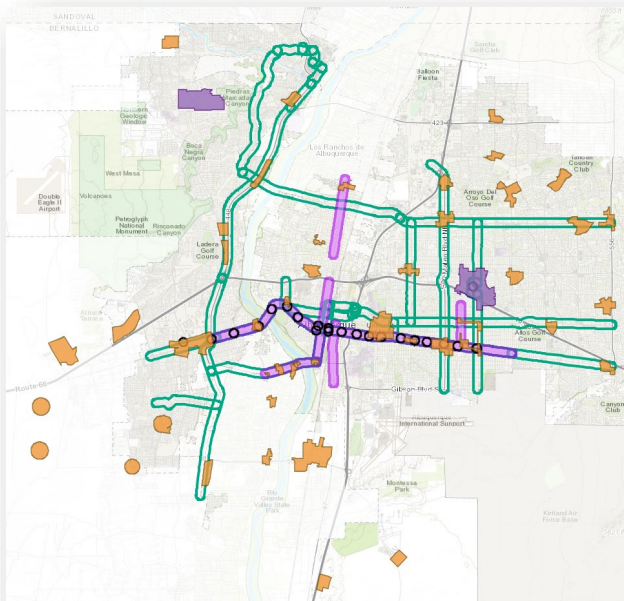
Staff

- Explanation**
- Higher buildings allowed in Activity Centers and Major Transit corridors, where additional density is appropriate.
  - Building height increased in Urban Center, Premium Transit, and Main Street areas, 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 § 14-16-5-9 (Neighborhood Edges) applicable to the property shall supersede the standards in this table.

Zone District	MX-T <sup>11</sup>	MX-L	MX-M	MX-H
<b>Building Height<sup>16</sup></b>				
Maximum				
Citywide	30 ft.	38 ft.	48 ft.	68 ft.
AC-MT	42 ft.	50 ft.	60 ft.	80 ft.
UC-MS-PT	54 ft.	62 ft.	72 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	
<b>Bonuses</b>				
Workforce Housing	AC-MT: 12 ft. UC-MS-PT: 24 ft.			
Structured Parking	UC-AC-MS-PT-MT: 12 ft.			UC-AC-MS-PT-MT: 24 ft.



- AC examples:**
- Coors & Montano
  - Coors & I-40
  - Four Hills Village
  - Hoffmantown
  - Hiland
  - San Mateo & Montgomery

- MT examples:**
- Coors
  - Louisiana
  - Lomas
  - Menaul
  - Montgomery
  - San Mateo

# OFF-STREET PARKING Exemptions

Council

## CHANGE

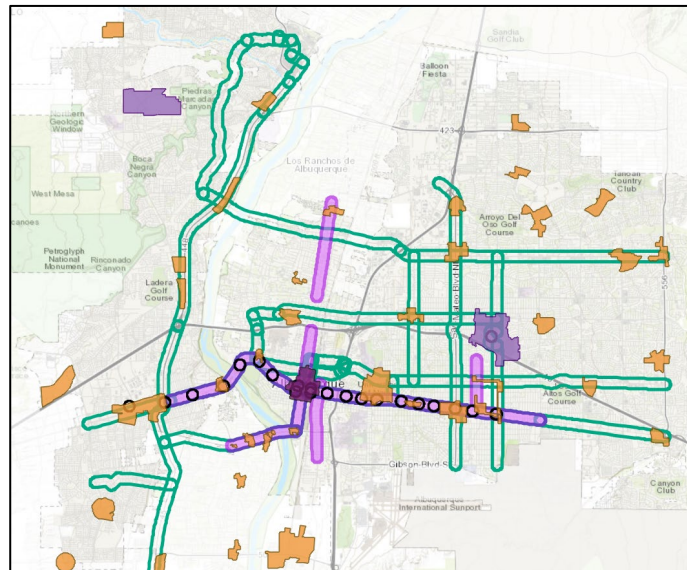
## IDO TEXT

### Explanation

- Eliminates minimum parking requirements in Centers + Corridors as a cost barrier to housing and other development where density is most appropriate.
- DT-UC-MS-PT subject to Parking Maximums.

