

Part 14-16-2 Zone Districts

2-1 ZONE DISTRICTS ESTABLISHED

- 2-1(A) The zone districts listed in Sections 14-16-2-3 through 14-16-2-6 (Zone Districts) are hereby created. These zone districts shall have the boundaries shown on the Official Zoning Map maintained in electronic form by the City Planning Department and available on the City of Albuquerque website. The base zone districts are grouped into 4 types: Residential zone districts, Mixed-use zone districts, Non-residential zone districts, and Planned Development zone districts. In addition, Overlay zones are established and defined in Part 14-16-3.
- 2-1(B) See Subsection 14-16-1-10(D) for treatment of references to previous zone districts in other documents.

2-2 ZONE DISTRICT SUMMARY TABLE

Table 2-2-1 shows the City of Albuquerque’s previous zone districts in relation to IDO base zone districts.

Table 2-2-1: Summary Table of Base Zone Districts			
Previous Zone District		IDO Zone District	
Residential Zones		Residential Zone Districts	
RO-1	Rural Open	<i>Private land is converted to R-A. City-owned Major Public Open Space is converted to NR-PO-B.</i>	
RO-20	Rural Open Agriculture		
RA-1	Residential and Agricultural, semi-urban	R-A	Residential – Rural and Agricultural
RA-2	Residential and Agricultural		
R-1	Residential	R-1	Residential – Single-family <i>Dimensions vary to protect character R-LT converted to R-1A.</i>
R-LT	Residential Limited Townhouses		
MH	Mobile Home Developments	R-MC	Manufactured Home Community
R-T	Residential Townhouses	R-T	Residential – Townhouse
R-2	Residential Medium Density	R-ML	Residential – Multi-family Low Density
R-G	Residential Garden Apartment		
R-3	Residential High Density	R-MH	Residential – Multi-family High Density
Office and Commercial Zones		Mixed-use Zone Districts	
R-C	Residential/Commercial	MX-T	Mixed-use – Transition
O-1	Office and Institutional		
C-1	Neighborhood Commercial	MX-L	Mixed-use – Low Intensity
C-2	Community Commercial	MX-M	Mixed-use – Moderate Intensity <i>East Side: all C-2 West Side: Premium Transit areas, lots <5 acres, and C-2 (SC) designated shopping center sites</i>
		NR-C	Non-residential – Commercial <i>All West Side properties outside of Premium Transit areas for properties 5+ acres and those without a C-2 (SC) shopping center designation</i>

Table 2-2-1: Summary Table of Base Zone Districts			
Previous Zone District		IDO Zone District	
C-3	Heavy Commercial <i>This zone also converts to Non-residential zones. See also C-3 below.</i>	MX-H	Mixed-use – High Intensity East Side: Premium Transit, Main Street, Major Transit areas and Urban and Activity Centers West Side: Premium Transit areas
		NR-C	Non-residential – Commercial <i>All C-3 areas not listed above (which convert to MX-H)</i>
Form-based Zones			
SU-3	Downtown 2025 SDP Housing District	MX-FB-ID	Mixed-use – Form-based Infill Development Sub-zone <i>Within Downtown Center in ABC Comp Plan, as amended</i>
		R-MH	Residential – Multi-family High Density <i>Outside the Downtown Center</i>
	Downtown 2025 SDP Mixed-use Corridor	MX-FB-FX	Mixed-use – Form-based Flexible Development Sub-zone <i>Within Downtown Center in ABC Comp Plan, as amended</i>
		MX-M	Mixed-use – Moderate Intensity <i>Outside the Downtown Center</i>
	Downtown 2025 SDP Arts & Entertainment	MX-FB-UD	Mixed-use – Form-based Urban Development Sub-zone
	Downtown 2025 SDP Government/Financial/Hospitality District	MX-FB-UD	Mixed-use – Form-based Urban Development Sub-zone <i>Within Downtown Center in ABC Comp Plan, as amended</i>
		MX-H	Mixed-use – High Intensity <i>Outside the Downtown Center</i>
	Downtown 2025 SDP Warehouse District	MX-FB-UD	Mixed-use – Form-based Urban Development Sub-zone
SU-1	Form-based Zones	MX-FB	Mixed-use – Form-based Zone District <i>Replaces SU-1 Form-based Zones in the Zoning Code</i>
	Planned Neighborhood Development (PND)	MX-FB-ID	Mixed-use – Form-based Infill Development Sub-zone
	Mixed-use (MX)	MX-FB-FX	Mixed-use – Form-based Flexible Development Sub-zone
	Transit-oriented Development – Community Activity Center (TOD-COM)	MX-FB-AC	Mixed-use – Form-based Activity Center Sub-zone
	Transit-oriented Development – Major Activity Center (TOD-MAC)	MX-FB-UD	Mixed-use – Form-based Urban Development Sub-zone
Industrial Zones		Non-residential Zone Districts	
C-3	Heavy Commercial <i>This zone also converts to Mixed-use zones. See also C-3 above.</i>	MX-H	Mixed-use – High Intensity East Side: Premium Transit, Main Street, Major Transit areas and Urban and Activity Centers West Side: Premium Transit areas

Part 14-16-2: Zone Districts

2-2: Zone District Summary Table

Table 2-2-1: Summary Table of Base Zone Districts			
Previous Zone District		IDO Zone District	
		NR-C	Non-residential – Commercial <i>All C-3 areas not listed above (which convert to MX-H)</i>
IP	Industrial Park	NR-BP	Non-residential – Business Park
M-1	Light Manufacturing	NR-LM	Non-residential – Light Manufacturing
M-2	General Manufacturing	NR-GM	Non-residential – General Manufacturing
Special Use Zones		Sensitive Use Zone Districts	
SU-1	Special Use	NR-SU	Non-residential – Sensitive Use <i>Zones were converted to the closest match according to the highest referenced zone or use in the zone description or PD</i>
SU-2	Special Neighborhood	<i>SU-2 and SU-3 zones integrated into IDO zone districts, development standards, and procedures or as mapped areas in Overlay zones, Use-specific Standards, or Development Standards. Zones were converted to the closest match identified where Sector Development Plan references other base zones.</i>	
SU-3	Special Center (other than Downtown)		
P	Parking	<i>Converted to MX-L for paid parking lots or to match the zone of the primary use the parking lot serves</i>	
P-R	Parking Reserve		
Various		NR-PO	Non-residential – Parks & Open Space - NR-PO-A City-owned or Managed Parks - NR-PO-B Major Public Open Space - NR-PO-C Non-City Parks and Open Space - NR-PO-D City BioPark
Planned Development Zones		Planned Development Zone Districts	
SU-1 PRD	Planned Residential Development	PD	Planned Development <i>PD unless the land use is clearly identifiable as R-1 or R-T land uses and development patterns.</i>
R-D	Residential & Related Uses – Developing Area		
PC	Planned Community	PC	Planned Community

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2-3 RESIDENTIAL ZONE DISTRICTS

2-3(A) RESIDENTIAL – RURAL AND AGRICULTURAL ZONE DISTRICT (R-A)

2-3(A)(1) Purpose

The purpose of the R-A zone district is to provide for low-density, single-family residences and limited agricultural uses, generally on lots of ¼ acre or larger, as well as limited civic and institutional uses to serve the surrounding residential area. Allowable uses are shown in Table 4-2-1.



2-3(A)(2) Use and Development Standards

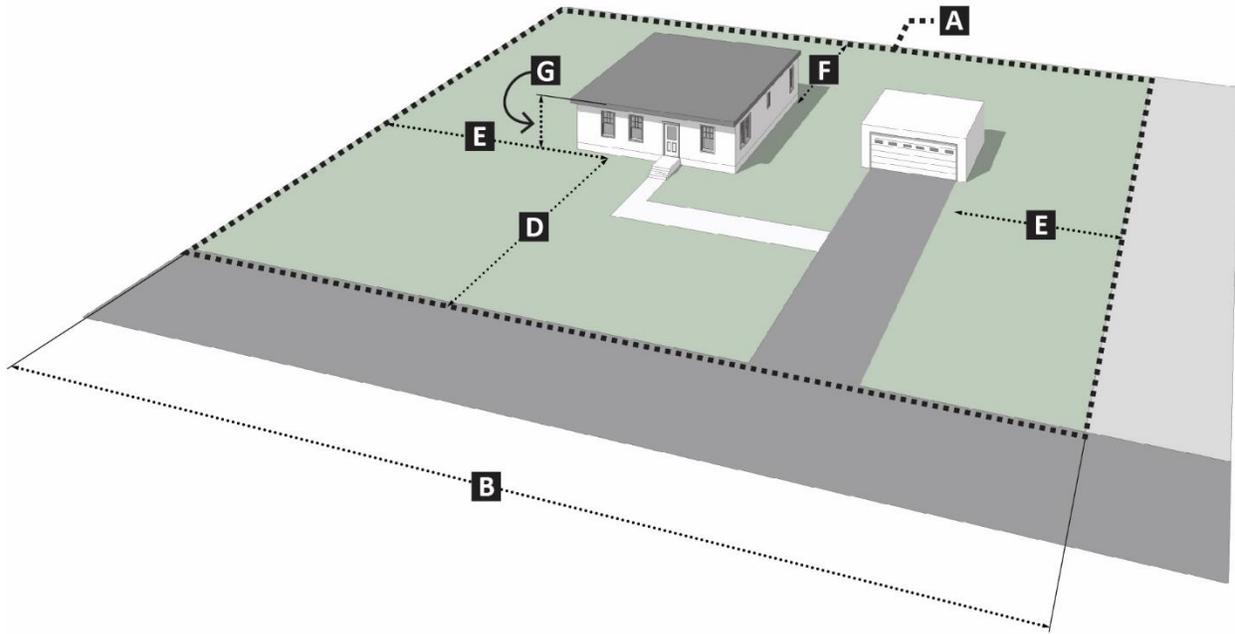
Table 2-3-1: R-A Zone District Dimensional Standards Summary^[1]

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

Site Standards		
A	Lot size, minimum	10,890 sq. ft.
B	Lot width, minimum	75 ft.
C	Usable open space, minimum	N/A
Setback Standards		
D	Front, minimum	20 ft.
E	Side, minimum	10 ft.
F	Rear, minimum	25 ft.
Building Height		
G	Building height, maximum	26 ft.

Table 2-3-2: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13



2-3(A)(3) District Standards
None.

2-3(B) RESIDENTIAL – SINGLE-FAMILY ZONE DISTRICT (R-1)

2-3(B)(1) Purpose

The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes on individual lots with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area. Allowable uses are shown in Table 4-2-1.



2-3(B)(2) Use and Development Standards

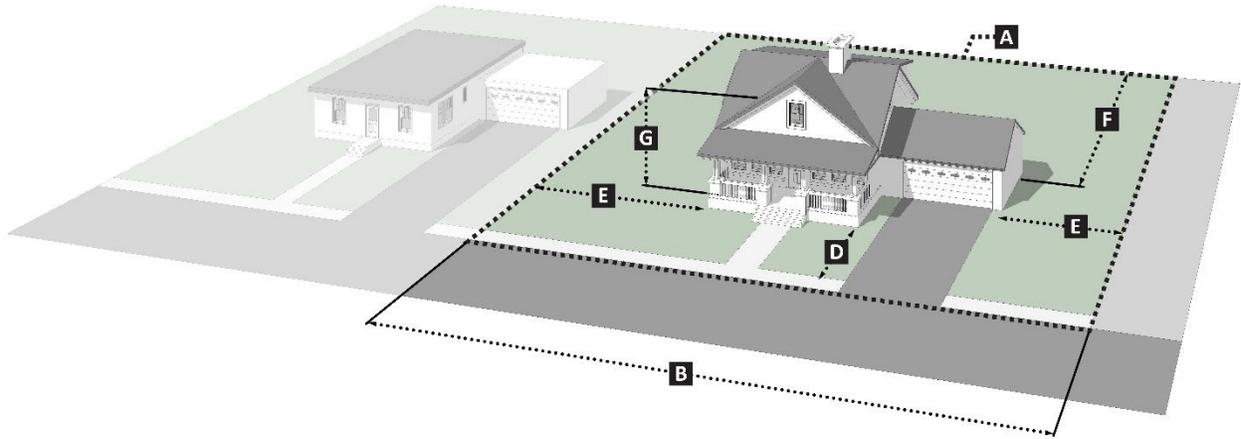
Table 2-3-3: R-1 Zone District Dimensional Standards Summary

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

R-1 Lot Type		A	B	C	D
Site Standards					
A	Lot size, minimum	3,500 sq. ft.	5,000 sq. ft.	7,000 sq. ft.	10,000 sq. ft.
B	Lot width, minimum	25 ft.	37.5 ft.	50 ft.	70 ft.
C	Usable open space, minimum	N/A	N/A	N/A	N/A
Setback Standards					
D	Front, minimum	10 ft.	15 ft.		20 ft.
E	Side, minimum	Interior: 5 ft. Street side: 10 ft.			10 ft.
F	Rear, minimum	10 ft.	15 ft.		
Building Height					
G	Building height, maximum	26 ft.			

Table 2-3-4: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13



2-3(B)(3) District Standards
None.

