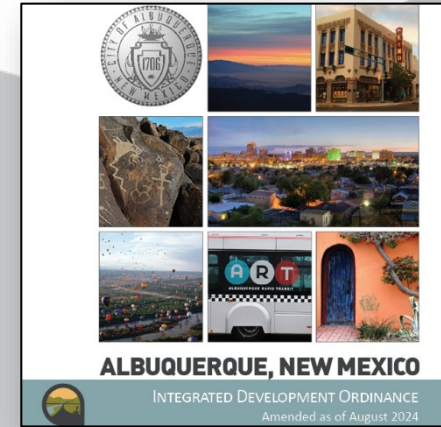


INTEGRATED DEVELOPMENT ORDINANCE

ULI Testing Session

July 2025



IDO Project Webpage:

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

Mikaela Renz-Whitmore

Division Manager

mrenz@cabq.gov

Michael Vos

Regulatory Planning Team Lead

mvos@cabq.gov

Kate Clark

Senior Planner

kclark@cabq.gov

**ONE
ALBUQUE
ROQUE**

THANKS FOR PARTICIPATING!

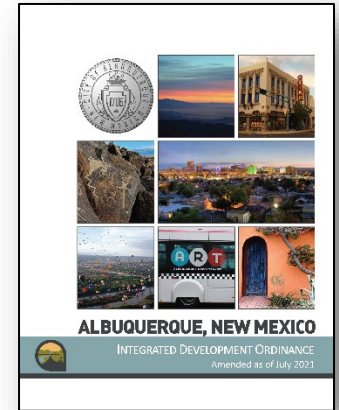
2025 IDO Update

<https://abq-zone.com/ido-updates-2025>

Suggestions/comments

abcto@cabq.gov

Get to Know Your IDO
[Handout](#) (PDF)
[Presentation](#) (PDF)
[Video](#)

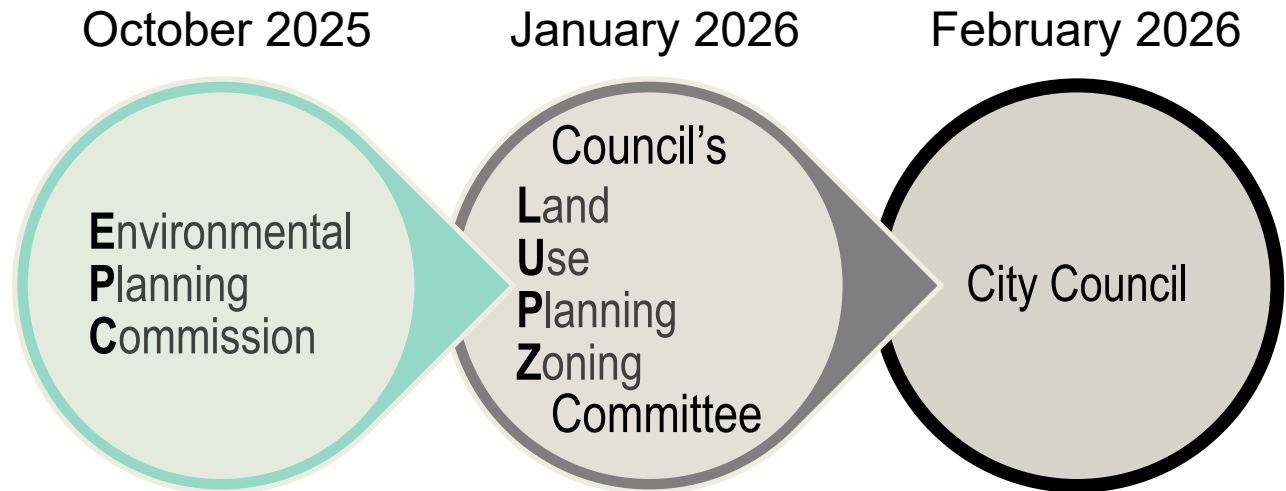


IDO Online

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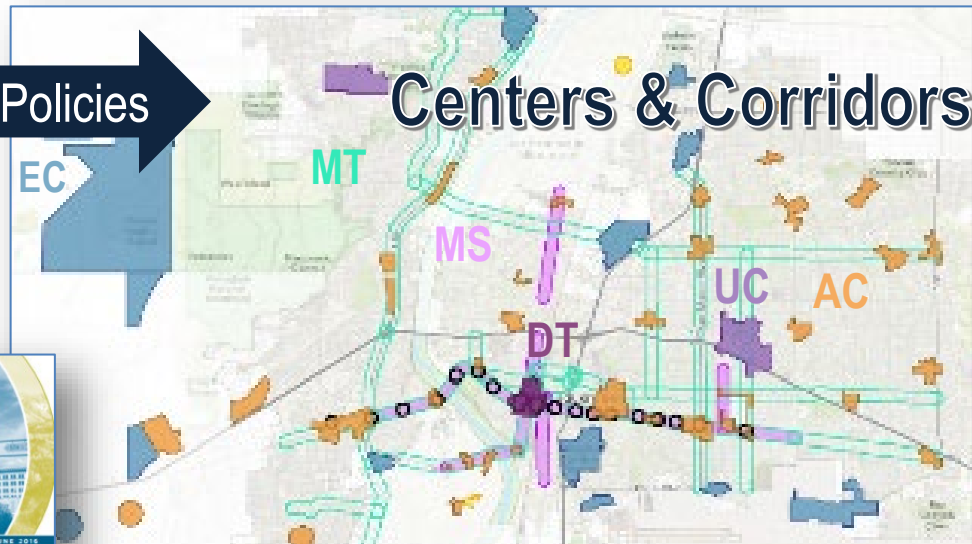
PLANNING + ZONING

