

**Proposed Amendments to the IDO
Land Use, Planning, and Zoning Committee
January 28, 2026**

O-26-2		
Amendment	Topic (Sponsor)	Notes
A	Conversions (Grout, Bassan)	
B	Duplex (Grout, Bassan)	
C	Townhouse (Grout, Bassan)	
D	Parking Max (Grout, Bassan)	
E	SOS (Grout, Bassan)	
F	Vacation (Grout, Bassan)	
G	Cottage (Grout)	
H	Compost (Fiebelkorn)	
I	Demo (Grout, Bassan)	
J	Bodega – Full (Grout, Bassan)	
K	SOS – Full (Grout, Bassan)	
L	Attached ADU (Grout, Bassan)	
M	MS Corridor (Grout)	

A - Conversions

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

January 28, 2026

COMMITTEE AMENDMENT NO. _____

TO IDO EXHIBIT, O-26-2

AMENDMENT SPONSORED BY COUNCILORS: Renee Grout, Brook Bassan

SECTION 1. On page 5, line 1 of O-26-2, delete Section 4 in its entirety:

**~~SECTION 4. ZONING CONVERSIONS FOR PROPERTIES ZONED R-1, R-T,
OR R-ML IN MAJOR TRANSIT CORRIDOR AREAS OR ACTIVITY CENTERS AS
DESIGNATED IN THE COMPREHENSIVE PLAN AND DEFINED IN IDO § 14-16-
7-1. The Official Zoning Map is amended to convert the following zone districts in Major
Transit Corridor Areas and Activity Centers.~~**

**~~A. Properties zoned R-1 convert to R-T.
B. Properties zoned R-T convert to MX-T.
C. Properties zoned R-ML convert to MX-L.~~**

Explanation:

This amendment removes and eliminates the legislative zoning conversions for Major Transit and Activity centers from the IDO Annual Update package. This is the proposal that would rezone R-1 to R-T, R-T to MX-T and R-ML to MX-L within the appropriate areas.

B - Duplex

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

January 28, 2026

COMMITTEE AMENDMENT NO. _____

TO IDO EXHIBIT, O-26-2

AMENDMENT SPONSORED BY COUNCILORS: Renee Grout, Brook Bassan

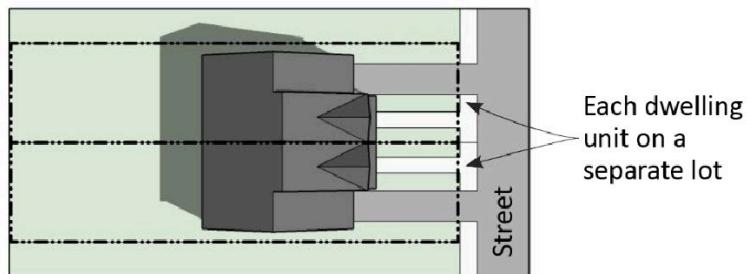
SECTION 1. IDO Section 4-3(B)(7)(f) is amended as follows:

4-3(B)(5) Dwelling, Two-family ~~Detached~~ (Duplex)

4-3(B)(5)(a) Where this use is allowed and the 2 dwelling units are on separate lots, interior side setbacks required by the zone district shall not apply to any lot line where the 2 units share a common wall.

4-3(B)(5)(b) This use is prohibited in the R-A **and R-1**~~R-1, and R-MC~~ zone districts, except in either of the following circumstances: 115

1. In or within 1,320 feet (1/4 mile) of MS-PT areas.
2. Where 1 two-family ~~detached~~116 dwelling is on 2 lots and the building straddles the lot line, with each dwelling unit on a separate lot. (See figure below.)



Explanation:

This amendment removes the Duplex Use as being permissive within the R-1 zone district.

**LAND USE, PLANNING, AND ZONING COMMITTEE
of the
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January 28, 2026

COMMITTEE AMENDMENT NO. _____

TO IDO EXHIBIT, O-26-2

AMENDMENT SPONSORED BY COUNCILORS: Renee Grout, Brook Bassan

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

4-3(B)(6) Dwelling, Townhouse

4-3(B)(6)(a) For townhouse developments containing more than 6 dwelling units, minimum usable open space shall be provided as follows:

1. Efficiency or 1 bedroom: 200 square feet per unit.
2. 2 bedrooms: 250 square feet per unit.
3. 3 or more bedrooms: 300 square feet per unit.
4. In UC-MS-PT areas, the minimum usable open space required shall be 50 percent of the requirements in Subsections 1 through 3 above.