2-3(C) RESIDENTIAL – MANUFACTURED HOME COMMUNITY ZONE DISTRICT (R-MC)

2-3(C)(1) Purpose

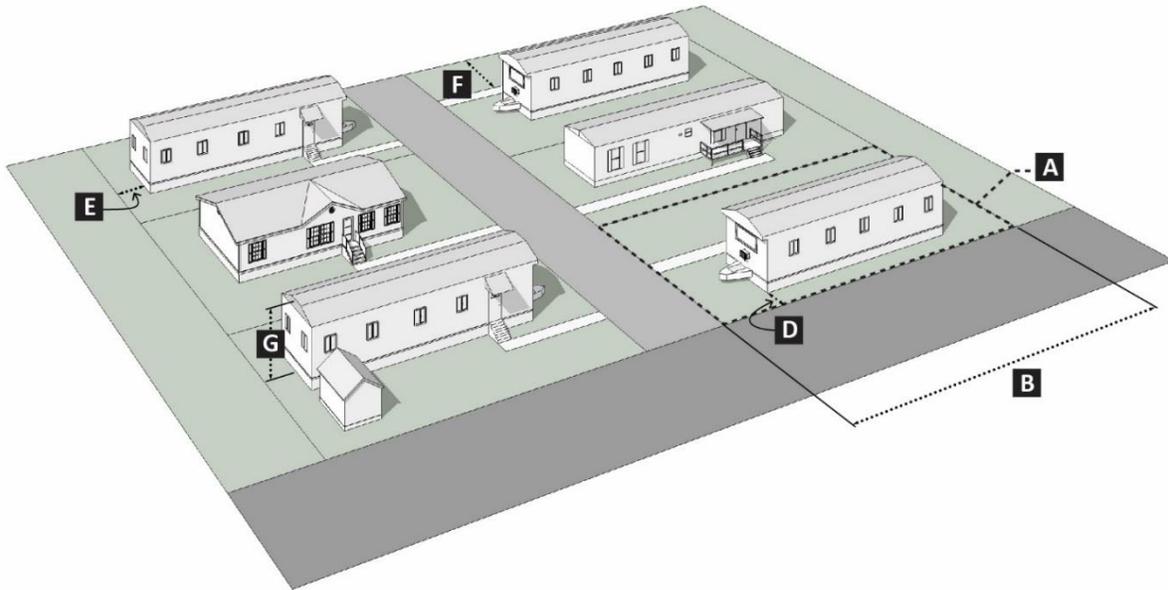
The purpose of the R-MC zone district is to accommodate manufactured home communities and to require those communities to incorporate high-quality planning and design. Allowable uses in the R-MC zone district are shown in Table 4-2-1.



2-3(C)(2) Use and Development Standards

Table 2-3-5: R-MC Zone District Dimensional Standards Summary		
See Table 5-1-1 for complete Dimensional Standards.		
Site Standards		
A	Lot size, minimum	2,500 sq. ft. / space
B	Lot width, minimum	40 ft. / space
C	Usable open space, minimum	400 sq. ft. / space
Setback Standards		
D	Front, minimum	15 ft.
E	Side, minimum	Interior: 5 ft. Street side: 10 ft.
F	Rear, minimum	10 ft.
Building Height		
G	Building height, maximum	26 ft.

Table 2-3-6: Other Applicable IDO Sections	
Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13



2-3(C)(3) District Standards

- 2-3(C)(3)(a) Manufactured and mobile homes that are not installed on a permanent foundation shall be skirted with materials similar in color, texture, and appearance to the siding of the manufactured or mobile home.
- 2-3(C)(3)(b) Anchorages and tie-downs constructed to comply with Articles 14-1 and 14-3 of ROA 1994 (Uniform Administrative Code and Uniform Housing Code) shall be provided on each manufactured home space or lot to prevent overturning or uplift of the manufactured home.
- 2-3(C)(3)(c) Motor vehicles that are not parked inside a building must be operative and not wholly or partially dismantled.
- 2-3(C)(3)(d) Carports, patios, decks, and accessory buildings may be located in side and rear setback areas of individual manufactured or mobile home sites. Such development such accessory buildings may not be located in any setbacks, usable open space, or landscape buffers required for the manufactured home community.
- 2-3(C)(3)(e) Storage sheds, accessory buildings, and carports shall be constructed of suitable weather-resistant materials.
- 2-3(C)(3)(f) All yard areas and other open spaces not otherwise paved or occupied by structures shall be landscaped and maintained.
- 2-3(C)(3)(g) In cases where the owner of a manufactured home community intends to change the use or rezone the property to a zone district other than R-MC, which will result in expiration or termination of resident occupancy, the owner shall mail each resident written notice of his intent less than 18 months prior to the rezoning of the property.
- 2-3(C)(3)(h) See Subsection 14-16-6-8(C)(6) for nonconformity provisions for mobile home dwellings and developments.

2-3(D) RESIDENTIAL – TOWNHOUSE ZONE DISTRICT (R-T)

2-3(D)(1) Purpose

The purpose of the R-T zone district is to accommodate a mix of single-family, two-family, and townhouse residential developments, as well as limited civic and institutional uses to serve the surrounding residential area. Other allowable uses are shown in Table 4-2-1.



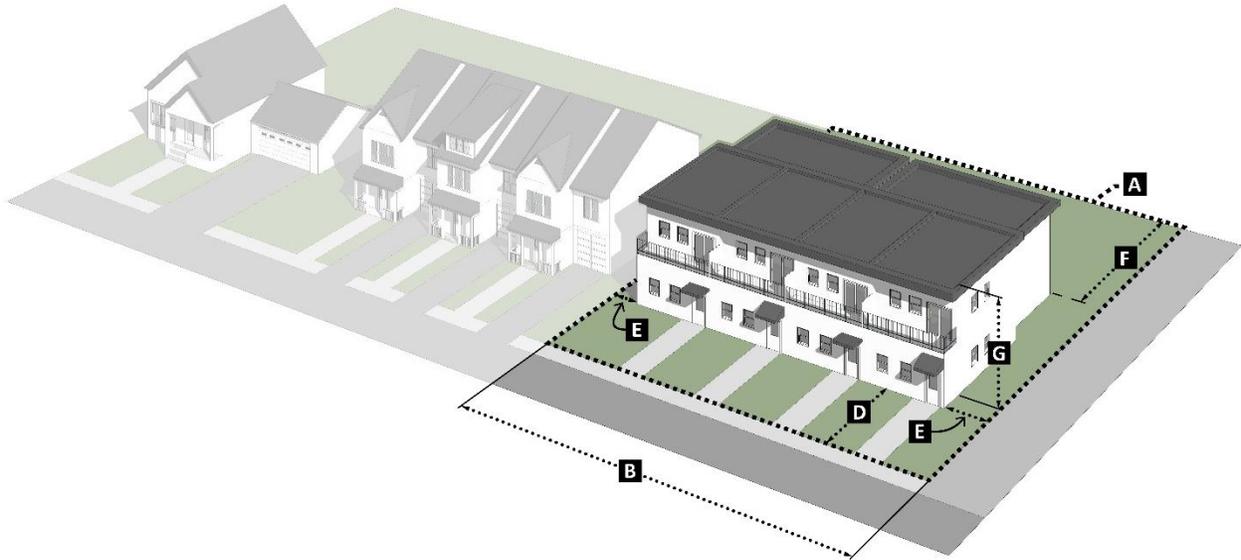
2-3(D)(2) Use and Development Standards

Table 2-3-7: R-T Zone District Dimensional Standards Summary
 See Table 5-1-1 for complete Dimensional Standards.

Development Type	Single- or Two-Family Detached	Townhouse or Other Allowable Use
Site Standards		
A Lot size, minimum	3,500 sq. ft.	2,200 sq. ft.
B Lot width, minimum	35 ft.	22 ft.
C Usable open space, minimum	N/A	
Setback Standards		
D Front, minimum	10 ft.	
E Side, minimum	Interior: 5 ft. / Street side: 10 ft. UC-MS-PT: 0 ft.	
F Rear, minimum	15 ft.	
Building Height		
G Building height, maximum	26 ft.	

Table 2-3-8: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13



2-3(D)(3) District Standards
None.

2-3(E) RESIDENTIAL – MULTI-FAMILY LOW DENSITY ZONE DISTRICT (R-ML)

2-3(E)(1) Purpose

The purpose of the R-ML zone district is to provide for a variety of low- to medium-density housing options. The primary land uses are townhouses and low-density multi-family buildings, as well as civic and institutional uses to serve the surrounding residential area. Allowable uses are shown in Table 4-2-1.



2-3(E)(2) Use and Development Standards

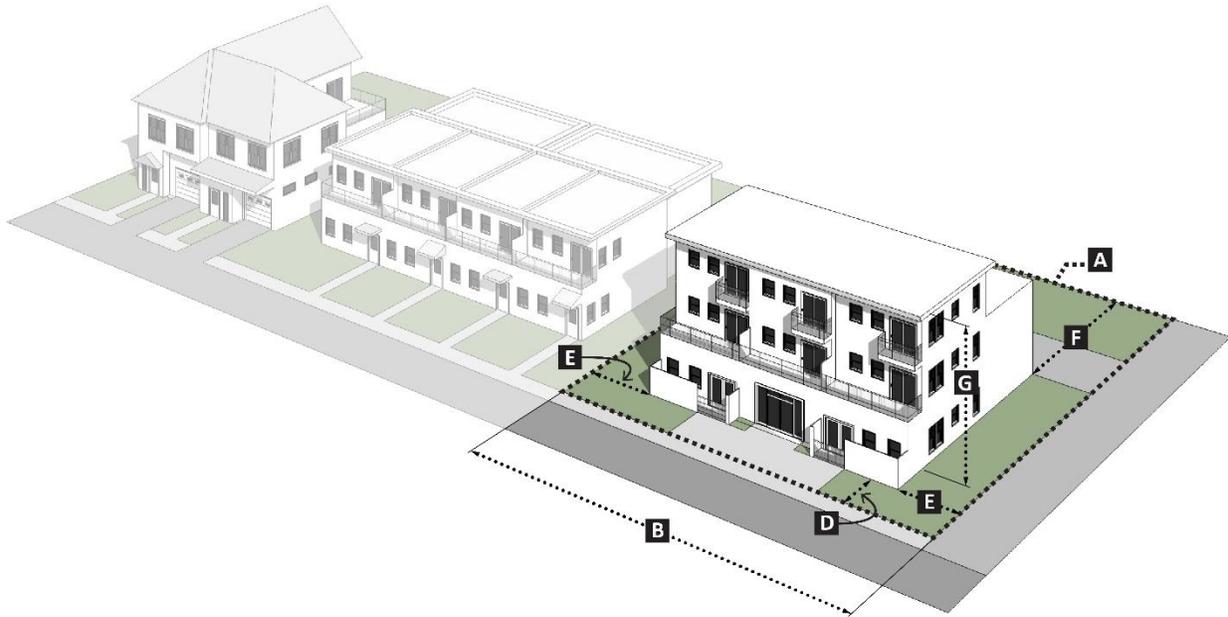
Table 2-3-9: R-ML Zone District Dimensional Standards Summary

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

Development Type	Single- or Two-Family Detached	Townhouse or other allowable use	Multi-family
Site Standards			
A	Lot size, minimum	3,500 sq. ft.	2,200 sq. ft., 5,000 sq. ft.
B	Lot width, minimum	35 ft.	22 ft., 50 ft.
C	Usable open space, minimum	≤1 BR: 200 sq. ft./unit 2 BR: 250 sq. ft./unit ≥3 BR: 300 sq. ft./unit	
Setback Standards			
D	Front, minimum	15 ft.	
E	Side, minimum	Interior: 5 ft. / Street side: 10 ft. UC-MS-PT: 0 ft.	
F	Rear, minimum	15 ft.	
Building Height			
G	Building height, maximum	35 ft.	

Table 2-3-10: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13



2-3(E)(3) District Standards
None.

2-3(F) RESIDENTIAL – MULTI-FAMILY HIGH DENSITY ZONE DISTRICT (R-MH)

2-3(F)(1) Purpose

The purpose of the R-MH zone district is to promote and encourage the development of high-density attached and multi-family housing, with taller, multi-story buildings encouraged in Centers and Corridors in areas close to major streets and public transit facilities. The primary land use is multi-family dwellings, with limited civic and institutional uses to serve the surrounding residential area. Other allowable uses are shown in Table 4-2-1.



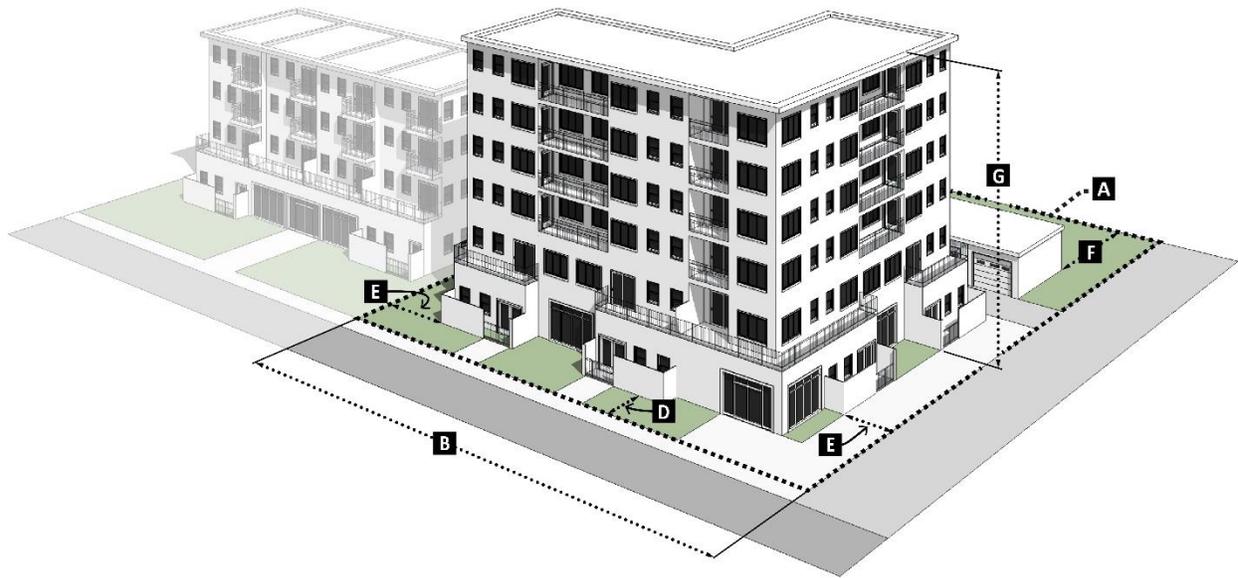
2-3(F)(2) Use and Development Standards

Table 2-3-11: R-MH Zone District Dimensional Standards Summary
 See Table 5-1-1 for complete Dimensional Standards.

