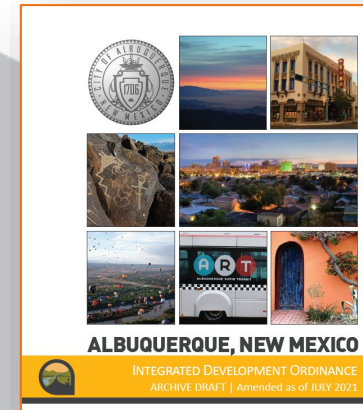


IDO ANNUAL UPDATE 2020



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:

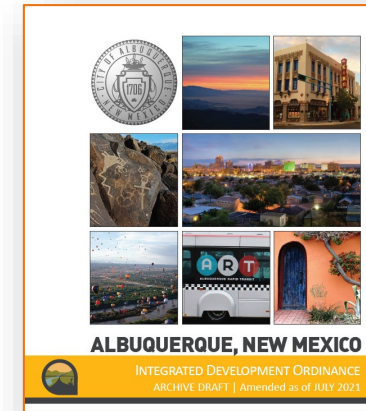
<https://cabq.zoom.us/j/91371262282?pwd=dndHMIZoVVZYUisyZTQ3aFdqNUROQT09>

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>

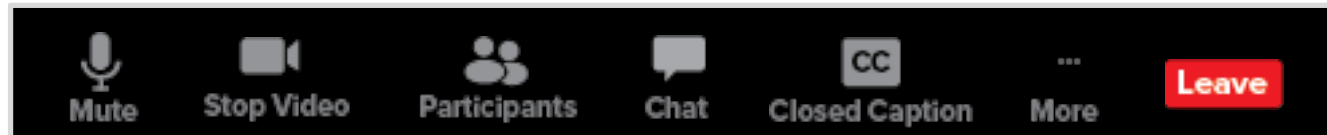
2020 Annual Update Webpage:

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

Today's Training

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

Using Zoom

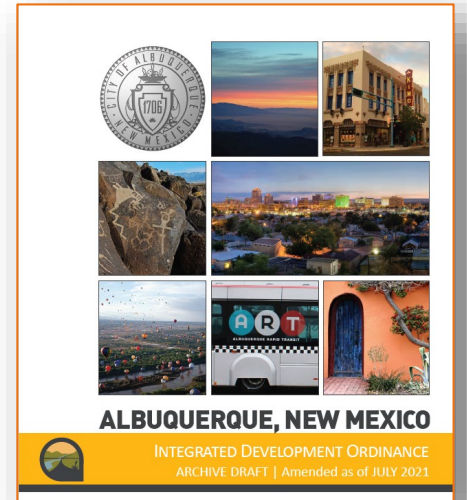


- If you have trouble hearing, turn up the audio from your computer or phone or turn on closed captioning.
- Use the chat box to ask questions.
- We'll do questions & answers after the presentation, and you'll be able to turn on video & unmute.

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/IDOAmdments_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

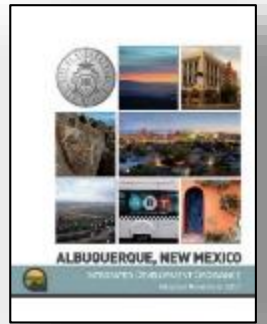
Standards

6. Administration & Enforcement

Processes

7. Definitions & Acronyms

Integrated
Development
Ordinance



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

IDO Zoning Map



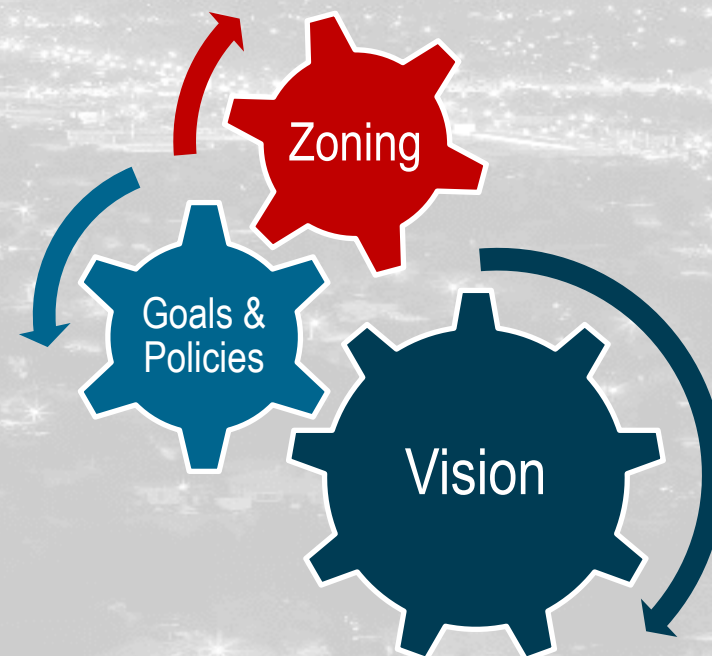
<https://tinyurl.com/IDOzoningmap>

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”



