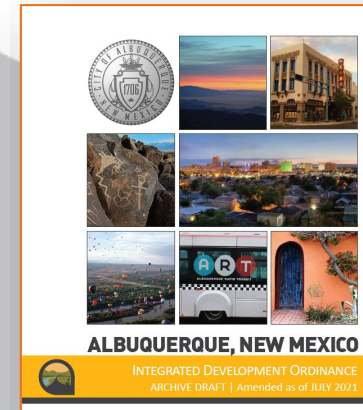


IDO ANNUAL UPDATE 2020



2020 IDO Archive Draft:

<https://ido.abc-zone.com/2020-ido-archive-draft>

Overview

July 2021

ONE
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RQUE

2020 IDO Annual Update Trainings

Monday, July 26, noon - 1 pm - Part 4 Uses

Tuesday, July 27, noon - 1 pm - Council Amendments

Wednesday, July 28, noon - 1 pm - Part 5 Development Standards

Friday, July 30, noon - 1 pm - Part 6 Development Processes

Zoom Details:

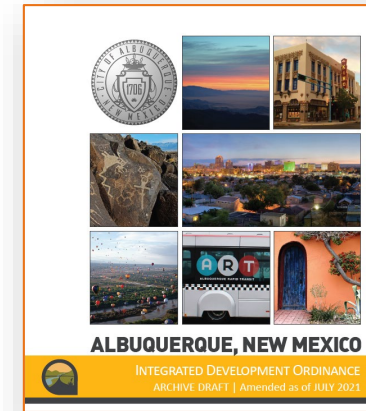
<https://cabq.zoom.us/j/91371262282?pwd=dndHMIZoVVZYUisyZTQ3aFdqNUROQT09>

Meeting ID: 913 7126 2282

Passcode: CABQ

By Phone: +1 669 900 6833

Meeting ID: 913 7126 2282



2020 IDO Archive Draft:

<https://ido.abc-zone.com/2020-ido-archive-draft>

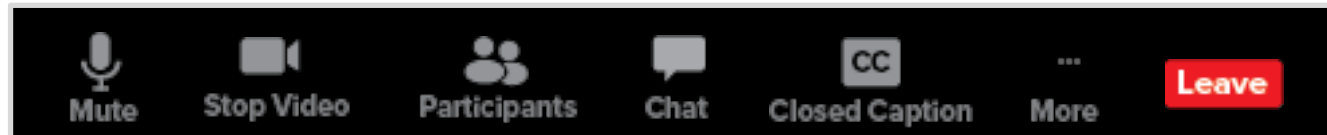
2020 Annual Update Webpage:

<https://abc-zone.com/ido-annual-update-2020>

Today's Training

- Presentation (recorded)
 - *Please use the chat box for questions*

Using Zoom

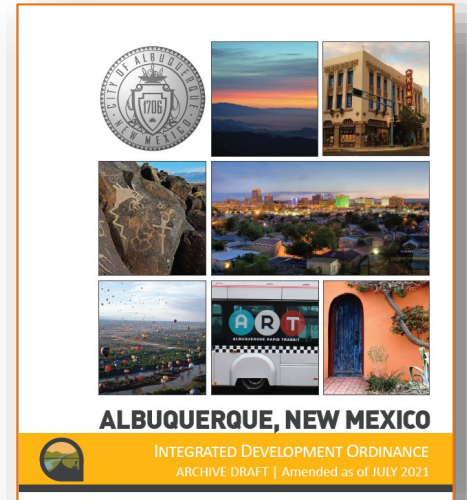


- If you have trouble hearing, turn up the audio from your computer or phone or turn on closed captioning.
- Use the chat box to ask questions.
- We'll do questions & answers after the presentation, and you'll be able to turn on video & unmute.

Zoom Cheat sheet:

<https://abc-zone.com/document/zoom-tools>

- **Archive Draft**
 - Green text = Council Amendment
 - LUPZ Amendments
 - Council Amendments
 - Cannabis
 - Other amendments
 - Red text = EPC Recommended Condition – Citywide change
 - Blue text = EPC Recommended Condition – Small Area change



2020 IDO Archive Draft:

<https://ido.abc-zone.com/2020-ido-archive-draft>

- **IDO Annual Update webpage** <https://abc-zone.com/ido-annual-update-2020>
 - **EPC Redline Draft**
 - <https://documents.cabq.gov/planning/environmental-planning-commission/2021-03-04/IDO-2020AnnualUpdate-RedlineDRAFT-2021-03-17.pdf>
 - **LUPZ Council Amendments**
 - https://documents.cabq.gov/planning/longrange-plan-revisions/IDO2020/IDOAamendments_LUPZMay12_Summary.pdf
 - **Council Amendments**
 - **Cannabis**
 - https://documents.cabq.gov/planning/longrange-plan-revisions/IDO2020/IDOannualUpdate2020_PacketB_CC%20Cannabis_Passed.pdf
 - **Other**
 - https://documents.cabq.gov/planning/longrange-plan-revisions/IDO2020/IDOannualUpdate2020_PacketB_CC%20Amendments_Passed.pdf

EFFECTIVE DRAFT

August 1, 2021

1. General Provisions

2. Zone Districts

3. Overlay Zones

Zones

4. Use Regulations
Allowable Use Table
Use-specific Standards

Uses

5. Development Standards
Dimensional Standards Tables
General Regulations

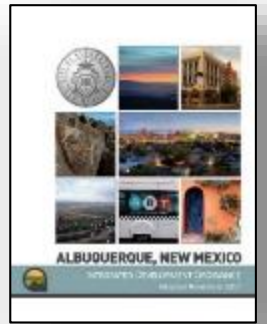
Standards

6. Administration & Enforcement

Processes

7. Definitions & Acronyms

Integrated
Development
Ordinance



<https://ido.abc-zone.com>

IDO Zoning Map



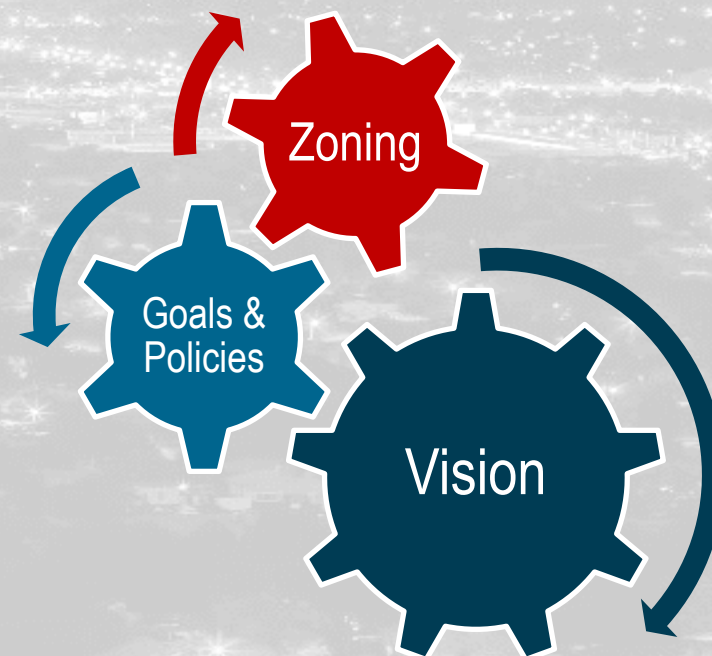
<https://tinyurl.com/IDOzoningmap>

WHAT IS ZONING?