Development Location		General	UC-MS-PT
Site Standards			
A	Lot size, minimum	10,000 sq. ft.	
B	Lot width, minimum	150 ft.	100 ft.
C	Usable open space, minimum	≤1 BR: 200 sq. ft. / unit 2 BR: 250 sq. ft. / unit ≥3 BR: 300 sq. ft. / unit	50% reduction
Setback Standards			
D	Front, minimum / maximum	15 ft. / N/A	0 ft. / 10 ft.
E	Side, minimum / maximum	Interior: 5 ft.; Street side: 10 ft. / N/A	0 ft. / Street side: 15 ft.
F	Rear, minimum	15 ft.	
Building Height			
G	Building height, maximum	45 ft.	65 ft.
		>100 ft. from all lot lines: N/A	

Table 2-3-12: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13



2-3(F)(3) District Standards

Non-residential conditional uses are limited to types and amounts that are justified to serve residents in the R-MH zone district.

2-4 MIXED-USE ZONE DISTRICTS

2-4(A) MIXED-USE – TRANSITION ZONE DISTRICT (MX-T)

2-4(A)(1) Purpose

The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density multi-family residential and small-scale office, institutional, and pedestrian-oriented commercial uses. Allowable uses are shown in Table 4-2-1.



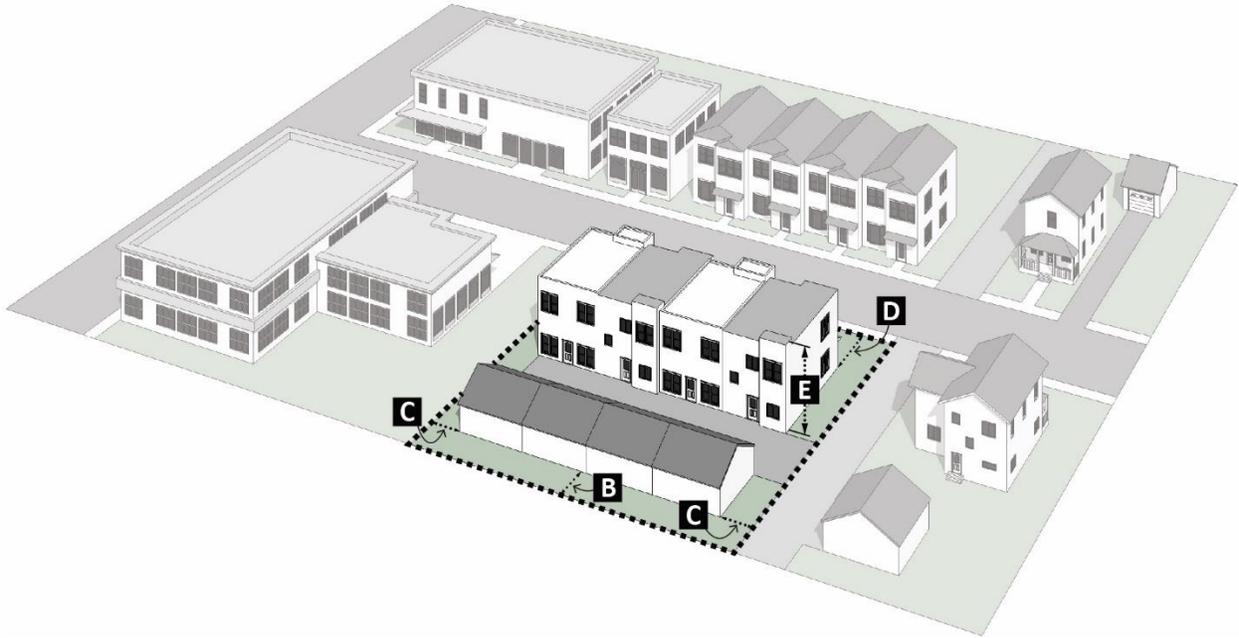
2-4(A)(2) Use and Development Standards

Table 2-4-1: MX-T Zone District Dimensional Standards Summary
 See Table 5-1-2 for complete Dimensional Standards.

Development Location		General	UC-MS-PT
Site Standards			
A	Usable open space, minimum	≤1 BR: 200 sq. ft. / unit 2 BR: 250 sq. ft. / unit ≥3 BR: 300 sq. ft. / unit	50% reduction
Setback Standards			
B	Front, minimum / maximum	5 ft. / N/A	0 ft. / 15 ft.
C	Side, minimum / maximum	Interior: 0 ft.; Street side: 5 ft. / N/A	0 ft. / Street side: 15 ft.
D	Rear, minimum	15 ft.	
Building Height			
E	Building height, maximum	30 ft.	

Table 2-4-2: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13

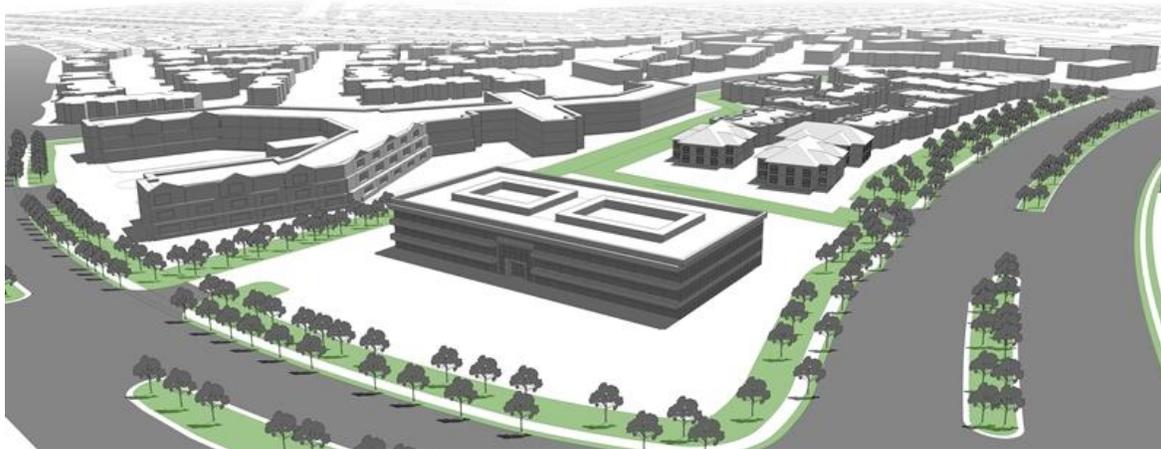


2-4(A)(3) District Standards
None.

2-4(B) MIXED-USE – LOW INTENSITY ZONE DISTRICT (MX-L)

2-4(B)(1) Purpose

The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family residential dwellings, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors. Other allowable uses are shown in Table 4-2-1.



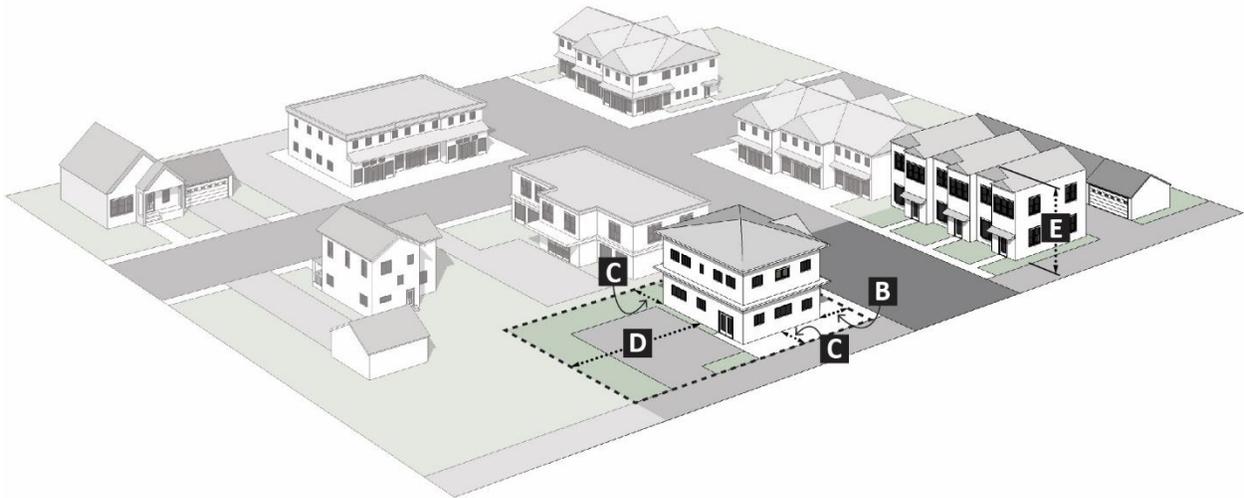
2-4(B)(2) Use and Development Standards

Table 2-4-3: MX-L Zone District Dimensional Standards Summary
 See Table 5-1-2 for complete Dimensional Standards.

Development Location		General	UC-MS-PT
Site Standards			
A	Usable open space, minimum	≤1 BR: 200 sq. ft. / unit 2 BR: 250 sq. ft. / unit ≥3 BR: 300 sq. ft. / unit	50% reduction
Setback Standards			
B	Front, minimum / maximum	5 ft. / N/A	0 ft. / 15 ft.
C	Side, minimum / maximum	Interior: 0 ft.; Street side: 5 ft. / N/A	0 ft. / Street side: 15 ft.
D	Rear, minimum	15 ft.	
Building Height			
E	Building height, maximum	35 ft.	55 ft.

Table 2-4-4: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13



2-4(B)(1) District Standards
None.

2-4(C) MIXED-USE – MODERATE INTENSITY ZONE DISTRICT (MX-M)

2-4(C)(1) Purpose

The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in Table 4-2-1.



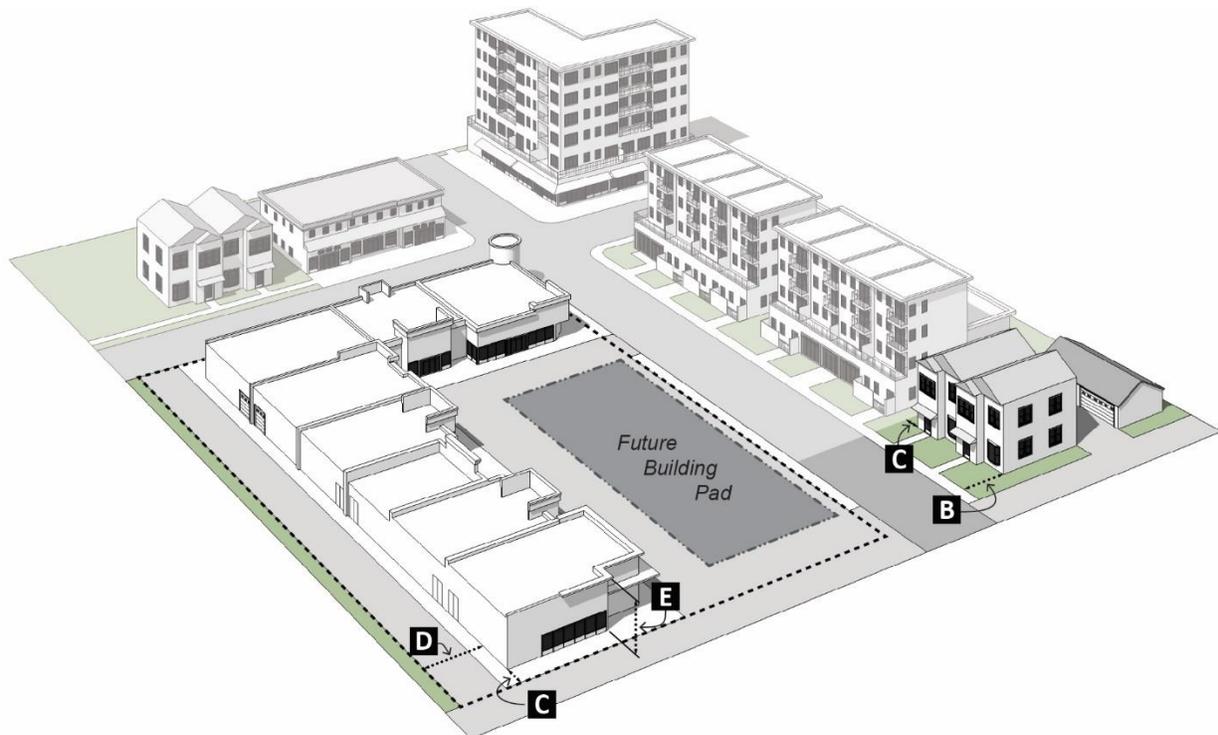
2-4(C)(2) Use and Development Standards

Table 2-4-5: MX-M Zone District Dimensional Standards Summary
 See Table 5-1-2 for complete Dimensional Standards.