ABC COMPREHENSIVE PLAN

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



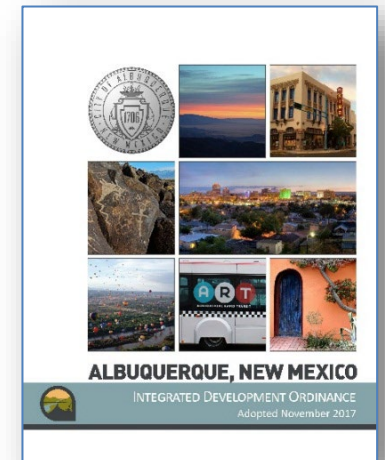
Policies



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

Regulations



FINDING THE BALANCE

Protect

Neighborhoods,
special places,
& City open space

Incentivize

High-quality
development
in appropriate areas

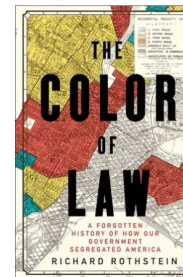


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RESIDENTIAL ZONING

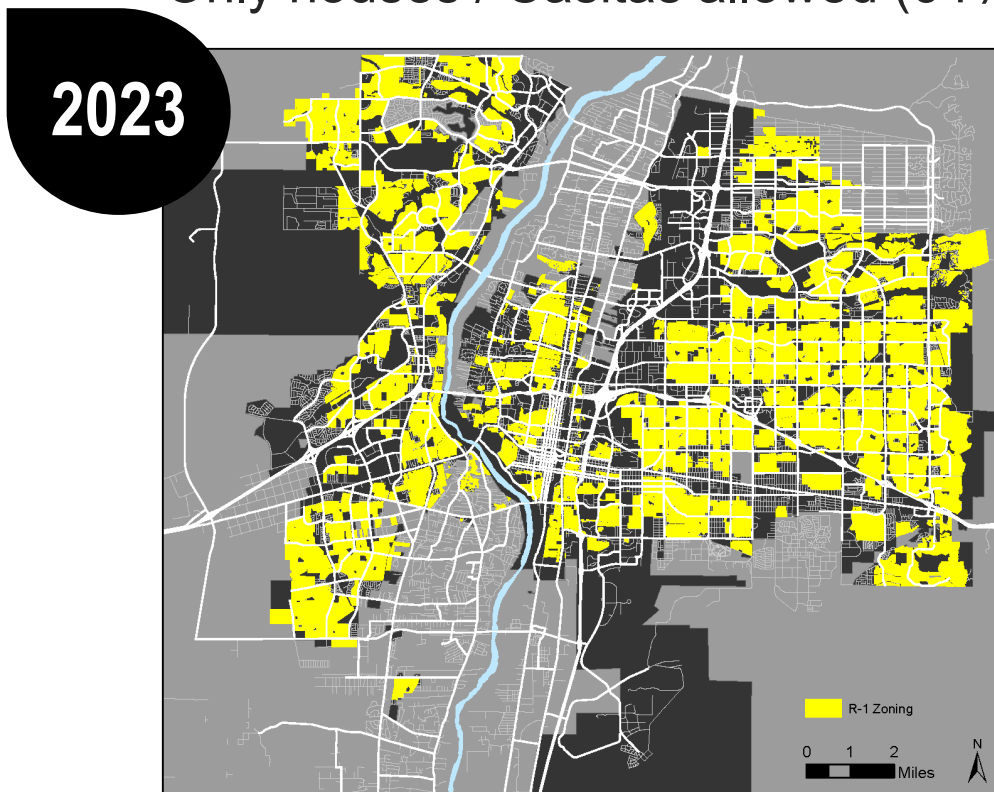
Zoning History

- 1917: Supreme Court struck down racial zoning ordinances
- 1924: Standard State Zoning Enabling Act
- 1928: Albuquerque proposes the first zoning code
- 1959: City of Albuquerque established first zoning code
- 1975: CABQ replaced zoning code
- 2017: CABQ adopted IDO
- 2023: Housing Forward Allowed Casitas and Non-residential Conversions