### 5-5(B)(2)(a) Off-street Parking Exemption

1. Except parking required to satisfy the Americans with Disabilities Act, AC-MT areas are exempt from requirements in § 14-16-5-5(C) (Off-street Parking) and § 14-16-5-5(D) (Motorcycle Parking).
2. Except parking required to satisfy the Americans with Disabilities Act, the following areas are exempt from requirements other than § 14-16-5-5(C)(7) (Parking Maximums) in § 14-16-5-5(C) (Off-street Parking) and from requirements in § 14-16-5-5(D) (Motorcycle Parking):
  - a. DT-UC-MS-PT areas.



- 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

<https://tinyurl.com/IDOzoningmap>

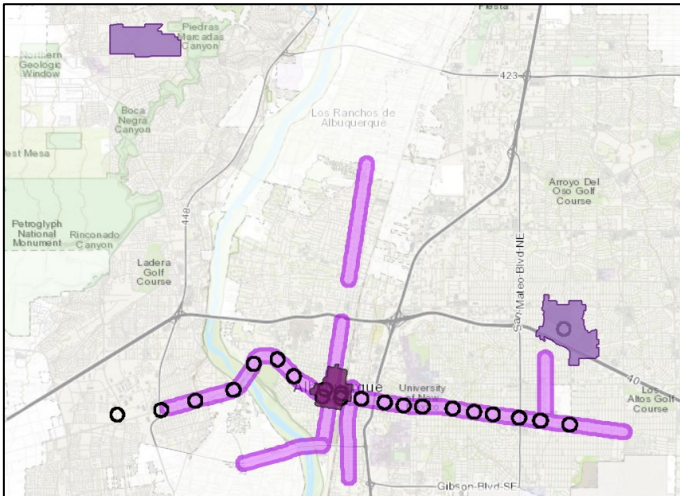
# OFF-STREET PARKING

## Parking Maximums – Centers + Corridors

### CHANGE / IDO TEXT

Table 5-5-4: Maximum Off-street Parking Requirements for Non-residential Development DT = Downtown; UC = Urban Center; MS = Main Street area; PT = Premium Transit area	
Area	Parking Maximum for Non-residential Development <sup>[1]</sup>
<b>Centers + Corridor Areas</b>	
DT-UC-MS-PT areas	175%

Explanation
<ul style="list-style-type: none"> <li>Eliminates minimum parking requirements in Centers + Corridors as a cost barrier to housing and other development where growth is appropriate.</li> <li>Establishes maximum parking for non-residential development.</li> </ul>



- DT = Downtown Center**
- UC = Urban Center**
- MS = 660 feet from Main Street**
- PT = 660 feet from Premium Transit station**

#### 5-5(C)(7) Parking Maximums

5-5(C)(7)(a) Table 5-5-4 establishes areas where there are no required parking minimums and where parking maximums are established for non-residential development as a percentage of what would otherwise be required as off-street parking minimums pursuant to the following Subsections:

1. § 14-16-5-5(C)(2) (Minimum Off-street Parking Table) and Table 5-5-1.
2. § 14-16-5-5(C)(3) (Amenity, Recreation, and Entertainment Uses).
3. § 14-16-5-5(C)(5) (Parking Reductions).