Development Location	General	UC-MS-PT
Site Standards		
A Usable open space, minimum	≤1 BR: 200 sq. ft. / unit 2 BR: 250 sq. ft. / unit ≥3 BR: 300 sq. ft. / unit	50% reduction
Setback Standards		
B Front, minimum / maximum	5 ft. / N/A	0 ft. / 15 ft.
C Side, minimum / maximum	Interior: 0 ft.; Street side: 5 ft. / N/A	0 ft. / Street side: 15 ft.
D Rear, minimum	15 ft.	
Building Height		
E Building height, maximum	45 ft. >100 ft. from all lot lines: N/A	65 ft.

Table 2-4-6: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13



2-4(C)(3) District Standards
None.

2-4(D) MIXED-USE – HIGH INTENSITY ZONE DISTRICT (MX-H)

2-4(D)(1) Purpose

The purpose of the MX-H zone district is to provide for large-scale destination retail and high-intensity commercial, residential, light industrial, and institutional uses, as well as high-density residential uses, particularly along Transit Corridors and in Urban Centers. The MX-H zone district is intended to allow higher-density infill development in appropriate locations. Allowable uses are shown in Table 4-2-1.



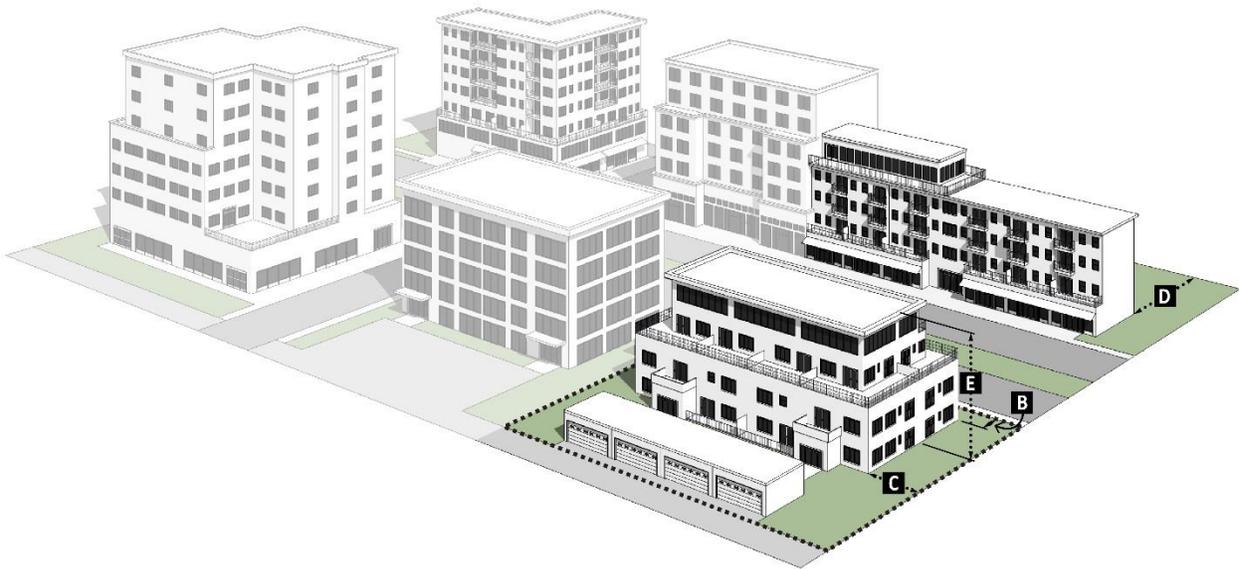
2-4(D)(2) Use and Development Standards

Table 2-4-7: MX-H Zone District Dimensional Standards Summary
 See Table 5-1-2 for complete Dimensional Standards.

Development Location		General	UC-MS-PT
Site Standards			
A	Usable open space, minimum	≤1 BR: 200 sq. ft. / unit 2 BR: 250 sq. ft. / unit ≥3 BR: 300 sq. ft. / unit	50% reduction
Setback Standards			
B	Front, minimum / maximum	5 ft. / N/A	0 ft. / 15 ft.
C	Side, minimum / maximum	Interior: 0 ft.; Street side: 5 ft. / N/A	0 ft. / Street side: 15 ft.
D	Rear, minimum	15 ft.	
Building Height			
E	Building height, maximum	65 ft. >100 ft. from all lot lines: N/A	75 ft.

Table 2-4-8: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13

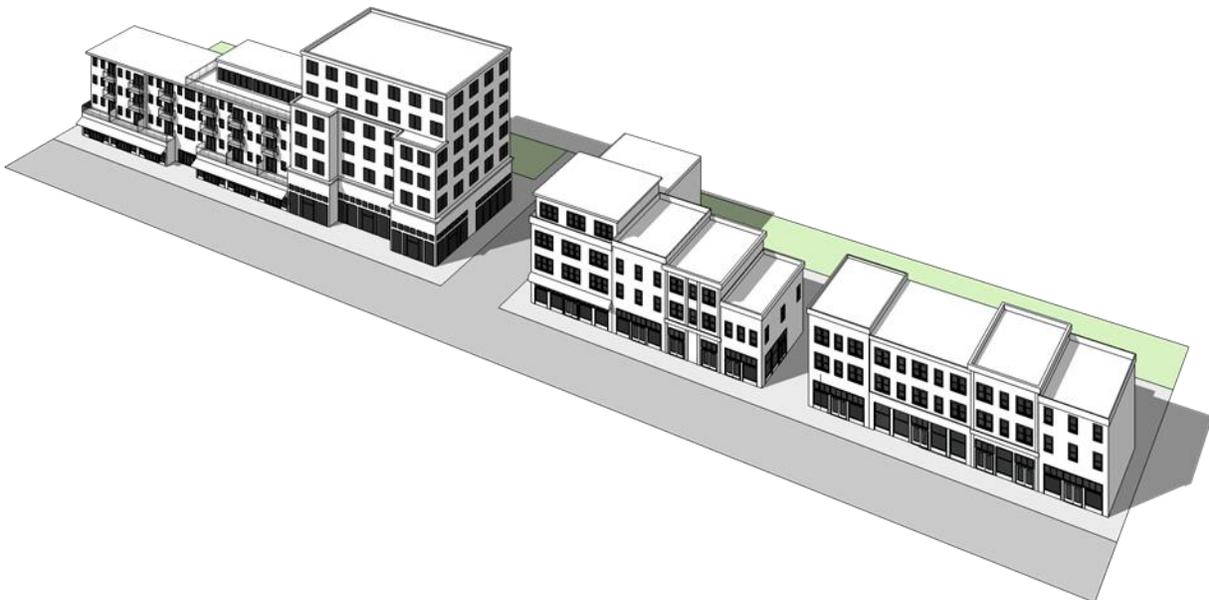
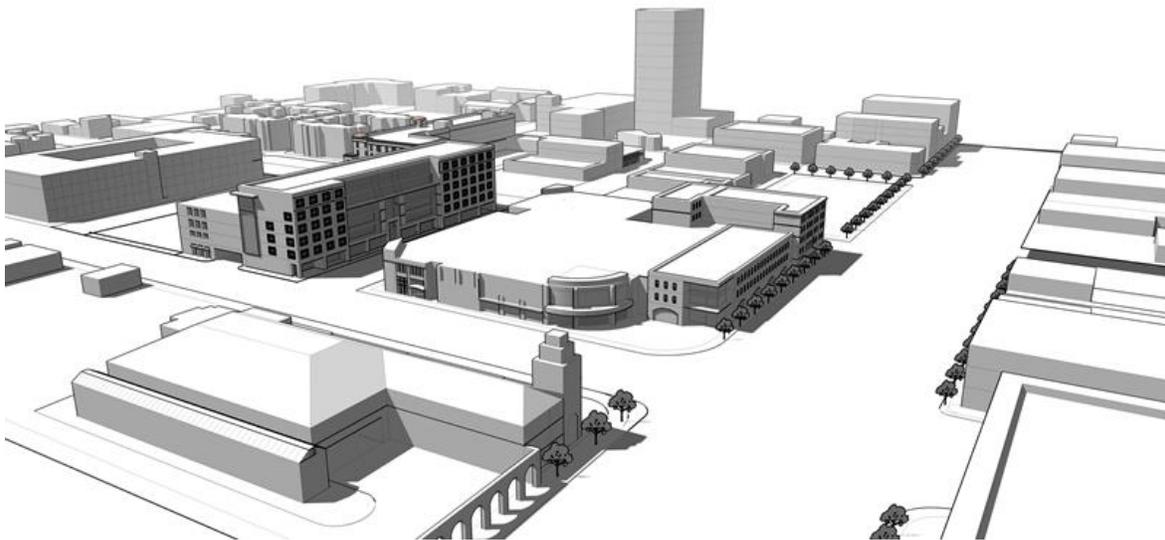


2-4(D)(3) District Standards
None.

2-4(E) MIXED-USE – FORM-BASED ZONE DISTRICT (MX-FB)

2-4(E)(1) Purpose

The purpose of the MX-FB zone district is to allow a wide range of residential, commercial, and institutional uses subject to form-based zoning controls to ensure that the buildings they occupy establish or reinforce a well-defined urban character. Sub-zones within this zone district contain form-based controls tailored to the distinct character of each area where the district is applied. Allowable and prohibited uses are specified for each sub-zone in Subsection 14-16-2-4(E)(3)(c).



2-4(E)(2) Other Standards

Form-based controls in this Subsection 14-16-2-4(E) prevail over other IDO standards. Where this Subsection does not specify a different standard, applicable IDO standards in other Sections apply.

Table 2-4-9: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses ^[1]	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13
[1] Allowable Uses only apply in the FB-MX-ID sub-zone.	

2-4(E)(3) District Standards

2-4(E)(3)(a) Eligibility for Rezoning

Rezoning to the MX-FB zone district requires the approval of a Site Plan – EPC that furthers and implements applicable goals and policies of the ABC Comp Plan, as amended, and complies with all applicable requirements of the Development Process Manual (DPM). The Site Plan shall be submitted, reviewed, and decided at the same time and via the same process as the rezoning to the MX-FB zone district, as described in Subsection 14-16-6-7(F) (Zoning Map Amendment – EPC) or Subsection 14-16-6-7(G) (Zoning Map Amendment – Council).

2-4(E)(3)(b) Form-based Sub-zones

The MX-FB zone district includes the following 4 sub-zones, each of which has uses and development standards specified in this Subsection 14-16-2-4(E)(3).

1. Form-based Infill Development (MX-FB-ID)
The purpose of the MX-FB-ID sub-zone is to encourage context-sensitive development on sites in developed areas along streets designated collector or higher in the LRTS Guide. The MX-FB-ID sub-zone provides opportunities to introduce neighborhood-scale uses to serve nearby residents.
2. Form-based Flexible Development (MX-FB-FX)
The purpose of the MX-FB-FX sub-zone is to support pedestrian-scale mixed-use development that is integral to an area designated as an Area of Change in the ABC Comp Plan, as amended.

3. **Form-based Activity Center (MX-FB-AC)**
 The purpose of the MX-FB-AC sub-zone is to provide community-scale non-residential and high-density residential development in areas designated as Activity Centers in the ABC Comp Plan, as amended. Buildings are generally smaller than in the MX-FB-UD sub-zone.
4. **Form-based Urban Development (MX-FB-UD)**
 The purpose of the MX-FB-UD sub-zone is to allow a mix of high-density residential and high-intensity non-residential development in areas designated as Downtown or Urban Center in the ABC Comp Plan, as amended. The MX-FB-UD sub-zone is intended to create a compact, pedestrian-oriented urban form with uses that are served by and support transit.

2-4(E)(3)(c) Use Regulations

1. The allowable and prohibited land uses in each sub-zone are indicated in Table 2-4-10.
2. All allowable uses shall be conducted in a building with the following exceptions:
 - a. Any use in the Telecommunications, Towers, and Utilities use category
 - b. Community garden
 - c. Farmers’ market
 - d. Garden
 - e. Mobile vending cart
 - f. Mobile food truck
 - g. Outdoor dining area
3. All allowable uses must follow any other applicable Use-specific Standards in Section 14-16-4-3.