- Establishes rights and limits on private property to protect public health, safety, and welfare
 - Land uses
(homes, offices, factories, etc.)
 - Development standards
(building heights, setbacks, parking, landscaping, etc.)
 - Review/approval processes
(decision-makers, required notice, etc.)
- Implements policies
 - *(community identity, land use, transportation, urban design, housing, economic development, heritage conservation, etc.)*

U.S. Constitution

5th Amendment = protection of property rights
“a person may not be deprived of **property** by the government without **due process** of law”



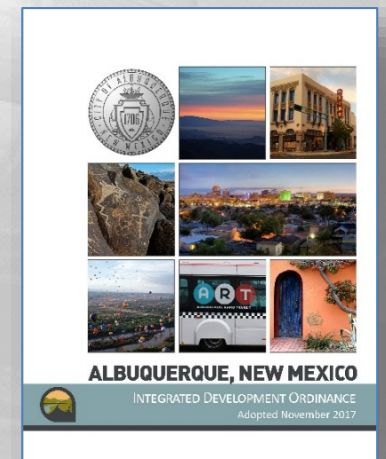
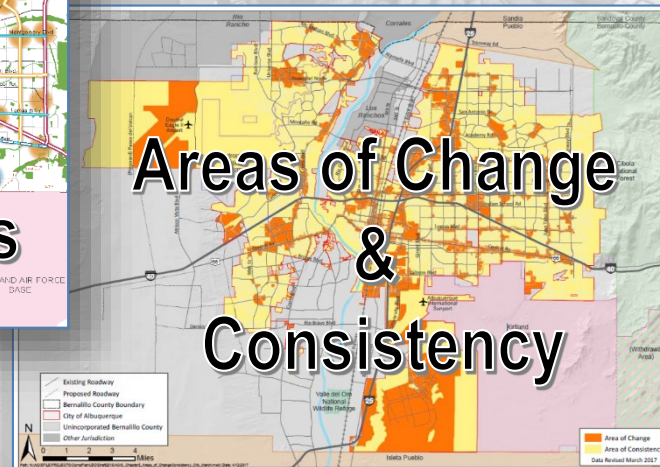
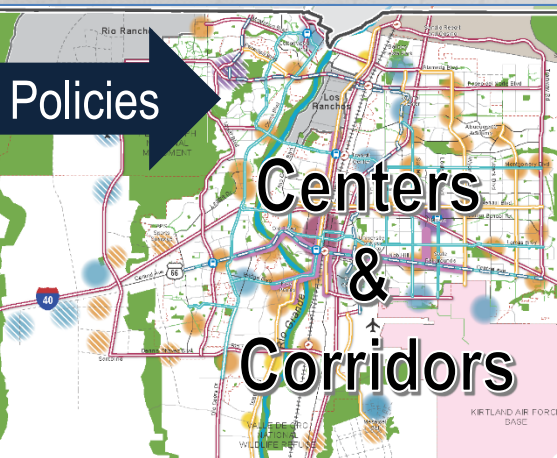
PLANNING + ZONING

ABC COMPREHENSIVE PLAN

- What we want + why:
 - Where to direct growth
 - What to protect
 - What actions to take
 - How to measure progress

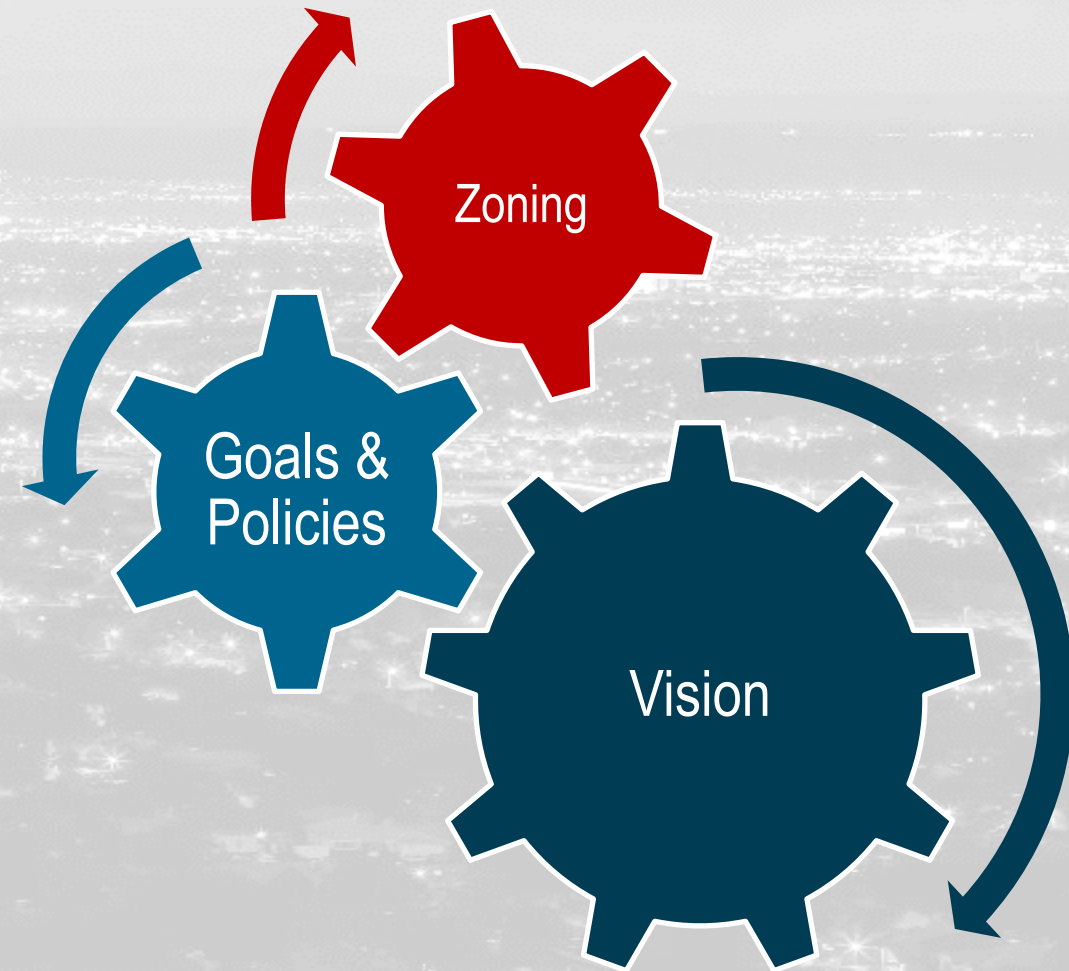
INTEGRATED DEVELOPMENT ORDINANCE

- How to get there:
 - Tailored rules
 - Centers + Corridors
 - Areas of Consistency
 - Overlay Zones
 - Special places
 - Transitions / Edge Protections
 - Between Areas of Change + Consistency
 - Next to neighborhoods



WHAT MAKES A GOOD ZONING SYSTEM?

- Clear what rules apply
- Easy to understand the rules
- Rules ensure high-quality development citywide
- Rules protect special places and open space
- Rules make it easier to develop where appropriate
- People have input about development that will affect them
- Appropriate flexibility case-by-case



FINDING THE BALANCE

Protecting

Neighborhoods,
special places,
& City open space

Incentivizing

High-quality
development
in appropriate areas



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FINDING THE BALANCE

Tailored

Rules for small areas

- Additional complexity
- Harder to enforce

Citywide

Standardized rules

- Less complexity
- Easier to enforce



HOW TO PROTECT SPECIAL PLACES WITH ZONING

THREATS

- Not having the right rules
- Not applying the rules correctly
- Development pressure

PROTECTIONS

- ➡ Make sure you have the right rules.
- ➡ Make it easy to find and apply the rules correctly.
- ➡ Make it easier to develop where it's appropriate.
- ➡ Ensure appropriate transitions.

HIERARCHY OF RULES

Section
1.8

Overlay Zones

- Character, Historic, View Protections

Context

- Edge buffers
- Small-area & Area of Consistency rules
- Distance separations
- Proximity to residential

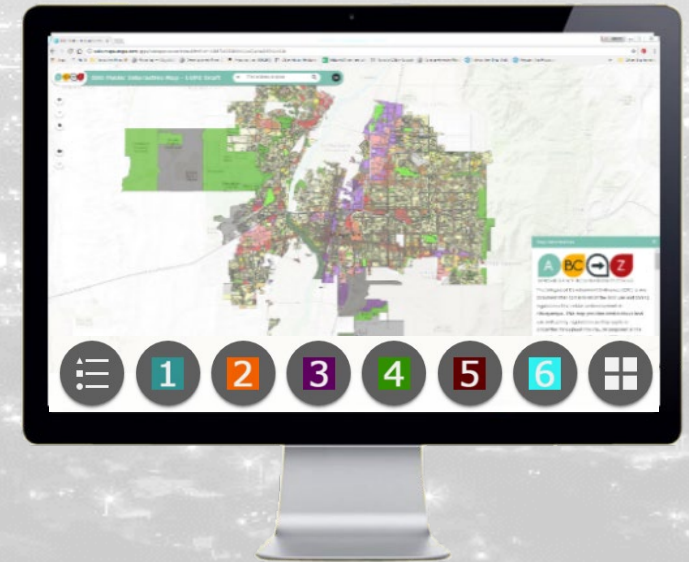
Centers & Corridors

- Incentives, design standards, & edge buffers

Zoning

- Residential
- Mixed-use
- Non-residential
- Planned Development

IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

TAILORED PROTECTIONS

Historic View
Character Protection

IDO Part 3
Overlay Zones

Use-specific Standards

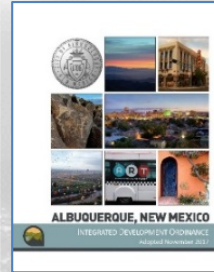
IDO Part 4
Allowable Uses

Small Area Standards

IDO Part 5
Development Standards

Review Procedures

IDO Part 6
Admin & Enforcement



ido.abc-zone.com

Table I
Small Area Indexes

	Page
University Neighborhood	152
Uptown Area	153
Volcano Mesa Area	153
Volcano Heights UC / Volcano Mesa CPO-11	154
Barata - CPO-1	154
Downtown Neighborhood Area - CPO-3	155
High Desert Area	155
Hunting Highland Area	156
South Broadway Area	157
University Neighborhoods Area	157
Volcano Mesa - CPO-11	157