4-3(B)(6)(b) The side setbacks required by Part 14-16-5 (Development Standards) shall apply to the end units of each townhouse dwelling and shall not apply to interior side lot lines where townhouse dwelling units share a common interior wall.

4-3(B)(6)(c) Except in UC-MS-PT areas, each townhouse dwelling shall not contain more than 3 dwelling units (*i.e., a triplex*) on lots ~~properties~~ with a rear or side lot line that abuts an R-A or ~~R-L~~ ~~R-1~~ **R-1** zone district or with a rear lot line that is across an alley from an R-A or ~~R-L~~ ~~R-1~~ **R-1** zone district.

4-3(B)(6)(d) In the R-A ~~R-1, and R-MC and R-1~~ zone districts, this use is prohibited except in or within 1,320 feet (1/4 mile) of MS-PT

areas.

- 4-3(B)(6)(e) In the MX-L, MX-M, and MX-H zone districts, on properties abutting an MS corridor or on properties in a PT area that abut a PT corridor, townhouses are prohibited unless the front façade faces the MS or PT corridor.
- 4-3(B)(6)(f) In any Mixed-use zone district west of the Rio Grande on properties abutting the public right-of-way of an MT or PT Corridor, allowable uses in the Commercial category are required along at least 50 percent of the ground floor of the façade facing the MT or PT Corridor.

Explanation:

This amendment removes the townhouse use as permissive in R-1 citywide. Within the R-1 zone district, townhouses were capped at 3-units max, essentially making the use a triplex.

D - Parking Max

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

January 28, 2026

COMMITTEE AMENDMENT NO. _____

TO IDO EXHIBIT, O-26-2

AMENDMENT SPONSORED BY COUNCILORS: Renee Grout, Brook Bassan

SECTION 1. IDO Table 5-5-4 is amended as follows:

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 AC = Activity center; MT = Major Transit area	
Area	Parking Maximum for Non-residential Development
Centers + Corridors	
DT-UC-MS-PT areas	100% 175% 175%
AC-MT areas	125%
Small Areas	
McClellan Park Small Area	175%
Old Town – HPO-6	175%
Other	
Within 330 feet of a transit facility, excluding park and ride lots and depots	100%
[1] Percent of the off-street parking spaces required by Table 2-4-13 or Table 5-5-1, as applicable.	
[2] See § 14-16-5-5(B)(2)(a).2.	
[3] As of 2025, transit facilities include Alvarado Transportation Center, Central/Unser Transit Center, Montaño Transit Center, Montgomery & Tramway, Northwest Transit Center, Uptown Transit Center.	

Explanation:

This removes the parking maximum added to Activity Centers and Major Transit Corridors and also reverses the amendments made to DT-UC-MS-PT areas back to a 175% maximum.

**LAND USE, PLANNING, AND ZONING COMMITTEE
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January 28, 2026

COMMITTEE AMENDMENT NO. _____

TO IDO EXHIBIT, O-26-2

AMENDMENT SPONSORED BY COUNCILORS: Renee Grout, Brook Bassan

SECTION 1. IDO Section 4-3(G)(9)(j) is amended as follows:

4-3(G)(9)(j) This use is prohibited **within 1,320 feet of** adjacent to Major Public Open Space.

Explanation:

This amendment changes the buffer requirement of SOS's from adjacent to major public open space to a distance separation of 1,320 feet.

F - Vacation

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

January 28, 2026

COMMITTEE AMENDMENT NO. _____ TO IDO EXHIBIT, O-26-2

AMENDMENT SPONSORED BY COUNCILORS: Renee Grout, Brook Bassan

SECTION 1. IDO Table 6-1-1: Summary of Development Review Procedures is amended as shown below:

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

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

DHO = Development Hearing Officer EPC = Environmental Planning Commission LC = Landmarks Commission