Table 2-4-10: Allowable and Prohibited Uses in the MX-FB Sub-zones				
	MX-FB-ID	MX-FB-FX	MX-FB-AC	MX-FB-UD
Allowable Uses	Per MX-T allowable uses in Table 4-2-1, unless listed as prohibited	All uses unless listed as prohibited		
Prohibited Uses	Any use that requires NR-SU zoning			
	Adult Entertainment			
	Adult Retail			
	Paid Parking Lot			
	Heavy Manufacturing			
	Special Manufacturing			
Drive-through or drive-up facility				

2-4(E)(3)(d) Dimensional Standards

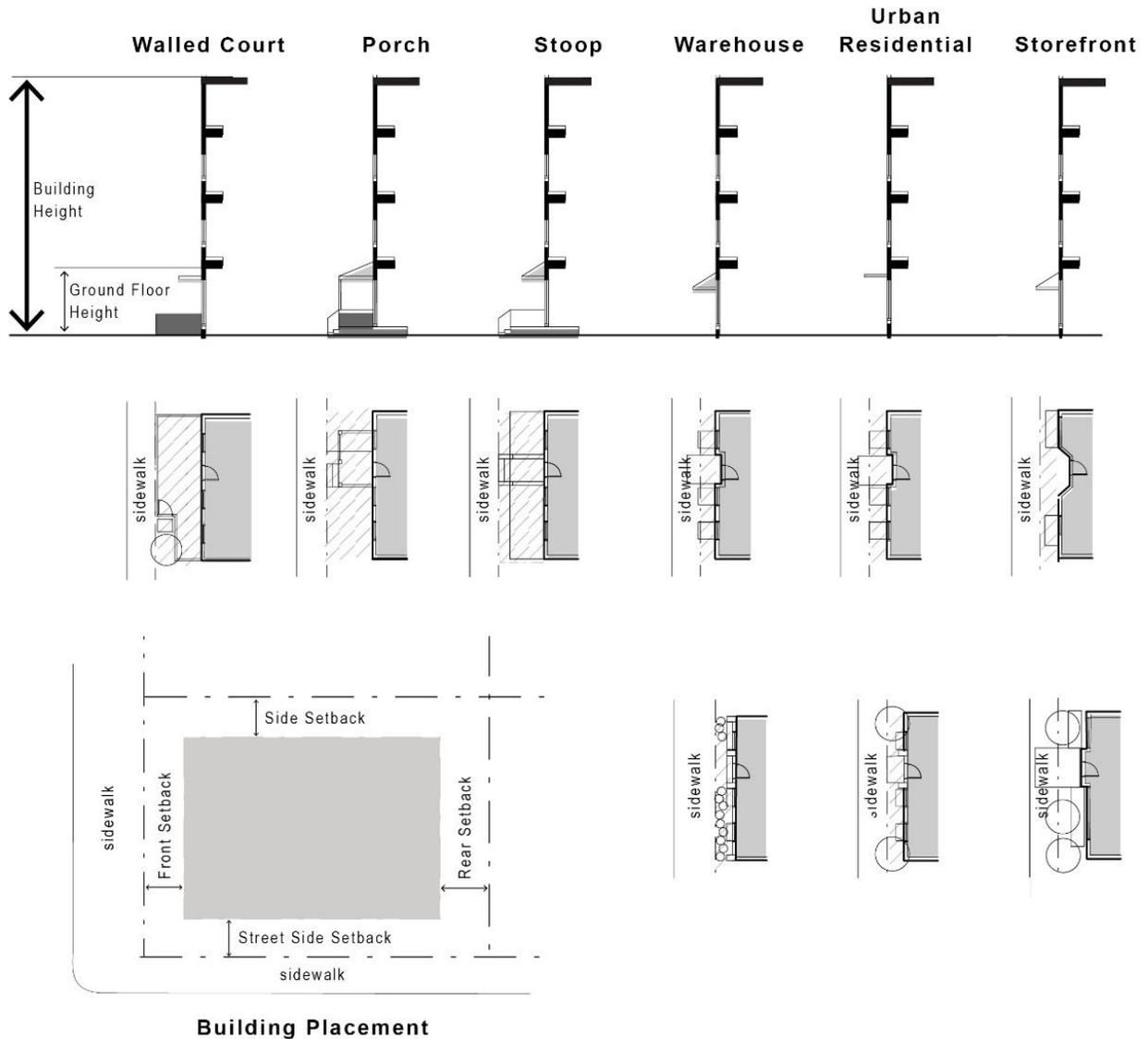
Table 2-4-11: Dimensional Standards in the MX-FB Sub-zones				
Sub-zone	MX-FB-ID	MX-FB-FX	MX-FB-AC	MX-FB-UD
Site Standards				
Usable open space, minimum ^{[1][2]}	15%	10%	5%	
Setback Standards				
Front, minimum	0 ft.			
Front, maximum	15 ft.	10 ft.	15 ft.	10 ft.
	60% of front property line width must be occupied by the primary building constructed within the required front setback area. On a corner lot, the required 60% must begin at the corner.			
Side, minimum	0 ft.			
Side, maximum	Interior: N/A			Interior: N/A Street side of corner lots: 10 ft.
	Street side of corner lots: 15 ft.			
Rear, minimum	15 ft.	10 ft.	5 ft.	0 ft.
Building Height				
Building height, minimum	N/A			30 ft.
Ground floor height, minimum	12 ft.			
Building height, maximum	<20 ft. from front property line: 35 ft.	<20 ft. from front property line: 45 ft.		
	≥20 ft. from front lot line: 55 ft.	≥20 ft. from front lot line: 65 ft.	≥20 ft. from front lot line: 75 ft.	≥20 ft. from front lot line: N/A
		UC-MS-PT: 12 ft. Structured Parking Bonus ^[3]		
			UC-MS-PT: 12 ft. Workforce Housing Bonus ^[3]	
<p>[1] For the MX-FB zone district only, usable open space is measured as a percentage of gross floor area of multi-family residential units.</p> <p>[2] Usable open space is not required for properties located within 1,500 feet of any NR-PO-A or NR-PO-B sub-zone.</p> <p>[3] This bonus does not apply within 20 ft. of the front lot line.</p>				

2-4(E)(3)(e) Building Frontages

1. Building Frontage Types
 - a. Each ground floor street-facing façade shall have at least 1 primary building frontage type pursuant to Table 2-4-12.
 - b. All building frontage types may be combined.
 - c. Forecourts, arcades, and walled courts are frontage types allowed in all sub-zones but only as accessory to a storefront, urban residential, or warehouse frontage.

Table 2-4-12: Primary Building Frontage Types in the MX-FB Sub-zones

Sub-zone	MX-FB-ID	MX-FB-FX	MX-FB-AC	MX-FB-UD
Frontage Type				
Porch	X	X		
Storefront	X	X	X	X
Stoop	X	X	X	X
Urban residential	X	X	X	X
Warehouse			X	X



2. Porches and Stoops
 - a. A stoop shall be a minimum of 5 feet deep.
 - b. A porch shall be a minimum of 5 feet deep and 8 feet wide.
 - c. Ramps may be used in place of steps.

3. Arcades

Arcades shall be a minimum of 8 feet wide and a minimum of 8 feet deep.

2-4(E)(3)(f) Façade Design

All buildings in an MX-FB sub-zone must meet all of the relevant provisions in this Subsection 14-16-2-4(E)(3)(f). These provisions are illustrated in the figure below.



1. Façade Articulation

a. MX-FB-FX, MX-FB-AC, and MX-FB-UD Sub-zones

- i. Each ground floor street-facing façade shall change a minimum of every 20 to 50 linear feet in height, setback, or material.
- ii. Each second floor and higher street-facing façade shall change a minimum of every 50 to 100 linear feet in height, setback, or material.

b. MX-ID Sub-zone

- i. Each street-facing façade shall change a minimum of every 20 to 50 linear feet in height, setback, or material.

2. Shading

- a. Shading on street-facing façades is required in all MX-FB sub-zones, except where an urban residential frontage type is used.
- b. Shading elements may be portales, awnings, canopies, or overhangs and may project to within 2 feet of the curb with a minimum 8 foot vertical clearance.
- c. In the MX-FB-ID, MX-FB-FX, and MX-FB-AC sub-zones, the minimum shading requirement shall be 75 percent of the building width.
- d. In the MX-FB-UD sub-zone, the minimum shading requirement shall be 50 percent of the building width.

3. Windows and Doors
 - a. Ground Floor
 - i. For storefront building frontage types, any façade facing a public street shall contain a minimum of 60 percent of its surfaces in clear, transparent windows and/or doors with the lower edge of window sills no higher than 30 inches above the finished floor.
 - ii. For porch, stoop, urban residential, and warehouse frontage types, any façade facing a public street shall contain a minimum of 40 percent of its surfaces in clear, transparent windows and/or doors with the lower edge of window sills no higher than 30 inches above the finished floor.
 - iii. All buildings shall have at least 1 pedestrian entrance from a street facing frontage. This may be access to a lobby shared by individual tenants.
 - iv. Building entrances shall be recessed or extend a minimum of 1 foot from the front façade.
 - b. Upper Floors
 - i. Each second floor and higher façade facing a public street or alley shall contain a minimum of 40 percent of its surface in clear, transparent windows and/or doors.
 - ii. Windows shall be vertically oriented and at least twice as tall as they are wide.
4. Side and Rear Façades

Each side or rear façade of a primary building adjacent to a Residential or Mixed-use zone district shall have a similar level of façade articulation, materials, and detailing as required in Subsections 1 through 3 above.

2-4(E)(3)(g) Parking

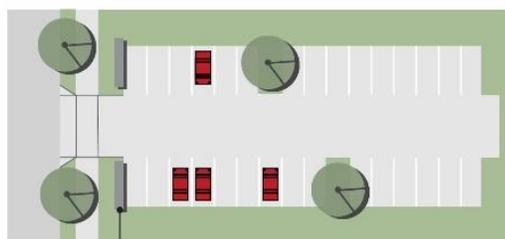
1. Minimum Parking Requirements

The minimum off-street and bicycle parking requirements and parking types for the MX-FB sub-zones are indicated in Table 2-4-13, except where off-street parking requirements are modified by Subsection 14-16-5-5(B)(2) (Exemptions and Reductions).

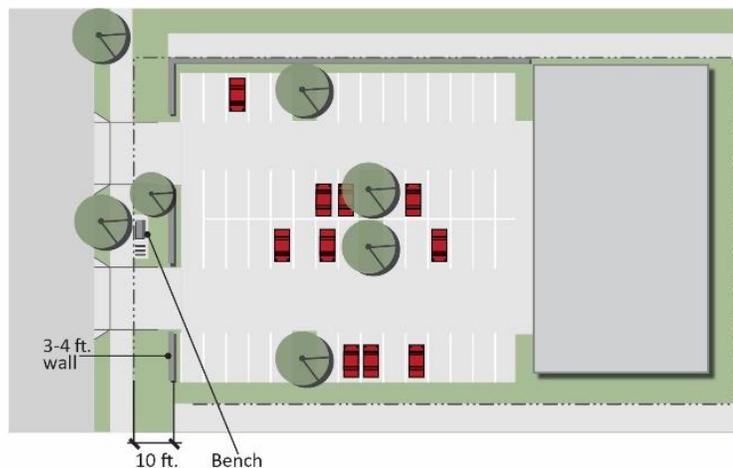
Table 2-4-13: Off-street and Bicycle Parking in the MX-FB Sub-zones				
Sub-zone	MX-FB-ID	MX-FB-FX	MX-FB-AC	MX-FB-UD
Off-street parking, minimum	1 space / 1,000 sq. ft. GFA		1 space / 1,500 sq. ft. GFA	N/A
Bicycle parking, minimum	5 spaces or 1 space / 2,000 sq. ft. GFA, whichever is greater			

2. Parking Lots
 - a. Parking Lot Location and Design

- i. Parking lots may have 1 or multiple drive aisles.
 - ii. Parking lots must be located behind or to the side of any primary building on the site.
 - iii. Parking lots with multiple drive aisles must be set back at least 10 feet from any property line abutting a street.
 - iv. There is no required setback for parking lots with a single drive aisle.
- b. Parking Lot Edges
- i. Parking lots shall have a wall at least 3 feet and no more than 4 feet high parallel to the street.
 - ii. For parking lots with 2 or more drive aisles, all of the following must be incorporated into the setback area required by Subsection a.iii above:
 - a. The area must be landscaped pursuant to Subsection 14-16-5-6(F)(1)(i)2 (Side and Rear Lot Edges).
 - b. The required wall must be set back at least 10 feet from any property line abutting a street.
 - c. At least 1 bench shall be provided for every 300 square feet of parking lot setback area and shall be located near a required tree and between the required street wall and the street.



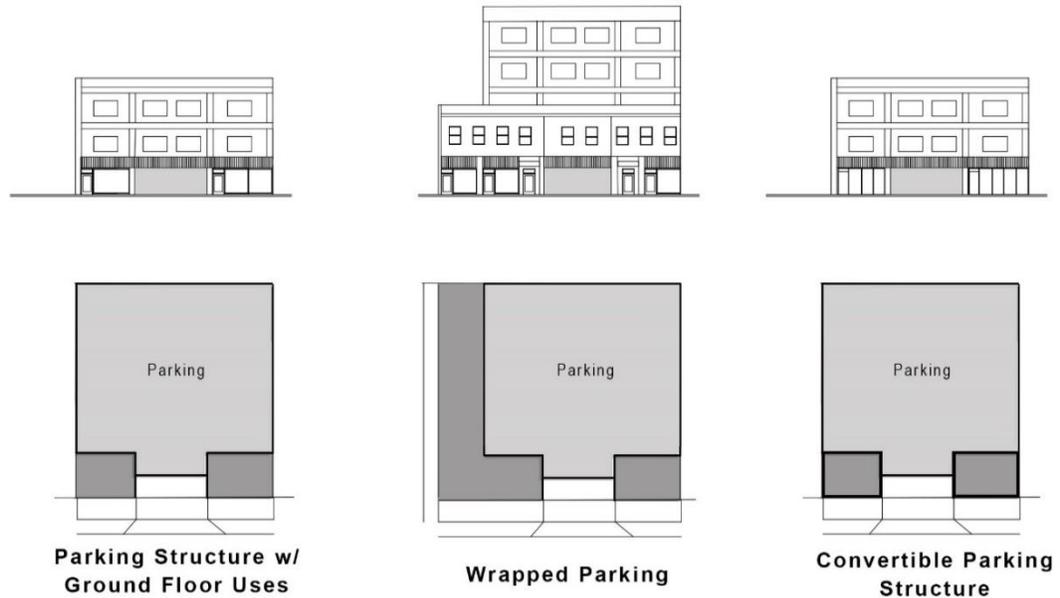
Parking Lot – Single Drive Aisle



Parking Lot – Multiple Drive Aisle

3. Structured and Wrapped Parking

The following parking types are allowed in any MX-FB sub-zone, with requirements as noted (see figure below).