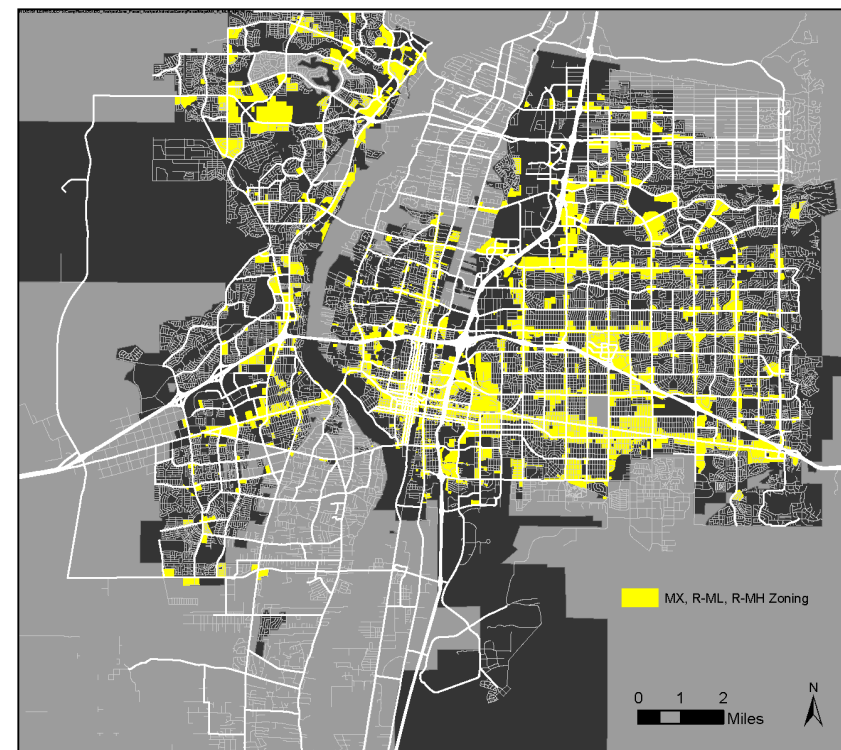


[Segregated by Design](#)

Only houses / Casitas allowed (64%)



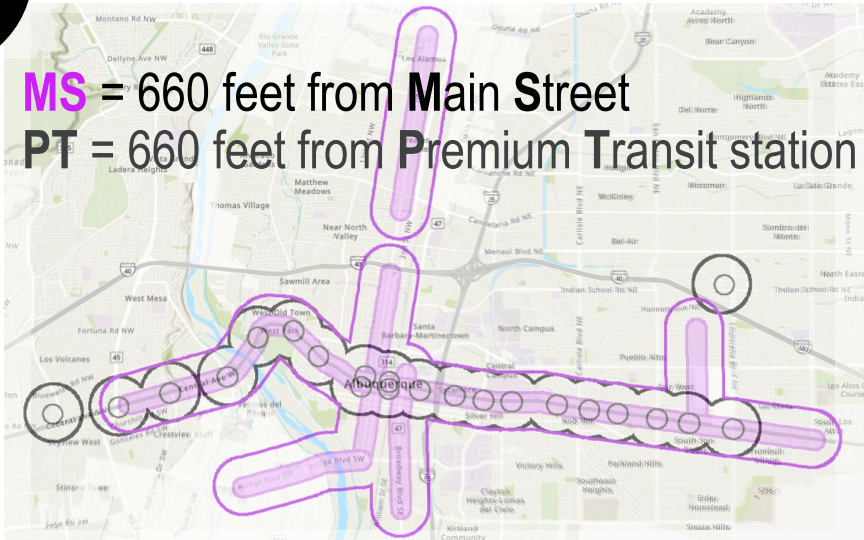
Apartments Allowed (22%)



LEGISLATIVE UPZONES

O-24-69

Within ¼ Mile of MS / PT



2025
IDO
Update



Reflect additional housing options
(i.e., duplexes, townhouses, apartments)
with a matching zone district on the
zoning map

- R-A/R-1/R-T → R-ML*

* *South of Central / west of the Rio Grande:*

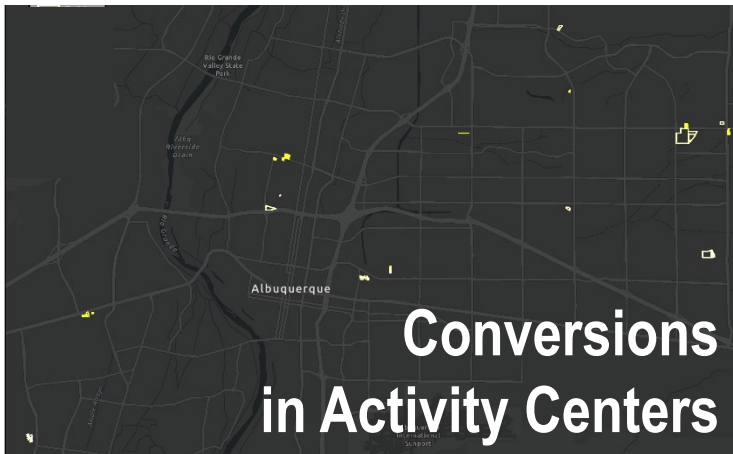
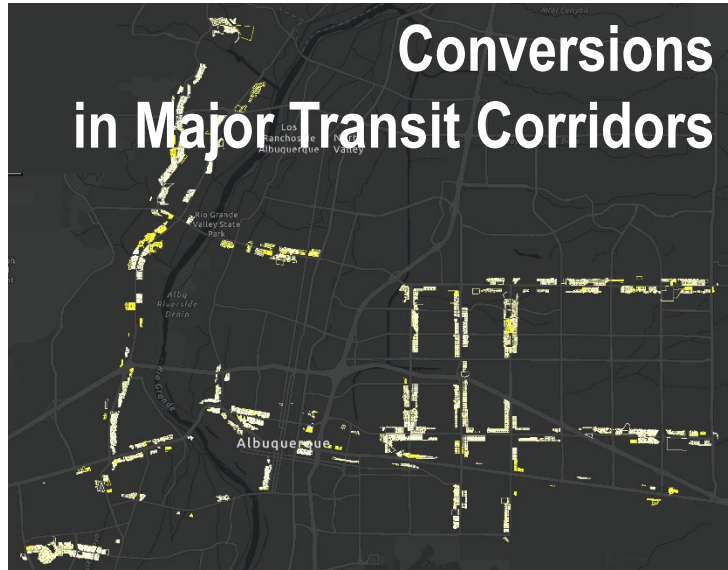
- R-A/R-1 → R-T