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Application Type	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)
Tribal	City Staff	Facilitated	Email	Mailed	Posted Sign	Published	Web Posting	City Staff ^[1]	DHO	EPC	LC	ZHE	LUHO	City Council ^[2]	
		[1] May include Planning Department staff, Historic Preservation Planner, Impact Fee Administrator, Floodplain Administrator, City Engineer, Parks and Recreation Department staff, or others, depending on the type of application involved and delegation of responsibilities granted. [2] When a LUHO decision on an appeal is reviewed by City Council, the City Council will only hold a hearing if it does not uphold the LUHO decision. [3] Email and mail notice is only required to Indian Nations, Tribes, and Pueblos and tribal representatives pursuant to Subsection 14-16-6-4(J)(2)(f) and Subsection 14-16-6-4(J)(3)(e). [4] Requires mailed notice to abutting property owners pursuant to Subsection 14-16-6-5(D)(2)(a)3. [5] Required for applications that meet thresholds established in Subsection 14-16-6-4(K)(1)(a)2. [6] See Subsections 14-16-6-4(J)(2)(b) and 14-16-6-4(J)(4)(b) for exceptions to posted sign and electronic mail requirements for any Site Plan – Administrative for low-density residential development in that subdivision within 2 years after the approval for Subdivision of Land – Major. [7] This procedure applies only if the Historic Preservation Planner determines that a hearing is necessary, pursuant to Subsection 14-16-6-6(B)(2) (Demolition Outside of an HPO Procedure). [8] This procedure is for easements on a plat only. [9] Includes creation or amendment of text or map for APO, CPO, or VPO zones.													

Explanation:

This amendment is to re-establish City Council as the decision maker for Vacations of Public Right-of-ways that are greater than 500 sqft for alleyways and greater than 5,000 sqft for streets.

**LAND USE, PLANNING, AND ZONING COMMITTEE
of the
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January 28, 2026

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

AMENDMENT SPONSORED BY COUNCILOR Renee Grout

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

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. ~~as follows~~ as follows:

- ~~1. General: 1 acre.~~
- ~~2. In UC-MS-PT areas or within 1,320 feet (1/4 mile) of UC-MS-PT areas: 10,000 square feet.~~
- ~~3. Outside of UC-MS-PT areas, if granted a Conditional Use approval pursuant to § 14-16-6-6(A): 10,000 square feet.~~

1. General: 1 acre.
2. In UC-MS-PT areas or within 1,320 feet (1/4 mile) of UC-MS-PT areas: 10,000 square feet.
3. Outside of UC-MS-PT areas, if granted a Conditional Use approval pursuant to § 14-16-6-6(A): 10,000 square feet.

Explanation:

This amendment undoes the change to allow cottages city-wide on 10,000 sqft lots and changes it back to a minimum of 1 acre city-wide.

H - Compost

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

January 28, 2026

COMMITTEE AMENDMENT NO. _____

TO IDO Exhibit, O-26-2

AMENDMENT SPONSORED BY COUNCILOR: Tammy Fiebelkorn

SECTION 1. The IDO Table 4-2 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

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-IM	NR-GM		
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																		
COMMERCIAL USES																		
Agricultural and Animal-related																		
Compost facility, small	P	A	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	P	P		4-3(D)(2)	
INDUSTRIAL USES																		
Waste and Recycling																		
Composting facility, large	P									C	C	P	P			4-3(E)(14)		

SECTION 2. On page 180 of the EPC Red-line, add Section 4-3(D)(2):

[4-3(D)(2) Composting 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 any feedstock pile) shall be located a minimum of 15 feet in any direction from any Residential zone district or any lot containing a residential use in any Mixed-use zone district. Any outdoor compost pile (including any feedstock pile) height shall be limited as follows:

1. R-A and Non-residential zone districts: 8 feet maximum.

2. R-1, R-MC, R-T, R-ML, R-MH, and Mixed-use zone districts: 6 feet maximum.

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.]

SECTION 3. On page 219 of the EPC Red-line, amend Section 4-3(E)(14):

4-3(E)(14) [Composting Facility, Large

4-3(E)(14)(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)(14)(b) Where accessory to another primary use, this use is limited to 10 percent of the area of the premises.

4-3(E)(14)(c) Outdoor storage shall comply with standards in Subsection 14-16- 4-3(E)(19).

4-3(E)(14)(d) This use is prohibited within 330 feet of Major Public Open Space.

4-3(E)(14)(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.]

SECTION 4. Starting on page 607 of the EPC Red-line, amend the following Ido definitions:

Community Garden

A ~~private or public~~ facility for cultivation of fruits, flowers, vegetables, or ornamental by more than one person or ~~household family~~ as a primary use of land.

A facility for cultivation of fruits, flowers, vegetables, or ornamental plants, including composting as an incidental activity, by more than one person or household as a primary use of land. See also *Composting Facility*.