- i. Parking structure with ground floor uses
 - ii. Wrapped parking
 - iii. Convertible parking structure
 - iv. Subterranean parking
- b. In addition to the provisions in Subsection 14-16-5-5(G) (Parking Structure Design), parking structures in any MX-FB zone district shall comply with all of the following provisions:
- i. Any ground floor street-facing façade shall be constructed using either a storefront or an urban residential building frontage type with pedestrian entrances spaced no more than 25 feet apart.
 - ii. At street corners, at least 1 corner architectural element, including but not limited to a corner entrance, signage, and glazing, shall be incorporated into the façade.

2-4(E)(3)(h) Landscaping

1. The minimum landscape area shall be as follows:
 - a. MX-FB-ID sub-zone: 15 percent of the net lot area of each development.
 - b. MX-FB-FX sub-zone: 10 percent of the net lot area of each development.
 - c. MX-FB-AC and MX-FB-UD sub-zones: 5 percent of the net lot area of each development.
2. Street trees shall be provided pursuant to Subsection 14-16-5-6(D)(1) along all street frontages, regardless of the street classification.

2-5 NON-RESIDENTIAL ZONE DISTRICTS

2-5(A) NON-RESIDENTIAL – COMMERCIAL ZONE DISTRICT (NR-C)

2-5(A)(1) Purpose

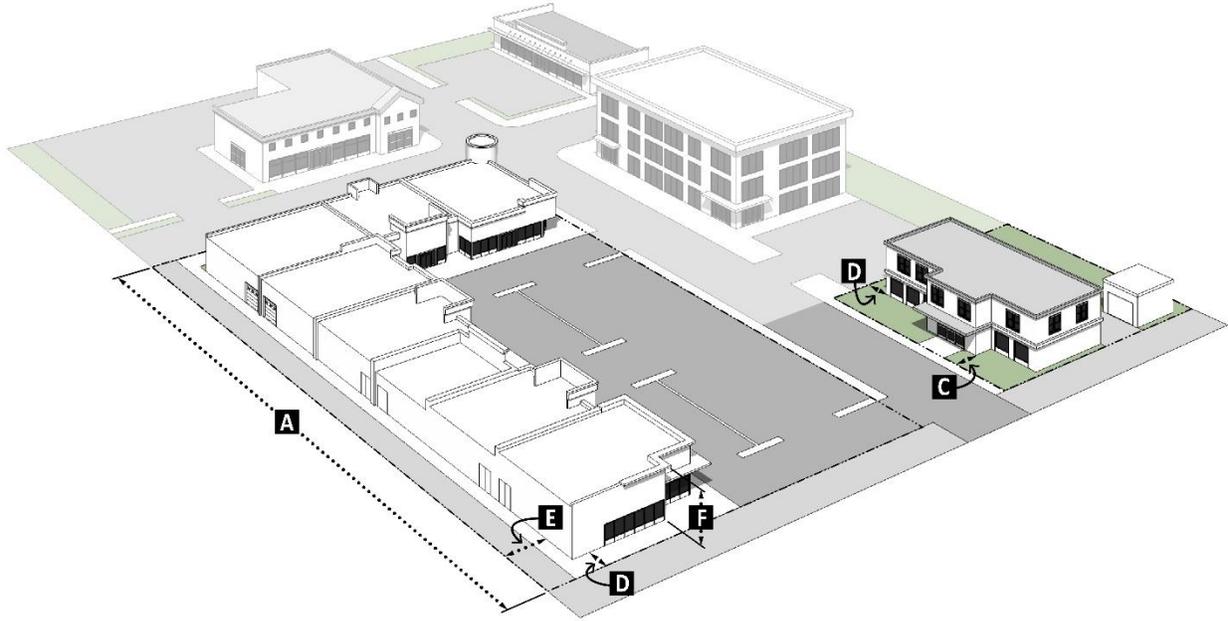
The purpose of the NR-C zone district is to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area. Primary land uses include a wide spectrum of retail and commercial uses intended to serve both neighborhood and area-wide needs, as well as some light industrial uses. Allowable uses are shown in Table 4-2-1.



2-5(A)(2) Use and Development Standards

Table 2-5-1: NR-C Zone District Dimensional Standards Summary		
See Table 5-1-3 for complete Dimensional Standards.		
Development Location	General	UC-MS-PT
Site Standards		
A Lot width, minimum	N/A	
B Building coverage, maximum	N/A	
Setback Standards		
C Front, minimum / maximum	5 ft. / N/A	0 ft. / 15 ft.
D Side, minimum / maximum	0 ft. / N/A	0 ft. / N/A interior; 15 ft. corner
E Rear, minimum	0 ft.	15 ft.
Building Height		
F Building height, maximum	35 ft.	55 ft.
	>100 ft. from all lot lines: N/A	

Table 2-5-2: Other Applicable IDO Sections	
Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13



2-5(A)(3) District Standards
None.

2-5(B) NON-RESIDENTIAL – BUSINESS PARK ZONE DISTRICT (NR-BP)

2-5(B)(1) Purpose

The purpose of the NR-BP zone district is to accommodate a wide range of non-residential uses in campus-like settings to buffer potential impacts from surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, light industrial, office, distribution, showroom, processing, and institutional uses. Allowable uses are shown in Table 4-2-1.



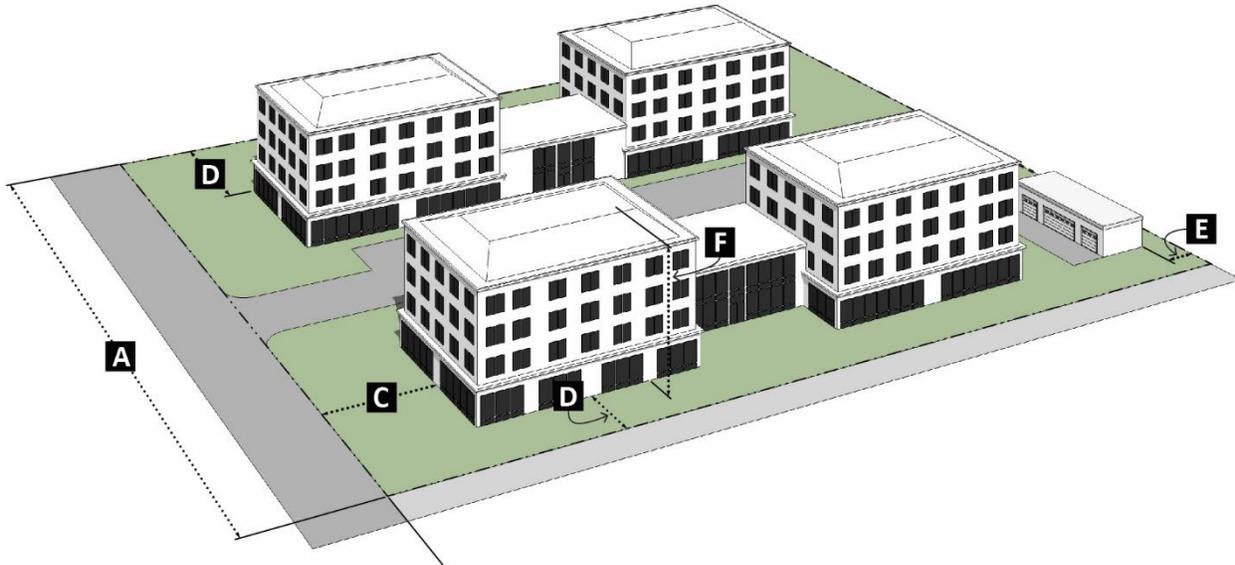
2-5(B)(2) Use and Development Standards

Table 2-5-3: NR-BP Zone District Dimensional Standards Summary
See Table 5-1-3 for complete Dimensional Standards.

Site Standards		
A	Lot width, minimum	100 ft.
B	Building coverage, maximum	50%
Setback Standards		
C	Front, minimum	20 ft.
D	Side, minimum	10 ft.
E	Rear, minimum	10 ft.
Building Height		
F	Building height, maximum	65 ft. >100 ft. from front lot line: N/A

Table 2-5-4: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13



2-5(B)(3) District Standards

2-5(B)(3)(a) Eligibility for Rezoning

1. The minimum total contiguous area eligible for an NR-BP zone designation is 20 acres.
2. Rezoning to the NR-BP zone district requires the approval of a Master Development Plan that furthers and implements applicable goals and policies of the ABC Comp Plan, as amended, and complies with all applicable requirements of the DPM. The Master Development Plan shall be submitted at the same time as the rezoning to the NR-BP zone district, and the requests shall be reviewed and decided as described in Subsections 14-16-6-6(F) (Master Development Plan) and 14-16-6-7(G) (Zoning Map Amendment – Council).

2-5(B)(3)(b) Allowable Uses

Allowable uses shall be per the NR-BP column in Table 4-2-1. Use-specific standards may be specified in the Master Development Plan as long they do not change the allowable uses in Table 4-2-1 and do not reduce requirements of any related Use-specific Standards in Section 14-16-4-3.

2-5(B)(3)(c) Development Standards

1. The Master Development Plan may specify development standards that apply to all the lots and structures on the site in order to implement a coordinated and cohesive design for the project.
2. The site-specific standards shall not conflict with or reduce other standards in this IDO, including those of any Overlay zone that applies to the site. In particular, the standards in the Master Development Plan may not reduce requirements in Section 14-16-5-9 (Neighborhood Edges) designed to protect

abutting properties from potential adverse impacts of development.

2-5(B)(3)(d) Development on Properties with NR-BP Zoning and Master Development Plans

All permits and approvals for property within a Master Development Plan area shall be consistent with the Master Development Plan, as amended. Where the Master Development Plan is silent, other IDO standards apply.

1. Master Development Plans are on file at the City Planning Department.
2. See also Subsection 14-16-6-4(W) (Expiration of Approvals).

2-5(B)(3)(e) Development on Properties with NR-BP Zoning but without a Master Development Plan

1. For properties zoned NR-BP that are less than 20 acres without a Master Development Plan, development can be approved through a Site Plan per the thresholds, procedures, and criteria in Subsection 14-16-6-5(G) (Site Plan – Administrative), 14-16-6-6(F) (Site Plan – DRB), or 14-16-6-6(H) (Site Plan – EPC), as relevant.
2. For properties zoned NR-BP that are 20 acres or more, development requires a Master Development Plan to be reviewed and approved by the Environmental Planning Commission (EPC) pursuant to the procedures in Subsection 14-16-6-6(F) (Master Development Plan).

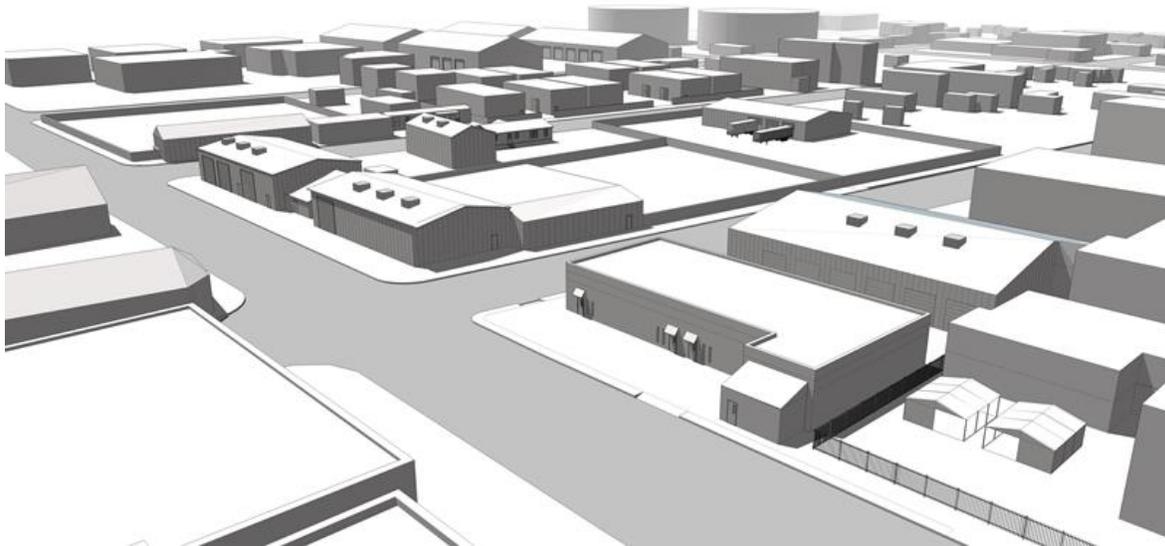
2-5(B)(3)(f) Master Development Plan Amendments

1. Master Development Plans may be amended by the procedures in Subsection 14-16-5-6-4(X) (Amendments of Approvals) or Subsection 14-16-6-4(Y) (Amendments of Prior Approvals), as relevant.
2. See also Section 14-16-6-8 for Nonconformities.

2-5(C) NON-RESIDENTIAL – LIGHT MANUFACTURING ZONE DISTRICT (NR-LM)

2-5(C)(1) Purpose

The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and light manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses. Allowable uses are shown in Table 4-2-1.