Staff

# OFF-STREET PARKING Reduction for Proximity to Transit

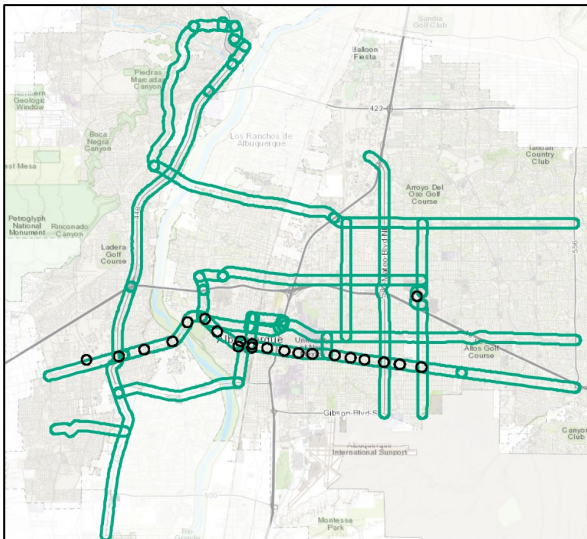
## CHANGE / IDO TEXT

### Explanation

- 30% reduction within ¼ mile of PT-MT.
- 20% reduction for transit shelter.
- 10% reduction within 330 feet of transit stop or transit station.

### 5-5(C)(5)(d) Reduction for Proximity to Transit

1. The minimum number of off-street parking spaces required may be reduced by 30 percent if the proposed development is located within 1,320 feet (¼ mile) in any direction of PT-MT areas.
2. The minimum number of off-street parking spaces required for new development or redevelopment may be reduced by 20 percent for projects that include, at the applicant's expense, a transit shelter of a type and location acceptable to the City.
3. The minimum number of off-street parking spaces required may be reduced by 10 percent if the proposed development is located within 330 feet in any direction of any transit stop or transit station.
4. No development approved with any of these parking reductions shall be considered nonconforming if the transit line, station, or stop is later relocated, resulting in a number of parking spaces that does not meet the minimum requirements that would apply without the Proximity to Transit reduction.



+ ¼ mile (1,320 feet)

- PT = 660 feet from Premium Transit station
- ▭ MT = 660 feet from Major Transit

# OFF-STREET PARKING

## Minimum Requirements

### CHANGE

### IDO TEXT

#### Explanation

- Parking spaces reduced by 20% for most uses except:
  - Dwelling, single-family
  - Accessory dwelling unit
  - Campground or RV park
  - Dwelling, temporary
- Multi-family dwellings (i.e. apartments) simplified and reduced for Workforce Housing.

**Table 5-5-1: Minimum Off-street Parking Requirements**

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
<b>PERMISSIVE PRIMARY USES</b>	
<b>RESIDENTIAL</b>	
<b>Household Living</b>	
Dwelling, single-family	1 space / DU with 2 or fewer BR 2 spaces / DU with 3 or more BR
Dwelling, mobile home	8 spaces / 5 mobile homes
Dwelling, cluster development	4 spaces / 5 DU with 2 or fewer BR 8 spaces / 5 DU with 3 or more BR
Dwelling, cottage development	4 spaces / 5 DU R-A and R-1: 2 additional spaces / project for visitors
Dwelling, two-family (duplex)	4 spaces / 5 DU with 2 or fewer BR
Dwelling, townhouse	8 spaces / 5 DU with 3 or more BR
Dwelling, live-work	8 spaces / 5 DU
Dwelling, multi-family	1 space / DU with 2 or fewer BR 1.5 spaces / DU with 3 or more BR 1 space / DU for Workforce Housing

# SIGNS

## Neon Signs

Staff

### Explanation

- Neon sign incentives in Main Street areas:
  - Freestanding signs: 50% larger up to 250 s.f.
  - Building-mounted signs: 25% larger
  - Neon sequence / animation allowed

### CHANGE / IDO TEXT

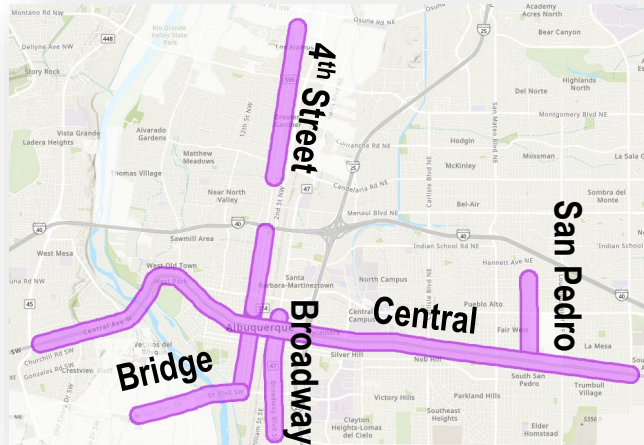
#### 5-12(F)(4) Standards for Specific Types of Signs

##### 5-12(F)(4)(a) Neon Signs along Main Street (MS) Areas

The standards of this § 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 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 apply to signs on lots in Main Street (MS) areas.