Composting Facility

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

Composting Facility as a primary use is divided into 3 categories based on the size of the premises.

- 1. Small: 21,780 square feet (1/2 acre) or less.**
- 2. Medium: Between 21,780 square feet (1/2 acre) and 2 acres.**
- 3. Large: 2 or more acres.**

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

Garden

An area of land managed and maintained as an accessory use of land to cultivate fruits, flowers, vegetables, or ornamental plants **[, including composting as an incidental activity,]** for personal group use, consumption, or donation. **[See also *Composting Facility*.]**

Explanation:

This amendment creates definitions and use standards for composting, as well as also bringing them into the IDO Use Table. Composting is broken down into 3 different categories, small, medium and large.

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

January 28, 2026

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

AMENDMENT SPONSORED BY COUNCILOR Renee Grout, Brook Bassan

- 1. As part of the IDO Exhibit of O-26-2, repeal Spreadsheet item #63 in its entirety.**

Explanation:

This amendment is to undo the proposed amendment to Section 6-6(B) Demolition outside of an HPO, which would have required a review by the landmarks commission of any structure that is 50 years or older, regardless of location or if it's on a state or national historic registry. Repealing Item #63 will bring back the existing language today in the IDO that requires a demolition review of structures built prior to 1945 and within certain small-mapped areas.

Spreadsheet item #63, as proposed by EPC, is shown in the following language:

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 was constructed in or prior to 1945.~~

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

~~6-6(B)(1)(d) Demolition of any structure that is at least 50 years old located in the following small areas, 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).~~

- ~~1. Neon signs along Central Avenue in locations pursuant to § 14-16-5-12(F)(4)(a) (Neon Signs along Central Avenue).~~
- ~~2. Downtown Small Area~~
- ~~3. Downtown Neighborhood Area CPO-3~~
- ~~4. East Downtown CPO-4~~
- ~~5. Nob Hill/Highland Small Area~~

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

January 28, 2026

COMMITTEE AMENDMENT NO. _____

TO IDO Exhibit, O-26-2

AMENDMENT SPONSORED BY COUNCILORS: Renee Grout & Brook Bassan

1. As part of Exhibit 1 of O-26-2 Repeal Spreadsheet Items C-7 and condition 10.a and M-2 and condition 10, reversing EPC recommendation.

Explanation:

This amendment would undo all amendments made to the live work, general retail, and grocery store uses that were part of the “bodega” amendments. These amendments were for the purpose of introducing neighborhood scale commercial to residential area, corner lots.

Spreadsheet Items M-2 and C-7 and conditions 10 and 10.a are shown in the language below:

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

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	
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																
RESIDENTIAL USES																
Household Living																
Dwelling, live-work		P €		P €	P €	P	P	P	P	CA	CA					
COMMERCIAL USES																
Retail Sales																
General retail, small	P	P	A	P	P	P A	P	P	P	P	P	P	P	P		4-3(D)(37)
Grocery Store	P	P		P	P	P	P	P	P	P	P	P	P	P		4-3(D)(38)

4-3(B)(7) Dwelling, Live-work

4-3(B)(7)(a) The business operator must obtain and maintain in effect at all times any City or State permit or license required for the operation

of this use, including a business registration permit from the City.

4-3(B)(7)(b) The building and lot may be used for both a residence and a business that does not qualify as a home occupation being conducted by a resident of the building.

4-3(B)(7)(c) The building and lot shall not be used for any of the following uses identified in Table 4-2-1:

1. Any use in the Agricultural or Animal-related category.
2. Any use in the Food, Beverage, and Indoor Entertainment category, except restaurant.
3. Any use in the Motor Vehicle-related category.
4. Any use in the Industrial Uses category except artisan manufacturing or outdoor storage.
5. Adult retail.
6. Cannabis retail.
7. Commercial services.
8. Construction contractor facility and yard.
9. Crematorium.
10. Liquor retail.
11. Mortuary.
12. Nicotine retail.

4-3(B)(7)(d) If this use involves general retail, grocery store, or restaurant, the requirements in § 14-16-5-6(G)(3) (Loading, Service, and Refuse Areas) shall apply.

4-3(B)(7)(e) A wall sign is allowed that is no more than 8 square feet in size or as allowed by the underlying zoning, whichever is lesser, and that is located no higher than the top of the ground floor of the building.

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 3,000 square feet or less.