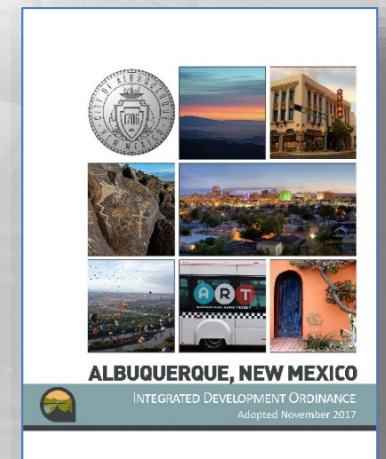
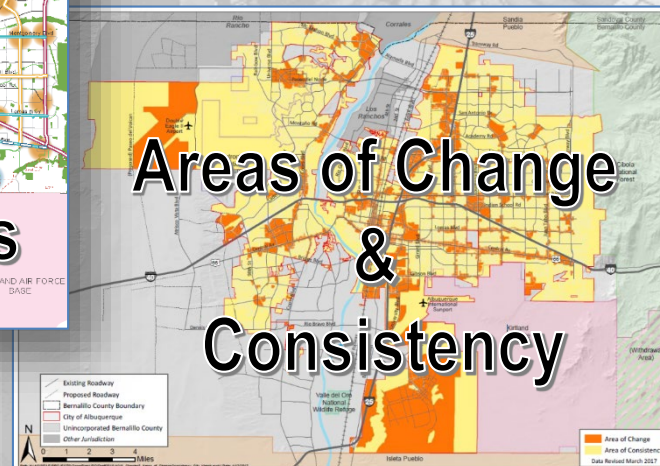
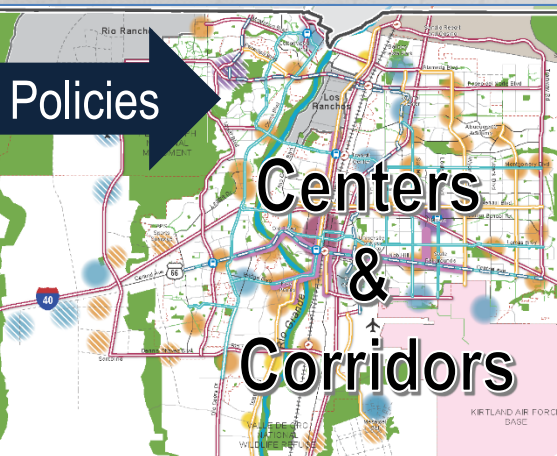
PLANNING + ZONING