**MS** = 660 feet from **Main Street**

# SIGNS

## Neon Signs

Staff

- Explanation**
- Neon sign incentives in Main Street areas.
    - Historic signs can be refurbished

### CHANGE / IDO TEXT

**5-12(F)(4) Standards for Specific Types of Signs**

**5-12(F)(4)(a) Neon Signs along Main Street (MS) Areas**

The standards of this § 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 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.

**3. Incentives and Flexibility**

- e. A historic sign that is being refurbished and relocated on-site for preservation purposes may be installed in any Mixed-use zone district, regardless of the development standards otherwise applicable, provided that the sign retains its original design, size, and materials to the maximum extent practicable, subject to approval of a Historic Certificate of Appropriateness – Major, pursuant to IDO § 14-16-6-6(D).

**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 <sup>[1]</sup>	DHO	EPC	LC	ZHE	LUHO	City Council <sup>[2]</sup>	
Decisions Requiring a Public Hearing																
Historic Certificate of Appropriateness – Major		X		X	X	X	X	X	R				<D>		<AR>	<AD>
																6-6(D)

Definitions 7-1

**Historic Sign**  
 A sign that is 50 years old or greater or listed or determined to be eligible for listing in the New Mexico Register of Cultural Properties either individually or as a contributing part of a property or a sign that contributes to the historic character of a designated City landmark.

# REVIEW/DECISION

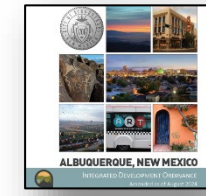
Predictable  
↕  
Flexible

**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  
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 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(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	
<b>Administrative Decisions</b>																
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																
Permit				X				X	D					<AR>	<AD>	6-5(C)
Alternative Signage Plan				X		X		X	D					<AR>	<AD>	6-5(C)
Permit – Temporary Use					X				D					<AR>	<AD>	6-5(D)
Permit – Temporary Window Wrap					X				D					<AR>	<AD>	6-5(E)
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)
<b>Decisions Requiring a Public Hearing</b>																
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)
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				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)
Waiver – DHO			X	X				X	R	<D>				<AR>	<AD>	6-6(P)
<b>Policy Decisions</b>																
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>	<D>	6-7(E)
Annexation of Land				X	X	X	X	X	R		<R>			<D>	<D>	6-7(F)
Zoning Map Amendment – EPC	X		X	X	X	X	X	X	R		<D>			<AR>	<AD>	6-7(G)

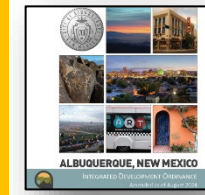
Table 6-1-1

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



<https://abq-zone.com>

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



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

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

ONE  
SALBE  
SQR  
ER  
MCP  
OR  
ME

ABQ-PLAN

<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



Plan for land use!  
Planning

Planning Approvals, Amendments, Site Plans, Variances, Historic and more!



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 CALENDAR

April 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



Monday	Tuesday	Wednesday	Thursday	Friday
30	31	1 <span>7</span> Preconstruction Meeting DFT Meeting DFT Meeting DFT Meeting Show more..	2	3
6 <span>1</span> City Council Hearing	7	8 <span>13</span> DHO Hearing DHO Hearing DHO Hearing DHO Hearing Show more..	9	10
13	14	15 <span>3</span> DFT Meeting DFT Meeting DFT Meeting	16 <span>5</span> EPC Hearing EPC Hearing EPC Hearing EPC Hearing Show more..	17
20	21 <span>27</span> ZHE Hearing ZHE Hearing ZHE Hearing ZHE Hearing Show more..	22 <span>2</span> DHO Hearing DHO Hearing	23	24