4-3(B)(7)(g) In the R-T and R-ML zone districts, this use is permissive on corner lots that are a minimum of 5,000 square feet. In other locations in the R-T and R-ML zone districts, this use requires a Conditional

Use Approval pursuant to § 14-16-6-6(A).

4-3(B)(7)(h) In the R-L zone district, this use is only allowed on corner lots that are a minimum of 5,000 square feet. Only general retail, grocery store and restaurant uses are allowed.

4-3(D)(37) General Retail

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

1. In Residential zone districts, this use shall not exceed 5,000 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.

4-3(D)(37)(e) Allowances on Certain Streets

1. In Residential zone districts, small general retail is allowed as follows.
 - a. On corner lots abutting at least 1 collector or arterial street, this use is permissive.
 - b. On corner lots abutting at least 2 local streets, this use requires a Conditional Use Approval pursuant to § 14-16-6-6(A).
 - c. In other locations in Residential zone districts, this use is prohibited.
2. In the MX-T zone district, small general retail is allowed permissively on streets classified as collector, arterial, or interstate highway and conditionally on local streets, with the following exceptions.
 - a. If accessory to another primary use, the use is considered a permissive accessory use regardless of street classification.
 - b. In the Old Town – HPO-6, the use is allowed

permissively regardless of street classification.

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 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.

**LUPZ COMMITTEE
of the
CITY OF ALBUQUERQUE**

January 28, 2026

FLOOR AMENDMENT NO. _____ TO O-26-2

AMENDMENT SPONSORED BY COUNCILOR Renee Grout, Brook Bassan

1. As part of Exhibit 1 of O-26-2 Repeal Spreadsheet Item C-5 and condition 9 and Item M-1 and condition 9.a.i., reversing EPC recommendation:

Explanation:

This amendment repeals the amended language that EPC recommended around Safe Outdoor Spaces. This language looked to increase the allowed size for SOS's in proximity to each other, removed plumbing requirements, added managing requirements and included social services that were to be provided by the manager of the SOS

The amended language from Items M-1 and C-5 can be seen below:

4-3(G)(9) Safe Outdoor Space

4-3(G)(9)(a) This use is limited to 2 years, and the Permit – Temporary Use may be extended every for an additional 2 years after an inspection for compliance. A new Permit – Temporary Use pursuant to § 14-16-6-5(D) shall not be approved within 6 months of the last date that the use was allowed in a previous Permit – Temporary Use.

4-3(G)(9)(b) The maximum number of designated spaces shall be 40 per safe outdoor space development. One (1) tent, recreational vehicle, or light vehicle is allowed per designated space. The maximum number of occupants per safe outdoor space development is 50 people.

4-3(G)(9)(c) Safe outdoor spaces with more than 20 10 designated

spaces and 30-15 or more occupants are prohibited within 660 feet in any direction of a lot containing any other safe outdoor space with more than 20-10 designated spaces and 20-10 or more occupants.

4-3(G)(9)(d) Any portion of a lot in use as a safe outdoor space shall be at least 330 feet in any direction from any property zoned R-A, ~~R-L~~ R-1, R-MC, or R-T that contains low-density residential development.

4-3(G)(9)(e) Toilets, hand washing stations, and showers shall be provided as follows

1. ~~Plumbed hand washing stations and water flush or composting toilets shall be provided within 2 years of the City approval of the safe outdoor space.~~
2. One (1) ~~water flush or composting~~ toilet shall be provided for every 8 designated spaces.
3. One (1) hand washing station shall be provided for every 10 designated spaces.
4. ~~Prior to the installation of plumbed handwashing stations and water flush or composting toilets, portable toilets and hand washing stations may be provided to meet this requirement.~~
 - a. ~~Portable toilets and hand washing stations shall be provided at a ratio of 1 each per 8 designated spaces.~~
 - b. ~~Portable toilets and hand washing stations shall be serviced at regular intervals.~~
5. Toilets and hand washing stations shall not be located more than 300 feet in any direction of any designated space.
6. One (1) shower shall be provided for every 10 designated spaces.

a. ~~Portable showers may be provided to meet this requirement.~~

b. ~~Showers are not required to be plumbed within 2 years of the City approval of the safe outdoor space.~~

4-3(G)(9)(f) Designated spaces, toilets, hand washing stations, and lavatories (i.e., facilities with toilets, showers, and sinks) shall be set back a minimum of 20 feet from each property line that abuts R-ML, R-MH, or any Mixed-Use zone district and a minimum of 5 feet from any other property line.