ABC COMPREHENSIVE PLAN

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

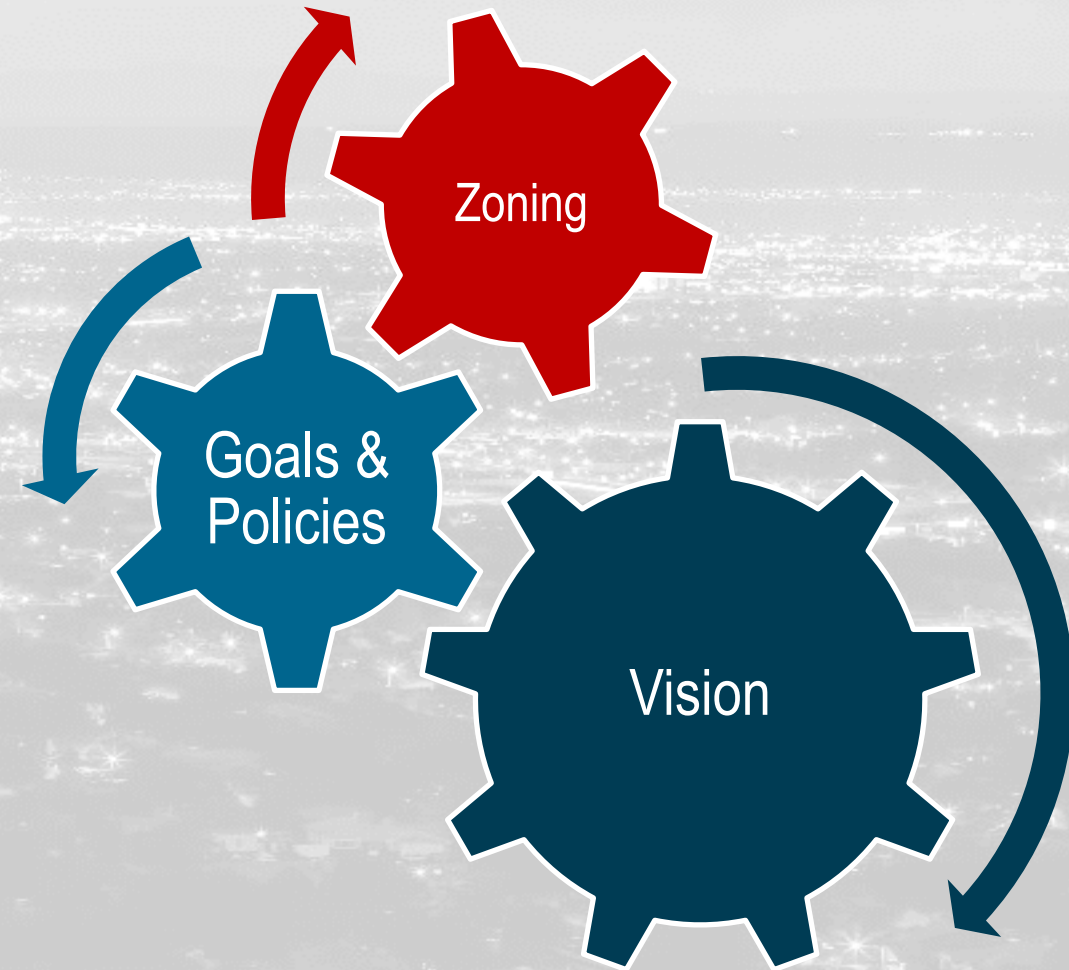
INTEGRATED DEVELOPMENT ORDINANCE

- 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

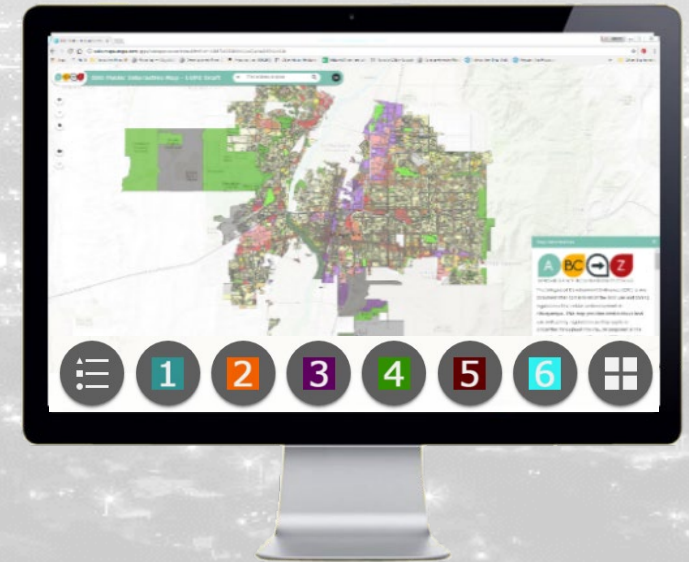
Centers & Corridors

- 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

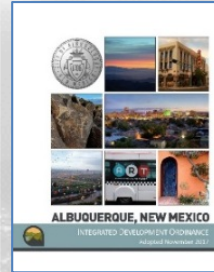
IDO Part 4
Allowable Uses

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

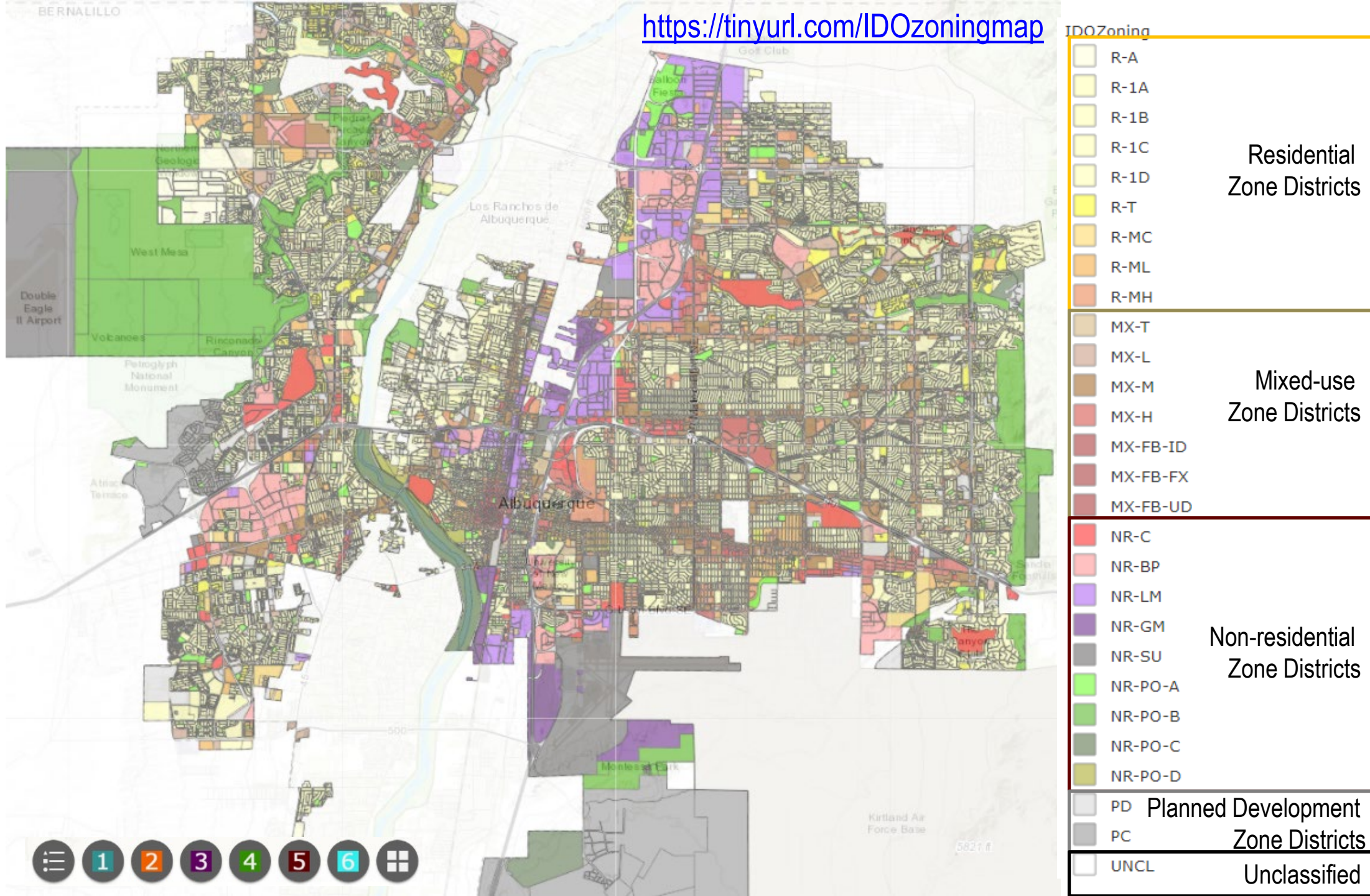
IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

