Land Use Data Review – Low-density Residential Development

These instructions will guide you through the process for reviewing and confirming the land use data for the City's GIS database. The City's land use data classification was revised in 2019 from one with over 490 unique codes (the "Old Land Use Description"), to a new system that is linked with the IDO Land Uses and has 136 codes. This work will update the Recommended IDO Use, the Recommended Land Use Category, and the Recommended Old Land Use Description. To see how the IDO Land Uses relate to the Recommended Land Use Category, click this link CABQ Land Use Categories and IDO Allowable Uses.

a. In the Layers List ⬙, check to see that the following layers are turned on:
    i.   Land Use Changes
    ii. Zone Grid
    iii. Research Areas - 01 | Low-density Residential
    iv. Research Areas - old code 1120 Townhouse
    v.   Outside City Limits

b. Zoom in to each green or blue polygon, and turn on "Imagery" in the Basemap Gallery ▦.

c. Look at what you see on the aerial image, try to best describe what you see. Often there is a parapet wall that looks like a line between the dwellings. Often you can see a swamp cooler on the roof of each dwelling and likely a driveway leading to each dwelling. If there is a mix of housing types, use the highest IDO land use you see in that polygon. The most likely IDO land uses you will see are:

    i.   Detached house: "01 | Dwelling, single-family detached"
    ii. Two attached houses: "01 | Dwelling, two-family detached (duplex)"
    iii. Three or more attached houses: "01 | Dwelling, townhouse"

d. Most of the polygons will have a point/pin on them. If there is already a point/pin in the polygon you are reviewing, check to see if the information provided looks accurate and complete. Next, click on the three dots in the lower right corner of the pop-up window. This will open the Smart Editor Tool.
    i.   If you can add more information or correct the information in any of the fields, revise as appropriate. If you have new comments or responses, start them with your initials in the comment field.
    ii. Most will need the "Recommended Old Land Use Description" field. Select the most appropriate old land use code.
        1. 1111 – SINGLE FAMILY RESIDENTIAL if there are only detached houses within the polygon
        2. 1211 – MULTI-FAMILY 2 UNITS if there is a duplex within the polygon
        3. 1120 – TOWNHOUSE if there are three or more attached houses within the polygon
        4. Leave this blank if it appears to be another land use. Change the UDD Status to "Needed"
    iii. If you have no further questions and are confident with the information provided, change the "UDD Status" field to "Complete." If there are still questions, leave it as "In Progress."
    iv. Click the "Save" button after you have finished.

e. If there is not a point/pin in the polygon you are reviewing, click on the Smart Editor (under the map title), place a point/pin on each polygon and fill in as much content as you are sure about.

    i. Click on the green dot (Complete), if you are confident in your assessment. Click on the yellow dot (In Progress) if you have questions about the site. Click on the red dot (Needed) if you can't tell which land use to pick.

    ii. Next, click inside the polygon you want to make a note about.

    iii. In the Smart Editor Box, select the most appropriate IDO land use.
1. Detached house: "01 | Dwelling, single-family detached"
2. Two attached houses: "01 | Dwelling, two-family detached (duplex)"
3. Three or more attached houses: "01 | Dwelling, townhouse"
4. If it looks like a different development type, use the red point/pin (you can change this under the "UDD Status" field by selecting "Needed").

    iv. For the "Recommended Land Use Category" field, select "01 | Low-density Residential, unless it is some other land use, and you selected the red point/pin.

    v. For the "Staff Comments" field, enter any relevant notes. This can include questions or observations about the area and land uses.

    vi. For the "Recommended Old Land Use Description" field, select the most appropriate old land use code.
1. 1111 – SINGLE FAMILY RESIDENTIAL if there are only detached houses within the polygon
2. 1211 – MULTI-FAMILY 2 UNITS if there is a duplex within the polygon
3. 1120 – TOWNHOUSE if there are three or more attached houses within the polygon
4. Leave this blank if it appears to be another land use. Change the UDD Status to "Needed"

    vii. Click the "Save" button after you have finished.

f. If the building appears to be 2 stories, based on the shadows or the building appearance, check to see if the building type meets the IDO Land Use definition for a Townhouse or Multi-family dwelling. Townhouses all have entrances on the ground floor. Multi-family dwellings have entrances on the second story. To check this, in a separate browser, open Google Maps, find that location, and go to Street View. Many apartments will have external stairs or multiple buildings on one site and internal stairs. It will always be considered a townhouse if it is a single story or if you can see firewalls and entrances for all dwellings on the ground level.
1. Recommended IDO Use: "02 | Dwelling, multi-family (greater than 2 units)"
2. Recommended Land Use Category: "02 | Multi-family"

Definitions

Low-density Residential Development Properties with residential development of any allowable land use in the Household Living category in Table 4-2-1 other than multi-family dwellings. Properties with small community residential facilities are also considered low-density residential development. Properties that include other uses accessory to residential primary uses are still considered low-density residential development for the purposes of this IDO. See also Other Uses Accessory to Residential Primary Uses.

Zone District >>	Residential						Mixed-use				Non-Residential					NR-PO			Use-specific Standards
Land Uses	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	
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
Household Living																			
Dwelling, single-family detached	P	P	P	P	P		P												4-3(B)(1)
Dwelling, mobile home			P																
Dwelling, cluster development	P	P		P	P		P												4-3(B)(2)
Dwelling, cottage development	P	P	P	P	P		P												4-3(B)(3)
Dwelling, two-family detached (duplex)		P		P	P		P												4-3(B)(4)
Dwelling, townhouse				P	P	P	P	P	P	P									4-3(B)(5)
Dwelling, live-work				C	C	P	P	P	P	P	CA	CA							4-3(B)(6)
~~Dwelling, multi-family~~					P	P	P	P	P	P									4-3(B)(7)

Dwelling, Single-family Detached A residential building used for occupancy by 1 household that is not attached to any other dwelling unit through shared side or rear walls, floors or ceilings, or corner points.

Dwelling, Two-family Detached (Duplex) A residential building containing 2 dwelling units, each of which is designed for or occupied by 1 family only, with kitchens for each. Each unit in a two-family dwelling is completely separated from the other by an unpierced wall dividing the 2 units side-to-side or back-to-front or by an unpierced ceiling and floor extending from exterior wall to exterior wall (over-under), except for a stairwell exterior to 1 of the dwelling units

Dwelling, Townhouse A group of 3 or more dwelling units divided from each other by vertical common walls, each having a separate entrance leading directly to the outdoors at ground level. For the purposes of this IDO, this use is considered a type of low-density residential development, whether the townhouses are platted on separate lots or not. See also Development, Low-density Residential.

Dwelling, Multi-family A building, located on a single lot, containing 3 or more dwelling units, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each, and that does not meet the definition of a townhouse dwelling. See also Development, Multi-family.