R-A = Rural – Agricultural
R-1 = Single-family
R-T = Townhouse
R-ML = Multi-family Low-density

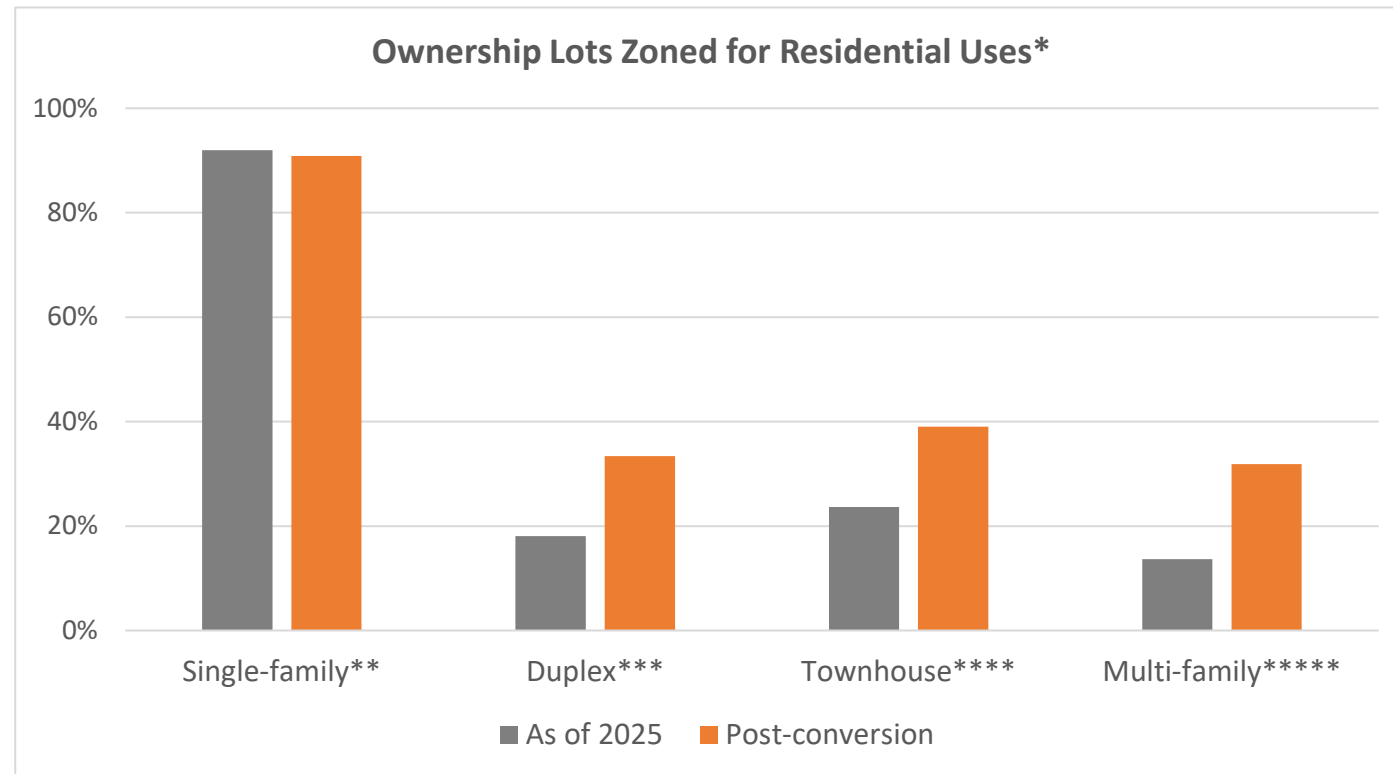
HOUSING CHANGES

PROPOSED LEGISLATIVE UPZONES

2025 IDO Update



Allowing Missing Middle / Gentle Density



* Includes R-A, R-1, R-MC, R-T, R-ML, R-MH, MX-T, MX-M, MX-H

** Includes R-A, R-1, R-MC, R-T, R-ML, MX-T

*** Includes R-1A, R-T, R-ML, MX-T

**** Includes R-T, R-ML, R-MH, MX-T, MX-L, MX-M, MX-H

***** Includes R-ML, R-MH, MX-T, MX-L, MX-M, MX-H

HOUSING REFORM

Over 30,000 housing units are needed by 2040.
Where will they go?