ZONE DISTRICTS

<https://tinyurl.com/IDOzoningmap>

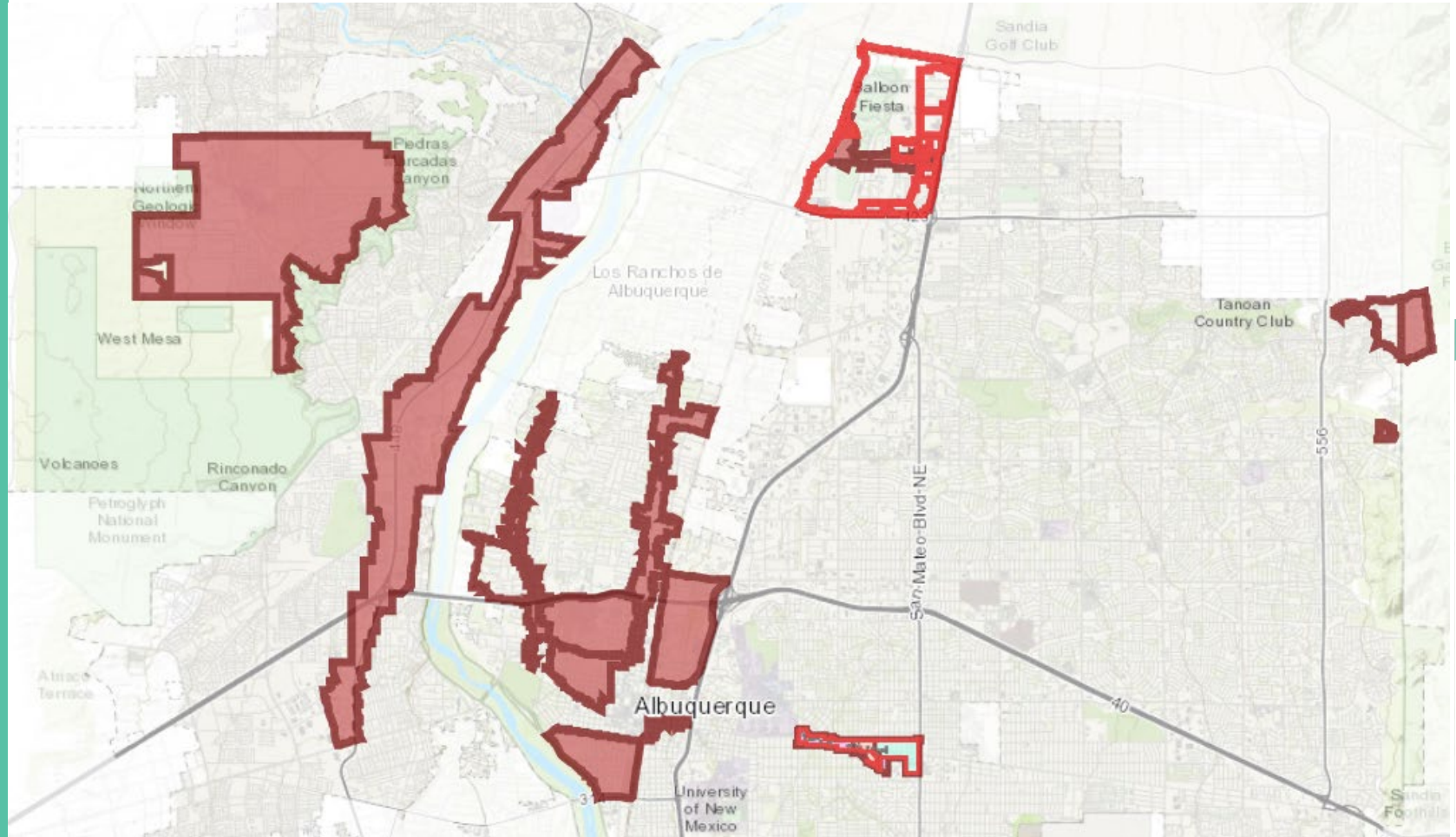


- **CPOs**
 - Carryovers from Sector Plans
 - Clarifications

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	...

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.

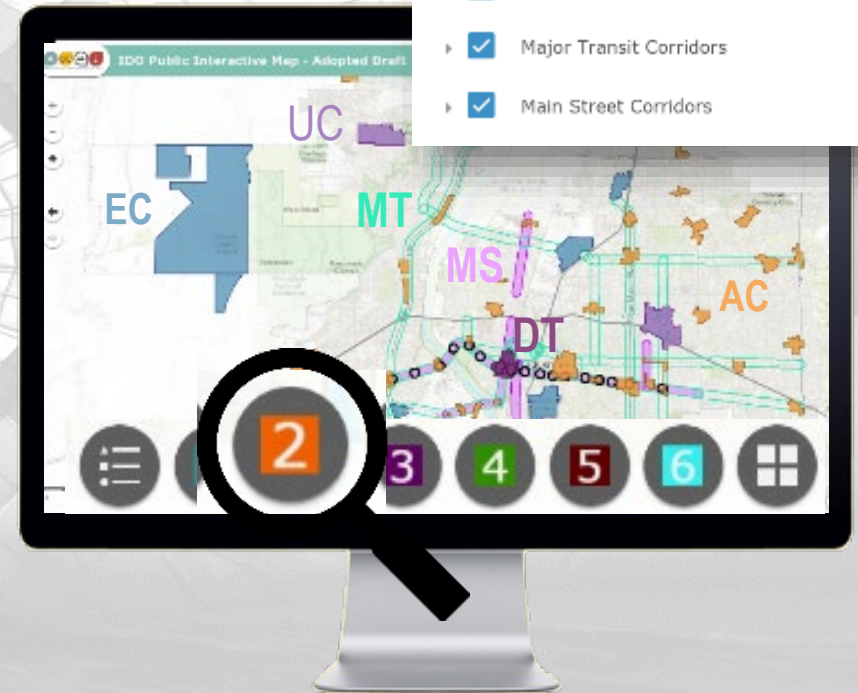
Subsection	Page	Header (Topic)	Center or Corridor Area					
			DT	UC	AC	EC	MS	PT
Part 14-16-2: Zone Districts								
14-16-2-4(E)(3)(b)	34	Form-based Sub-zones	DT	UC	AC			
14-16-2-4(E)(3)(d)	36	Dimensional Standards	DT	UC	AC		MS	PT
Part 14-16-4: Use Regulations								
14-16-4-3(B)(6)(a)4	150	Dwelling, 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 (Commercial Use)	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



2 Comprehensive Plan Layers [Close]

Operational layers

- IDO Zoning ...
- Comp Plan Centers ...
- Premium Transit Station Areas ...
- Major Transit Corridors ...
- Main Street Corridors ...

