

Proposed Amendments to the IDO

January 14, 2026

Land Use, Planning, and Zoning Committee

O-26-2		
Amendment	Topic (Sponsor)	Notes
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.

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																				
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	NR-PO			
A	B																C			
Land Uses																				
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																				
COMMERCIAL USES																				
Agriculture and Animal-related																				
Community Garden		P	P	P	P	P	P	P	P	P	P	P	P	C	C		A	A	A	4-3(B)(5)
														P	P					

Explanation:

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