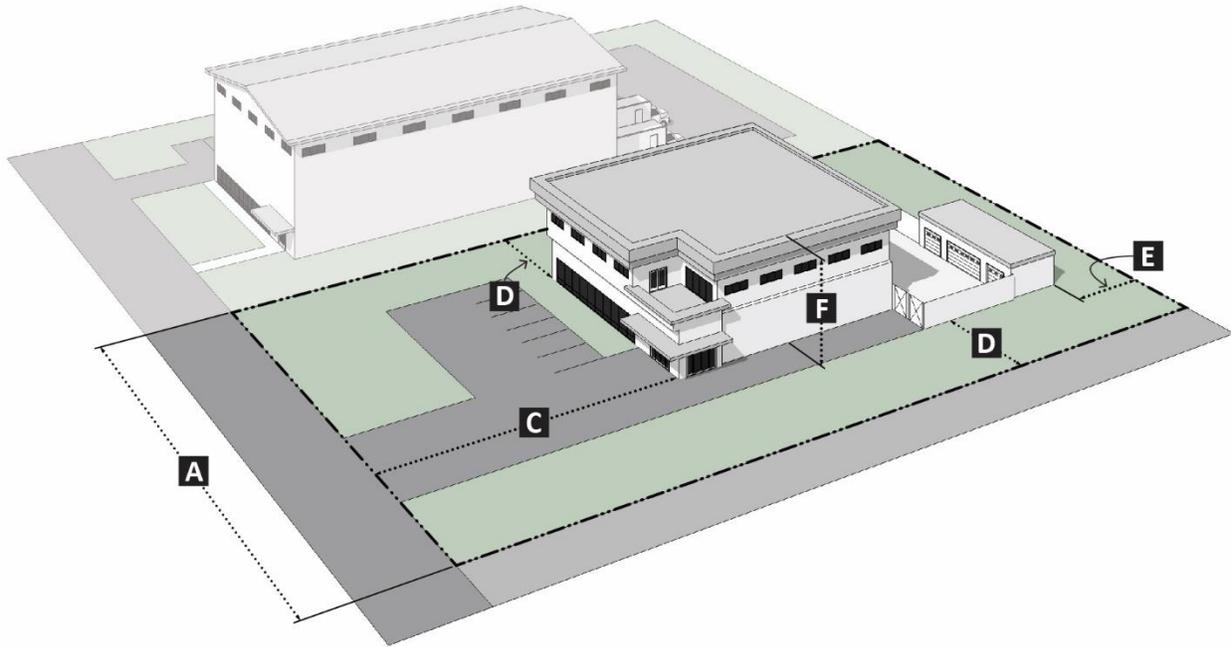
2-5(C)(2) Use and Development Standards

Table 2-5-5: NR-LM Zone District Dimensional Standards Summary
See Table 5-1-3 for complete Dimensional Standards.

Site Standards		
A	Lot width, minimum	N/A
B	Building coverage, maximum	N/A
Setback Standards		
C	Front, minimum	5 ft.
D	Side, minimum	0 ft.
E	Rear, minimum	0 ft.
Building Height		
F	Building height, maximum	65 ft. >100 ft. from front lot line: N/A

Table 2-5-6: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13



2-5(C)(3) District Standards
None.

2-5(D) NON-RESIDENTIAL – GENERAL MANUFACTURING ZONE DISTRICT (NR-GM)

2-5(D)(1) Purpose

The purpose of the NR-GM zone district is to accommodate a wide variety of industrial, manufacturing, and heavy commercial uses, particularly those with noise, glare, or heavy traffic impacts, in areas separated from Residential and Mixed-use areas and less intense, lighter impact businesses. Allowable uses are shown in Table 4-2-1.



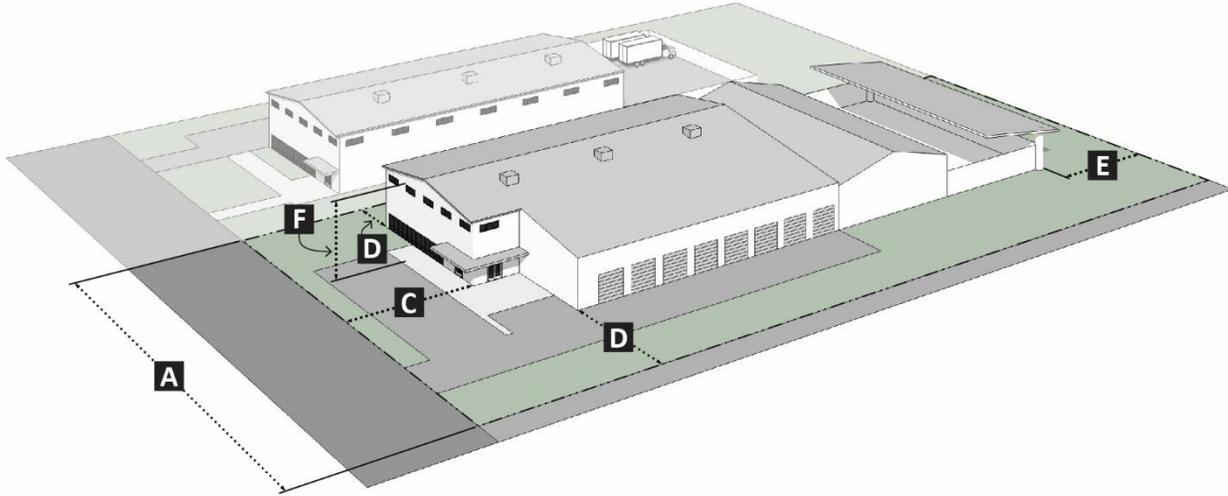
2-5(D)(2) Use and Development Standards

Table 2-5-7: NR-GM Zone District Dimensional Standards Summary
See Table 5-1-3 for complete Dimensional Standards.

Site Standards		
A	Lot width, minimum	N/A
B	Building coverage, maximum	N/A
Setback Standards		
C	Front, minimum	5 ft.
D	Side, minimum	0 ft.
E	Rear, minimum	0 ft.
Building Height		
F	Building height, maximum	65 ft. >100 ft. from front lot line: N/A

Table 2-5-8: Other Applicable IDO Sections

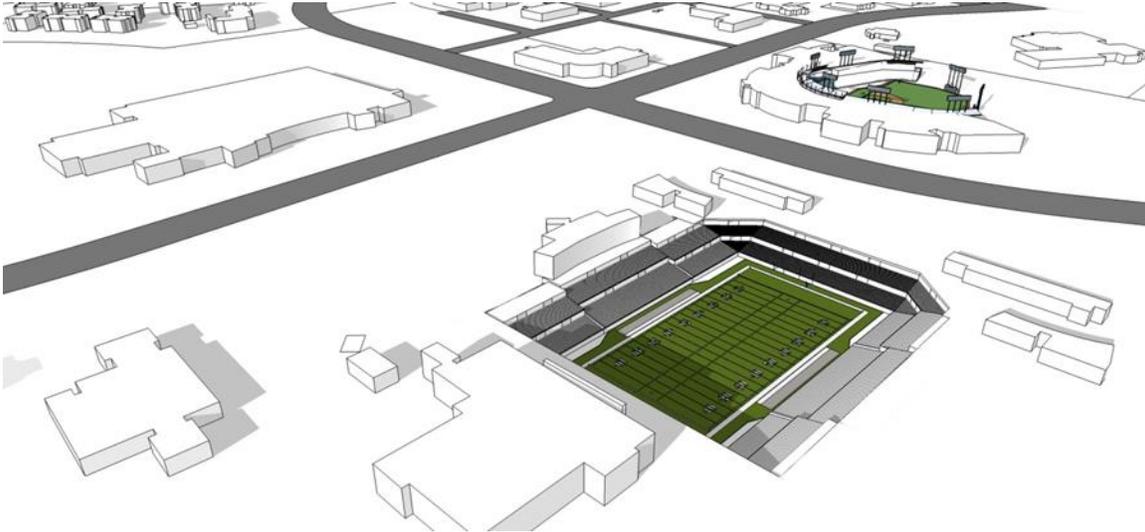
Overlay Zones	Part 14-16-3
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Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13



1-1(A)(1) District Standards
None.

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 base zone districts and are shown in Table 4-2-1.

**2-5(E)(2) Use and Development Standards**

The following uses require an NR-SU zone district:

- 2-5(E)(2)(a) Airport
- 2-5(E)(2)(b) Campground or recreational vehicle park
- 2-5(E)(2)(c) Cemetery
- 2-5(E)(2)(d) Correctional facility
- 2-5(E)(2)(e) Crematorium
- 2-5(E)(2)(f) Fairgrounds
- 2-5(E)(2)(g) Fire or police station
- 2-5(E)(2)(h) Natural resource extraction
- 2-5(E)(2)(i) Solid waste convenience center
- 2-5(E)(2)(j) Stadium or racetrack
- 2-5(E)(2)(k) Waste and/or recycling transfer station

Table 2-5-9: Other Applicable IDO Sections^[1]	
Overlay Zones	Part 14-16-3
Allowable Uses	As negotiated from among those listed in Section 14-16-4-2
Use-specific Standards	Section 14-16-4-3 unless varied in the NR-SU approval process
Dimensional Standards Tables and Exceptions	As applicable to the most similar use or district as shown in Section 14-16-5-1, unless different standards are approved in the NR-SU approval process
Site Design and Sensitive Lands	Section 14-16-5-2 unless varied in the NR-SU approval process
Access and Connectivity	Section 14-16-5-3 unless varied in the NR-SU approval process
Parking and Loading	Section 14-16-5-5 unless varied in the NR-SU approval process
Landscaping, Buffering, and Screening	Section 14-16-5-6 unless varied in the NR-SU approval process
Walls and Fences	Section 14-16-5-7 unless varied in the NR-SU approval process
Outdoor Lighting	Section 14-16-5-8 unless varied in the NR-SU approval process
Neighborhood Edges	Section 14-16-5-9 unless varied in the NR-SU approval process
Solar Access	Section 14-16-5-10 unless varied in the NR-SU approval process
Building Design	Section 14-16-5-11 unless varied in the NR-SU approval process
Signs	Section 14-16-5-12 unless varied in the NR-SU approval process
Operation and Maintenance	Section 14-16-5-13 unless varied in the NR-SU approval process
[1] Some of the general controls in these sections may not apply to specific types of NR-SU zone districts or specific types of development if exempted by other provisions of this IDO.	

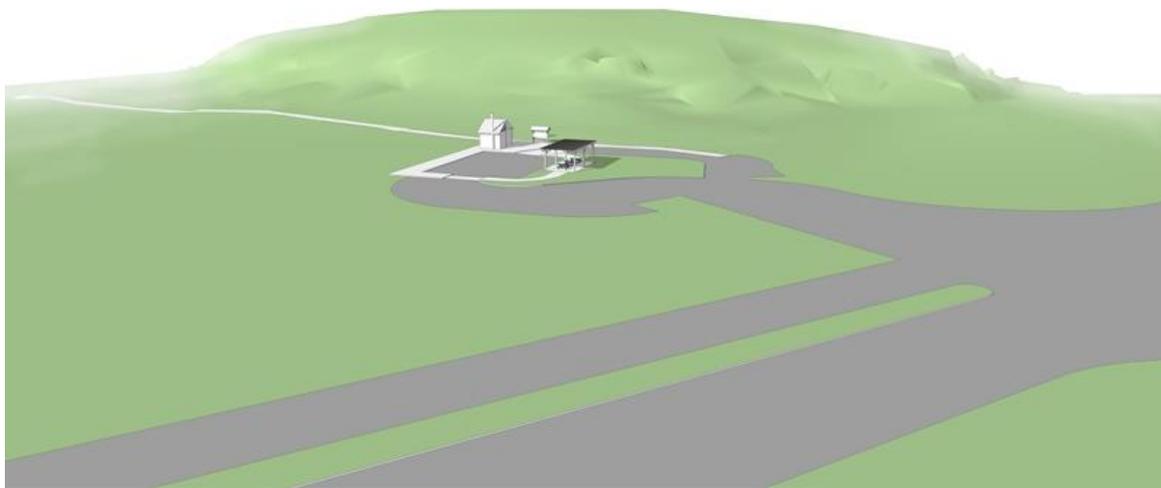
2-5(E)(3) District Standards

- 2-5(E)(3)(a) Uses that require a Zoning Map Amendment for NR-SU are not allowed in other zone districts. Allowable uses in the NR-SU zone district, including accessory uses, are listed in Table 4-2-1.
- 2-5(E)(3)(b) Amendments to the Zoning Map to the NR-SU zone district require a Site Plan – EPC to be submitted that specifies uses, site standards, and development standards, reviewed and decided by the EPC in conjunction with review and decision of the zone change request pursuant to Subsection 14-16-6-7(F) (Zoning Map Amendment – EPC) or Subsection 14-16-6-7(G) (Zoning Map Amendment – Council), as relevant.
- 2-5(E)(3)(c) Where the Site Plan is silent on any standard, IDO standards apply.
- 2-5(E)(3)(d) Approved Site Plans are on file at the City Planning Department.

2-5(F) NON-RESIDENTIAL – PARK AND OPEN SPACE ZONE DISTRICT (NR-PO)

2-5(F)(1) Purpose

The purpose of the NR-PO zone district is to protect the natural character of designated private and public parks and open space for public recreation, use, and enjoyment. Primary uses are open space and related recreation facilities, picnic and other shelters, and service/maintenance facilities.



2-5(F)(2) Use and Development Standards

Dimensional standards in NR-PO sub-zones shall be determined in the approval of a Master Plan, Resource Management Plan, standards specified by the implementing Department, or standards specified in an approved Site Plan. Where the Master Plan, Resource Management Plan, or Site Plan is silent, standards in the following Subsections apply.