<https://tinyurl.com/IDOzoningmap>

CITYWIDE PROTECTIONS

Use-specific Standards

IDO Part 4 Allowable Uses

Distance separations from residential and Open Space areas and between uses

From Residential Uses: Liquor retail, Heavy Manufacturing, Auto repair, etc.

From Open Space: Car wash, Gas stations, Manufacturing, Solid Waste, etc.

Between uses: Group Homes, Pawn Shops, Bail Bonds, Payday Loans, etc.



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IDO Zoning Map



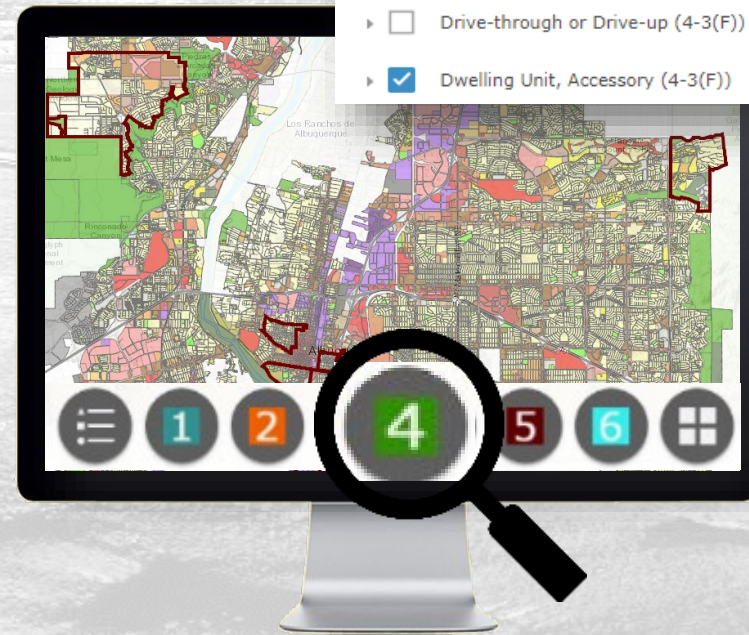
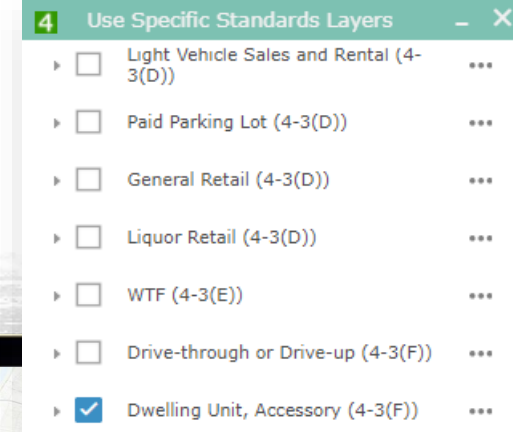
<https://tinyurl.com/IDOzoningmap>

Accessory dwelling units (ADUs)

Table 4-2-1

Table 4-2-1: Allowable Uses
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone District >>	Residential						Mixed-use				Non-residential					Use-specific Standards			
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU		A	B	NR-PO
ACCESSORY AND TEMPORARY USES																			
ACCESSORY USES																			
																			4-3(F)(1)
Dwelling unit, accessory with kitchen		A	A	A	A	A	A	A	A	A	A	A	A	A	A		A		4-3(F)(5)
Dwelling unit, accessory without kitchen	CA	A		A	A	A	A	A	A	A	A	A	A	A		A			4-3(F)(5)



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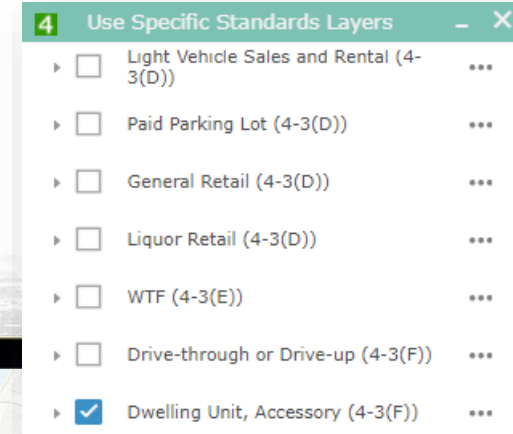
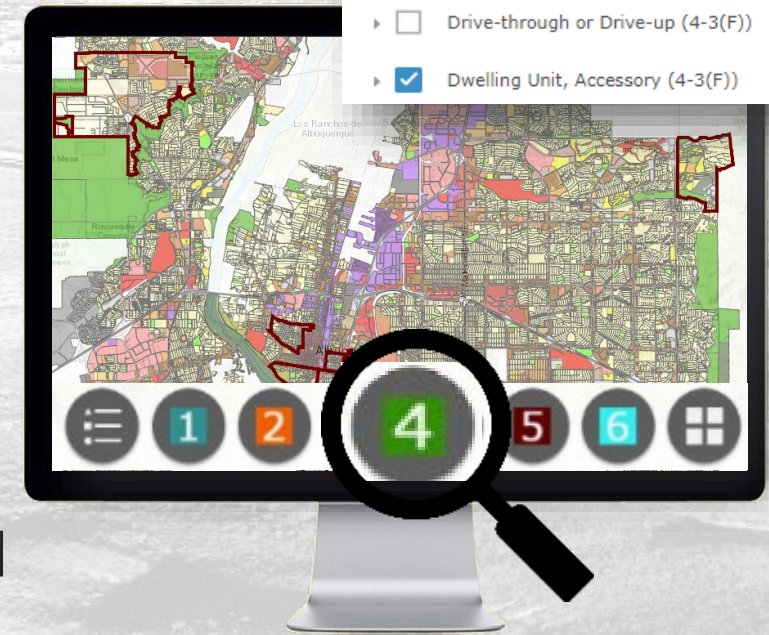
Section 4-3