IDO Zoning Map



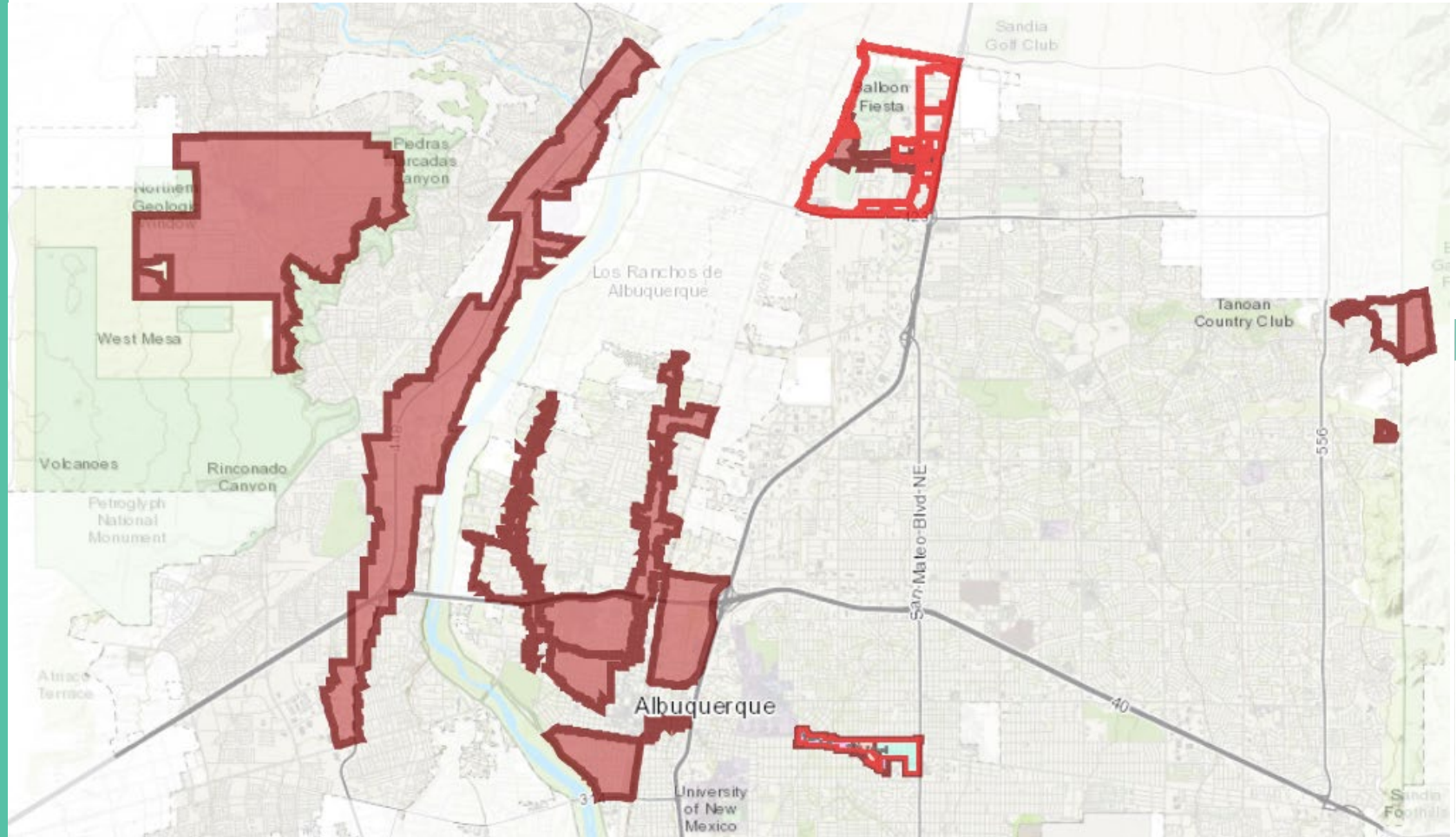
<https://tinyurl.com/IDOzoningmap>

- **CPOs**
 - Carryovers from Sector Plans
 - Clarifications

Character Protection Overlay Zones **IDO Part 3**

Section 3-4

<https://tinyurl.com/IDOzoningmap>



3 Overlay Zone Layers

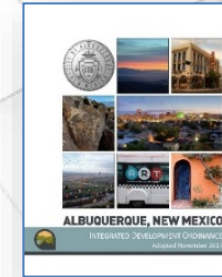
Layers	
<input type="checkbox"/> (APO) - Airport Protection Overlay Zone (3-3)	...
<input checked="" type="checkbox"/> (CPO) - Character Protection Overlay Zone (3-4) [2019 Update]	...
<input type="checkbox"/> (HPO) - Historic Protection Overlay Zone (3-5)	...
<input type="checkbox"/> (VPO) - View Protection Overlay Zone (3-6)	...
<input type="checkbox"/> IDO Zoning	...
<input type="checkbox"/> Zone Atlas Grid	...
<input type="checkbox"/> IDO Zoning Background	...

CITYWIDE PROTECTIONS

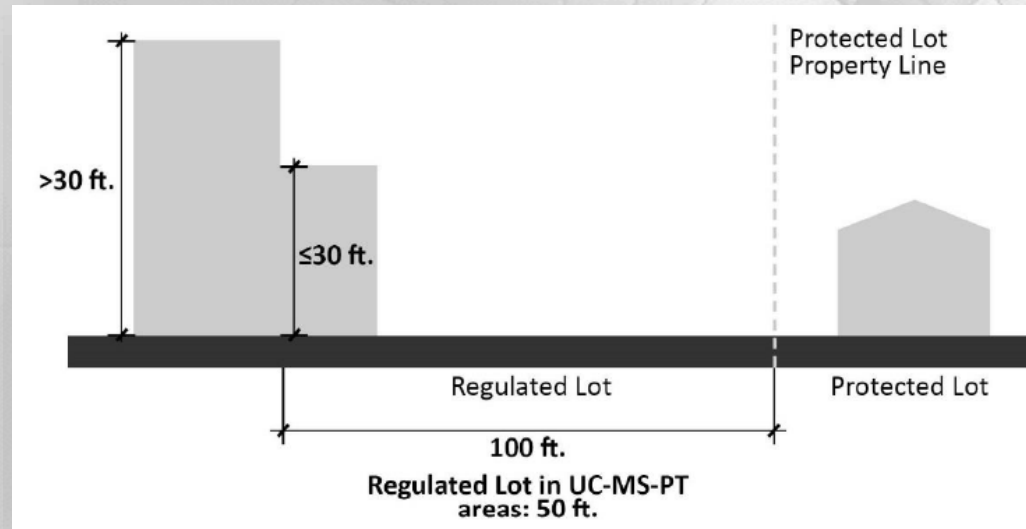
Context
Rules

IDO Part 5 Development Standards

Rules that set quality standards for development



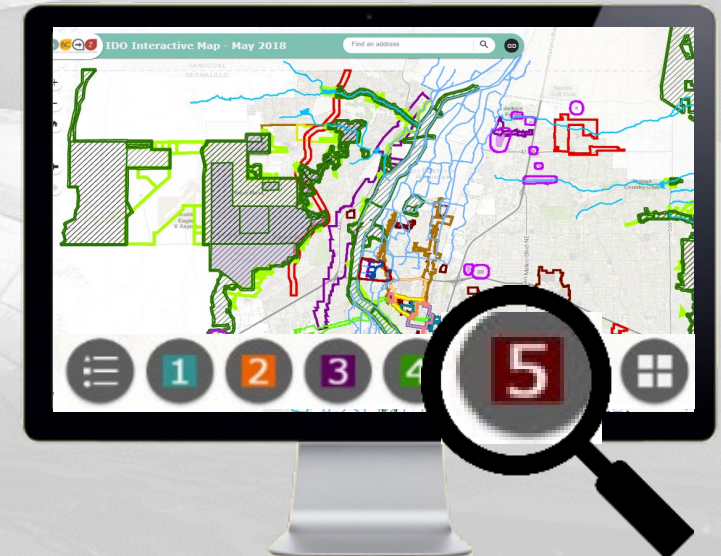
ido.abc-zone.com



Transitions:

Neighborhood Edges, Edge Buffers

Major Public Open Space Edges



<https://tinyurl.com/IDOzoningmap>

LIMITS ON DENSITY

CITYWIDE

- Building height
- Required usable open space
- Required parking
- Required landscaping
- Building design standards

CONTEXTUAL

- Use-specific standards
 - Distance from residential
- Neighborhood Edges
- Edge Buffers
- Major Public Open Space Edge

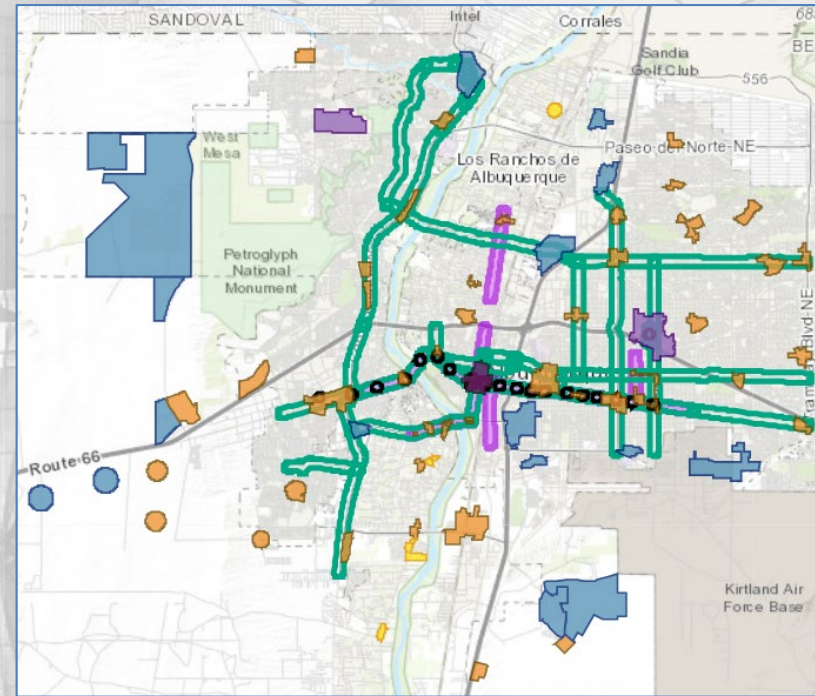
IMPLEMENTING THE COMP PLAN

Incentives:

- Higher building heights
- Lower parking requirements

Development Standards:

- More building design & buffering requirements
- More walkable site design requirements



CENTERS
+
CORRIDORS

- DT = Downtown
- UC = Urban Center
- AC = Activity Center
- EC = Employment Center
- MS = 660 feet from Main Street
- PT = 660 feet from Premium Transit station
- MT = 660 feet from Major Transit



IMPLEMENTING CENTERS & CORRIDORS

<https://ido.abc-zone.com>

Table III

Table III: IDO Provisions for ABC Comp Plan Centers & Corridor Areas
 DT = Downtown UC = Urban Center AC = Activity Center EC = Employment Center
 MS = Main Street Area PT = Premium Transit Area MT = Major Transit Area
 This table is for reference purposes only to index provisions for Centers & Corridors in the IDO.

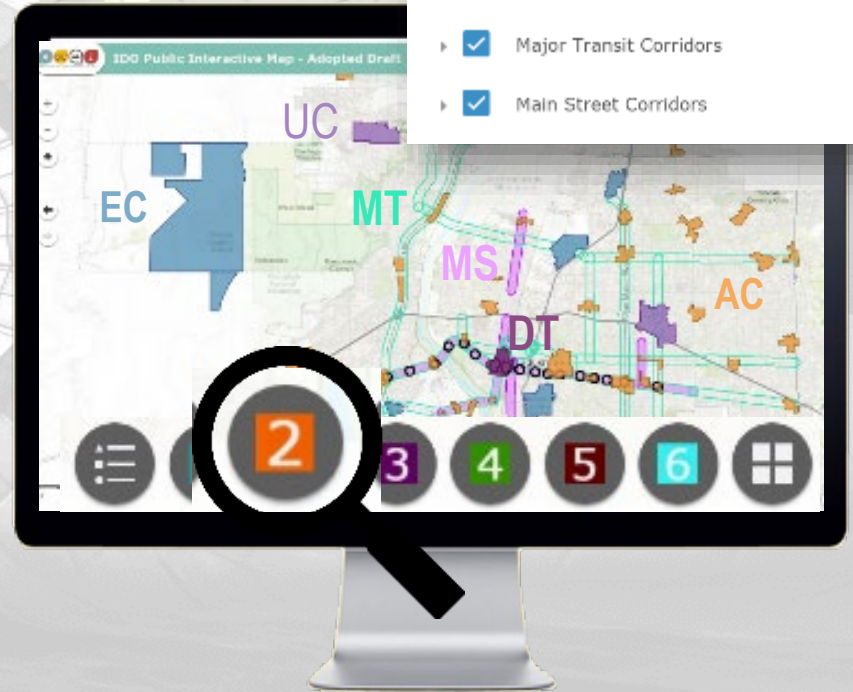
Subsection	Page	Header (Topic)	Center or Corridor Area					
			DT	UC	AC	EC	MS	PT
Part 14-16-2: Zone Districts								
14-16-2-4(E)(3)(b)	34	Form-based Sub-zones	DT	UC	AC			
14-16-2-4(E)(3)(d)	36	Dimensional Standards	DT	UC	AC		MS	PT
Part 14-16-4: Use Regulations								
14-16-4-3(B)(6)(a)4	150	Dwelling, Townhouse (Usable Open Space)		UC			MS	PT
14-16-4-3(B)(6)(d)	150	Dwelling, Townhouse (Second Floor)		UC				PT
14-16-4-3(B)(8)(a)	151	Dwelling, Multi-family (Low-rise)	DT				MS	PT
14-16-4-3(B)(8)(b)	151	Dwelling, Multi-family (Ground floor Commercial Use)						PT
14-16-4-3(B)(8)(d)	152	Dwelling, Multi-family (High-rise)	DT	UC				
14-16-4-3(D)(17)(l)	162	Light Vehicle Fueling Station		UC	AC		MS	PT
14-16-4-3(D)(17)(m)	162	Light Vehicle Fueling Station		UC			MS	PT
14-16-4-3(D)(28)	169	Self-storage		UC	AC		MS	PT
14-16-4-3(E)(17)	186	Wholesaling and Distribution Center		UC			MS	PT
14-16-4-3(F)(4)	187	Drive-through or Drive-up Facility		UC				

Center/Corridor Index

-  DT = Downtown
-  UC = Urban Center
-  AC = Activity Center
-  EC = Employment Center
-  MS = 660 feet from Main Street
-  PT = 660 feet from Premium Transit station
-  MT = 660 feet from Major Transit