Table 2-5-10: Other Applicable IDO Sections^[1]

Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13

[1] Some standards may not apply to NR-PO zone districts if exempted by other provisions of this IDO or as otherwise approved by the City Parks and Recreation Department.

2-5(F)(3) District Standards

The NR-PO zone district includes the following 4 sub-zones, each of which has allowable uses and development standards specified in this IDO or a special approval as noted below.

2-5(F)(3)(a) Sub-zone A: City-owned or Managed Parks

1. Development standards specified in a Master Plan approved or amended by the City Parks and Recreation Department for each facility prevail over IDO standards and may be reflected in Site Plans approved pursuant to this IDO.
2. Allowable uses other than those specified in Table 4-2-1 shall be reviewed and decided pursuant to Subsection 14-16-6-6(H) (Site Plan – EPC).

2-5(F)(3)(b) Sub-zone B: Major Public Open Space

1. Uses and development standards specified in a Resource Management Plan or Master Plan approved or amended by the Open Space Division of the City Parks and Recreation Department for each facility or in the Facility Plan for Major Public Open Space prevail over IDO standards and may be reflected in Site Plans approved pursuant to this IDO.
2. Any Extraordinary Facility shall be reviewed and decided pursuant to Subsection 14-16-6-6(H) (Site Plan – EPC).
3. For facilities without a Resource Management Plan or Master Plan, allowable uses other than those specified in Table 4-2-1 or the Facility Plan for Major Public Open Space may be approved pursuant to Subsection 14-16-6-6(H) (Site Plan – EPC).

2-5(F)(3)(c) Sub-zone C: Non-City Parks and Open Space

Development standards may be specified in an approved Site Plan but may not conflict with or reduce other standards in this IDO, including those of an Overlay zone that applies to the site.

2-5(F)(3)(d) Sub-zone D: City BioPark

Uses and development standards specified in the BioPark Master Plan as approved or amended by the City Cultural Services Department apply.

2-6 PLANNED DEVELOPMENT ZONE DISTRICTS

2-6(A) PLANNED DEVELOPMENT ZONE DISTRICT (PD)

2-6(A)(1) Purpose

The purpose of the PD zone district is to accommodate small- and medium-scale innovative projects that cannot be accommodated through the use of other base zone districts, provided that those projects are consistent with the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended and include standards that would not otherwise be required of the applicant in order to provide significant public, civic, or natural resource benefits. This zone district is applied on a case-by-case basis to reflect a negotiated agreement for uses and standards with the applicant. Allowable uses are negotiated on a case-by-case basis but may not include any use that is not included in Table 4-2-1.

2-6(A)(2) Other Standards

Table 2-6-1: Other Applicable IDO Sections	
Overlay Zones	Part 14-16-3
Allowable Uses	As negotiated from among those listed in Section 14-16-4-2
Use-specific Standards	Section 14-16-4-3 unless varied in the PD approval process
Dimensional Standards Tables and Exceptions	As applicable to the most similar use or district as shown in Section 14-16-5-1, unless different standards are approved in the PD approval process
Site Design and Sensitive Lands	Section 14-16-5-2 unless varied in the PD approval process
Access and Connectivity	Section 14-16-5-3 unless varied in the PD approval process
Parking and Loading	Section 14-16-5-5 unless varied in the PD approval process
Landscaping, Buffering, and Screening	Section 14-16-5-6 unless varied in the PD approval process
Walls and Fences	Section 14-16-5-7 unless varied in the PD approval process
Outdoor Lighting	Section 14-16-5-8 unless varied in the PD approval process
Neighborhood Edges	Section 14-16-5-9 unless varied in the PD approval process
Solar Access	Section 14-16-5-10 unless varied in the PD approval process
Building Design	Section 14-16-5-11 unless varied in the PD approval process
Signs	Section 14-16-5-12 unless varied in the PD approval process
Operation and Maintenance	Section 14-16-5-13 unless varied in the PD approval process

2-6(A)(3) Eligibility for Rezoning

- 2-6(A)(3)(a) A PD zone district must contain at least 2 but less than 20 contiguous acres of land.
- 2-6(A)(3)(b) Rezoning to the PD zone district requires the approval of a Site Plan – EPC that furthers and implements applicable goals and policies of the ABC Comp Plan, as amended, and complies with all applicable requirements of the DPM. The Site Plan shall be submitted, reviewed, and decided at the same time and via the same process as the rezoning to the PD zone district, as described in Subsection 14-16-6-7(F) (Zoning Map Amendment – EPC).
- 2-6(A)(3)(c) A PD zone district will not be accepted or approved for any proposed development that could be achieved in substantially the

same form through the use of one or more base zone districts and/or Overlay zones.

2-6(A)(4) Allowable Uses

- 2-6(A)(4)(a) A PD zone district may contain any combination of uses listed in Table 4-2-1, except those that require NR-SU zoning, for all or part of the PD zone district, provided that those uses do not create significant adverse impacts on nearby existing neighborhoods, City parks or trails, or Major Public Open Space.
- 2-6(A)(4)(b) All allowable uses are subject to the Use-specific Standards listed for that use in Section 14-16-4-3 unless modified by the Site Plan – EPC associated with the PD zone district approval.

2-6(A)(5) Development and Form Standards

- 2-6(A)(5)(a) All development in the PD zone district shall be subject to the provisions of Part 14-16-5 (Development Standards) for the type of use or structures in the approved Planned Development, unless those standards are modified by the Site Plan – EPC associated with the PD zone district approval.
- 2-6(A)(5)(b) A PD zone district approval may not reduce requirements in Section 14-16-5-9 (Neighborhood Edges) designed to protect abutting properties from potential adverse impacts of development.
- 2-6(A)(5)(c) A PD zone district approval may not reduce requirements in Subsection 14-16-5-2(H) (Major Public Open Space Edges) designed to protect Major Public Open Space properties from potential adverse impacts of development.

2-6(A)(6) Provisions for Specific Areas

Specific provisions and regulations applicable to each approved PD zone district are on file at the City Planning Department.

2-6(B) PLANNED COMMUNITY ZONE DISTRICT (PC)

2-6(B)(1) Purpose

The purpose of the PC zone district is to accommodate innovative, very large-scale residential or mixed-use communities that cannot be accommodated through the use of other base zone districts, provided that those projects are consistent with the ABC Comp Plan, as amended, and include significant public benefits that would not otherwise be required of the applicant. Because of their size, projects in this zone district will include construction of new and expanded transportation networks and infrastructure. This growth may require additional analysis and resulting measures to mitigate impact on the surrounding community. This zone district is applied on a case-by-case basis to reflect a new or existing negotiated agreement with the applicant. Allowable uses are negotiated on a case-by-case basis but may not include any use that is not included in Table 4-2-1.

2-6(B)(2) Dimensional and Other Standards

Table 2-6-2: Other Applicable IDO Sections	
Overlay Zones	Part 14-16-3
Allowable Uses	As negotiated from among those listed in Section 14-16-4-2
Use-specific Standards	Section 14-16-4-3 unless varied in the PC approval process
Dimensional Standards Tables and Exceptions	As applicable to the most similar use or district as shown in Section 14-16-5-1, unless different standards are approved in the PC approval process
Site Design and Sensitive Lands	Section 14-16-5-2 unless varied in the PC approval process
Access and Connectivity	Section 14-16-5-3 unless varied in the PC approval process
Parking and Loading	Section 14-16-5-5 unless varied in the PC approval process
Landscaping, Buffering, and Screening	Section 14-16-5-6 unless varied in the PC approval process
Walls and Fences	Section 14-16-5-7 unless varied in the PC approval process
Outdoor Lighting	Section 14-16-5-8 unless varied in the PC approval process
Neighborhood Edges	Section 14-16-5-9 unless varied in the PC approval process
Solar Access	Section 14-16-5-10 unless varied in the PC approval process
Building Design	Section 14-16-5-11 unless varied in the PC approval process
Signs	Section 14-16-5-12 unless varied in the PC approval process
Operation and Maintenance	Section 14-16-5-13 unless varied in the PC approval process

2-6(B)(3) Eligibility for Rezoning

2-6(B)(3)(a) Each PC zone district must contain at least 100 contiguous acres of land or more than 500 single-family, two-family, or townhouse dwelling units. Each proposed development meeting or exceeding these thresholds, considering all proposed phases of development, shall be required to obtain approval through the PC zone district process in Subsection 14-16-6-7(G)(1) (Zoning Map Amendment – Council).

2-6(B)(3)(b) Rezoning to a PC zone district requires the preparation of a Framework Plan that furthers and implements applicable goals and policies of the ABC Comp Plan and complies with all applicable requirements of the DPM.

1. The Framework Plan shall indicate proposed zoning on platted lots or lots proposed to be platted or general proposed land uses and development densities/intensities for subsequent phases where platting is yet to be decided.
2. The Framework Plan shall indicate general circulation and mobility routes for various travel modes and general locations of open space.
3. The Framework Plan shall be submitted, reviewed, and decided at the same time and via the same process as the rezoning to the PC zone district, as described in Subsection 14-16-6-7(G)(1) (Zoning Map Amendment – Council). All later permits and approvals for the property under this IDO shall be consistent with the approved Framework Plan, as amended.

2-6(B)(3)(c) The City Council may require a Development Agreement to outline the phasing of development, to assign financial, operations, and management responsibilities over time via infrastructure/service agreements, to identify any public incentives or agreements between the City and the applicant/developer, and to address any other items deemed appropriate to ensure an efficient, self-sufficient community and to prevent net expense to the City.

2-6(B)(4) Allowable Uses

2-6(B)(4)(a) A PC zone may contain any of the uses listed in Table 4-2-1, except those that require NR-SU zoning, for all or part of the PC zone district, provided that those uses do not create significant adverse impacts on nearby existing neighborhoods, City parks or trails, or Major Public Open Space.

2-6(B)(4)(b) All allowable uses in the PC zone district are subject to the applicable Use-specific Standards listed for that use in Section 14-16-4-3 unless modified by the Framework Plan associated with the PC zone district approval.

2-6(B)(5) Development and Form Standards

2-6(B)(5)(a) General

1. All development in the PC zone district is subject to the provisions of Part 14-16-5 (Development Standards) for the type of use or structures in the approved Planned Community, unless those standards are modified by the Framework Plan associated with the PC zone district approval.
2. Subsection 14-16-1-10(A)(2) (Prior Approvals) applies to all properties that converted from a Special Use zone to the PC zone district through the adoption of this IDO.

2-6(B)(5)(b) Avoidance of Sensitive Lands

1. Each Planned Community shall be organized to protect or enhance the following types of natural resources and features, by including such areas in common landscaped areas or

dedicated open space or by mitigating the impacts of construction on these features to the maximum extent feasible.

- a. Drainage channels, arroyos, and streams (in addition to floodplains).
 - b. Historic or archeological sites designated as significant by the state.
 - c. Significant views of the Sandia Mountains or Petroglyph National Monument from high points or public places.
 - d. Riparian wildlife habitat areas and corridors designated as significant by the state.
 - e. Natural or geologic hazard areas or soil conditions, such as unstable or potentially unstable slopes, faulting, landslides, rock falls, or expansive soils.
2. Lands that show evidence of slope instability, landslides, avalanche, flooding, or other natural or manmade hazards shall not be included in platted lots.
 3. New structures intended for human occupancy shall not be located within 100 feet of any perennial stream, public lake, reservoir, or element of a public water supply system unless the City Engineer determines that a smaller setback would adequately protect water quality and wildlife habitat.
 4. Natural features to be protected shall be identified in a site analysis as part of a Framework Plan or with any Site Plan or plat when a Framework Plan is not required.

2-6(B)(5)(c) Adequate Water Supply

An application for a Planned Community shall not be processed unless accompanied by written documentation from the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) that adequate water is available to serve the development, based on known water supplies owned or controlled by the ABCWUA or the applicant, without creating adverse impacts on the cost, quality, or availability of water for existing residents of the city and the area served by the ABCWUA.

2-6(B)(5)(d) Mix of Uses and Housing Types

1. Each phase of a Planned Community shall include at least 10 percent of the land area for non-residential uses.
2. No phase of a Planned Community may develop more than 80 percent of the land area designated for residential or mixed-use development as single-family detached dwellings.
3. Parks shall be provided at a rate of 2 acres of park land for every 500 dwelling units designated NR-PO-C, which requires parks to be built to City standards and designed as acceptable to Parks and Recreation Department, or NR-PO-A and dedicated to the City.

4. Major Public Open Space, open space, and trails shall be provided consistent with the Facility Plan for Major Public Open Space, the Facility Plan for Arroyos, and the Bikeways and Trails Facility Plan. Any Major Public Open Space dedications must be acceptable to and are subject to approval by the Open Space Division of the City Parks and Recreation Department.
5. Any treatment for a major arroyo shall be designed per the standards in the Facility Plan for Arroyos.

2-6(B)(5)(e) Creation of Distinct Neighborhoods

No area of the Planned Community in which more than 70 percent of the lots are occupied by a Household Living use as shown in Table 4-2-1 shall contain more than 100 contiguous acres unless it is separated from other adjacent residential development areas by a significant natural or man-made feature, including any of the following:

1. Clearly visible bluffs, rock outcroppings, or landforms designated as open space.
2. Major drainages, arroyos, or designated open spaces at least 100 feet in width.
3. An arterial street.
4. A collector street with a median at least 14 feet in width.
5. Non-residential uses allowed per Table 4-2-1.

2-6(B)(6) Provisions for Specific Areas

Provisions and regulations applicable to each approved PC zone district are specified in Framework Plans and associated Site Plans, on file at the City Planning Department.