<https://tinyurl.com/IDOzoningmap>

Accessory dwelling units (ADUs)

- New in R-1 zone district
 - With kitchens
 - Allowed in small areas in R-1 (see map and use-specific standards)
 - Without kitchens
 - Allowed citywide as conditional use
 - Allowed permissively in small areas where ADUs with kitchens are allowed
- Existing prior to May 2018
 - With proof that ADU was legal when built, allowed as permissive accessory
 - Without proof of nonconformity, allowed with a conditional use approval

Section 4-3



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<https://tinyurl.com/IDOzoningmap>

- **Cottage Development**

- Citywide = **conditional on lots 10K+**
- W/in ¼ mile of UC-MS-PT = permissive

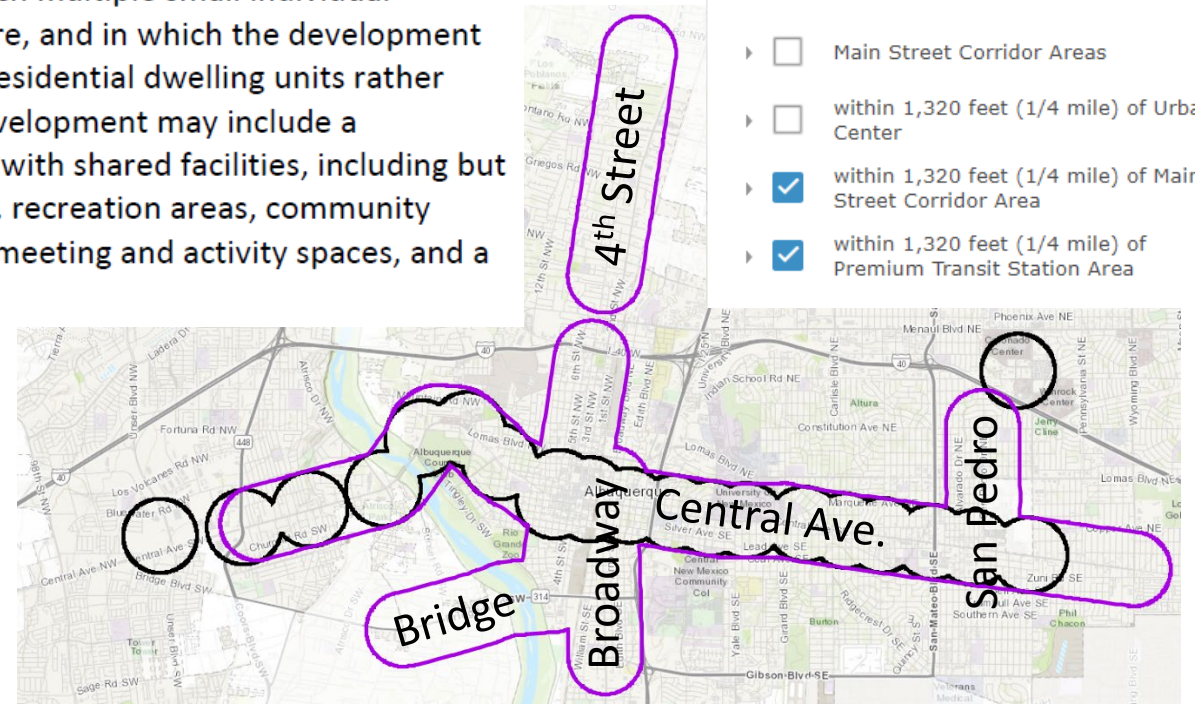
Section
4-3(B)3

Dwelling, Cottage Development

A shared-interest low-density residential community in which multiple small individual dwellings are served by shared private ways or infrastructure, and in which the development intensity is measured by the amount of gross floor area in residential dwelling units rather than the number of residential dwelling units. A cottage development may include a combination of dwelling units with or without kitchens and with shared facilities, including but not limited to open space, parking lots or carports, gardens, recreation areas, community building(s) with facilities such as a kitchen and dining area, meeting and activity spaces, and a maximum of 1 guest room.

Section
7-1

Definitions



PT = 660 feet from Premium Transit station
MS = 660 feet from Main Street corridor

Bar

Table 4-2-1

Table 4-2-1: Allowable Uses
 P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
 CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone District >>	Residential						Mixed-use				Non-residential						Use-specific Standards		
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	A		B	NR-PO
COMMERCIAL USES																			
Food, Beverage, and Indoor Entertainment																			
Bar							C	C	P	P	P	P	P	P					4-3(D)(8)

Bar²⁹⁸

An establishment having as its primary or predominant uses the serving of beer, wine, or liquor for consumption on the premises or for take out or delivery service for off-site consumption, but that does not meet the definition for *Tap Room or Tasting Room*.