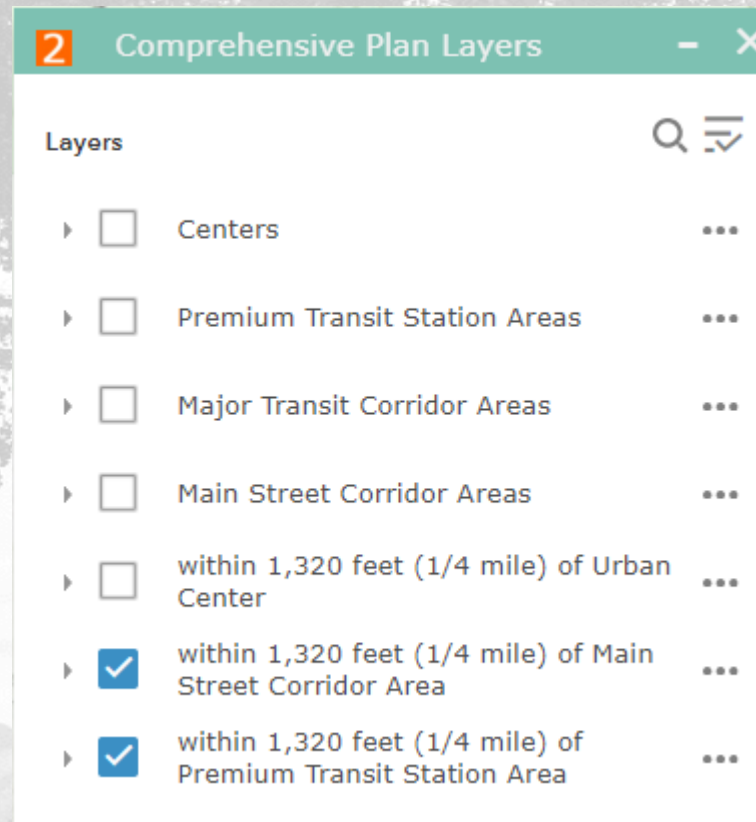


IDO Zoning Map



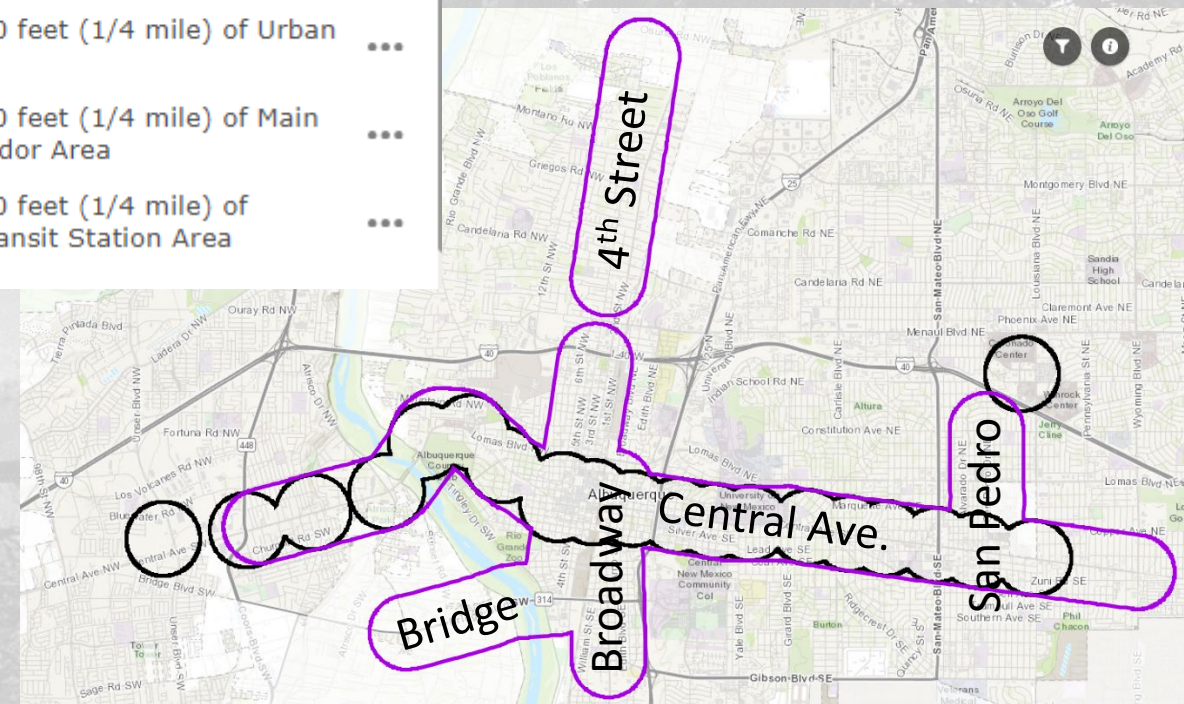
<https://tinyurl.com/IDOzoningmap>

GENTLE INFILL



In **MS-PT** + 1/4 mile:

- Accessory dwelling units permissive
- Cottage development allowed on smaller lots
- Smaller lot splits allowed in contextual standards



PT = 660 feet from Premium Transit station

MS = 660 feet from **Main Street** corridor

OFF-STREET PARKING

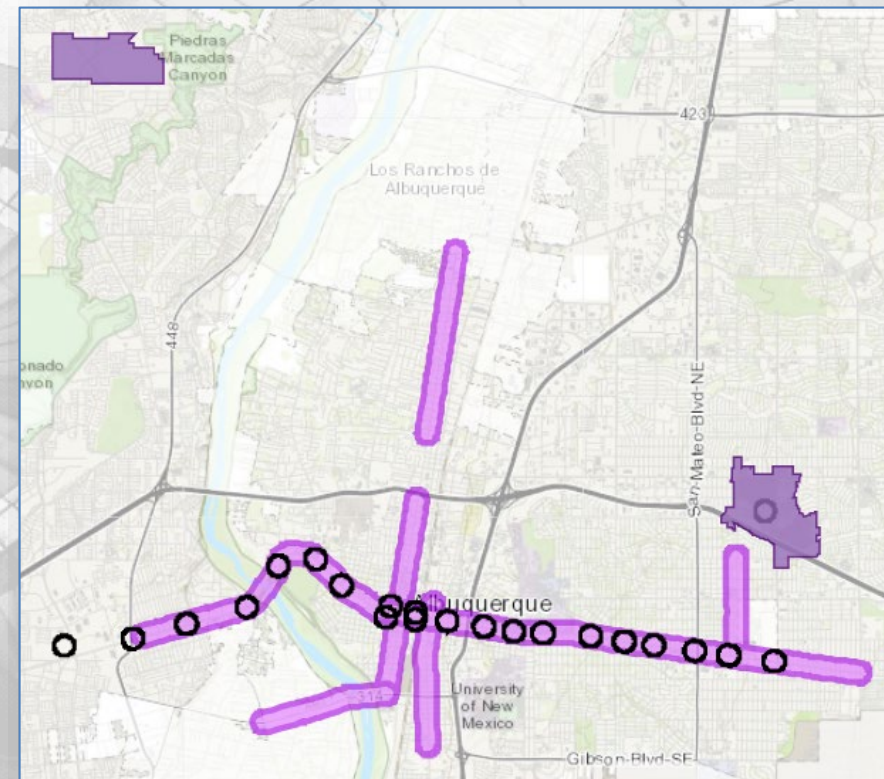
<https://tinyurl.com/IDOzoningmap>

TABLE BY ALLOWABLE USE

Table 5-5-1: Minimum Off-street Parking Requirements
 UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area as identified in the ABC Comp Plan
 DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area
 Design Capacity = Maximum occupancy per building or fire codes, whichever is greater

Use	IDO Parking Requirement
PERMISSIVE PRIMARY USES	
RESIDENTIAL	
Household Living	
Dwelling, single-family detached	1 space / DU up to 2 BR 2 spaces / DU with 3 or more BR
Dwelling, mobile home	2 spaces / mobile home
Dwelling, cluster development	1 space / DU up to 2 BR 2 spaces / DU with 3 or more BR
Dwelling, cottage development	1 space / DU R-A and R-1: 2 additional spaces / project for visitors
Dwelling, two-family detached (duplex)	1 space / DU up to 2 BR
Dwelling, townhouse	2 spaces / DU with 3 or more BR
Dwelling, live-work	2 spaces / DU UC-MS-PT: 1 space / DU
Dwelling, multi-family	1.5 spaces / DU UC-MS-PT: 1 space / DU

REDUCTIONS IN CENTERS + CORRIDORS



-  UC = Urban Center
-  MS = 660 feet from Main Street
-  PT = 660 feet from Premium Transit station

OFF-STREET PARKING

Section
5-5(C)

TABLE BY ALLOWABLE USE

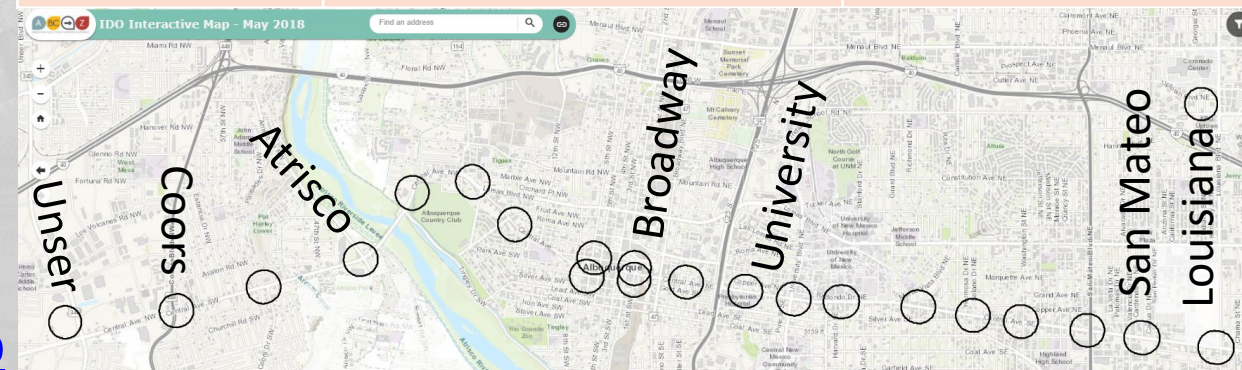
REDUCTIONS FOR TRANSIT

Table 5-5-1: Minimum Off-street Parking Requirements
 UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area as identified in the ABC Comp Plan
 DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area
 Design Capacity = Maximum occupancy per building or fire codes, whichever is greater