2025
IDO
Update

Allowing Missing Middle / Gentle Density

- Disallowing single-family in MX-T
- Allowing a duplex on corner lots 5,000+ s.f.
- Allowing cottage development on Residential lots 10,000+ s.f.

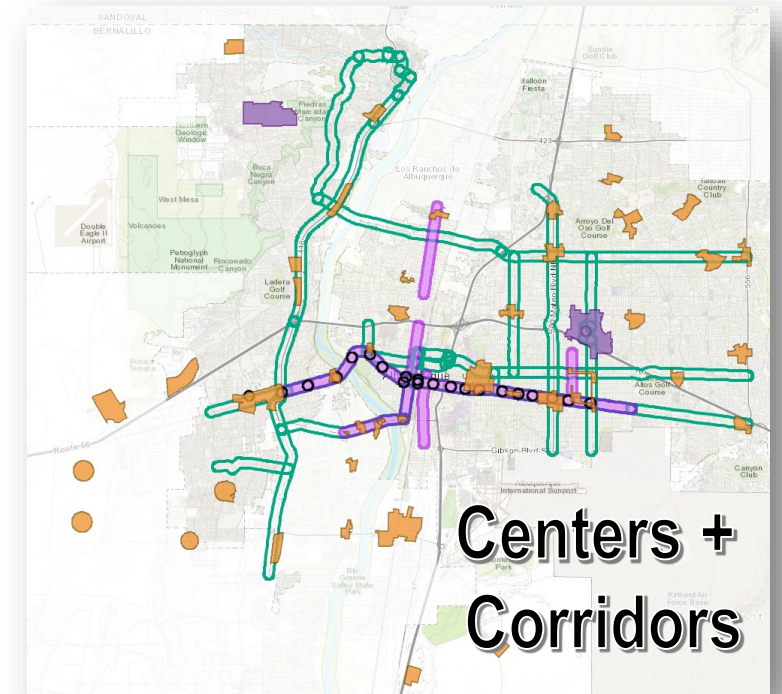


[Griegos Farms by Rembe Urban Design + Development](#)

MX-T = Mixed-use Transition

Decreasing costs per unit

- Reduced minimum lot size and setbacks in R-1
- Higher building heights
- Reduced parking requirements



COTTAGE DEVELOPMENT

4-
3(B)(4)

EXISTING REGULATIONS

Minimum project size:

1. General: 1 acre.
2. In or within 1,320 feet ($\frac{1}{4}$ mile) of UC-MS-PT areas: 10,000 square feet.
3. More than 1,320 feet ($\frac{1}{4}$ mile) of UC-MS-PT areas, if granted a Conditional Use approval pursuant to Subsection 14-16-6-6(A): 10,000 square feet.

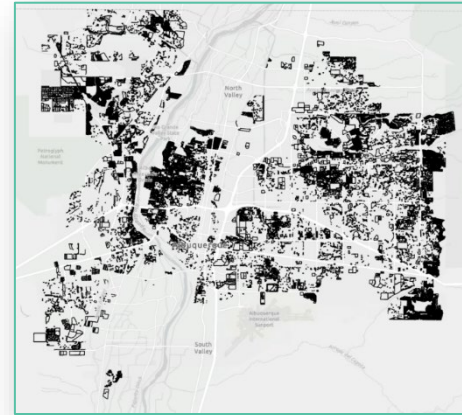
Assumed square footage for calculation:

- R-1D: 2,600 s.f.
- Other: 2,000 s.f.

PROPOSED CHANGE

Minimum project size:

- 10,000 square feet



Assumed square footage for calculation:

- 2,000 s.f.