# ABQ-PLAN MAP

FILTERS ✕

PIN OPTIONS ^

Date Range ▾  
Past Month

Pins

- Select All
- Plans >
- ✓ Permits >
- ✓ Inspections >
- ✓ Professional Licenses >
- ✓ Business Licenses >
- ✓ Operational Permits >
- ✓ Health Inspections >

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

# GENERAL PROCEDURES

## Pre-submittal Tribal Meetings

Staff

### CHANGE

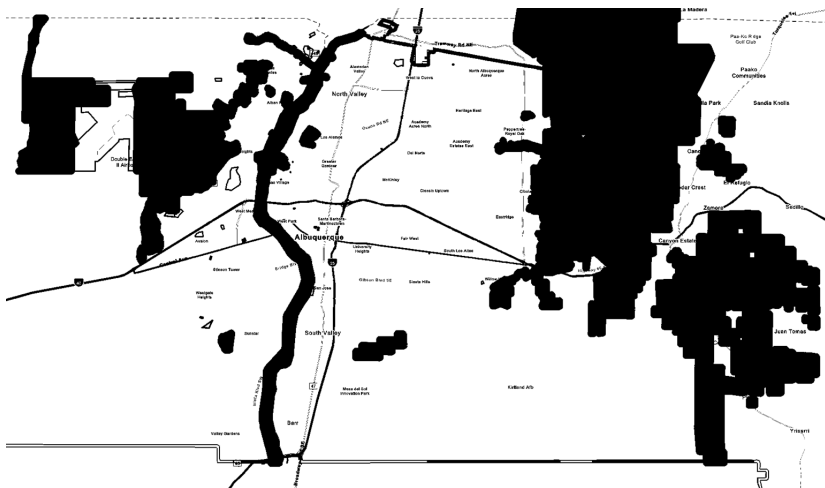
- Explanation**
- Requires tribal meetings for first development application on undeveloped land.
  - Tribal representatives have 30 days to accept the tribal meeting offer.

IDO Section: [14-16-6-4\(B\)](#)

Major Public Open Space<sup>1</sup>  
+ 660 feet



Within 660 feet of  
tribal land



### CHANGE / IDO TEXT

**Table 6-1-1: Summary of Development Review Procedures**

DHO = Development Hearing Officer EPC = Environmental Planning Commission  
 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	6-4(B)	6-2(B)	6-2(D)	6-2(E)	6-2(I)	6-2(A)	Specific Procedures
	Tribal	City Staff	DHO	EPC	LUHO	City Council	
<b>Application Type</b>							
Archaeological Certificate	X	D			<AR>	<AD>	6-5(A)
Master Development Plan	X	R		<D>	<AR>	<AD>	6-6(F)
Site Plan – EPC	X	R		<D>	<AR>	<AD>	6-6(I)
Subdivision of Land – Minor	X	R	<D>		<AR>	<AD>	6-6(K)
Subdivision of Land – Major	X	R	<D>		<AR>	<AD>	6-6(L)
<b>Policy Decisions</b>							
Zoning Map Amendment – EPC	X	R		<D>	<AR>	<AD>	6-7(G)
Zoning Map Amendment – Council	X	R		<R>		<D>	6-7(H)

<sup>1</sup> Includes Petroglyph National Monument

# GENERAL PROCEDURES

## Referrals to Commenting Agencies – Tribal Representatives

### CHANGE

- Explanation**
- Tribal representatives have 30 days to provide comments.
  - Cases deferred to next agenda.

### CHANGE / IDO TEXT

**6-4(l) REFERRALS TO COMMENTING AGENCIES**  
 Following a determination that the application is complete, the Planning Director, ZEO, or any City staff designated to review applications in Table 6-1-1 shall refer applications for comment to the departments or agencies noted in § 14-16-6-4(l)(2) below.