Use	IDO Parking Requirement
PERMISSIVE PRIMARY USES	
RESIDENTIAL	
Household Living	
Dwelling, single-family detached	1 space / DU up to 2 BR 2 spaces / DU with 3 or more BR
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Dwelling, cottage development	1 space / DU R-A and R-1: 2 additional spaces / project for visitors
Dwelling, two-family detached (duplex)	1 space / DU up to 2 BR
Dwelling, townhouse	2 spaces / DU with 3 or more BR
Dwelling, live-work	2 spaces / DU UC-MS-PT: 1 space / DU
Dwelling, multi-family	1.5 spaces / DU UC-MS-PT: 1 space / DU

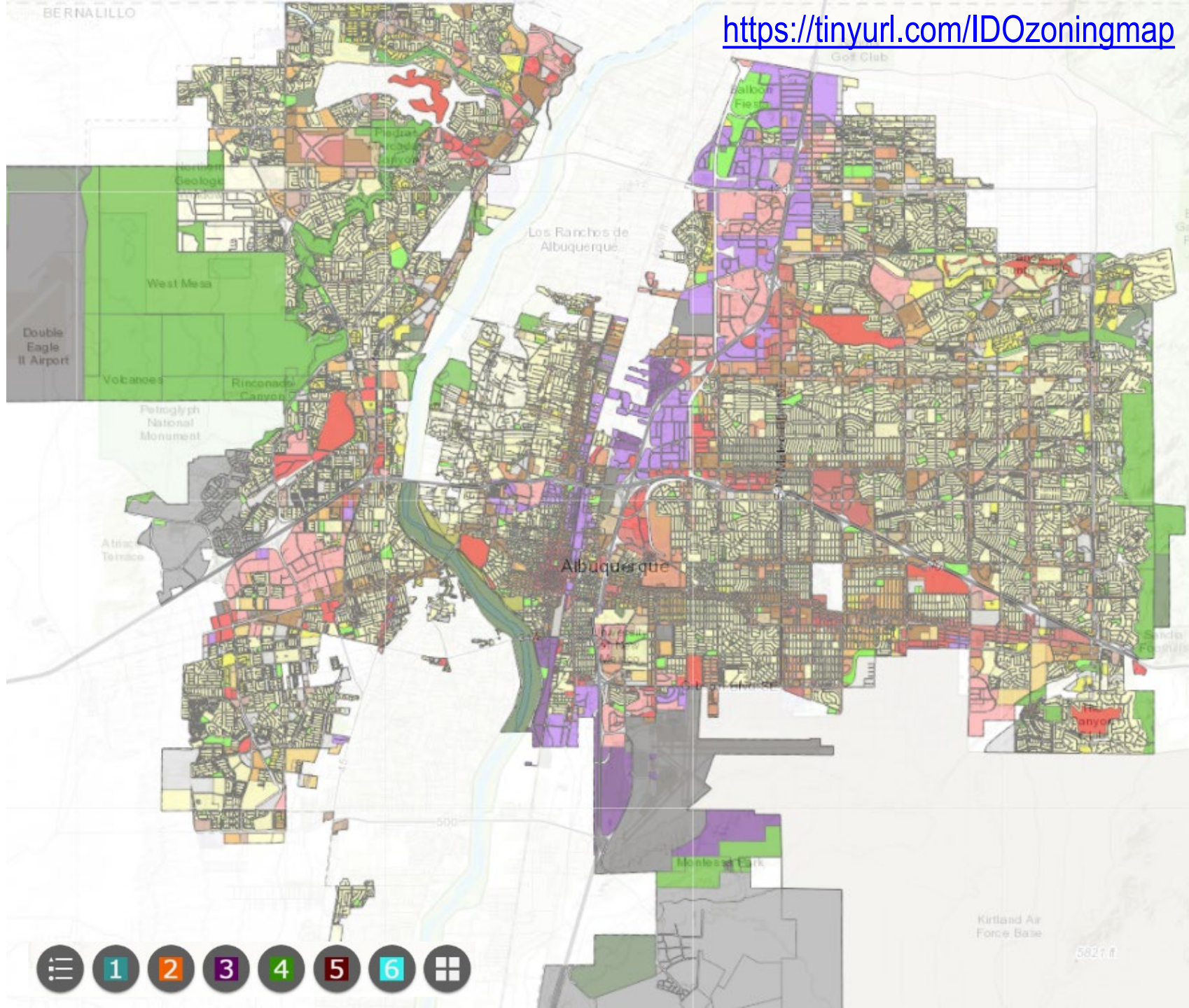
Reduction	Location or Distance	Peak Service Frequency
50%	Premium Transit (PT) areas	≤ 15 min
30%	Within ¼ mile of stop/station	≤ 15 min
10%	Within 330 feet of stop/station	≤ 45 min

<https://tinyurl.com/IDOzoningmap>



ZONE DISTRICTS

<https://tinyurl.com/IDOzoningmap>



IDOZoning

- R-A
- R-1A
- R-1B
- R-1C
- R-1D
- R-T
- R-MC
- R-ML
- R-MH

Residential
Zone Districts

- MX-T
- MX-L
- MX-M
- MX-H
- MX-FB-ID
- MX-FB-FX
- MX-FB-UD

Mixed-use
Zone Districts

- NR-C
- NR-BP
- NR-LM
- NR-GM
- NR-SU
- NR-PO-A
- NR-PO-B
- NR-PO-C
- NR-PO-D

Non-residential
Zone Districts

- PD Planned Development
- PC

Zone Districts

- UNCL

Unclassified

Table 5-1-2: Mixed-use Zone District Dimensional Standards

UC-MS-PT = Urban Centers, Main Streets, and Premium Transit areas as identified in the ABC Comp Plan
 BR = bedroom DU = dwelling units.

Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Neighborhood Edges) applicable to the property shall supersede the standards in this table.

**Table
5-1-2**

Zone District	MX-T	MX-L	MX-M	MX-H
Site Standards				
Usable open space, minimum ^[1]	Efficiency or 1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit UC-MS-PT: 50% reduction			
Setbacks^{[2][3][4][5]}				
Front, minimum	5 ft. UC-MS-PT: 0 ft. ^[6]			
Front, maximum	N/A UC-MS-PT: 15 ft.			
Side, minimum	Interior: 0 ft.; Street side of corner lots: 5 ft. UC-MS-PT: 0 ft.			
Side, maximum	N/A UC-MS-PT: Interior: N/A; Street side of corner lots: 15 ft. ^[6]			
Rear, minimum	15 ft. UC-MS-PT: 0 ft. where rear lot line abuts a street or alley			
Rear, maximum	N/A			
Building Height^[5]				
Building height, maximum	30 ft.	38 ft. UC-MS-PT: 55 ft.	48 ft. UC-MS-PT: 65 ft.	68 ft. UC-MS-PT: 75 ft.
		No maximum for portions of building >100 ft. from all lot lines		
		UC-MS-PT-MT: 12 ft. Structured Parking Bonus		UC-MS-PT-MT: 24 ft. Structured Parking Bonus
UC-MS-PT-MT: 12 ft. Workforce Housing Bonus				

MAJOR PUBLIC OPEN SPACE EDGES

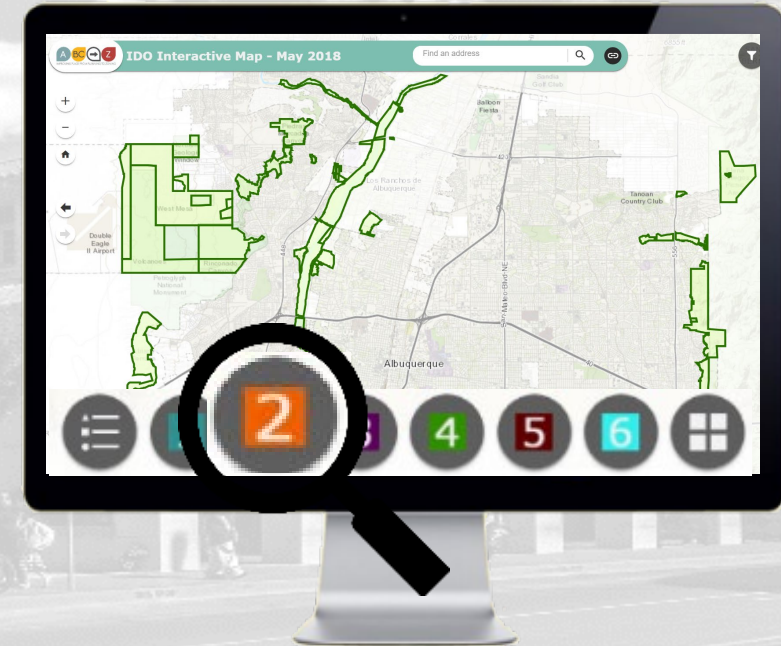
Section
5-2(J)