2025
IDO
Update

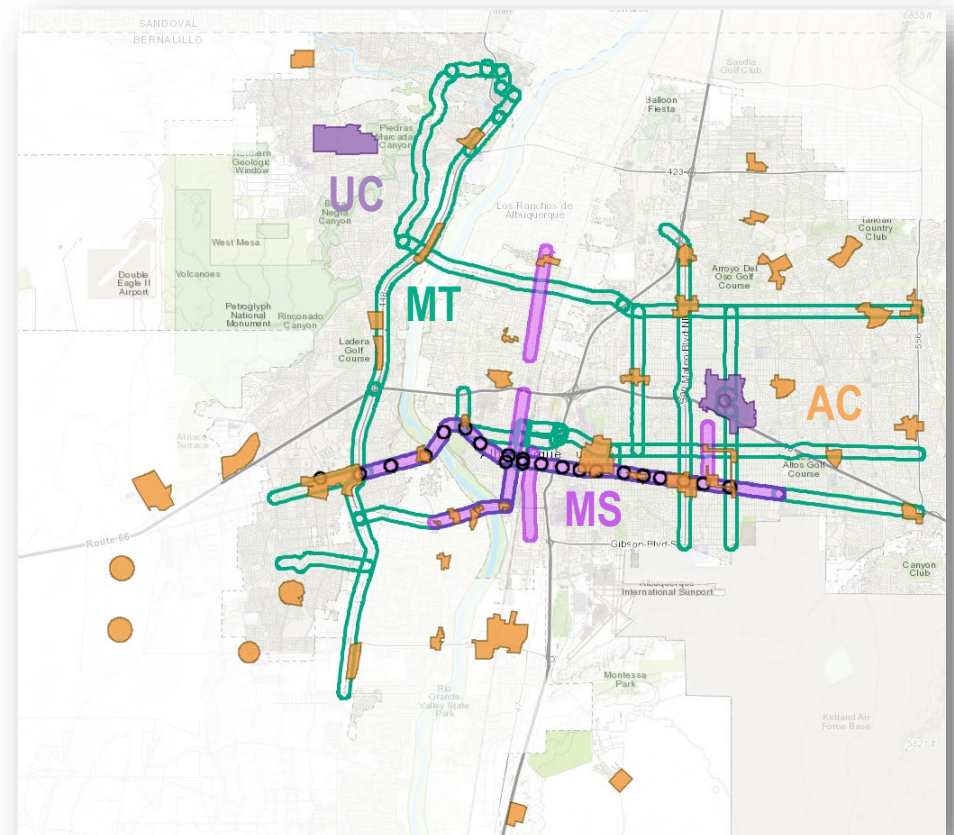
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INCREASING BUILDING HEIGHT

RESIDENTIAL ZONE DISTRICTS

Table 5-1-1: Residential Zone District Dimensional Standards						
AC = Activity Center; MS = Main Street area; MT = Major Transit area; PT = Premium Transit area; UC = Urban Center						
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 prevail over the standards in this table.						
Zone District	R-A ^[1]	R-1 ^[1]	R-MC ^[2]	R-T ^[1]	R-ML	R-MH
Building Height^[9]						
Maximum						
Citywide		26 ft.			38 ft.	48 ft.
AC-MT		N/A			50 ft.	60 ft.
UC-MS-PT		N/A			62 ft.	72 ft.
No maximum	For multi-family residential dwellings in or within ¼ mile (1,320 ft. of MS-PT)					
			N/A			For portions of a building >100 ft. from all lot lines
Bonuses						
Workforce Housing		N/A			12 ft.	24 ft.
Structured Parking		N/A			UC-MS-PT-MT-AC: 12 ft.	UC-MS-PT-MT-AC: 24 ft.

CENTERS + CORRIDORS



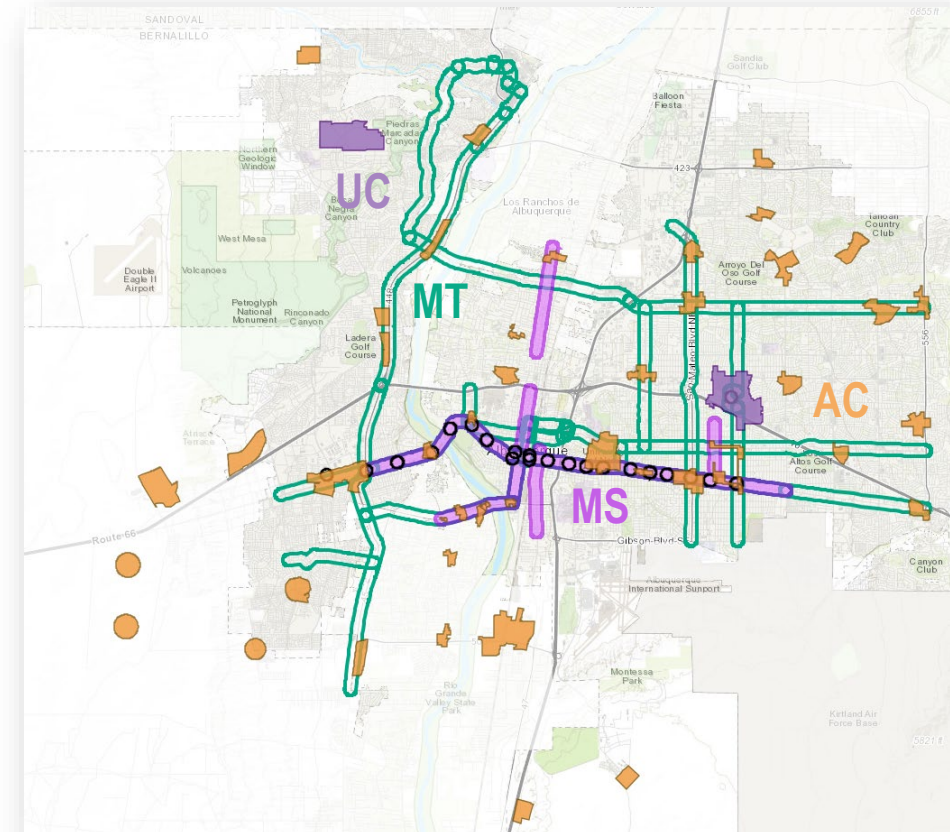
INCREASING BUILDING HEIGHT

MIXED-USE ZONE DISTRICTS

Table 5-1-1: Mixed-use Zone District Dimensional Standards
 AC = Activity Center; MS = Main Street area; MT = Major Transit area; PT = Premium Transit area; UC = Urban Center
 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.