**6-4(l)(1) Deadline for Comments**

- 6-4(l)(1)(a) For administrative decisions in Table 6-1-1, any comments received after such a referral and prior to the decision shall be considered with the application materials in any further review and decision-making procedures.
- 6-4(l)(1)(b) For decisions that require a public hearing and policy decisions in Table 6-1-1, any comments received within 15 calendar days after such a referral shall be considered with the application materials in any further review and decision-making procedures, except that the following applications shall be deferred to a subsequent hearing to allow Indian Nations, Tribes, and Pueblos and Tribal representatives up to 30 calendar days to comment after such a referral:

1. Master Development Plan.
2. Site Plan – EPC.
3. Subdivision of Land – Major.
4. Zoning Map Amendment – EPC.
5. Zoning Map Amendment – Council.

IDO Section: [14-16-6-4\(l\)](#)

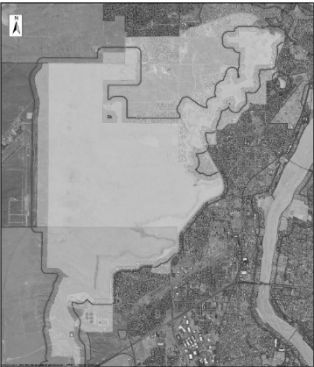
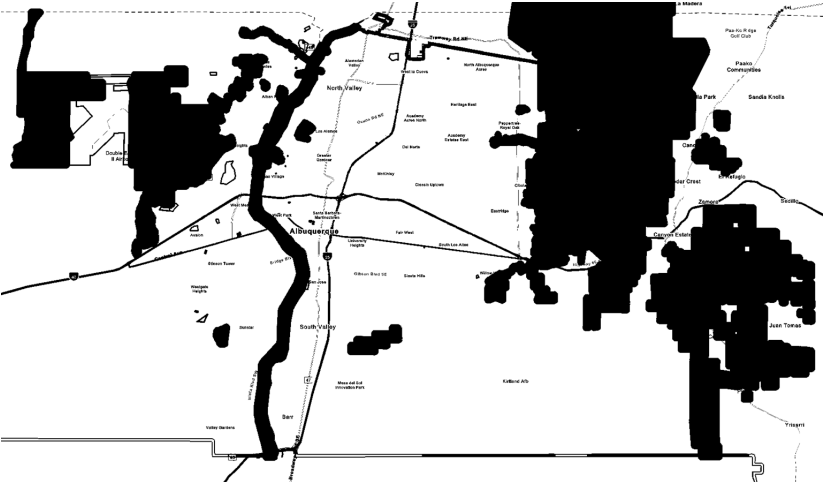
Major Public Open Space<sup>1</sup>  
+ 660 feet



Within 660 feet of tribal land



NW Mesa Escarpment  
VPO-2



<sup>1</sup> Includes Petroglyph National Monument

# GENERAL PROCEDURES

## Who May Appeal - Standing

### 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:

1. The owner of the property listed in the application.
2. A representative of any City department, City agency, or other governmental or quasi-governmental agency whose services, properties, facilities, interest, or operations may be affected by the application.
3. Any party appealing either of the following decisions:
  - a. Declaratory Ruling.
  - b. Adoption or Amendment of Albuquerque/Bernalillo County Comprehensive Plan.
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.
  - a. Such showing must be presented by the appellant as part of the appeal, and the LUHO or City Council shall enter a finding or findings as to whether this requirement has been met.
  - b. If it is found that the appellant cannot satisfy this requirement, the appeal shall be denied.
5. Property owners (other than the applicant) and Neighborhood Associations on the basis of proximity for decisions as specified in Table 6-4-2.