Section 7-1

Definitions

• Liquor Retail

- Conditional w/in 500 feet of Residential zone, NR-PO zone, or group home
- Limited to 10,000 s.f. in MX-T
- Allowed in MX-L only accessory to a grocery store in some small areas
- Conditional in MX-M, MX-H, and NR-C zone districts unless accessory to grocery store
 - Some small areas: prohibited unless accessory to grocery store

Section
4-
3(D)(39)

Table
4-2-1

Table 4-2-1: Allowable Uses																			
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed																			
Zone District >>	Residential						Mixed-use				Non-residential						Use-specific Standards		
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
Land Uses																A	B	C	
Liquor retail ⁵⁷							C	A	C	C-P	C-P	C	C	C					4-3(D)(39)

• Nicotine Retail

Section
4-
3(D)(40)

- Where allowed as primary (C), subject to distance separations
 - Prohibited w/in 1,000 feet of another nicotine retail use
 - Conditional w/in 500 feet of Residential zone, residential use in MX zone, or religious institution daycare
- Allowed as permissive accessory to general retail or grocery store in MX-M, MX-H, NR-C
- Where allowed as accessory (CA or A), only allowed accessory to general retail or grocery store
- Limited to 10,000 s.f. in MX-T and MX-L

Table
4-2-1

Table 4-2-1: Allowable Uses																		
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory																		
CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed																		
Zone District >>	Residential						Mixed-use				Non-residential						Use-specific Standards	
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO		
Land Uses																A	B	C
Nicotine retail ⁵⁸							CA	A	C _P	C _P	C _P	C	C	C				4-3(D)(40)

• Cannabis Retail

Section
4-
3(D)(35)

- Prohibited w/in 300 feet of school or child daycare
(Council Amendment B6)
- Conditional within 600 feet of another cannabis retail establishment
(Council Amendment B12)
- Existing medical cannabis establishments exempted from distance separations
(Council Amendment B19)
- Conditional if cannabis smoking or vaping will be on-site
(Council Amendment B19)
- Allowed in MX-T only with microbusiness license
(Council Amendment B21)

Table
4-2-1

Table 4-2-1: Allowable Uses
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

Zone District >>	Residential						Mixed-use				Non-residential						Use-specific Standards		
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	A		B	C
Cannabis retail ⁵⁶							P	P	P	P	P	P	A	A					4-3(D)(35)

Council Amendments B6, B12, B19, B21

• Cannabis cultivation

- Conditional within 300 feet of school or day care
(Council Amendment B6, B14, B15)
 - Existing medical cannabis establishments exempt (Council Amendment B19)
- Outdoor activities require Conditional Approval
- Odor control plan required (Council Amendment B5)
- Limited to 10,000 s.f. in MX zones (Council Amendment B18)

Table
4-2-1

Table 4-2-1: Allowable Uses																		
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory																		
CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed																		
Zone District >>	Residential						Mixed-use				Non-residential					Use-specific Standards		
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU		A	B NR-PO
INDUSTRIAL USES																		
Manufacturing, Fabrication, and Assembly																		
Cannabis cultivation ⁵⁹							C	P	P	P	P	P	P					4-3(E)(2)

• Cannabis-derived products manufacturing

- Conditional within 300 feet of school or day care (*Council Amendment B6, B14, B15*)
 - Existing medical cannabis establishments exempt (*Council Amendment B19*)
- Outdoor activities require Conditional Approval
- Odor control plan required for on-site oil activation, distillation, or extraction (*Council Amendment B5*)

Table 4-2-1: Allowable Uses
 P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
 CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone District >>	Residential						Mixed-use				Non-residential					Use-specific Standards			
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU		A	B	C
INDUSTRIAL USES																			
Manufacturing, Fabrication, and Assembly																			
Cannabis-derived products manufacturing ^{60 61}							C	P	P	P	P	P	P	P					4-3(E)(3)

Table
4-2-1

Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
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Table 4-2-1

Zone District >>	Residential						Mixed-use				Non-residential						Use-specific Standards	
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO		
Land Uses															A	B	C	
Food, Beverage, and Indoor Entertainment																		
Adult entertainment											P	P	P					4-3(D)(6)
Auditorium or theater					A	A	A	P	P	P	P	P	P					4-3(D)(7)
Bar						C	C	P	P	P	P	P	P					4-3(D)(8)
Catering service								P	P	P	P	P	P					
Health club or gym			A		A	A	P	P	P	P	P	P	A					4-3(D)(9)
Mobile food truck court ⁵¹						<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>					<u>4-3(D)(10)</u>

Mobile Food Truck ^{313 314}

Any wagon, truck, trailer, or other vehicle that is propelled by an engine or motor vehicle and from which any person sells, offers for sale, or gives away food or beverages. Other sales or services may be allowed as specified elsewhere in this IDO. For the purposes of this IDO, mobile food trucks are regulated as a mobile food truck use where accessory on a premises with any other primary use, regardless of the use, area, or purpose of that other primary use, but as a mobile food truck court where mobile food trucks are the only primary use on a premises. See also Mobile Food Truck Court.

Mobile Food Truck Court³¹⁵

Any number of mobile food trucks as the only primary use on a premises. See also Mobile Food Truck.

Section 7-1

Definitions

4-3(D)(10) Mobile Food Truck Court⁷⁴

- 4-3(D)(10)(a) For purposes of this Subsection 14-16-4-3(F)(11), “operation” of a mobile food truck includes any activity involved with food preparation or sales.
- 4-3(D)(10)(b) The mobile food truck court operator must provide trash receptacles and hand-wash stations.
- 4-3(D)(10)(c) Mobile food trucks shall comply with all applicable City, State, and federal requirements, including but not limited to Part 9-6-5 of ROA 1994 (Health, Safety & Sanitation Code) and Part 9-9-4 of ROA 1994 (General Noise).
- 4-3(D)(10)(d) The mobile food truck and any associated tables, chairs, displays, umbrellas, or the like, do not physically occupy or obstruct access to any parking stalls necessary to meet the minimum parking requirements for any on-premises land uses, unless the mobile food truck is operating outside of the business hours of on-premises uses.
- 4-3(D)(10)(e) The mobile food truck and any associated tables, chairs, displays, umbrellas, or the like, do not obstruct any designated ingress or egress from the property, or any designated drive aisle.
- 4-3(D)(10)(f) This use shall be located on a permeable or impermeable paved surface. Ingress and egress areas shall be paved with an impermeable surface for a minimum length of 20 feet into the lot from the edge of the public right-of-way.
- 4-3(D)(10)(g) The use of generators is prohibited.