4-3(G)(9)(g) The area containing designated spaces for tents shall be secured and screened on all sides by an opaque wall or fence or vegetative screen at least 6 feet high. Other requirements in § 14-16-5-6 (Landscaping, Buffering, and Screening) do not apply.

4-3(G)(9)(h) Each safe outdoor space development shall include an operations and management plan or security agreement to ensure the safety of individuals occupying the designated spaces as follows.

1. For sites with 20 or fewer designated spaces, the applicant shall provide contact information for a maintenance person available between 8:00 am and 5:00pm Monday through Friday. Contact information shall be made available to the residents, the public and the Health Housing and Homelessness Department. After 30 days, the City may require expanded contact hours or on-site management based on the site conditions, safety considerations, and observed operational needs.

2. For sites with more than 20 designated spaces, the management plan or agreement shall provide 24-hour

on-call support. Contact information shall be made available to the residents, the public, and the City's Health, Housing, and Homelessness Department.

After 30 days, the City may require on-site management based on the site conditions, safety considerations, and observed operational needs.

3. The applicant shall provide Proof of the plan or agreement that has been shall be required with the application for a safe outdoor space and shall be reviewed by the City's Health, Housing, and Homelessness Department Department of Family and Community Services.
4. The plan or agreement shall specify on-site support on a 24 hours a day, 7 days a week basis.
5. The management plan shall, at a minimum, include the following statement: "No person who is a registered sex offender shall be allowed to stay in a Safe Outdoor Space."

4-3(G)(9)(i) Each safe outdoor space shall provide access to supportive services and facilities as follows offer social services and support facilities to its occupants, including but not limited to showers, education and job training, storage space for residents' belongings, recreational services, and activities for use by occupants to provide comprehensive livability options.

1. Required services may be delivered on-site, off-site, or through mobile providers.
2. At least 3 services must be made available within the first 90 days of operation. Acceptable services include, but are not limited to:
 - a. Behavioral health services.

- b. Substance abuse services.
- c. Case management.
- d. Housing navigation.
- e. Workforce development job training.
- f. GED or adult education.
- g. Medical care or health screenings.
- h. Peer support or recovery groups.
- i. Income support services.¹⁶⁷
- j. Other services approved by the City's Health, Housing, and Homelessness Department for fulfillment of this requirement.

4-3(G)(9)(j) This use is prohibited adjacent to Major Public Open Space.

4-3(G)(9)(k) The total number of safe outdoor spaces shall not exceed 2 in each City Council District

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

January 28, 2026

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

AMENDMENT SPONSORED BY COUNCILORS: Renee Grout, Brook Bassan

- 1. As part of Exhibit 1 of O-26-2, repeal Spreadsheet item 29 and EPC Condition 8, item 28 and item C-4 and EPC Condition 8 in its entirety, reversing EPC's recommendation.**

Explanation:

This amendment removes all of the amendments brought forth to Accessory Dwelling Units. These amendments focused on the allowance of an attached ADU, height allowance of the ADU and flexible size allowance.

Please see the language recommended by the EPC below:

4-3(F)(6) Dwelling Unit, Accessory

4-3(F)(6)(a) Where this use is allowed, only 1 accessory dwelling unit is allowed per lot, and size is limited as follows:

- For attached ADUs: 750 square feet of gross floor area.
- For detached ADUs: 750 square feet of building footprint.
- A garage attached to the accessory dwelling unit shall not count toward this size limit.

4-3(F)(6)(b) In a Residential zone district, an accessory dwelling unit may be added as attached or detached from a building on a lot with a primary use.

- Where added as accessory to a single-family or two-

~~family detached dwelling, as a detached dwelling, this use shall comply with the provisions of § 14-16-5 11(C)(4) (Accessory Buildings). this use must be provided as an accessory building.~~

2. A renovation to a single-family ~~detached~~ dwelling to create a second unit with a kitchen, a separate entrance, and no shared spaces ~~that is larger than 750 square feet within the original dwelling~~ is regulated separately as a two-family ~~detached~~ dwelling in Table 4-2-1.
3. A second kitchen within a single-family or two-family ~~detached~~-dwelling is regulated separately as an allowable accessory use in Table 4-2-1.

4-3(F)(6)(c) In a Mixed-use or Non-residential zone district, an accessory dwelling unit may be added for the caretaker of a primary non-residential use, either attached to or detached from the building with a primary use.

