

## Proposed Amendments to the IDO

January 14, 2026

Land Use, Planning, and Zoning Committee

<b>O-26-2</b>		
<b>Amendment</b>	<b>Topic (Sponsor)</b>	<b>Notes</b>
A	Bodega (Rogers)	
B	RL-R1 (Rogers)	
C	Comm Gardens (Rogers)	

# A - Bodega

## LAND USE, PLANNING, AND ZONING COMMITTEE of the CITY OF ALBUQUERQUE

January 14, 2026

COMMITTEE AMENDMENT NO. \_\_\_\_\_ TO IDO Exhibit, O-26-2

AMENDMENT SPONSORED BY COUNCILOR Nichole Rogers

### SECTION 1. IDO Section 4-3(B)(7)(f) is amended as follows:

4-3(B)(7)(f) Where this use is allowed in a Residential zone district, general retail, grocery store, and restaurant uses are limited to a total of 5,000 3,000 square feet or less.

### SECTION 2. IDO Section 4-3(D)(37)(d) Size Limitations in Zone Districts is amended as follows:

#### 4-3(D)(37)(d) Size Limitations in Zone Districts

1. In Residential zone districts, this use shall not exceed 5,000 3,000 square feet of gross floor area.
2. In the MX-T zone district, this use shall not exceed 10,000 square feet of gross floor area.
3. In the MX-L zone district, this use is limited to establishments of no more than 30,000 square feet of gross floor area.

### SECTION 3. IDO Section 4-3(D)(38)(a) Grocery Store is amended as follows:

#### 4-3(D)(38) Grocery Store

4-3(D)(38)(a) This use shall comply with the standards in § 14-16-5-6(G)(3) (Loading, Service, and Refuse Areas).

4-3(D)(38)(b) For grocery stores larger than 50,000 square feet of gross floor area, the Use-specific Standards in § 14-16-4-3(D)(37)(c) (Large Retail Facilities) also apply.

4-3(D)(38)(c) In Residential zone districts, this use is only allowed on corner lots abutting at least 1 collector or arterial street and is limited to establishments of no more than 5,000 **3,000** square feet of gross floor area. In other locations in Residential zone districts, this use is prohibited.

4-3(D)(38)(d) In the MX-T zone district, this use is limited to establishments of no more than 10,000 square feet of gross floor area.

4-3(D)(38)(e) In the MX-L zone district, this use is limited to establishments of no more than 30,000 square feet of gross floor area.

4-3(D)(38)(f) In the MX-M zone district, this use is limited to establishments of no more than 70,000 square feet of gross floor area.

Explanation:

This amendment changes the size allowance for restaurants, retail, and grocery stores in residential zone districts from 5,000 sq/ft GFA to 3,000 sq/ft GFA.

**LAND USE, PLANNING, AND ZONING COMMITTEE  
of the  
CITY OF ALBUQUERQUE**

**January 14, 2026**

**COMMITTEE AMENDMENT NO. \_\_\_\_\_ TO IDO Exhibit, O-26-2**

**AMENDMENT SPONSORED BY COUNCILOR Nichole Rogers**

**SECTION 1. Throughout the entire IDO document:**

Wherever it appears, amend **R-L** back to **R-1** throughout the entire IDO document.

Explanation:

In the post EPC red-lined document, R-1 was amended to R-L, based on the approval of Duplex and triplexes within the R-1 Zone District. The change was made to reflect the reality that the R-1 zone district would no longer act as only a single-family dwelling zone district, and instead would allow duplexes and townhomes.

## C - Comm Garden

**LAND USE, PLANNING, AND ZONING COMMITTEE  
of the  
CITY OF ALBUQUERQUE**

January 14, 2026

**COMMITTEE AMENDMENT NO. \_\_\_\_\_**

**TO IDO Exhibit, O-26-2**

## AMENDMENT SPONSORED BY COUNCILOR Nichole Rogers

**SECTION 1. The IDO Table 4-2-1 Allowable Uses is amended as follows:**

**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

Blank Cell = Not Allowed																		
Land Uses	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	A	B	C
<b>PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS</b>																		
<b>COMMERCIAL USES</b>																		
<b>Agriculture and Animal-related</b>																		
Community Garden	P	P	P	P	P	P	P	P	P	P	[C]	[C]	[P]	[P]	A	A	A	4-3(B)(5)

## Explanation:

This amendment would make community gardens permissive in the NR-LM and NR-GM zone district.