- Single-loaded road required
 - 45 feet minimum OR landscaped buffer
- Rules apply adjacent to MPOS
 - Exception if separated by principal arterial or freeway (in which case w/in 330 feet rules apply)
 - Existing vegetation can count toward landscape requirement
 - For cluster development and multi-family, required to locate 25% of common open space or ground-level usable open space contiguous with MPOS



ido.abc-zone.com

IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

- **Sensitive lands**
 - Riparian areas added
 - Climatic Responsiveness
 - Shade analysis
 - Evaluation of building layout and window placement
 - Evaluation of plant placement for microclimates
 - Geographic responsiveness
 - Analysis of views
 - Evaluation of placement/orientation of buildings, windows, balconies, and patios to capture views of geographical features

Section
5-2

Section
7-1

New evaluation form:

<https://www.cabq.gov/planning/online-forms>

Contextual residential standards

- Larger consolidations allowed adjacent to sensitive lands or Major Public Open Space

3. New low-density residential development shall not be constructed on a Tax Assessor's lot, or combination of abutting Tax Assessor's lots, that is larger than 125 percent of the average of the size of the Tax Assessor's lots, or combinations of adjacent Tax Assessor's lots, that contain a primary building on those blocks. On lots that include sensitive lands or are adjacent to sensitive lands or Major Public Open Space, the lot may be up to 150 percent larger.¹⁷¹

Section 5-1(C)(2)(b)

Setbacks from sensitive land on MPOS

- On 5+ acres next to Major Public Open Space, development other than single-loaded street or landscaped buffer required to be 50 feet from steep slopes, escarpment, wetland, riparian area on Major Public Open Space

Section 5-2

In **MT**:

- Bonus height for structured parking

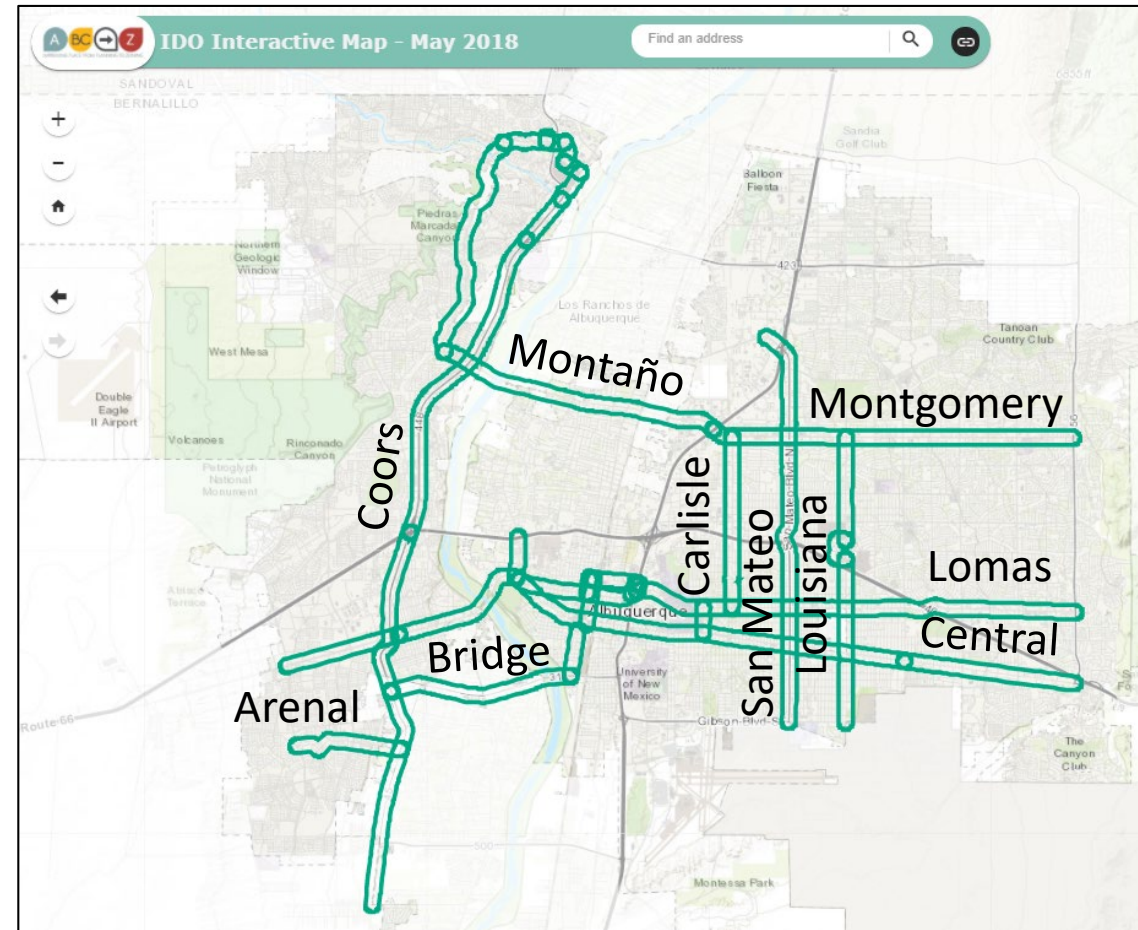
- 12 feet in MX-L or MX-M
- 24 feet in MX-H

• In **Coors VPO**

- No bonus height

Section
5-1(D)

Section
3-6(D)



 **MT** = 660 feet from Major Transit corridor

- **Walls and fences**
 - Security exception to maximum wall heights limited to critical infrastructure facilities only

5-7(D)(3)(f) Except where a Permit – Wall or Fence – Major is required pursuant to Subsection (g) below or where prohibited pursuant to Subsection (h) below, the Zoning Enforcement Officer (ZEO) may make an exception to the height standards in Table 5-7-1 for critical infrastructure facilities for security reasons due to specific site conditions or the nature of the land use or related materials and facilities on the site, pursuant to Subsection 14-16-6-5(F) (Permit – Wall or Fence – Minor).²³³

Critical Infrastructure

The physical or cyber assets that are so vital to the City that their incapacity or destruction would have a debilitating impact on physical or economic security or public health or safety. For the purposes of this IDO, critical infrastructure includes electric, water, and gas services.

**Section
5-7(D)**

**Section
7-1**

WALL HEIGHT

Table 5-7-1: Maximum Wall Height

Zone Category	Residential	Mixed-use	Non-residential (NR-C, NR-BP) ^[1]	Non-residential (NR-LM, NR-GM)	See also:
Standard Wall Height					
Wall in the front yard or street side yard ^{[2][3][4]}	3 ft.	3 ft.	3 ft.	6 ft.	5-7(D)(2)
Wall in other locations on the lot ^{[5][6]}	8 ft.	8 ft.	8 ft.	10 ft.	5-7(D)(2)
Corner Lot Abutting Residential Zone District					
Any portion of a wall in the rear yard abutting the front yard of a Residential zone district.					
<10 ft. from the lot line abutting the street ^[3]	3 ft.	3 ft.	3 ft.	6 ft.	5-7(D)(2) 5-7(D)(3)(g)
≥10 ft. from the lot line abutting the street	6 ft.	8 ft. Low-density residential: 6ft.	8 ft.	8 ft.	5-7(D)(2)
Walls Abutting Major Arroyos and Major Public Open Space					
Wall in a rear or interior side yard abutting a major arroyo	6 ft.	8 ft.	8 ft.	8 ft.	5-7(D)(2) 5-7(E)(4)
Wall in a rear or interior side yard abutting Major Public Open Space	6 ft.	6 ft.	6 ft.	10 ft.	5-7(D)(2) 5-7(E)(4)

[1] In the NR-BP zone district, wall heights shall be specified in the Master Development Plan. If no Master Development Plan exists or if no wall heights are specified in the Master Development Plan, then the wall height requirements in this table apply.

[2] Taller walls may be approved for multi-family residential development pursuant to Subsection 14-16-5-7(D)(3)(c).

[3] Taller walls may be approved for low-density residential development pursuant to Subsections 14-16-5-7(D)(3)(d) or 14-16-5-7(D)(3)(g).

[4] Taller walls may be approved in any NR-C or NR-BP zone district pursuant to Subsection 14-16-5-7(D)(3)(e).

[5] Portions of walls in the rear yard of a corner lot abutting the front yard of a Residential zone district are treated differently, with provisions later in this table.

[6] Where the rear yard of a through lot abuts at least 1 lot with any residential development that faces the second public street, the rear and side walls shall be subject to the same height restrictions applicable within the required front setback of the abutting residential property.