4-3(F)(6)(d) The maximum building height of an accessory dwelling unit is limited as follows:

1. A detached~~An~~ accessory dwelling unit shall be 18 feet or as tall as ~~no taller than~~ the primary structure on the property-, whichever is greater.
2. An attached accessory dwelling unit or an accessory dwelling unit constructed over a detached garage is limited by the maximum building height of the zone district.

4-3(F)(6)(e) Building façades of an accessory dwelling unit shall be the same or similar in color to that of the primary building on the lot.

4-3(F)(6)(f) A detached accessory dwelling unit shall comply with any applicable standards provisions of § 14-16-5-11(C)(4) (Accessory Buildings).

4-3(F)(6)(g) For a detached accessory dwelling unit, a minimum 5-foot side or rear setback is required.

4-3(F)(6)(h) In any Residential or Mixed-use zone district, a detached accessory dwelling unit shall be located behind the rear wall of a primary building. On corner lots, the accessory dwelling unit shall have the same minimum street side setback requirement as the primary building.

4-3(F)(6)(i) The following small areas have special regulations for accessory dwelling units in the R-1 zone district.

1. Downtown Neighborhood Area – CPO-3
 - a. An accessory dwelling unit shall not exceed 650 square feet of gross floor area. A garage or shed attached to an accessory dwelling unit shall not count toward this size limit.
 - b. A detached accessory dwelling unit shall not exceed the height of the primary dwelling or 18 feet, whichever is less.
2. Sawmill/Wells Park – CPO-12
Accessory dwelling units in the R-1 zone district are only allowed on lots with a minimum of 7,000 square feet in the Sawmill/Wells Park – CPO-12.

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

January 28, 2026

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

AMENDMENT SPONSORED BY COUNCILOR Renee Grout

1. Amend Exhibit 1 to O-26-2 by adding the following sections and language:

4-3(D)(2) **Equestrian facility**
4-3(D)(2)(a) This use is prohibited within 300 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district.

4-3(D)(2)(b) This use is prohibited within Main Street (MS) Corridors.

4-3(D)(6) **Adult entertainment or Adult Retail**
4-3(D)(6)(c) This use is prohibited within Main Street (MS)

4-3(D)(14) **Campground or recreational vehicle park**
4-3(D)(14)(l) This use is prohibited within Main Street (MS) Corridors.

4-3(D)(16) **Car Wash**
4-3(D)(16)(i) This use is prohibited within Main Street (MS) Corridors.

4-3(D)(17) **Heavy vehicle and equipment sales, rental, fueling, and repair**
4-3(D)(17)(i) This use is prohibited within Main Street (MS) Corridors.

4-3(D)(20) **Light vehicle sales and rental**
4-3(D)(20)(h) This use is prohibited within Main Street (MS) Corridors.

4-3(D)(21) **Outdoor vehicle storage**
4-3(D)(21)(a) All areas where vehicles are stored outside of fully enclosed building must be screened from any adjacent Residential zone district or lot containing a residential use in any Mixed-use zone district as required by § 14-16-5-6 (Landscaping, Buffering, and Screening).

4-3(D)(21)(b) This use is prohibited within Main Street (MS) **Corridors.**

4-3(D)(22) **Paid parking lot**
4-3(D)(22)(e) This use is prohibited within Main Street (MS) **Corridors.**

4-3(D)(29) **Self Storage**
4-3(D)(29)(h) This use is prohibited within Main Street (MS) **Corridors.**

4-3(D)(35) **Cannabis Retail**
4-3(D)(35)(k) This use is prohibited within Main Street (MS) **Corridors.**

4-3(D)(41) **Pawn shop**
4-3(D)(41)(c) This use is prohibited within Main Street (MS) **Corridors.**

4-3(D)(43) **Freight terminal or dispatch center**
4-3(D)(43)(c) This use is prohibited within Main Street (MS) **Corridors.**

4-3(E)(2) **Cannabis cultivation**
4-3(E)(2)(i) This use is prohibited within Main Street (MS) **Corridors.**

4-3(E)(3) **Cannabis-derived products manufacturing**
4-3(E)(3)(i) This use is prohibited within Main Street (MS) **Corridors.**

4-3(E)(15) **Salvage Yard**

4-3(E)(15)(d) This use is prohibited within Main Street (MS) Corridors.