### IDO TEXT

Table 6-4-2: Standing for Appeals Based on Proximity to Subject Property		
Application Type	Property Owners within Distance Specified	Neighborhood Associations within Distance Specified
<b>Administrative Decisions</b>		
Archaeological Certificate	100 ft.	660 ft.
Declaratory Ruling	14-16-6-4(U)(2)(a)3.a	
Historic Certificate of Appropriateness – Minor	100 ft.	660 ft.
Impact Fee Assessment	14-16-6-4(U)(2)(a)4	
Permit – Sign	100 ft.	660 ft.
Permit – Temporary Use	100 ft.	660 ft.
Permit – Wall or Fence – Minor	100 ft.	660 ft.
Site Plan – Administrative	100 ft.	660 ft.
Subdivision of Land – Minor	100 ft.	660 ft.
Wireless Telecommunications Facility Approval	330 ft.	660 ft.
<b>Decisions Requiring a Public Hearing</b>		
Conditional Use Approval	330 ft.	660 ft.
Demolition Outside of an HPO	330 ft.	660 ft.
Expansion of Nonconforming Use or Structure	100 ft.	660 ft.
Historic Certificate of Appropriateness – Major	330 ft.	660 ft.

# GENERAL PROCEDURES

## Who May Appeal – Standing



### CHANGE

Explanation
<ul style="list-style-type: none"> <li>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.</li> </ul>

Other changes pending O-26-10

### 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 property owners or tenants of a majority of Bernalillo County Assessors' lots within 660 feet of the subject property.
  - c. For application types with no distance specified, the final decision may be appealed pursuant to the Subsection specified in Table 6-4-2.

**6-4(U)(5) Appeal Costs**

6-4(U)(5)(a) For an appeal to City Council related to an application that was denied, all parties shall be responsible for their own costs.

6-4(U)(5)(b) For an appeal to City Council related to an application that was approved, if the appellant loses their appeal, they shall be responsible for paying \$1,000 for the costs and fees of the appellee.

1. A finding on costs and fees shall be made by the LUHO.
2. The LUHO may grant an exception to either of the following:
  - a. Any individual appellant that demonstrates hardship, low income, or indigent status.
  - b. Any entity appellant with a geographic boundary that includes more than 50 percent of its area within an area that has an overall score of 50 or greater on the City's Social Vulnerability Index.

# DECISIONS REQUIRING A PUBLIC HEARING

## Demolition Outside of an HPO

Staff

### CHANGE

### CHANGE / IDO TEXT

**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.

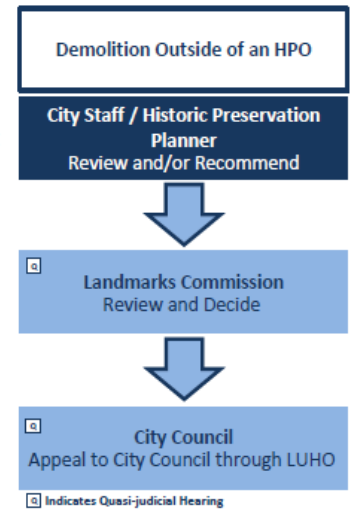


**6-6(B) DEMOLITION OUTSIDE OF AN HPO**  
 All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-6(B) or the DPM.

**6-6(B)(1) Applicability**  
 This § 14-16-6-6(B) applies to any of the following:

6-6(B)(1)(a) 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 § 14-16-6-6(B).

6-6(B)(1)(b) 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.



# DECISIONS REQUIRING A PUBLIC HEARING

## Permit – Wall or Fence - Major

Council

### CHANGE

- Explanation**
- Removes mailed notice and posted sign requirements.
  - Lowers the threshold to get a taller wall permit in the decision criteria.

