

Integrated Development Ordinance (IDO) Update 2025

Proposed changes in the 2025 update aim to expand the types of housing allowed in neighborhoods, reduce housing costs by lowering requirements for parking and large lots, and allow bodegas/tienditas on corner lots in neighborhoods to bring food and daily needs within walking distance of home.

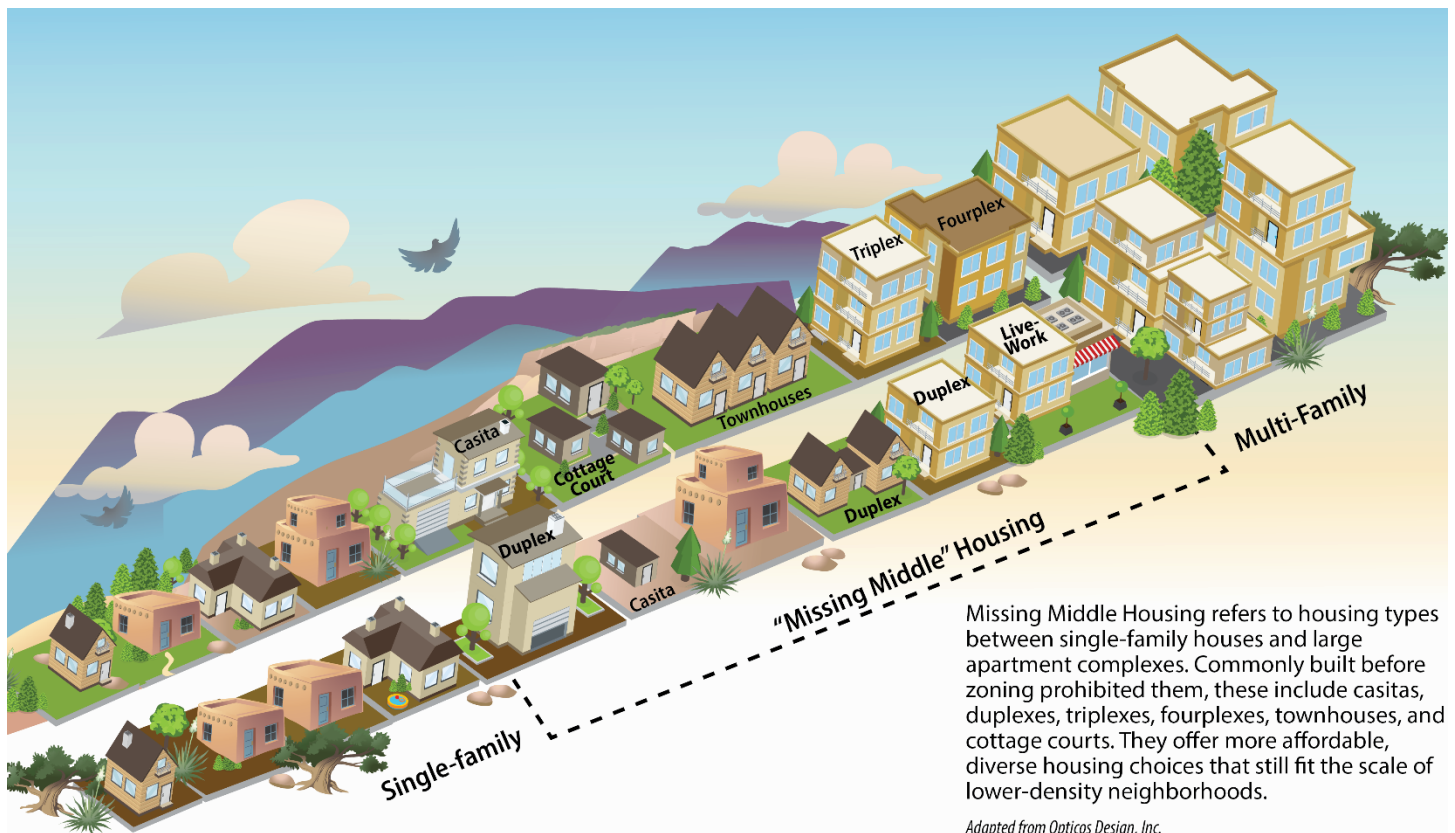
Review proposed changes on the project webpage:

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

Increase Housing Choices

Take bold but gentle action to create more housing choices for families

- **Legislative Zoning Conversions for Major Transit (MT) and Activity Centers (AC)**
 - R-1 → R-T – Adds townhouses (up to 3 units) as an option
 - R-T → MX-T – Adds multi-family and non-residential uses as options
 - R-ML → MX-L – Adds non-residential uses as options
- **Dormitory** – Allows co-living (great for hotel/office conversions) where apartments are allowed
- **Cottage courts** – Allows multiple small single-family or duplexes on lots 10,000+ s.f. citywide
- **Duplex** – Allows duplexes in R-1 citywide
- **Townhouse** – Allows triplexes (up to 26 feet) in R-1 citywide
- **Accessory Dwelling Units (ADUs) / Casitas** – Allows attached casitas up to 750 s.f. in R-1 citywide
- **Safe Outdoor Space** – Removes requirements for plumbing and 24/7 security



Missing Middle Housing refers to housing types between single-family houses and large apartment complexes. Commonly built before zoning prohibited them, these include casitas, duplexes, triplexes, fourplexes, townhouses, and cottage courts. They offer more affordable, diverse housing choices that still fit the scale of lower-density neighborhoods.

Adapted from Opticos Design, Inc.

Lower Costs per Housing Unit

Require less land/parking so that more investment goes toward constructing housing units

- **R-1 Dimensional Standards** – Removes large minimum lot sizes and setbacks
- **Accessory Dwelling Units (ADUs) / Casitas**
 - **Height**
 - Changes maximum building height to 18 feet, or as tall as the primary structure, whichever is higher
 - Allows casitas constructed over a detached garage up to the allowed height of the zone district
 - **Size:** Changes maximum size to be a footprint of 750 s.f. to allow flexibility for lofts and 2-story casitas
- **Building Heights**
 - **R-ML and R-MH and Mixed-use Zone Districts**
 - Allows higher buildings in Major Transit and Activity Centers
 - Bumps up building height in Urban Center, Premium Transit, and Main Street areas accordingly
- **Parking**
 - **Citywide Parking Minimums**
 - Reduces minimum requirements for multi-family, especially workforce housing
 - Decreases parking minimums by 20% for most uses (some exceptions – like single-family).
 - **Centers and Corridors:**
 - Eliminates parking minimums
 - Reduces/establishes parking maximums *for non-residential development only*

Allow Food near Neighborhoods

Create opportunities for small businesses, encourage walkability, and provide important daily goods such as food, household items, and medicine closer to the places where people

- **Bodegas / Tienditas:** Allows retail, restaurant, grocery, and live-work on corner lots 5,000+ s.f. in residential zones
 - Conditional on local streets
 - Permissive on arterial / collectors
 - Not allowed to sell alcohol, cannabis, or nicotine