4-3(E)(19) Warehousing

4-3(E)(19)(c) This use is prohibited within Main Street (MS) Corridors.

Explanation:

This amendment would prohibit the following uses within Main Street Corridors, as designated by the Comprehensive Plan:

- Equestrian facility
- Adult entertainment/retail
- Campground and 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
- Self-storage
- Cannabis retail
- Pawn shop
- Freight terminal and dispatch center
- Cannabis cultivation
- Cannabis-derived products manufacturing
- Salvage Yard
- Warehousing

See map below for Main Street locations:

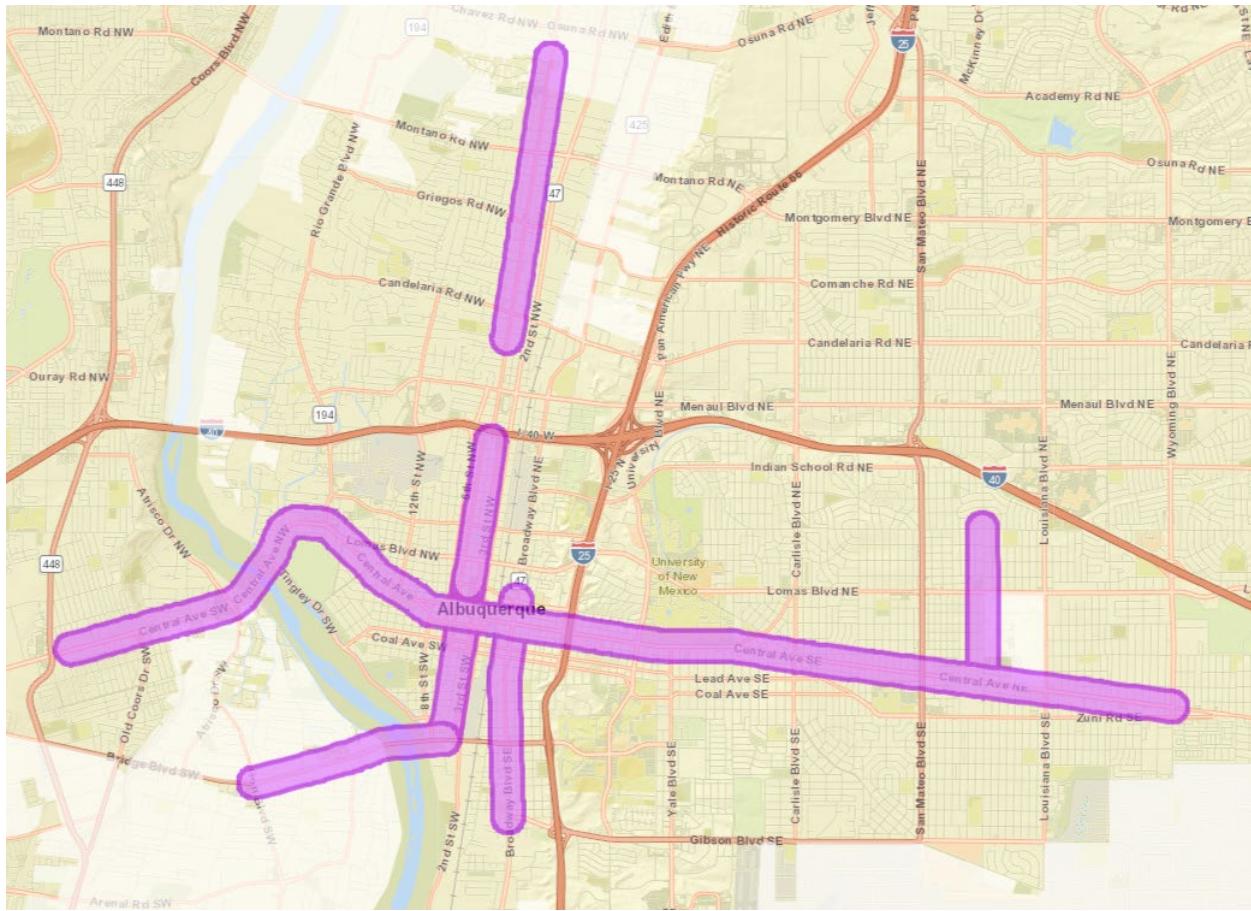


Figure 1 MS Corridors (Central Ave., Broadway, Bridge, 4th Street, San Pedro)