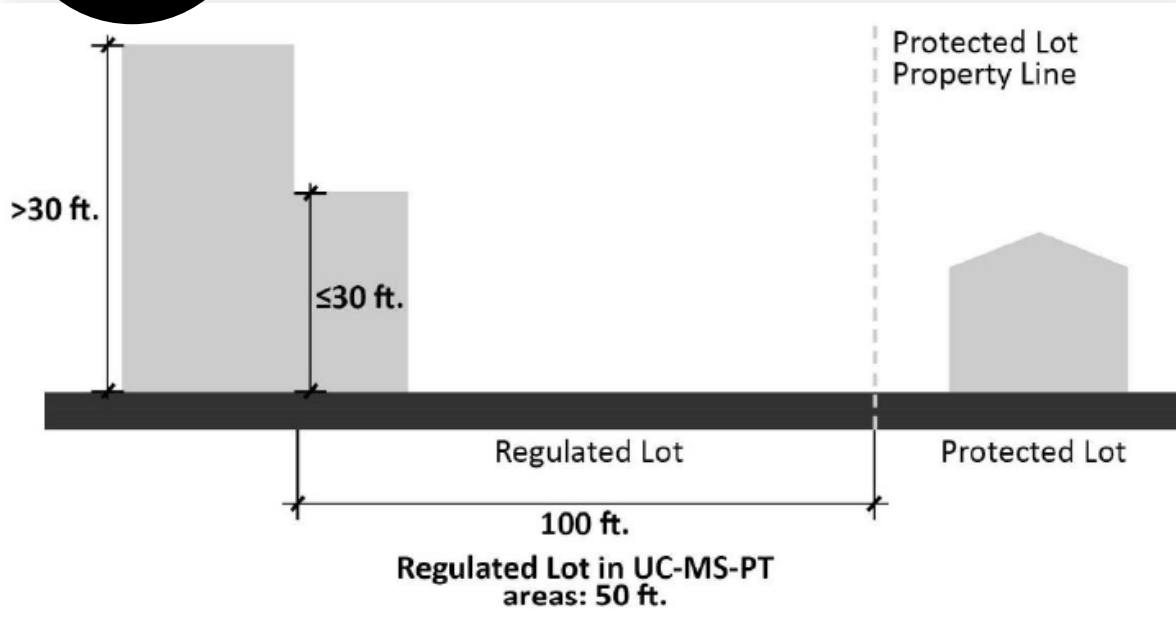
Zone District	MX-T ^[1]	MX-L	MX-M	MX-H
Building Height^[6]				
Maximum				
Citywide	30 ft.	38 ft.	48 ft.	68 ft.
AC-MT	N/A	50 ft.	60 ft.	80 ft.
UC-MS-PT	N/A	62 ft.	72 65 ft.	92 ft.
No maximum	For multi-family residential dwellings in or within ¼ mile (1,320 ft.) of MS-PT			
	N/A		For portions of building >100 ft. from all lot lines	
Bonuses				
Workforce Housing		AC-MT: 12 ft. UC-MS-PT: 24 ft.		
Structured Parking	N/A	UC-MS-PT-MT-AC: 12 ft.		UC-MS-PT-MT-AC: 24 ft.

CENTERS + CORRIDORS



REDUCING BUILDING HEIGHT LIMITS

5-9(B)(2)



Neighborhood Edge Building Height Step-down

2025
IDO
Update

PROPOSED CHANGE

Adding Major Transit (MT) to UC-MS-PT
(i.e. 50 ft. for Neighborhood Edge)

REDUCING OFF-STREET PARKING

CITYWIDE

Table 5-5-1: Minimum Off-street Parking Requirements

DU = Dwelling Unit BR = Bedroom

Use	Proposed IDO Parking Requirement
PERMISSIVE PRIMARY USES	
RESIDENTIAL	
Household Living	
Dwelling, single-family	1 space / DU <u>with 2 or fewer BR</u>
Dwelling, cottage development	1 space / DU R-A and R-1: 2 additional spaces / project for visitors
Dwelling, two-family (duplex)	1 space / DU <u>with 2 or fewer BR</u>
Dwelling, townhouse	
Dwelling, live-work	2 spaces / DU
Dwelling, multi-family	<u>1 space / DU with 2 or fewer BR</u> <u>1.5 spaces / DU with 3 or more BR</u> <u>1 space / DU for Workforce Housing</u>

CENTERS + CORRIDORS

- No minimums!
- Maximums only for non-residential development

Table 5-5-1: Maximum Off-street Parking Requirements for Non-residential Development

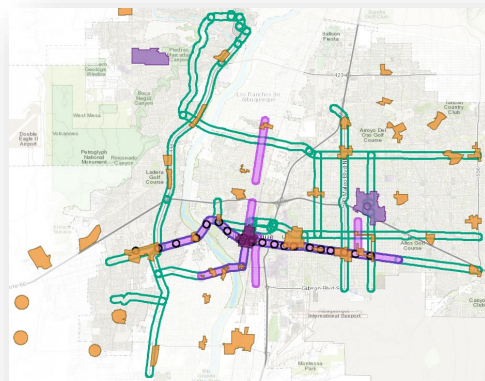
DT = Downtown; UC = Urban Center; MS = Main Street area; PT = Premium Transit area
AC = Activity Center; MT = Major Transit area

Area	Parking Maximum for Non-residential Development ^[1]
Centers + Corridors	
DT-UC-MS-PT areas	<u>100%</u>
<u>AC-MT areas</u>	<u>125%</u>
Small Areas	
McClellan Park Small Area ^[2]	175%
Old Town – HPO-6	175%
Other	
Within 330 feet of a transit facility ^[3]	100%

[1] Percent of the off-street parking spaces required by Table 2-4-13 or Table 5-5-1, as applicable.