- **Mobile Food Truck Courts**

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
Food, Beverage, and Indoor Entertainment	
Adult entertainment	1 space / 1,000 sq. ft. GFA or 1 space / 4 seats in main assembly area, whichever is greater ^[1]
Auditorium or theater	UC-MS-PT: 1 space / 1,500 sq. ft. GFA or 1 space / 6 seats in main assembly area, whichever is greater ^[1]
Bar	8 spaces / 1,000 sq. ft. GFA UC-MS-PT: 5 spaces / 1,000 sq. ft. GFA
Catering service	2 spaces / 1,000 sq. ft. GFA
Health club or gym	2.5 spaces / 1,000 sq. ft. GFA
<u>Mobile food truck court</u> ¹⁹⁷	<u>5 or more mobile food trucks on-site: 2 parking spaces per mobile food truck</u>

Drive through or drive-up facility

Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
 CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

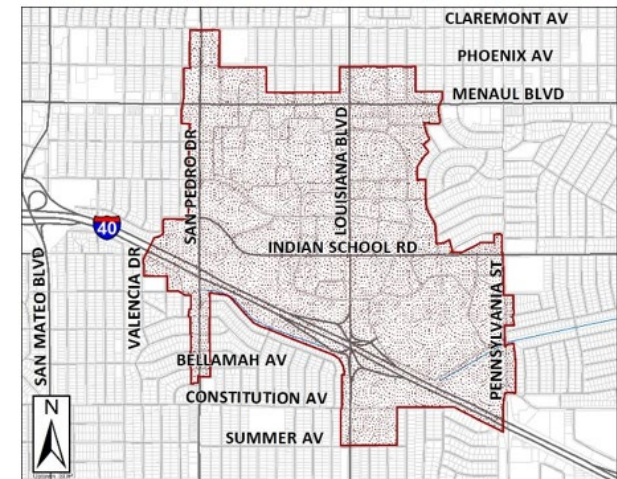
Zone District >>	Residential						Mixed-use				Non-residential					Use-specific Standards			
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU		A	B	C
Drive-through or drive-up facility ^{63 64}							CA	A	CA	A	A	A							4-3(F)(4)

Table 4-2-1

Section 4-3(F)(4)

LUPZ Amendment A10

- Uptown **Small** Area
 This use is prohibited in the following mapped area (which includes all of the Uptown Urban Center as mapped in the ABC Comp Plan, as amended) unless accessory to a use other than a restaurant. Within 330 feet of Louisiana Boulevard right-of-way between I-40 and Indian School Road, this use is conditional if accessory to a restaurant; otherwise, this use is prohibited if accessory to a restaurant in the following mapped small area (which includes all of the Uptown Urban Center as mapped in the ABC Comp Plan, as amended).¹⁵³



Campground and RV Parks

- Use-specific standards
- Existing campgrounds / RV Parks constructed legally allowed permissively
- Amendments to existing campgrounds / RV Parks reviewed via IDO size thresholds for Site Plans
 - i.e. not EPC for those approved as SU-1 or NR-SU
 - e.g. <50,000 s.f. of non-residential = Site Plan – Admin

Section 4-3(D)(14)

Section 6-4(Z)(1)

Section 6-5(G)

Table 4-2-1

Table 4-2-1: Allowable Uses																			
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed																			
Zone District >>	Residential						Mixed-use				Non-residential					Use-specific Standards			
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU		A	B	C
Land Uses																			
Lodging																			
Campground or recreational vehicle park ^{54 55}								C			P	P			P		A	C	4-3(D)(14)

TIMELINE

- **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

2020 IDO Archive Draft:

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



ONE
ALBUQUERQUE

Send comments: abcto@cabq.gov



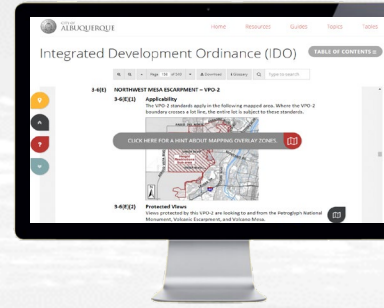
RESOURCES

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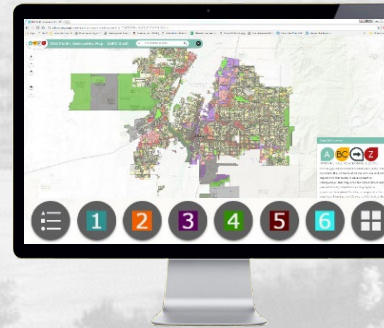
Presentation + video (soon!):
<https://abc-zone.com/ido-annual-update-2020>

Interactive IDO



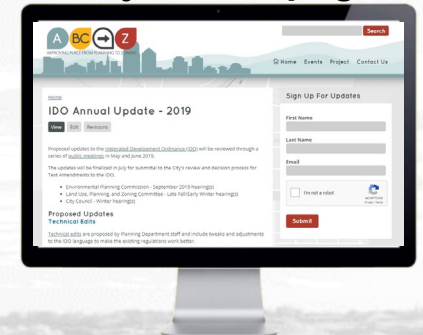
ido.abc-zone.com

IDO Zoning Map



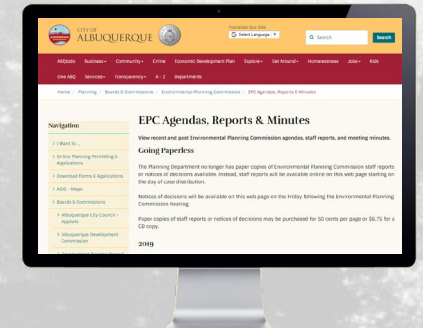
tinyurl.com/idozoningmap

Project Webpage



abc-zone.com

Planning Webpage



cabq.gov/planning

ABC Comp Plan



compplan.abc-zone.com