WALL HEIGHT

- **Exceptions**

- Multi-family development, NR-C, NR-BP
 - 6 feet with view fencing above 3 ft.

5-7(D)(3)(g) For low-density [residential](#) development in or abutting a Residential zone district where wall height in any front or street side yard is restricted to 3 feet by Table 5-7-1, a request for a taller wall that meets the height and location standards in Table 5-7-2 shall require Permit – Wall or Fence – Major pursuant to Subsection 14-16-6-6(H), except where a taller wall is prohibited pursuant to Subsection (h) below.²³⁴

Table 5-7-2: Options for a Taller Front or Side Yard Wall^[1]

Wall Type and Location	Maximum Wall Height	Illustration
View Fencing		
View fencing at most 50 percent opaque may be added above 3 ft. to increase the total height of the wall as follows:		
<10 ft. from lot line abutting the street	5 ft.	0
≥10 ft. from lot line abutting the street	6 ft.	0
Courtyard Walls		
≥10 ft. from lot line abutting the street or edge of the sidewalk closest to the primary building, whichever is more restrictive	6 ft.	5-7(D)(3)(g)2
Corner Lots		
On a corner lot where the rear yard abuts the front yard of a residentially zoned lot, a taller wall enclosing the rear yard may be approved as follows:		
<10 ft. from the lot line abutting the street	5 ft.	5-7(D)(2)

[1] The maximum wall heights in this table require an approval pursuant to the standards in Subsections 14-16-5-7(D)(3)(g) and 14-16-6-6(H) (Permit – Wall or Fence – Major).

Multi-family Building Design

- Windows
- Articulation
- Roof design

5-11(D) MULTI-FAMILY RESIDENTIAL DEVELOPMENT ^{231 232}

~~Outside UC-MS-PT areas, all~~ All multi-family residential development ~~not including parking structures, in any Residential zone district and~~ containing more than 25 dwelling units in any Residential zone district or in any Mixed-use zone district outside of UC-MS-PT areas shall comply with all of the standards in this Subsection 14-16-5-11(D), except that ~~Stand-alone parking structures and the above-ground portion of parking structures incorporated into a building with multi-family residential uses~~ shall comply with the design standards in ~~Subsection 14-16-5-11(D). Parking structures shall comply with the design standards in~~ Subsection 14-16-5-5(G) (Parking Structure Design).

5-11(E) MIXED-USE AND NON-RESIDENTIAL ZONE DISTRICTS ²³⁶

All ~~multi-family, mixed-use,~~ mixed-use, and non-residential development, not including parking structures, located in any Mixed-use or Non-residential zone district, excluding MX-FB, NR-LM, NR-GM, NR-SU, and NR-PO, and multi-family development of any size in any zone district in UC-MS-PT areas shall comply with the standards in this Subsection 14-16-5-11(E). Low-density residential development in all zone districts shall comply with the standards in Subsection 14-16-5-11(C) (Low-density Residential Development). Standalone parking structures and the above-ground portion of parking structures incorporated into a building with allowable primary and/or accessory uses shall comply with the design standards in Subsection 14-16-5-5(G) (Parking Structure Design). Multi-family development outside of UC-MS-PT areas shall comply with the standards in Subsection 14-16-5-11(D) (Multi-family Residential Development). ²³⁷

Section
5-11(D)

Section
5-11(E)

Multi-family Building Design

- **Windows**
- **Articulation**
- **Roof design**

5-11(D)(2)(a) Windows

A façade shall have windows as a prominent feature.

1. The ground floor of each street-facing façade shall contain a minimum of 20 percent of its surfaces in transparent windows and/or doors.
2. Windows on the upper floors shall be recessed or projected not less than 2 inches and/or shall be surrounded by a window casing or frame not less than 2 inches wide, except for portions of the façade that are storefront **window systems or curtain walls** or for **workforce housing developments**. **Workforce housing is exempt from this requirement.**²³³
3. Windows facing west shall use heat mitigation features.

Multi-family Building Design

- Windows
- **Articulation**
- Roof design

5-11(D)(2)(b) Articulation

Facades shall change in massing and form as specified below to visually break up the building. Each front and side façade shall meet all of the following requirements or provide justification that the intent of this section is achieved by an alternative design approach.

1. The façade shall have at least one ~~recessed or projecting element~~ that is recessed or projected from the façade by at least 6 inches and that is ~~of 2 feet in dimension~~ width for every 30 feet of facade length.²³⁴
2. Each street-facing façade shall be designed with more than one building finish material or color.
3. Art, such as murals or sculpture, that is privately-owned or coordinated through the City Public Arts Program, may count toward requirements in 1 or 2 above.
4. Balcony massing, material, or color shall vary to create visual interest. Solid balconies shall not obscure the street-level view of required transparent windows and/or doors.
5. For projects that use 75 percent or more of the ground floor as parking, these standards apply to the stories above the parking level.

Multi-family Building Design

- Windows
- Articulation
- **Roof design**

5-11(D)(3) Roof Design

Rooflines longer than ~~100~~ 60 horizontal feet shall include at least one vertical or horizontal elevation change of at least 2 feet. Roofs with a pitch of less than 2:12 shall be screened by a parapet wall.

Operating Standards

Section
5-13(a)

5-13(A)(10) **Parking**²⁵³

All motor vehicles that are not parked inside a building must be operative and shall not be partially or completely dismantled. Inoperative and dismantled vehicles shall comply with the provisions of Article 8-5 of ROA 1994 (Stopping, Standing, and Parking).

- Extending roof over inoperative vehicle = compliance

Building²⁹⁹

An independent, fully enclosed structure with a roof supported by columns or walls resting on its own foundations that is built and maintained for the support, shelter or enclosure of persons, animals, or property of any kind. Unless specified otherwise in this IDO, this term refers to anything within the footprint of a common roof including, but not limited to, a porch, breezeway, or carport. See also *Accessory Building, Front Façade, Street-facing Façade, Large Retail Facility, Primary Building, and Structure*.

Section
7-1

- **Annual Update 2020 Effective**
 - August 1, 2021
- **Trainings**
 - July 26-30 via [Zoom](#)
 - Presentation + videos posted soon!
 - <https://abc-zone.com/ido-annual-update-2020>
- **2021 Annual Update Public Meetings**
 - September/November
- **2021 Annual Update Submittal**
 - October
- **2021 Annual Update EPC Hearing**
 - December 2021





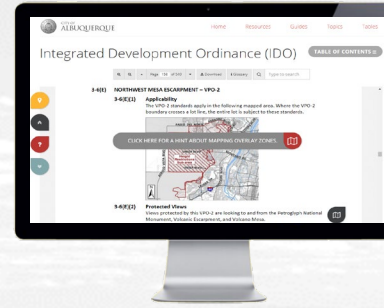
RESOURCES

Mikaela Renz-Whitmore
Long Range Planning Manager
mrenz@cabq.gov

ABC-Z Project
abcto@cabq.gov

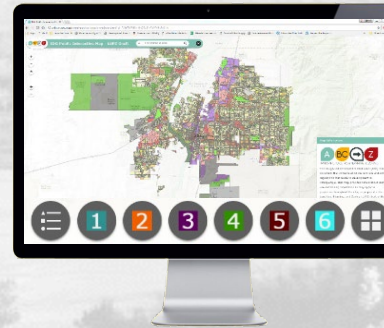
Presentation + video (soon!):
<https://abc-zone.com/ido-annual-update-2020>

Interactive IDO



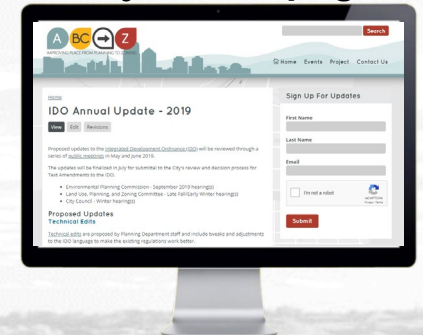
ido.abc-zone.com

IDO Zoning Map



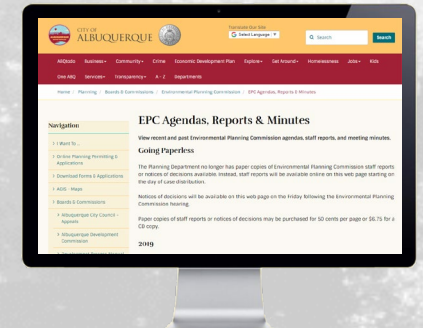
tinyurl.com/idozoningmap

Project Webpage



abc-zone.com

Planning Webpage



cabq.gov/planning

ABC Comp Plan



compplan.abc-zone.com