[2] See Subsection 14-16-5-5(B)(2)(a)2.

[3] As of 2025, transit facilities include Alvarado Transportation Center, Central/Unser Transit Center, Montaño Transit Center, Montgomery & Tramway, Northwest Transit Center, Uptown Transit Center.



DT = Downtown
UC = Urban Centers
MS = 660 feet from Main Street
PT = 660 feet from Premium Transit station
AC = Activity Centers
MT = 660 feet from Major Transit

GET INVOLVED

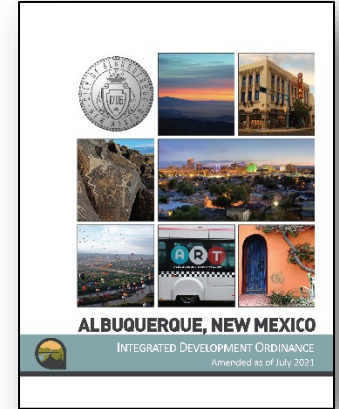
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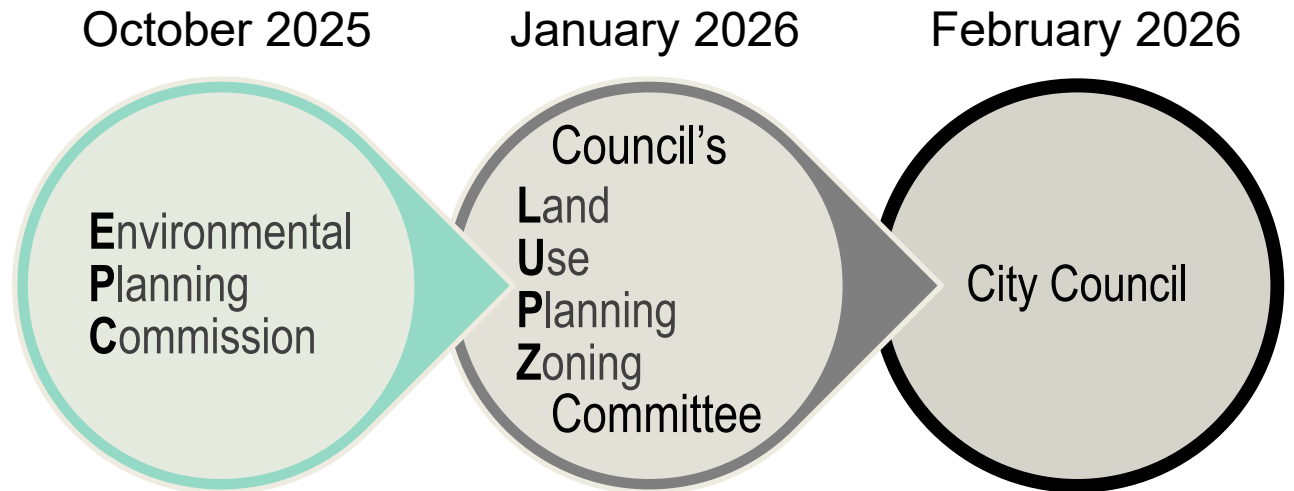


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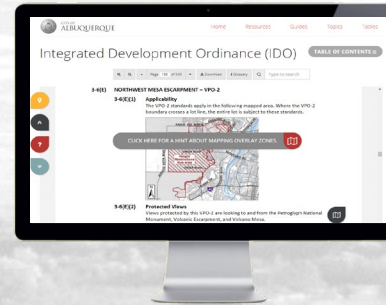
Mikaela Renz-Whitmore
Urban Design + Dev. Division Manager
mrenz@cabq.gov

Michael Vos
Regulatory Planning Team Lead
mvos@cabq.gov

Kate Clark
Senior Planner
kclark@cabq.gov

ABC-Z Project
abcto@cabq.gov

Interactive IDO



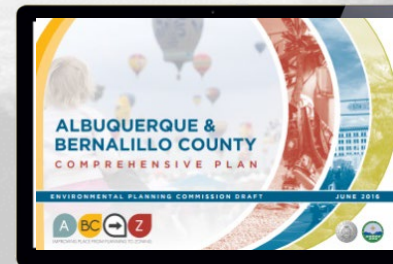
abq-zone.com

IDO Zoning Map



tinyurl.com/idozoningmap

ABC Comp Plan



compplan.abq-zone.com

Planning Webpage



cabq.gov/planning