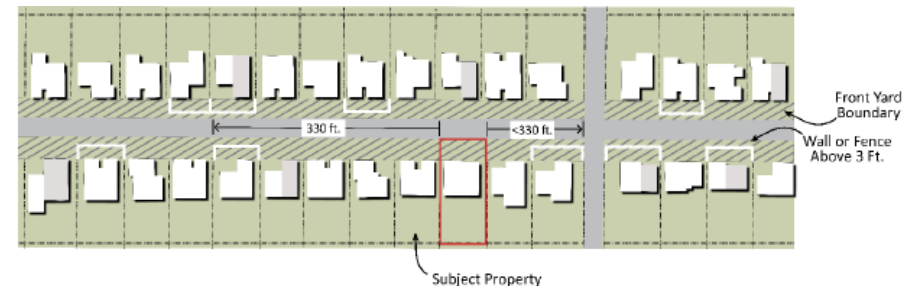
### CHANGE / IDO TEXT

**6-6(H)(3) Review and Decision Criteria**

An application for a Permit – Wall or Fence – Major for a wall in the front or street side yard of a lot with low-density residential development in or abutting any Residential zone district that meets the requirements in § 14-16-5-7(D)(3)(a)2 (Exceptions to Maximum Wall Height) and Table 5-7-2 shall be approved if all of the following criteria are met.

6-6(H)(3)(a) The wall is proposed on a lot that meets any of the following criteria.

- The lot is at least ½ acre.
- The lot fronts a street designated as a collector, arterial, or interstate highway.
- For a front yard wall taller than allowed in Table 5-7-1, at least ~~10-20~~ percent of the properties with low-density residential development with a front yard abutting the same street as the subject property and within 330 feet of the subject property along the length of the street the lot faces have a front yard wall or fence over 3 feet. This distance shall be measured along the street from each corner of the subject property's lot line, and the analysis shall include properties on both sides of the street. (See figure below for an illustration of this measurement.)



**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 <sup>LU</sup>	DHO	EPC	LC	ZHE	LUHO	City Council <sup>LC</sup>			
Permit – Wall or Fence – Major <sup>459</sup>				X	*	*		X							<D>	<AR>	<AD>	6-6(H)



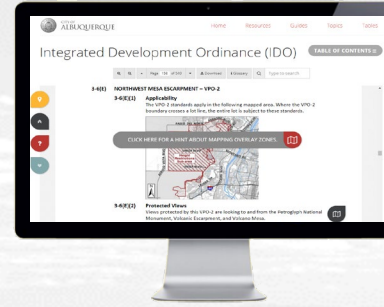
# RESOURCES

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**Kate Clark**  
Regulatory Planning Team Lead  
[kclark@cabq.gov](mailto:kclark@cabq.gov)

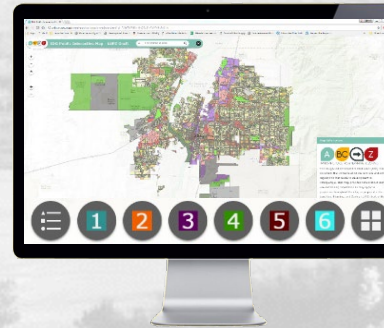
**ABC-Z Project**  
[abcto@cabq.gov](mailto:abcto@cabq.gov)

## Interactive IDO



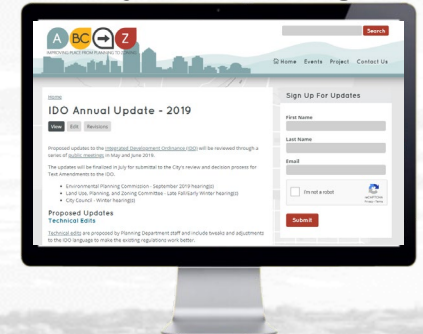
[ido.abq-zone.com](http://ido.abq-zone.com)

## IDO Zoning Map



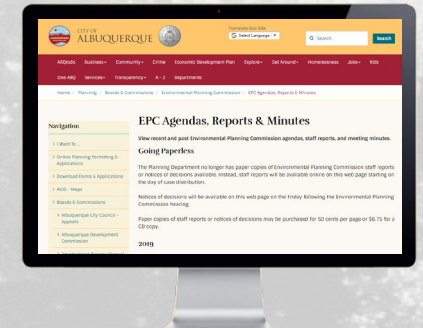
[tinyurl.com/idozoningmap](http://tinyurl.com/idozoningmap)

## Project Webpage



[abq-zone.com](http://abq-zone.com)

## Planning Webpage



[cabq.gov/planning](http://cabq.gov/planning)

## ABC Comp Plan



[compplan.abq-zone.com](http://compplan.abq-zone.com)